

MEMORANDUM / COFNOD

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



To / I: Mr Robert Lankshear	From / Oddi Wrth: Carol Price
Dept / Adran: Regeneration & Planning	Housing Strategy 3rd Floor, Civic Offices, Barry. CF63 4RU
Date / Dyddiad: 13 April 2021	My Ref / Fy Cyf:
Your Ref / Eich Cyf: P/DC/LC/RL/2021/00423/FUL	Tel / Ffôn: (01446) 709433

Subject / Testyn: Planning Application No. 2021/00423/FUL (RL)
Location: Land at Bolston House, Bonvilston
Proposal: Demolition of existing dwelling and redevelopment of the site to accommodate residential development and associated works

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 2019 Local Housing Market Assessment (LHMA) which determined that 890 additional affordable housing units are required each year to meet housing need in the area.

The need is further evidenced by the following figures from the council's Homes4U waiting list the ward of Wenvoe:

WENVOE	
1 BED	83
2 BED	62
3 BED	38
4 BED	9
5 BED	1
	193

This application is for a residential development of 9 units, with a net gain of 8. In line with the 40% affordable housing requirement of the SPG, we would expect 3.2 units, rounded up to 4 to be provided as affordable housing. In line with the need above we would ask for these units to be provided as 1 bedroom walk up apartments.

A social landlord will need to be involved and all properties must meet DQR requirements.

Carol Price

Carol Price,
Housing Strategy Coordinator