|  |  |
| --- | --- |
|  MEMORANDUM / COFNODThe Vale of Glamorgan Council |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| To / I: | Development Services |  | From / Oddi Wrth:  | Elisa Faulkner – Affordable Housing Enabler |
| Dept / Adran: | Development ServicesDocks Office,  |  |  | Public Sector Housing, The Alps Depot,Wenvoe. |
|  |  |  | My Ref / Fy Cyf: |  |
| Date / Dyddiad: | 20/03/15 (updated 06/07/15) |  | Tel / Ffôn: | 01446 709 237 |
| Your Ref / Eich Cyf:  |  |  | Fax / Ffacs: | 01446 709 841 |

|  |  |
| --- | --- |
| **Subject:** | **Planning Consultation Response** |
| **Planning Application No.** | **2015/00249/FUL (SR2)** |
| **Location:** | **Land to the East of St. Nicholas, Vale of Glamorgan** |
| **Proposal:** | **Development of 79 houses and associated open space vehicular and pedestrian access landscaping and infrastrucure, including the demolition of 'Emmaville'** |

Thank you for asking Housing Strategy to consult on this application.

There is an evidenced need for additional affordable housing in the Vale of Glamorgan, as evidenced by the 2010 Local Housing Market Assessment (LHMA) which determined that 915 additional affordable housing units were required each year to meet housing need in the area.

The Homes4U waiting list, which provides the most accurate and up to date picture of local need, shows there is current need in St Nicholas and its surrounding areas, with people requiring:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Wenvoe Ward | Peterston-Super-Ely Ward | Rhoose Ward |
| 1 Bed Need | 9 | 7 | 35 |
| 2 Bed Need | 13 | 1 | 18 |
| 3 Bed Need | 4 | 2 | 8 |
| 4+ Bed Need | 0 | 1 | 1 |
| Total | 26 | 11 | 62 |

It is also worth noting, that in the rural areas of the Vale, housing need is often hidden until a development is proposed, at which time we engage with the local community and community council to encourage households that are in need to make themselves known to us and sign up to the Homes4U and Aspire2Own waiting lists. Therefore, the identified housing need could be considered an underrepresentation of true housing need in an area.

On a 79 unit development, we will require 40% affordable housing in line with the Supplementary Planning Guidance for Affordable Housing and we round up on percentages so this would total 32 units, made up of:

Intermediate:

6 x 2 bed houses

Social Rented:

8 x 1 bed flats, with own entrances and no communal areas

16 x 2 bed houses

2 x 3 bed houses

The developer has proposed only 27 units, with 12 x 2 bed houses for social rent so will need to add on 1 x 2 bed house.

They have also assumed 3 bed intermediate properties which we are not in favour of. Our affordability analysis tells us that households which can afford 3 bedroom intermediate properties, could afford to satisfy their housing need on the open market. Therefore we request all Intermediate properties to be 2 bedroom houses.

We note that the affordable units are located in two areas on the site layout plan, both in cul-de-sacs with no market housing amongst them. This is not an acceptable layout and we will require more effort to be made in respect of pepper potting the units to encourage community cohesion and integration.

Elisa Faulkner

Affordable Housing Enabler