

From: [REDACTED]
To: [S&J Forward Planning](#)
Subject: Development Plan Review
Date: 25 June 2026 17:11:06
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Dear Sir/Madam

The Housing Association welcomes the proposed amendments to policy AHOM2: Affordable Housing- Exceptions Sites, as envisaged in MAC 024. However, it is considered that further amendments are required to the following proposed new paragraph of the policy:

All new affordable local need housing will be restricted to those who can demonstrate they have a need to live in the Town and Community Council area and are in Affordable Housing Need. Reference is drawn to the Glossary of Terms which considers the Local Need Eligibility, and the criteria which must be satisfied to permit local housing need.

It is suggested that this paragraph should be amended as follows:

All new affordable local need housing on exception sites will be restricted to those who can demonstrate they have a need to live in the Town or Cluster Area, as defined in policy SP3, within which the site is situated, and are in Affordable Housing Need. Reference is drawn to the Glossary of Terms which considers the Local Need Eligibility, and the criteria which must be satisfied to permit local need housing.

The reasons for the suggested change are the wording of the paragraph is too geographically restrictive in its reference to community council area, and imprecise. The settlements within the cluster areas as defined in policy SP3 are geographically close. There should be no reasonable planning objection to, for example, a resident of St Clears in housing need being accommodated on an exception site in Whitland, in the same cluster area.

Kind regards

Gareth Thomas | Pennaeth Datblygu | Head of Development | Wales & West Housing
West Office: [REDACTED]
E: [REDACTED] | W: www.wwha.co.uk

 Rydw i'n siarad Cymraeg / I speak Welsh



External



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