

HS6/AP8 – PCNPA, in discussion with WG, to: prepare an overarching policy for the management of housing delivery throughout the settlement hierarchy; and to make consequential amendments to Policies 2,3,4,5,6,7.	16 th August 2019	MD		
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Please see below proposed new policy which has been agreed with Welsh Government.

Policy x Housing Development Proposals **New Policy to be inserted**

To ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies 2, 3, 4, 5, 6 and 7, housing development proposals will only be permitted the following locations:

1. Centres

- a) On sites allocated for housing or on other suitable sites within a Centre boundary; or**
- b) On sites which constitute sensitive infilling in of small gaps or minor extensions (i.e. rounding off) in Centres without a Centre boundary listed in Policy 6; or**
- c) on exceptional land releases within and adjoining Centres for affordable housing to meet an identified local need (see Policy x – **new policy drafted**)**

2. Countryside

- a) Where the development relates to a need for housing which meets current national policy on housing in countryside (a rural enterprise dwelling or a One Planet Development (see Policy 52?)); or**
- b). Where the development relates to the conversion of a rural building(s) (see Policy 7d);**

Comment [MD1]: If Policy 52 is retained.

Policies 2 to 7 identify suitable locations for new housing within the settlement hierarchy to support the delivery of a sustainable pattern of development. The type and scale of development permitted within each tier is commensurate to a settlement’s place in the sustainable settlement hierarchy and controlled as follows:

Criterion 1a) directs housing growth in towns and villages to allocated sites and to other suitable windfall sites within the settlement’s Centre boundary. Open market housing development on these sites will be expected to contribute to Affordable Housing in accordance with Policy 49.

Criterion 1b) enables sensitive infill and rounding off to take place in those Centres listed that do not have a Centre boundary defined.

Criterion 1c) enables the development of affordable housing on exception sites within and adjoining the Centre.

Criterion 2a) applies a restrictive approach to housing development in the countryside in line with national policy. The policy identifies where certain types of development will be supported in principle and determined in accordance with national policy and Technical Advice Notes namely:

- Rural enterprise worker dwellings – see TAN 6, July 2010.
- One Planet Development – see TAN 6, July 2010.

Criterion 2b) Please see Policy 7d) and supporting reasoned justification which sets out the manner in which this policy approach will be applied.

Consequential amendments – initial thoughts:

Policy 2, 3,4,5 and 6 insert a cross reference in criterion a) to the above new policy.

Policy 6b) insert a cross reference in criterion a) to the above new policy

Policy 7 a) delete along with paragraph 4.51.