

Date/Dyddiad: 22 August 2016

Ask for/Gofynwch am: Mrs. V. L. Robinson

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Mr Richard Jenkins
Inspector
c/o LDP Programme Officer

Dear Mr Jenkins,

RE: Vale of Glamorgan LDP Examination – Housing Provision & Windfall Allowance

I write in response to your letter of 12th August 2016 regarding the above, and in particular concerns raised in respect of the Council's methodology in respect of large windfall assumptions as set out in the following Action Point Responses:

- Action Points 4, 6, 7, 8, 9 and 10 of Hearing Sessions 2 and 3; and
- Action Point 5 of Hearing Sessions 2 and 3

I can confirm that we are currently updating all of the relevant action point responses to take account of the discrepancies identified in my previous letter to you dated 5th August 2016. We will endeavour to do this by 5th September for submission to you in advance of their publication as part of the MAC consultation.

I note you have reiterated your concerns related to the 'residual method' for calculating windfall supply in the remaining plan period. On this basis, a shortfall of 210 dwellings has been identified. The Council therefore intends to identify land to allocate a further 210 dwellings in addition to that already identified in previous action point responses.

Consultation with key internal and external consultees is already underway and it is expected that these sites will be identified in the amended statements referred to above and thereafter including in the MAC schedule. The Council does not anticipate any insurmountable constraints to be identified through this informal consultation process. On this basis, and assuming we have no further issues arising from the action point responses already submitted to you for consideration, we hope to be able to progress towards formal consultation on the MACs from Friday 16th September to 28th October 2016, with a view to holding the remaining hearing sessions in January 2017.

Yours sincerely,

Mrs Victoria Robinson
Operational Manager Development Management