

## APPENDIX B: INSPECTORS' MATTERS ARISING CHANGES

New text is shown in bold and underlined. Deleted text is struck through.

| MAC no.                                     | Deposit Plan policy / para no.   | Proposed change  | Explanation  |                   |              |     |                                       |     |   |     |                          |                   |   |
|---|--|--|--|-------------------|--------------|-----|---------------------------------------|-----|---|-----|--------------------------|-------------------|---|
| <b>IMAC 1</b>                               | Policy H 3   | <p>Amend the table in policy H 3 as follows:</p> <table border="1"> <tr> <td>Strategic Housing Policy Zone</td> <td>Target percentage</td> </tr> <tr> <td>Swansea West</td> <td>35%</td> </tr> <tr> <td><del>Greater North West Central</del></td> <td>20%</td> </tr> <tr> <td><b><u>Greater North West East North</u></b></td> <td>15%</td> </tr> <tr> <td><b><u>East North</u></b></td> <td><b><u>10%</u></b></td> </tr> </table> <p><i>Make consequential changes including to the supporting text to policy H 3, Appendix 6B and the monitoring framework.</i></p> | Strategic Housing Policy Zone  | Target percentage | Swansea West | 35% | <del>Greater North West Central</del> | 20% | <b><u>Greater North West East North</u></b> | 15% | <b><u>East North</u></b> | <b><u>10%</u></b> | Reflecting various pieces of evidence submitted during the examination, on-site targets for Affordable Housing are reduced for three Strategic Housing Policy Zones (Greater North West, East and North). In each case the target is reduced by 5%. |
| Strategic Housing Policy Zone               | Target percentage  |  |  |                   |              |     |                                       |     |   |     |                          |                   |   |
| Swansea West                                | 35%  |  |  |                   |              |     |                                       |     |   |     |                          |                   |   |
| <del>Greater North West Central</del>       | 20%  |  |  |                   |              |     |                                       |     |   |     |                          |                   |   |
| <b><u>Greater North West East North</u></b> | 15%  |  |  |                   |              |     |                                       |     |   |     |                          |                   |   |
| <b><u>East North</u></b>                    | <b><u>10%</u></b>  |  |  |                   |              |     |                                       |     |   |     |                          |                   |   |
| <b>IMAC 2</b>                               | Policy SD A<br>Policy SD B<br>Policy SD C<br>Policy SD D<br>Policy SD G<br>Policy SD H | <p>Insert new bullet point under 'Development Requirements' as follows:</p> <p><b><u>"Provision of affordable housing at the on-site target rate of 20%, subject to consideration of financial viability."</u></b></p>   | Specific on-site targets for Strategic Development Areas are inserted where supported by evidence. |                   |              |     |                                       |     |   |     |                          |                   |   |
| <b>IMAC 3</b>                               | Policy SD E<br>Policy SD K   | <p>Insert new bullet point under 'Development Requirements' as follows:</p> <p><b><u>"Provision of affordable housing at the on-site target rate of 15%, subject to consideration of financial viability."</u></b></p>   |  |                   |              |     |                                       |     |   |     |                          |                   |   |
| <b>IMAC 4</b>                               | Policy SD 2  | <p>Amend criterion (f) as follows:</p> <p>"Provide Affordable Housing in accordance with the requirements of <b><u>the relevant site-specific policy or</u></b> Policy H3, taking into account any</p>   | To ensure consistency between policy SD 2 and policies amended by IMACs 1 to 3.                    |                   |              |     |                                       |     |   |     |                          |                   |   |

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|               |   | specific financial viability issues arising on the site relating to the provision of strategic infrastructure.”  |  |
| <b>IMAC 5</b> | Policy H 2  | <p>Amend policy as follows:</p> <p>“Provision will be made to deliver a minimum <del>3,420</del> <b>3,310</b> affordable housing units over the Plan period through the following measures:</p> <p>i. Setting targets for on-site provision of affordable housing (<del>Policy H3</del>), to be delivered as part of residential proposals where appropriate and viable.”</p> <p><i>Make consequential changes to the supporting text to policy H 2, and other references to it in the Plan, to reflect the lower target; i.e. adjusting the following components of affordable housing supply as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>H 1 site allocations – reduce from 462 to 351</i></li> <li>• <i>SD sites – reduce from 1,370 to 1,349</i></li> <li>• <i>Large site windfalls – reduce from 195 to 155</i></li> <li>• <i>Small site windfalls – reduce from 161 to 125.</i></li> </ul> | <p>Altered County-wide Affordable Housing target (which MAC173 amends to 3,518) to reflect amended on-site targets introduced via IMACs 1 to 3.</p> <p>Make consequential changes reflecting the reduction in contribution of H 1 and SD allocations and windfall sites to the plan-wide target.</p> |
| <b>IMAC 6</b> | Policy H 3  | <p>Amend policy H 3, as proposed to be amended via MAC174, as follows:</p> <p>“On residential sites <b><u>within the boundaries of settlements located in the Gower and Gower Fringe Strategic Housing Policy Zones, which have</u></b> with capacity for 2 or more dwellings, <del>within the Gower and Gower Fringe Strategic Housing Policy Zones,</del> on-site provision of Affordable Housing for Local Needs will be sought at the target percentage of 50%.”</p>   | <p>To remove ambiguity and inconsistency and secure the necessary conformity with Planning Policy Wales edition 10.</p>  |
| <b>IMAC 7</b> | <p>Policy RP 11; paras 2.14.62 to 2.14.64 and 2.14.72</p> <p>Policy RP 12</p> <p>Policy RP 13; paras 2.14.79 to 2.14.83</p> | <p>Amend policy RP 11 as follows:</p> <p>“...The Council will not support the development of land based <b><u>coal or unconventional...</u></b>(including the making of exploratory boreholes), <b><u>unless the applicant can demonstrate the proposal conforms with national planning policy.</u></b>”</p> <p>Amend reasoned justification as follows:</p> <p>2.14.62 “.....and underground coal gasification). <b><u>There is a clear Welsh Government policy objective to avoid the continued</u></b></p>  | <p>To secure the necessary conformity with Planning Policy Wales edition 10 regarding the extraction of fossil fuels.</p>  |

Proposals Map

**extraction and consumption of fossil fuels. Therefore, proposals for opencast coal operations, deep-mine development or colliery spoil disposal will not be permitted. Should wholly exceptional circumstances occur, proposals must clearly demonstrate why the development is needed in the context of climate change emissions reductions targets and for reasons of national energy targets. [NEW PARAGRAPH] Similarly, proposals for unconventional oil or gas operations will only be permitted where an applicant can provide robust and credible evidence demonstrating that proposals conform to the energy hierarchy, including how the development would make a necessary contribution towards decarbonising the energy system, and that the proposal meets all the above Policy criteria.**

2.14.63 Following the Town and Country Planning (Notification) (~~Coal and Petroleum~~) (Unconventional Oil and Gas) (Wales) Direction 2015 **2018** the Council is required to refer any application it is minded to approve for the exploration, appraisal or commercial extraction of onshore oil or gas by unconventional methods **development of petroleum or the development of coal, as set out in the legislation,** to the Welsh Government. Unconventional methods refers to the use of hydraulic fracturing technology. Notwithstanding the Direction, the Council passed a Notice of Motion on the 28th January 2016 to adopt a policy of a presumption of not supporting proposals for exploration and development of land based unconventional oil and gas within the County, including applications for exploratory boreholes.

2.14.64 The Town and Country Planning (Notification) (Underground Coal Gasification) Wales Direction 2016 requires the Council to refer any planning applications for underground coal gasification development it is minded to approve to the Welsh Government.

...  
2.14.72 "...mineral development. Where, **under wholly exceptional circumstances,** planning permission is granted for coal mining..."

Amend policy RP 12 as follows:

"Development within mineral safeguarding areas that would permanently sterilise identified resources of aggregates and coal will only be permitted

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|  |  | <p>where it can be demonstrated that..."</p> <p>Delete policy RP 13 and paragraphs 2.14.79 to 2.14.83 in totality.</p> <p>Delete coal safeguarding areas and Settlement Protection Areas from the Proposals Map.</p> |  |
|--|--|--|--|