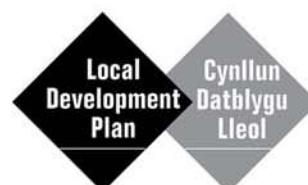


**Hearing  
Session  
26B**

**Action Point  
2**

**Vale of Glamorgan Council Response**



## **Hearing Session 26B: Action Point 2**

*Council to provide Inspector with an update on the status of all of the plan's housing allocations, including whether they benefit from a grant of planning permission, are under construction or have been completed.*

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### **Council's Response**

As requested by the Inspector at Hearing Session 26b, the Council has provided an update to the information contained in Examination Document 19 that was previously submitted.

The housing allocations status table attached to this statement provides the updated position correct as at 5<sup>th</sup> April 2017.

**POLICY MG 2 – HOUSING ALLOCATIONS, INCLUDING AFFORDABLE HOUSING INFORMATION – UPDATED APRIL 2017**

Green = application approved; Yellow = pending application; Red = site not yet come forward

	Site Name	Size (Ha)	No. of Dwellings Allocated in LDP MG2	No. of Dwellings pending/ approved	Application Reference	Affordable Housing Policy Requirement (relevant at determination date)	Affordable Housing Secured	In-kind obligations	Financial Obligations
<b>Strategic Housing Sites</b>									
1	Phase 2, Barry Waterfront	48.55	1700	2000 (outline)  726 units approved via reserved matters.  91 units under consideration	2000 dwellings approved in outline under reference 2009/00946/OUT.  2012/00732/EAR- West Pond 111 dwellings. Superseded by 2014/00834/RES – 112 units- under construction  2012/00733/EAR superseded by 2014/00484/RES - West Pond - 138 dwellings- under construction  2012/00806/EAR- West Pond - 128 dwellings- under construction  2015/01032/RES – South Quay Parkside – 91 dwellings – under consideration.  2015/01224/RES – South Quay Parkside - 76 dwellings – approved.  2015/01305/RES – South Quay Parkside - 89 dwellings – approved.  2015/01458/RES – South Quay Parkside - 45 dwellings – approved.  2015/01481/RES –	30% - as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing. The approved Barry Waterfront Development Principles Document also required up to 30% Affordable Housing provision on this site.	15% affordable housing (80:20 social rented/intermediate split).  NOTE: The consortium of developers submitted a viability assessment as part of planning application 2009/00946/OUT, which was then reviewed by the District Valuer, an independent expert for the Council, to analyse the submitted information. The Council agreed to a reduced package of planning obligations in light of this viability assessment with review mechanisms in the s106.	Development viability to be appraised at 500 dwelling or 5 year intervals. FIRST OBLIGATIONS: Off site Highway Works at Barry Island (worth £1,010,000), public open space on site including 13 x LAPs, 2 x LEAPS, 1 x NEAP, a temporary LEAP, maintenance of POS, a 210 place Primary School with Nursery on a 1.5ha site, Ecology mitigation works, 15% affordable housing on site (split 12% social rented, 3% Intermediate) ADDITIONAL OBLIGATIONS (subject to viability): Up to 30% Affordable housing, 1% build costs for public art	FIRST OBLIGATIONS: Sustainable transport facilities (£835,000), Highway contribution (£1,625,000), Public Open Space (£100,000), Community Facilities (£300,000),  ADDITIONAL OBLIGATIONS (subject to viability): Off site highway works (£993,000), Sustainable Transport facilities (£800,000), Welsh Medium education (£956,100), school transport (£62,500), POS (£700,000), Community facilities (£500,000), Ecology compensation (£200,000), pollution monitoring (£12,000).  Based on first obligations, average s106 cost per dwelling = £1,430 (up to 2000 units) or £1,682.35 (based on 1700 units)



**Key Settlement: Barry**

8	Barry Island Pleasure Park	1.18	124	25	Part of the site - Approval for <b>25</b> units at Appeal under planning reference 2014/01358/FUL. 2year permission.  Not yet commenced on site.	35% affordable housing as defined within the Affordable Housing Updated Viability Study (2014) LDP Policy MG4 (as amended by the focused changes) and the Council's draft Supplementary Planning Guidance on Affordable Housing.	None - The applicant submitted a Viability Appraisal to the Council as part of the approved planning application. The Appeal Inspector agreed that the costs associated with the development were so high that the 25 flats would be necessary to support the commercial ground floor element, but with no scope for any financial contributions or any affordable housing provision through a Section 106 Legal Agreement. The development must be begun within two years post the decision.	None.	None.
9	White Farm	1.14	177	177	Outline approved under planning ref: 2002/01636/OUT. Reserved matters approved under 2010/00123/RES – approved by Appeal Inspector for <b>177</b> dwellings.  Development completed.	20% affordable housing as defined in the Council's Unitary Development Plan and Affordable Housing SPG.	20% affordable housing in accordance with Unitary Development Plan.	Delivery of 36 Affordable houses on site. Transfer Public open Space Land to the Council for £1. Highway works - New roundabout at Whitewell/The Pastures and signalised junction at Colcot Rd / Whitewell Road, Colcot Rd / Highfield Rd / Winston Rd. Developer to lay out the POS	Public Open Space Sum £395,365.00 £115,000 for open space maintenance  Average s106 cost per dwelling = £2,883.41
10	Land to the east of Pencoedtre Lane	2.8	67	67	Outline approved under 2008/01531/OUT. Reserved matters approved under 2010/01225/RES ( <b>67</b> dwellings). Development completed.	30% affordable housing, as defined within the Council's Unitary Development Plan.	30% affordable housing, in accordance with the Council's Unitary Development Plan.	30% Affordable Housing Public Art (1% of the build costs = £44,143) Public open space (55.4sqm per dwelling) Sustainable transport scheme in vicinity of the site	Community Facilities £998.50 per dwelling (£66,899.50) Sustainable transport contribution £2000 per dwelling (£134,000)  Average s106 cost per dwelling = £2,998.50
11	Land to the west of Pencoedtre Lane	4.45	137		Nothing received to date.	-	-	-	-
12	Ysgol Maes Dyfan	1.44	81	47	2015/00075/FUL ( <b>47</b> dwellings) – S106 signed 28/5/15. Site under construction.	30% affordable housing as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing	30% Affordable Housing on site (80:20 social rented/intermediate split)	30% Affordable Housing	Community Facilities (£46,292.50), Education (£203,273.88), Public Art (£26,329), Public open space (£107,160.47), Sustainable Transport

									(£94,000) Average s106 cost per dwelling = £10,150.12
				34	2015/00076/FUL (34 Dwellings) – S106 signed 26/6/15. Site under construction.	30% affordable housing as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing	30% Affordable Housing on site (80:20 social rented/intermediate split)	30% affordable housing	Community facilities contribution (£33,949), Education contribution (£101,636), Public Art contribution (£18,102), Public open space contribution (£77,520), Sustainable Transport contribution (£68,000)  Average s106 cost per dwelling = £8,800.20
13	Barry Magistrates Court	0.41	52	52	2012/01114/FUL (52 dwellings). Site completed.	30% affordable housing as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	100% affordable housing scheme.	100 percent Affordable Housing	Public Open Space (£103,500)  Average s106 cost per dwelling = £1,990.38
14	Court Road Depot, Barry	1.6	50	-	Nothing received to date.	-	-	-	-
15	Holm View	1.2	50	-	Pre-application received	-	-	-	-
16	Hayes Wood, The Bendricks	1.8	55	-	Nothing received to date.	-	-	-	-
<b>Service Centre Settlement: Cowbridge</b>									
17	Cowbridge Comprehensive Lower School	0.8	21	21	2011/01248/FUL (21 dwellings) - Site completed.	30% affordable housing as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	6 affordable units on site (equating to 28.5%) with a further financial contribution of £30,885 as an off-site contribution for the additional 0.3 of a unit.	Affordable Housing (6 units), Public Art (1% of build costs)	Public Open Space (£47,880), Education Contribution, (£81,008), Sustainable Transport Contribution (£42,000), Affordable Housing contribution (£30,885)  Average s106 cost per dwelling = £8,137.50 (excluding Affordable Housing contribution)
18	Cowbridge Comprehensive 6 <sup>th</sup> Form Block, Aberthin Road	0.52	20	-	Nothing received to date.	-	-	-	-
19	Land adjoining St. Athan Road, Cowbridge	4.3	130	-	Pre-application received.	-	-	-	-



20	Land to the north and west of Darren Close, Cowbridge	27	475	475	2014/01505/OUT - Outline application approved 16/07/2016 for 475 dwellings. Awaiting reserved matters.	40% affordable housing, as defined within the Affordable Housing Updated Viability Study (2014), LDP Policy MG4 (as amended by the focused changes) and the Council's draft Supplementary Planning Guidance on Affordable Housing.	40% (190 units) (70:30 social rented/intermediate split) affordable housing on site, in accordance with the Affordable Housing Updated Viability Study (2014), LDP Policy MG4 (as amended by the focused changes) and the Council's draft Supplementary Planning Guidance on Affordable Housing.	Affordable Housing (40%), Public Open Space - Local Areas of Play (LAPs), 2 Locally Equipped Areas of Play (LEAPs), and 1 Neighbourhood Equipped Area for Play (NEAP), 2 hectare primary school site	Sustainable Transport (£950,000), Education (£4,131,866.76), Community Facilities (£200,000), Public Art (£30,000)  Average s106 cost per dwelling = £11,182.87
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### Service Centre Settlement: Llantwit Major

21	Plasnewydd Farm	0.8	149	149	2014/00831/FUL (149 dwellings) Application approved 23/1/15. Not yet implemented on site.	30% as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing and LDP Policy MG4.	30% (80:20 social rented/intermediate split) in accordance with the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% (45 units) Affordable Housing, Great Crested Newt mitigation measures, public open space, public art	Community Facilities (£147,286), Primary / Nursery education facilities (£295,654), open space (£77,520), sustainable transport (£298,000)  Average s106 cost per dwelling = £5,493.00
22	Land adjacent to Llantwit Major Bypass	2.4	70	64	2014/00995/FUL – application received for 64 dwellings on part of the site. Currently under consideration.	35% as defined within the Council's draft Supplementary Planning Guidance on Affordable Housing (2015), LDP Policy MG4 (as amended by the focused changes), and the Affordable Housing Updated Viability Study (2014).	Pending application.	Pending application.	Pending application.
XXA	Former Eagleswell Primary School, Llantwit Major	2.4	72	-	Nothing received to date.	-	-	-	-

### Service Centre Settlement: Penarth

23	Land at Upper Cosmeston Farm, Penarth	22.2	576	-	Nothing received to date.	-	-	-	-
24	Land adjoining St. Joseph's School, Sully Lane	2.4	74	74	2014/00460/FUL (74 dwellings) approved 19/05/2016. Development under construction.	40% in accordance with the Council's Affordable Housing Updated Viability Study (2014), LDP Policy MG4 (as amended by the focused changes) and the Council's draft Supplementary Planning	35% affordable housing (80:20 tenure split), in accordance with the Council's Affordable Housing Viability Study (2013). The threshold for affordable housing increased during the	35% Affordable Housing, Public Art to 1% of build costs, Public Open Space to be provided on site in the form of at least 1 No. Local Area for Play (LAP), and 1 No. Local Equipped Areas for Play (LEAP) with	Sustainable Transport (£148,000), Community Facilities (£73,149), Education (£686,929)  Average s106 cost per dwelling = £12,271.32

						Guidance on Affordable Housing (2015).	process of the application, and officers considered that the application was at such an advanced stage that it would not be reasonable to retrospectively impose this requirement.	four types of equipment, Maintenance of the Public Open Space	
25	Headlands School, St. Augustine's Road	2.2	65	-	Nothing received to date.	-	-	-	-
XXA	Land adjacent to Oak Court, Penarth	4.0	145	-	Nothing received to date.	-	-	-	-
<b>Primary Settlement: Dinas Powys</b>									
26	Land at and adjoining St. Cyres School, Murch Road	13.2	300	-	Cabinet resolution (Minute C2195) on 10/02/2014 to dispose of and market the site. Council has marketed the site. On-going negotiations with preferred bidder / developer. Submission of planning application anticipated in 2017.	-	-	-	-
27	Land off Caerleon Road, Dinas Powys	2.5	70	70	2014/00282/OUT submitted 27/1/14 (70 dwellings). Application was reported to January 2016 Planning Committee, and Members resolved to approve application subject to Section 106 agreement.	40% - affordable housing as defined within the Council's draft Supplementary Planning Guidance on Affordable Housing (2015), LDP Policy MG4 (as amended by the focused changes), and the Council's Affordable Housing Updated Viability Study (2014).	40% - The developer has agreed to provide 40% affordable housing on site, in accordance with the viability appraisal set out within the Affordable Housing Updated Viability Study (2014), LDP Policy MG4 (as amended by the focused changes), and the Council's draft Supplementary Planning Guidance on Affordable Housing (2015).	The applicant has agreed to: 40% Affordable Housing, Provide POS on site to meet the Council's Standards, public art on the site to the value of 1% of the project budget	The applicant has agreed to: Sustainable Transport (£2000 per dwelling = £140,000), Community Facilities (£988.50 per dwelling = £69,195), Education (£260,338.68)  Average s106 cost per dwelling = £6,707.62
28	Land at Ardwyn, Pen-y-Turnpike	1.6	18	18	Application 2014/00167/FUL approved 11/11/2014 for 17units.	35% affordable housing as defined within LDP Policy MG4 (prior to the focused changes) and the viability evidence contained within the Affordable Housing Viability Study (2013).	35% (6units) affordable dwellings (80:20 tenure split social rented/intermediate) – in accordance with LDP Policy MG4 (prior to the focused changes) and the viability evidence contained within the Affordable Housing Viability Study (2013).	35% Affordable Housing, Public art (1% build costs)	Deed of Variation: Off-site Affordable Housing £101,790, Education £101,242.82, Public Open Space £41,041, Sustainable Transport £36,000  Average s106 cost per dwelling = £9,904.65 (excluding Affordable Housing contribution)
					Application	40% affordable housing,	Increase in the number of		



					2015/00095/FUL, increased number of dwellings to 18 dwellings - Approved 2/7/15.  Development completed.	as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	dwellings to 18 and following the evidence contained within the Affordable Housing Updated Viability Study (2014) the developer was required to deliver an additional affordable dwelling via an off-site contribution.		
29	Land at Cross Common Road	2.3	50	50	2015/00392/OUT Outline application approved at the Council's Planning Committee on 11/02/2016 for up to 50 dwellings, subject to a legal agreement – outstanding.  New junction between Cross Common Road and Cardiff Road approved under application 2015/00928/RG3 now completed.	40% affordable housing, as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	40% - The developer has agreed to provide 40% affordable housing on site, in accordance with the viability appraisal set out within the Affordable Housing Updated Viability Study (2014), LDP Policy MG4 (as amended by the focused changes), and the Council's draft Supplementary Planning Guidance on Affordable Housing (2015).	The applicant has agreed to: 40% Affordable Housing, Provide POS on site to meet the Council's Standards, public art on the site to the value of 1% of the project budget	The application has agreed to: Educational Facilities (£5,206.78 per dwelling = £260,338.58), Sustainable Transport (£2,000 per dwelling = £100,000), Community Facilities (£988.50 per dwelling = £49,425)  Average s106 cost per dwelling = £8,195.28

**Primary Settlement: Llandough (Penarth)**

30	Land south of Llandough Hill/Penarth Road	5.2	130	-	Pre-application received for residential development of circa 130 homes and associated access, public open space and landscaping.	-	-	-	-
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31	Land north of Leckwith Road	0.6	8	21	Outline application 2014/01401/OUT Proposed residential development of 21 dwellings on land to the north and south of Leckwith Road, (including land at Leckwith Motor Company) and associated ancillary works (on site larger than LDP allocation). Approved 1 <sup>st</sup> October 2015 by the Council's Planning Committee - subject to a legal agreement.	40% affordable housing, as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	40% - The applicant has agreed to 40% affordable housing to be delivered on site (80:20 tenure split social rented/intermediate)	The applicant has agreed to: 40% (80:20 split) affordable housing, public art on the site to the value of 1% of build costs	The applicant has agreed to: Sustainable Transport (£2000 per dwelling = £42,000), Education (£123,036.24), Recreation facilities (£2,280 per dwelling = £47,880), Community Facilities (£988.50 per dwelling = £20,758.50)  Average s106 cost per dwelling = £11,127.36
32	Llandough Landings	6	120	-	Nothing received to date.	-	-	-	-

### Primary Settlement: Rhoose

33	Land north of the Railway Line, Rhoose	25.82	700	350	Eastern Half: Outline consent approved under 2010/00686/EAO for 350 dwellings approved in January 2014. Two subsequent Reserved Matters applications were approved in April 2015 for 126 and 224 dwellings under applications: 2014/0639/RES and 2014/00344/RES. Developer not yet started on site.	30% - as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% affordable Housing (105 units) (80% social rented, 20% intermediate housing), in accordance the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% affordable housing (80% social rented, 20% intermediate housing), 3 Local Areas for Play, a Neighbourhood Area of Play, Public Art (1 percent build costs minus £61,234), Multiuse Games Area and Changing Facilities	Community facilities (£345,000), Education contribution (£1,115,387), Off-Site Highway contribution (£140,000), Public Art (1% minus £61,234), Sustainable Transport (£700,000)  Average s106 cost per dwelling = £6,572.50 (excluding Public Art)
				347	Western half of Site: application 2014/00550/OUT for 350 units approved in May 2015.  Two subsequent Reserved Matters applications approved for 349 dwellings, with associated works under applications: 2015/01070/RES and 2015/01072/RES.	30% - as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing, and the Council's Affordable Housing Viability Study (2013)	30% (105units) affordable housing (80% social rented / 20% intermediate housing), in accordance the Council's Adopted Supplementary Planning Guidance on Affordable Housing and the Council's Affordable Housing Viability Study (2013).	30% affordable housing on site (80% social rented, 20% LCHO), Public Art on site (1% of build costs), Public Open Space scheme 1 x LEAP and 2 x LAPs, School Site (1 hectare)	Highway works contribution (£20,000) Top-Up Highway Works Contribution (£120,000), Community Facilities (£988.50 per dwelling = £345,975), Education Facilities (£3712.65 per dwelling = £1,299,427.50), Sustainable Transport (£2000 per dwelling = £700,000)  Average s106 cost per

					Development under construction.				dwelling = £7,101.15
34	Land south of the Railway Line, Rhoose	2.65	87	87	Application for 87 units approved under application 2012/00937/FUL in May 2014.  Development completed.	30% - as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% (26units) affordable housing delivered on site in accordance with the Council's Adopted Supplementary Planning Guidance on Affordable Housing, split as 21 social rented (80.8%) and 5 Low Cost Home Ownership (19.2%).	Affordable housing (26 dwellings / 30%), 1% Public Art, Public Open Space	Community Facilities (£85,999), Education Contribution (£343,196), Environmental Mitigation Contribution (£15,000), Open Space Maintenance Contribution (£58,038), Public Art Contribution (£41,139), Sustainable Transport Contribution (£174,000 less Highway Works Costs)  Average s106 cost per dwelling = £8,245.65

### Primary Settlement: Wenvoe

35	Land to the west of Port Road, Wenvoe	6.98	132	132	2013/00884/OUT Residential development for up to 140 dwellings  2015/00601/RES Reserved Matters for part of site (relating to Outline consent 2013/00884/OUT) for a site total of 132 dwellings and associated landscaping and works.  Application approved and development under construction.	35% - as defined within the Council's Affordable Housing Viability Study (2013), and LDP Policy MG4 (prior to the focused change).	35% affordable housing in total, comprising of 25% affordable housing (80:20 split) delivered on site, and a 10% contribution in lieu of on-site delivery. A viability assessment was jointly commissioned by the Council's Planning Department and the applicant, in response to the applicant's concerns regarding viability and the requirement for affordable housing. The Council and the applicant agreed to the above provision following this evidence, in accordance with the Council's Affordable Housing Viability Assessment (2010).	25% Affordable Housing, Public Art (£20,000), Woodland Walk	10% Additional Affordable Housing contribution (£786,000), Community Facilities (£988.50 per Dwelling = £129,493.50), Education Contribution (£3,766.25 per Dwelling = £493,378.75), Public Open Space commuted sum (value calculated at time), Sustainable Transport (2,000 per Dwelling = £262,000)  Average s106 cost per dwelling = £6,754.75 (excluding AH and Public Open Space maintenance)
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### Minor Rural Settlements

36	Land adjoining Court Close, Aberthin	0.75	20	20	Application approved for 20 dwellings on 16/03/2017 under ref (2016/00867/FUL). Development under construction.	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing	40% affordable housing (8 units), Public Open Space on site (including the provision of a Local Area of Play), Public Art (1%), off-site highway works on Downs View Close and the A4222	Sustainable transport (£44,000), Education (£255,789)  Average s106 cost per dwelling = £14,989.45
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						Updated Viability Study (2014).	Updated Viability Study (2014).		
37	Land to the east of Bonvilston	7.2	120	120	Application approved at the Council's Planning Committee (2015/00960/FUL) for 120 dwellings 02/02/2017, pending a Section 106 Agreement.	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	20% (24no.) affordable housing in total (75% - social rented and 25% intermediate). The Council agreed to this following the submission of a viability assessment, which demonstrated that the delivery of the strategic road improvements and Dwr Cymru Welsh Water requirements impacted the viability of the site.	The applicant has agreed to the following: 20% affordable housing, strategic highway improvements to Pendoylan Lane, Public Open Space (including 0.55Ha of strategic open space as allocated under MG25)	The applicant has agreed to the following: Educational Facilities (£500,000), Dwr Cymru Welsh Water (£1,200,000).  Average s106 cost per dwelling = £4,166.67 (excluding contribution to DCWW)  Average s106 cost per dwelling = £14,166.67 (including DCWW)
38	Land to rear of St David's Church in Wales Primary School, Colwinston	2.5	64	64	2014/00242/FUL approved for 64 dwellings - 15/01/2014. Development under construction.	35% - as defined within the Council's Affordable Housing Viability Study (2013), and LDP Policy MG4 (prior to the focused change).	35% affordable housing in accordance with the Council's Affordable Housing Viability Study (2013), and LDP Policy MG4 (prior to the focused change). – comprising of 25% (16units) affordable housing (80:20 split) delivered on site, and a 10% contribution in lieu of on-site delivery. The Council agreed to this following the submission of a viability assessment, which demonstrated that the site had site specific development constraints that created abnormal development costs, including the presence of shallow rock across the site, Dwr Cymru Welsh Water requirements, the need to supply mains gas to the site and the topography of the site.	25% Affordable Housing on site, Public art to the value of £15,000, On site public open space and sustainable drainage,	Affordable Housing Contribution (£519,124), Drainage Contribution payable to DCWW (£457,000), Education Contribution (£203,273.88), Off site Public Open Space (£46,008.12), Drainage and POS commuted sum (£80,000), Sustainable transport contribution (£128,000)  Average s106 cost per dwelling = £7,145 (excluding AH and drainage contribution to DCWW)  Average s106 cost per dwelling = £14,285.65 (excluding AH only)
39	ITV Wales, Culverhouse Cross	7.1	224	224	2013/01152/OUT for 243 units residential dwelling, approved 31/03/2014. 2014/01079/RES for 224 approved 12/03/2015. Development under construction.	35% - as defined within the Council's Affordable Housing Viability Study (2013), and LDP Policy MG4 (prior to the focused change).	35% affordable housing in accordance with the Council's Affordable Housing Viability Study (2013), and LDP Policy MG4 (prior to the focused change). – comprising of 24% (54 units) affordable housing (80:20 split) delivered on site, and a 11% contribution in lieu of	More than 13.9 square metres of Childrens Play Space per Dwelling, Public Art (value of £50,000), Recreational Facilities (0.3 hectares of land), 24% Affordable Housing onsite	Community facilities (£988.50 per Dwelling = £221,424), Education (£3,344.81 per Dwelling = £749,237.44), Sustainable Transport (£2,000 = £448,000), 11% Off Site Affordable Housing Contribution  Average s106 cost per



							on-site delivery. The Council's Housing Section considered it more worthwhile to use an off-site contribution to deliver some affordable housing off site in areas of higher need such as Barry, where there are plenty of opportunities available to invest in delivering more affordable housing.		dwelling = £6,333.30 (excluding AH)
40	The Garden Emporium, Fferm Goch	2.2	40	40	2012/00862/OUT & 2014/00008/RES for 40 units approved 4/4/2014 - Development completed.	35% - as defined within the Council's Affordable Housing Viability Study (2013), and LDP Policy MG4 (prior to the focused change).	35% (14 units) affordable housing (80:20 tenure split) delivered on site in accordance with the Council's Affordable Housing Viability Study (2013), and LDP Policy MG4 (prior to the focused change).	35% affordable housing, public art, public open space	Community facilities (£39,540), Education (£116,686), School transport (£39,000), Sustainable transport (£80,000), Play equipment (£15,000)  Average s106 cost per dwelling = £7,255.65
41	Ogmore Residential Centre	3.25	70	70	2009/00489/OUT 2013/00862/RES for approved 9/5/2014 for 70 dwellings. Development under construction.	30% - as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% (21 units) affordable housing (80:20 tenure split) on site, in accordance with the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% Affordable Housing, Public open space on site, traffic regulation orders, Highway works	Community Facilities (£988.50 per Dwelling £69,195), Education (£3,930.95 per dwelling £275,166.50), Sustainable transport (£1666.67 per dwelling £116,666.90)  Average s106 cost per dwelling = £6,586.12
42	Ogmore Caravan Park	3.7	100	100	2009/01273/OUT approved 23/09/2011 for residential development. 2014/01108/RES approved 26/5/2015 for 100 dwellings in total. Development under construction.	30% - as defined within the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% (30units) affordable housing (80:20 tenure split) on site, in accordance with the Council's Adopted Supplementary Planning Guidance on Affordable Housing.	30% affordable housing provision, 1% public art	Communities facilities (£988.50 per dwelling = £98,850), Education (£4,661,80 per dwelling = £466,180), Public Open Space (£2,280 per dwelling - = £228,000), Sustainable transport contribution (£2,000 per dwelling = £200,000)  Average s106 cost per dwelling = £9,930.30
43	Land to the East of St Nicholas	4.4	117	100	100 dwellings under application 2015/00249/FUL – approved 9/12/2016. Development not yet commenced but anticipated shortly.	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing	35% (35units) affordable housing (70/30 tenure split) on site, and 5% financial contribution off site, totalling 40% in total, in accordance with LDP Policy MG4 (as amended by the focussed change)	Affordable housing (35% on site), Public Open Space - 2 LAPs and 1 LEAP, Public Art (to the value of £63,073.00)	Sustainable Transport (£198,000), Community Facilities (£97,861.50), Education (£708,723.06), Affordable Housing (5% - £418,066)  Average s106 cost per

						Updated Viability Study (2014).	and the viability evidence contained within the Affordable Housing Viability Study, and Updated Report.		dwelling (excluding affordable housing) = £10,045.85  Average s106 cost per dwelling (including affordable housing contribution) = £14,226.50
				17	17 dwellings approved on 16/02/2017 under 2015/00662/FUL. Development not yet commenced but anticipated shortly.	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	40% affordable housing (70/30 split) in accordance with LDP Policy MG4 (as amended by the focussed change) and the viability evidence contained within the Affordable Housing Viability Study, and Updated Reports.	Affordable housing (40% -7 units), Public Art to be delivered on site (to the value of 1% build costs)	Public Open Space (£14,461.90), Sustainable Transport (£34,000), Community Facilities (£16,804.50), Education (£139,556.54)  Average s106 cost per dwelling = £12,048.40
44	Land off St. Brides Road, Wick	4.0	124	124	2014/01424/FUL Change of use of agricultural land to residential development (C3) including the development of <b>124</b> residential dwellings, public open space, landscaping, highway improvements and associated engineering works. – approved 31 <sup>st</sup> November 2015. Development under construction.	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focused changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	35% (44units) affordable housing (80:20 tenure split). The assessment of the development had been on-going since December 2014 and at the point at which the application was considered, the application was extremely advanced. Following consultation with the Council's Housing Section, it was considered that the application was at such an advanced stage that it would not be reasonable to retrospectively impose this requirement of 40% (70:30 tenure split) upon the applicant at the very end of the process. The relevant requirement for Council agreed to 35% affordable housing.	On site Public Open Space, Public Art (1% build costs), Sustainable Transport (Footway link), 35% affordable housing (80:20 tenure split)	Education (£1,270,588.40), Community Facilities (£122,574.00), Sustainable Transport (£248,000.00 minus the cost of footway link)  Average s106 cost per dwelling = £13,235.18
45	Land off Sandy Lane, Ystradowen	4.2	85	40	Part of site - 2013/00856/OUT 2014/01483/RES (Badgers Brook Rise) - approved on 13/05/2015 for <b>40</b> dwellings. Development under construction.	35% affordable housing as defined in the Council's adopted SPG on Affordable Housing, and LDP Policy MG4 prior to the focused changes.	35% (14 units) affordable housing (80:20 split) in accordance with the Council's adopted SPG on Affordable Housing, and LDP Policy MG4 prior to the focused changes.	Public Art (1% build costs), no less than 2,216 Public Open Space, 35% Affordable Housing	Community facilities (£39,540), Education (£347,906.48), Off-site Public Open Space (£26,765.43), Sustainable Transport (£80,000)  Average s106 cost per dwelling = £12,355.29



46	Land west of Swanbridge Road, Sully	20	500	350	Part of site – Outline application approved at the Council's Planning Committee on 12/05/2016 pending section 106 agreement - 2013/01279/OUT Residential development with associated access and associated works (max 350 dwellings)	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focussed changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	40% affordable housing (70:30 split) in accordance with MG4 (as amended by the focussed change), the Council's Viability Update Report on Affordable Housing and draft Supplementary Planning Guidance on Affordable Housing.	The applicant has agreed to the following: 40% affordable housing, public open space, off-site highway works at the junction of South Road and Cog Road, Public Art, the management of retained habitats for Great Crested Newts and monitoring provisions, and details of management and monitoring of ecological areas.	The applicant has agreed to the following: Sustainable Transport (£2,000 per dwelling = £700,000), Education (£3,758,901.28), community facilities (£988.50 per dwelling = £345,975). off-site highway works at the roundabout junction at Cardiff Road/Sully Moors Road (£24,000).  Average s106 cost per dwelling = £13,796.79
				190	2016/01520/OUT Outline application under consideration for 190 dwellings.	40% affordable housing (70:30 tenure split), as defined within LDP Policy MG4 (as amended by the focussed changes) and the viability evidence contained within the Affordable Housing Updated Viability Study (2014).	Pending	Pending	Pending.
<b>Total Allocated</b>			<b>8,525</b>						
<b>Total with Planning Permission*</b>			<b>4,954</b>						
<b>Total with a resolution to grant planning permission at Planning Committee, subject to s106 agreement</b>			<b>611</b>						
<b>Total pending current planning applications</b>			<b>559</b>						

\*i.e. outline consent or full planning permission