

inf for call-in

Thresholds and Requirements for Affordable Housing across LPAs in Wales

Local Planning Authority	Site Threshold (housing nos.)	% Affordable Housing Sought
Anglesey	5 or more (UDP); 2 or more (DLDP)	30% (UDP); 15%, 25% (DLDP)
Blaenau Gwent	10 or more, or more than 0.28Ha	10%
Brecon Beacons National Park	1 or more	0%, 20%, 30%
Bridgend County Borough Council	5 or more	15%, 20%, 30%
Caerphilly County Borough Council	5 or more or 1.15 hectare site area	0% - 40%
Cardiff Council	5 or more	30% or 20%
Carmarthenshire	5 or more	10% - 30%
Ceredigion County Council	1 or more	20% rounded up
Conwy	1 or more	10% – 35%
Denbighshire	3 or more	10%, up to 30% if market conditions change
Flintshire	1.0 Ha or 25 Dwellings (UDP)	30%
Gwynedd	2 or more (DLDP); 5 or more (UDP)	15%, 25% (DLDP); up to 50% (UDP)
Merthyr Tydfil	10 or more	5% or 10%
Monmouthshire	1 or more (fewer than 3 pay a financial contribution rather than on site)	35%, 25% Villages 60% 75%
Neath–Port Talbot	3 or more	25% or 10% or 0%
Newport Council	1 or more	10%, 20%, 30%, 40%
Pembrokeshire Coast National Park	1 or more	Up to 50%
Powys	5 or more or 0.25Ha (DLDP) 5 or more or 0.3Ha (UDP)	10%, 20% (DLDP); 30% - 35% (UDP)
Rhondda Cynon Taff Council	5 or more (South) 10 or more (North)	10% + 20%
Torfaen Council	3 or more (pending LDP review)	Up to 30%
Snowdonia National Park	4 or more (unallocated sites)	50%
Swansea Council	25 or more or 1.0Ha / 10 or more or 0.4Ha	25% - 30%
Wrexham	25 or more (UDP) 10 or more (draft LDP)	UDP – 25% Draft LDP – various %