

Vale of Glamorgan
Local Development Plan

EXAMINATION

www.valeofglamorgan.gov.uk/ldp

Inspector: **RICHARD JENKINS** BA(Hons) MSc MRTPI

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Mr Marcus Goldsworthy
Head of Regeneration & Planning
Vale of Glamorgan Council
Dock Office
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16 October 2015

Dear Mr Goldsworthy,

RE: Examination of the Vale of Glamorgan Local Development Plan (LDP)

Having undertaken a preliminary assessment of the Vale of Glamorgan's LDP, including the proposed Focused Changes (FC), I consider it necessary to request further information to inform the Examination.

Housing Provision

Whilst not a formal requirement of the LDP process, it would be most helpful to the Examination if the Council could submit a Housing Trajectory. This should demonstrate when the housing allocations are anticipated to be delivered through the plan period and should be linked to any constraints to the development of the sites, including any infrastructure requirements that may be necessary in order to bring the sites forward.

Linked to this, I would be grateful if the Council could outline the status of both the housing allocations and committed sites that make up the housing land supply. This should include updated information relating to the planning status of the sites, including whether they benefit from the grant of planning permission, are under construction or indeed whether they have been completed. It should also clarify how such sites will be delivered in light of any constraints or infrastructure requirements.

I also request that the Council submits a separate paper to demonstrate that it would have a five year housing land supply upon adoption. This should be based on the assumption that the Plan would be adopted this time next year.

Finally, to aid my understanding of the wider housing supply issues, I would be grateful if the JHLAS studies for the period since 2011 could be submitted to the Examination.

Focused Changes

Having considered the 'Schedule of Proposed Focused and Minor Changes (2015)', I have concerns that the 'consequential amendments' referred to have not been prescribed. This makes the Plan, as it currently stands, incoherent and difficult to read.

As an example, the Plan refers to a 5% flexibility and a 'reserve site' on numerous occasions, despite such matters being amended by subsequent FCs. Paragraph 6.3 of the Deposit Plan and FC12/FC15 are examples of such concerns. These changes are not minor and should not, therefore, be unspecified at this stage.

To rectify such concerns, I would be grateful if the Council would prepare a 'Schedule of Consequential Amendments arising from the Focused Changes'. This schedule will inform discussions at the hearing and would ultimately be incorporated into a subsequent schedule of Matters Arising Changes (MACs) that would need to be consulted upon.

I would anticipate the schedule to be submitted in the following form:

Section/ Policy/ Para	Proposed Change	Reason
Para 6.3	<u>Insert amendments/</u> delete old references	Consequential Amendment to FC No. 12, FC No. XX and FC No.XX...

Monitoring Framework

Finally, it is clear from my initial inspection of the Plan that the Monitoring Framework has significant shortcomings, particularly in relation to the ranges proposed, the lack of appropriate triggers and unspecified actions. I note the Welsh Government's offer to work with the Authority to improve the framework, building on the experiences of recently completed Examinations. Therefore, I

would be grateful if the Council could reconsider the content of the Monitoring Framework with a view to submitting an amended version in advance of the relevant hearing session.

Please do not hesitate to contact me via the Programme Officer should you have any queries about these requests.

Yours Sincerely,

Richard E Jenkins

INSPECTOR