

INTERNAL MEMORANDUM

To : Rebecca Owens

Re : P/19/0259

From : Planning Policy

Ask for : Craig Watkins

Ext. : 6277

Date : 9 October 2019

Observations in respect of the above planning application

This application proposes erection of detached dwelling at Plot 4, Greenacres, Brondeg, Heolgerrig, Merthyr Tydfil.

The existing development plan framework in Merthyr Tydfil is provided by:-

- The adopted *Merthyr Tydfil Local Development Plan 2006-2021* (May 2011)
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 1: Affordable Housing* (March 2012)
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 2: Planning Obligations* (March 2012)
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design* (July 2013)
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development* (May 2015)
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 6: A Design Guide for Householder Development* (September 2015)

The following development plan policies apply:

The adopted **Merthyr Tydfil Local Development Plan (LDP) 2006-2021:**

Policy BW1: Development Strategy – Primary Growth Areas

Policy BW4: Settlement Boundaries/ locational constraints;

Policy BW7: Sustainable Design and Place Making;

Policy BW8: Development and Water Environment;

Policy BW12: Development Proposals and Transport;

Policy BW17: Securing Community Infrastructure Benefits;

Policy AS22: Affordable Housing Contributions;

Policy TB11: Access, parking and accessibility of local facilities.

The application site lies in the Primary Growth Area of the LDP. The site lies within the defined settlement limits and is situated within an existing residential area, therefore Policy BW7 will be an important consideration.

Policies BW17 and AS22 consider the requirement for planning obligations and affordable housing respectively. The requirement for an affordable housing contribution, or any other appropriate planning obligations, on the proposed development has been assessed by the Planning Policy Section.

In this instance a contribution towards affordable housing provision of £4,000 is sought. In order to come to this conclusion, an assessment has been carried out using the default values in the Three Dragons Toolkit. A summary of the assessment can be seen below.

Key Inputs		
	100% Market Housing	10% Affordable Housing
Development Revenue		
1x 4/5 bed detached dwelling (250 sqm)	£350,000	£316,000
Development Costs		
build costs, Community Infrastructure Levy, site purchase, professional fees, profit etc	£315,000	£285,000
Residual Value	£35,000	£31,000
AH Contribution = RV 100% MH - RV 10% AH	£4,000	n/a

Community Infrastructure Levy (CIL) is now chargeable on residential development in Merthyr Tydfil at a rate of £25 per square metre and has been factored into the above viability assessment. CIL will be liable on any subsequent full or reserved matter applications on this development