

MEMORANDUM / COFNOD

The Vale of Glamorgan Council
Regeneration & Planning
Dock Office, Barry Docks, Barry, CF63 4RT



To / I:	Mr Robert Lankshear
Dept / Adran:	Regeneration & Planning
Date / Dyddiad:	18 November 2020
Your Ref / Eich Cyf:	P/DC/LC/RL/2020/01170/OU T

From / Oddi Wrth:	Carol Price
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Subject / Testyn: Planning Application No. 2020/01170/OUT (RL)
Location: Land at Upper Cosmeston Farm, Lavernock Road, Penarth
Proposal: Outline application for residential development, a primary school, community space and public open space with all matters reserved other than access.

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

There is an evidenced need for additional affordable housing in the Vale of Glamorgan, as evidenced by the 2019 Local Housing Market Assessment (LHMA) which determined that 890 additional affordable housing units are required each year to meet housing need in the borough. It should be noted that due to the standardised methodology and calculation needed to be followed to derive this figure within the LHMA, even if the headline gross need of 890 was delivered every year in the Vale of Glamorgan, this would by no means meet the actual need present in many of the housing market areas, i.e. the need is in fact higher than this figure.

The housing market area of 'Penarth and Llandough' is identified within the LHMA as being an area of the highest need within the Vale of Glamorgan.

The need is further evidenced by the following figures from the Council's Homes4U waiting list in the area in the wards of Sully, Penarth & Llandough, being in close proximity to the site:

Penarth/Llandough & Sully	
1 BED	519
2 BED	289
3 BED	119
4 BED	24

5 BED	3
6 BED	1
	955

There are also many people on the Aspire2Own waiting list for assisted home ownership properties in Sully, Penarth & Llandough:

PENARTH/ LLANDOUGH & SULLY	
1 bed	5
2 bed	34
3 bed	37
4 bed	4
	80

In line with the SPG and based on a development of 576 dwellings, the Housing Authority would request 40% affordable housing, equalling 231 units in total. In accordance with the policy, 70% should be social rented (162), and the remaining should be intermediate, i.e. assisted home ownership.

We note that it is the applicant's intention to provide an additional 10% affordable housing which is extremely welcomed – a total of 50% affordable housing overall. This should be social rented accommodation, given the acute need for this tenure of accommodation. This would result in an additional 58 social rented units (rounded).

This would result in a total of 220 social rented units, and 69 intermediate (assisted home ownership) units, based upon 576 units in total. The application is currently in outline. Future reserved matters should include properties to reflect the following sizes: -

Social Rent – 220 units

1 bed 40% - 88
 2 bed 44% - 97
 3 bed 15% - 33
 4 bed 1% - 2

Assisted Home Ownership – 69 units

2 bed 25% - 18
 3 bed 62.5% - 43
 4 Bed 12.5% - 8

The demand for assisted home ownership in the Penarth/Llandough and Sully housing market areas is likely to be high due to the cost of properties on the open market in this area. The average house prices in these areas are some of the highest in the Vale of Glamorgan, at £318,672 in Penarth and Llandough, and £308,564 in Sully, against the average for the Vale at £219,284. When compared with average income, and mortgage affordability testing, it is extremely difficult for

first time buyers to purchase housing on the open market in these areas without significant deposits. This is supported by the CACI Paycheck data, used in the LHMA, showing that in terms of affordability, only 22% of the population in Penarth/Llandough and 33% of the population in Sully are able to afford a mortgage on market prices based upon income, hence in terms of affordability there is likely to be high demand for assisted home ownership in these areas. In recent years, assisted home ownership properties for sale in the Penarth and Llandough market area through Aspire to Own have proved to be very popular, for example, when the assisted home ownership houses were promoted at the land adjacent to the former St. Joseph's School (locally known as Manor Park, constructed by David Wilson Homes) in 2017, there were on average 3 households looking to buy each available property. This supports the need for such properties.

All the affordable homes must be DQR compliant.

We are happy to work with the developers at the earliest possible time to ensure a satisfactory outcome.



Carol Price
Housing Strategy Coordinator