

**Monmouthshire LDP Examination – Housing Provision**

**29/3/2013**

**Matter 3 (Sessions 3 – 5): Housing Provision – Strategy**

**Key Issue 1 - Is the distribution of housing, and associated development, as proposed in the LDP realistic and appropriate and is it founded on a robust and credible evidence base?**

* Is there an appropriate balance between the provision for housing and employment development?

We do not believe this balance has been struck. From our submitted evidence, it is clear that the level of housing development proposed would result in economic decline. We deal with this more fully under our representations on Key Issue 2 of Matter 3.

* Is the housing evidence sufficiently up-to-date?

We do not believe it is up to date as the proposed housing requirement is based on the 2003 household projections. The proposed housing requirement also does not address the economic and social aims and objectives of the LDP to facilitate economic growth, reduce commuting and deliver increased levels of affordable housing. We deal with these issues more fully, under our representations on Key Issue 2 of Matter 3.

* What contingencies are there with regard to coverage and distribution if sites fail to come forward or achieve the anticipated number of units?

The Plan does not contain any allowance for contingencies and therefore, there is no flexibility to ensure the housing requirement can be met should some sites fail to achieve the appropriate numbers. We deal with this issue more fully, under our representations on Key Issue 2 of Matter 3.

**End.**

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