

Our Ref: 22.198
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Dear Sir or Madam,

Town and Country Planning Act 1990

Approval of details relating to Condition 17 (Scheme for Affordable Housing) of planning permission P/24/0140

Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer, Merthyr Tydfil, CF48 2RA

Planning Portal Ref:

Asbri Planning is appointed as planning agent to Merthyr Valleys Homes (MVH) in respect of the above application for the approval of details reserved by Condition 17 (Scheme for Affordable Housing) of planning permission P/24/0140 relating to the following development at Cefn Isaf Flats, Pontycapel Road, Cefn Coed y Cymmer:

Redevelopment of site involving the demolition of existing buildings and construction of new buildings to accommodate 40 No. residential flats, parking, landscaping, sub-station, bin store, air source heat pump, engineering works, drainage, roof top solar provision and associated works (Full).

Planning permission was granted on the 14th November 2024. Condition 17 of the permission relates to a Scheme for Affordable Housing and states:

Prior to any construction works commencing on site (other than demolition), a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i. *the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 4 housing units;*
- ii. *the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
- iii. *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)];*
- iv. *the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- v. *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.*

Reason - To ensure an appropriate level of affordable housing is delivered in accordance with Policies SW2, SW9 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

This letter will address each of the above criteria in turn below.

i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 4 housing units

The proposed development comprises a 100% affordable scheme of 40no. flats made up of the following mix:

- 25no. 1 bedroom flat
- 15no. 2 bedroom flat

The flats will be split between two residential blocks with an open landscaped area running through the centre of the site. The design maximises dual aspect with no single north facing homes.

In respect of tenure, the apartments will be general needs affordable housing.

ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing

All of the dwellings within the development will be affordable in tenure. As such, there will be no market housing and criterion ii) is consequently not relevant.

iii) 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)]

The proposed apartments will be owned and managed by Merthyr Valleys Homes which is a Registered Social Landlord. No transfer is therefore required and criterion iii) is not relevant.

iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing

MVH adhere to Welsh Government's Rent and Service Charge Standard 2020-25 and have a Living Rents Policy which takes into account Community Housing Cymru's Affordability principles.

v) 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.

All homes will be allocated in line with Merthyr Tydfil County Borough Council's 'Allocations Policy for Community Housing'. This policy sets out how MVH prioritise applicants using a needs-based system where applicants are prioritised according to housing need, taking into account relevant legislation and guidance by Welsh Government. Applicants who are offered homes will be supported by Housing and Support teams within Merthyr Valleys Homes to ensure they are able to sustain their Occupation Contracts.

Yours sincerely,



Geraint Jones
Principal Planner