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Vale Planning Authority
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

8th February 2024

Dear Sir/Madam

Re: Lewis Homes Development at Ystradowen

Thanks for providing the indicative site layout for Ystradowen.

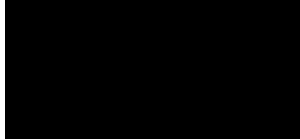
Following our discussion, I acknowledge that the Planning Authority would prefer greater pepper-potting of the affordable units. However, this layout is very beneficial to Hafod and our contract holders from a management perspective. I have outlined the benefits of the layout below:

- The concentration of units together allows Hafod to have control over adjoining properties and helps in the resolution of any disputes or disturbances.
- Ensures the WDQR space standards are provided with an efficient land use and build programme.
- Likewise, the layout allows for all our properties to be built to meet an EPC A standard and not require the use of fossil fuels. Our units would need a sufficient electricity supply into the site and renewable energy solutions need to be provided together. This will assist in the most efficient energy output and help lower contract holders bills)
- The units located in one area also means that any external communal areas and amenity space can be managed and maintained by our internal maintenance teams, this minimises estate service charges. Hafod will dictate services charges rather than having an external management agent. Again, this means our properties are more affordable to our contract holders.
- The re-siting of a small number of affordable units so that they are isolated from the remainder of the affordable units, which is understood to be the LPA's aspiration, would present build, maintenance, and management challenges in conflict with the above cited aims.

We would prefer gardens to be 40m². Any addition to this can mean that gardens become unmanageable to contract holders, especially if they have mobility issues. This is in line with the WDQR standards set out by Welsh Government.

Thank you for working so closely with us on the design of the scheme. The layout provides easy to manage units and affordable, energy efficient properties for our contract holders.

Yours sincerely



Sara Brock
Land and New Business Partner