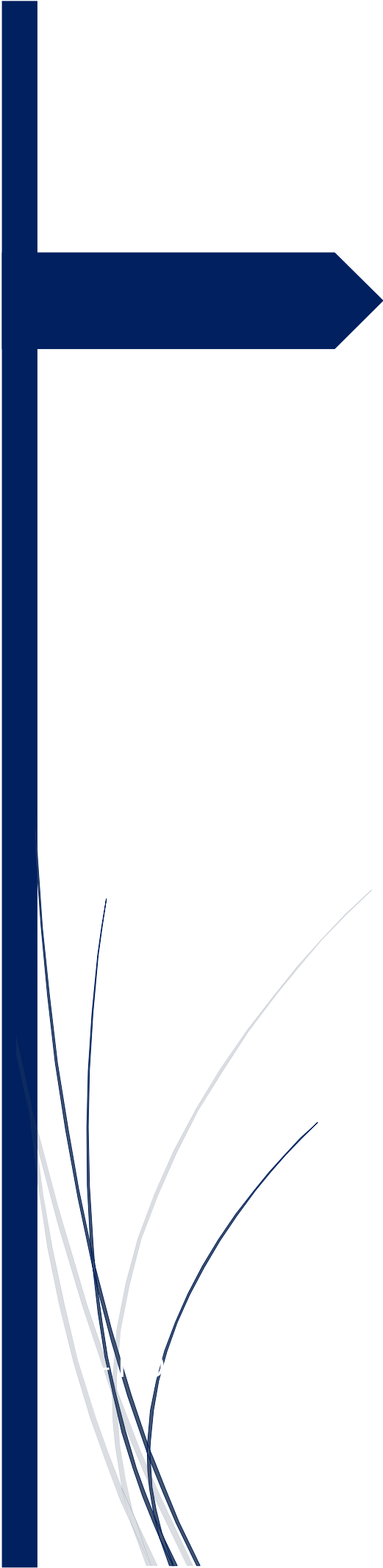




Affordable Housing Statement

Dragon Parc, Abercanaid
November 2025

Introduction

This affordable housing statement has been prepared to set out the arrangements for the delivery of the affordable housing units at the proposed residential development on the former Dragon Parc site, Abercanaid, Merthyr Tydfil.

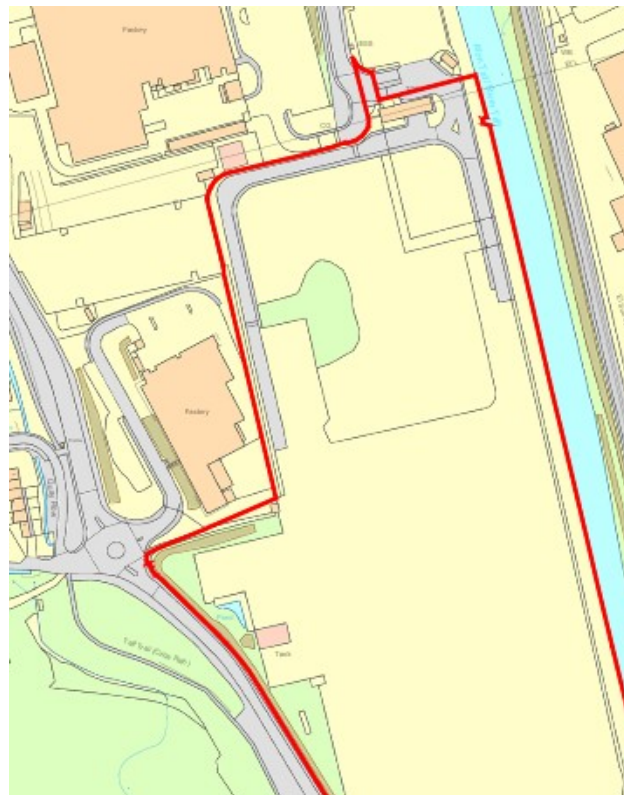
This is in response to condition two of the Non-Material Amendment planning permission granted for the development and associated works at the site, planning reference P/25/0176

The purpose of this statement is as follows:-

- To identify the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- To identify the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- To identify the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
- To identify the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

The location covered by this statement is the land at the former Dragon Parc, Abercanaid, as shown in Figure 1 below.

Figure 1 – Proposed Development Site



Affordable Housing Proposal

Details of the proposed affordable housing were submitted as part of the planning application for the wider residential development of 200 units and outlined on the attached plan PL-01 Rev 21, included as Appendix 1.

In order to meet the minimum requirement of 10% affordable housing the following mix of units will be provided on the development.

Number of Affordable Housing Units	Type	Tenure	Estimated Delivery Timescales
4 – Plots 46-49	1 Bed Walk Up Flat (2.1.1)	Social Rented Units	Prior to occupation of 50% of the Development
6 – Plots 96-99, 107 & 108	2 Bed House (4.2.1)	Social Rented Units	Prior to completion of the Development
10 – 109-117	1 Bed Walk Up Flat (2.1.1)	Social Rented Units	Prior to completion of the Development

It is anticipated that construction of the affordable units will commence in Spring 2027.

Future Management Proposal

Prior to the commencement of development of the affordable housing units Davies Homes will agree a sale contract with an RSL who will take ownership of the completed units.

A restriction will be included as part of the transfer so that the units can only be used as affordable housing.

The future management of the delivered units will then be the responsibility of the RSL, who will ensure from the date of completion they shall not be used other than as Affordable Housing Units.

In terms of the occupancy criteria covered by point iv) of the planning approval, the tenants will come from the Authority's housing register waiting list.

The determination of their need will be assessed under the Council's allocations policy criteria, and both the RSL and Davies Homes will work together with the Local Authority to ensure sustainable tenancies.

