

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0489/FULL 14.08.2017	Charter Housing Mr N Taylor Exchange House High Street Newport NP20 1AA	Erect 34 No. residential dwellings and associated works Former Gardd Y Craig 106 Commercial Street Pontymister Risca

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the junction of Mill Street and Commercial Street, Pontymister.

Site description: The application site comprises a vacant parcel of land as well as the former Council car park in the south east corner of the site. This former car park is now privately owned, but still open to the public at the time of this report.

Development: It is proposed to construct 34 dwellings on the site, comprising 6 x one-bedroom apartments (2 no. to be assisted living); 13 x two-bedroom apartments (4 no. to be assisted living); 7 x two-bedroom houses (6 no. to be open market); and 8 x three-bedroom (3 no. to be open market).

Materials: Coloured render, stone cladding and facing brickwork.

Ancillary development, e.g. parking: 34 off-street parking spaces and 8 garage/undercroft parking spaces.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is located within the Settlement Boundary.

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Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP6 (Place Making), SP15 (Affordable Housing Target), SP21 (Parking Standards), CW2 (Amenity), CW3 (Design Considerations - Highways), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation), CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP1 - Affordable Housing Obligations, LDP5 - Car Parking Standards, LDP6 - Building better places to live.

NATIONAL POLICY Planning Policy Wales and TAN12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

CCBC Housing Enabling Officer - Requests provision of 10% affordable housing.

Head Of Public Services - Provides advice to the developer regarding refuse collection.

Dwr Cymru - Provides advice to the developer.

Police Architectural Liaison Officer - No objection subject to advice to developer.

Wales & West Utilities - Provide advice to the developer.

Principal Valuer - No objection.

Senior Engineer (Land Drainage) - No objection subject to a land drainage condition.

Senior Arboricultural Officer (Trees) - Raises concerns that future occupation of the site will lead to pressure on the removal of the TPO located in the south-west corner of the site. These concerns are echoed by the Landscape Architect.

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Transportation Engineering Manager - No objection subject to conditions.

Countryside And Landscape Services - No objection based on submitted ecological surveys. Requests several conditions be attached to the permission in the interests of biodiversity enhancement.

Natural Resources Wales - No objection based on submitted Flood Consequences Assessment.

Based on the findings of the submitted Flood Consequences Assessment, the application site is located entirely within Zone C1 as defined in the Development Advice Maps contained in Technical Advice Note 15: Development and Flood Risk. In zone C the following tests will be applied:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
 - ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- and,
- iii. It concurs with the aims of PPW and meets the definition of previously developed land; and,
 - iv. The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 (of TAN15) found to be acceptable.

In response to these tests, the following points are made:

- i. The proposed development will help to regenerate this area at the entrance to the town centre, and will increase the number of users of Risca Town Centre;
- ii. Not applicable to employment;
- iii. The application site is previously developed 'Brownfield land', and concurs with the aims of PPW; and
- iv. The submitted Flood Consequences Assessment has been found to be acceptable and includes a flood evacuation route, incorporation of flood resilience measures, and the implementation of a Flood Management Plan.

Head Of Public Protection - No objection subject to conditions.

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ADVERTISEMENT

Extent of advertisement: 36 neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: Four responses were received.

Summary of observations: -

- Concerns that future residents will complain about noise generation from existing public house (The Grove) that bounds the proposed development site to the west;
- Query as to whether existing boundary wall between development site and public house to the west will be retained or removed;
- Loss of existing car park;
- Highway safety implications on Mill Street as a result of the development;
- Loss of car park will detrimentally impact on adjoining accountants business;
- Loss of daylight to adjoining offices;
- Security implications for adjoining office by virtue of introducing footpath along side of office;
- Poor design of proposed buildings in key gateway position;
- The proposed development will prejudice future redevelopment of existing office.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A survey was carried out and no evidence was found, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure. Several conditions will be attached to the permission in the interests of biodiversity.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes, new residential floor space at a rate of £40 per square metre of internal space, which would result in a total of £991,040, but the applicant will be able to claim a social housing exemption.

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ANALYSIS

Policies: The application site is located within the defined settlement boundary and therefore the presumption is in favour of development providing material planning considerations do not indicate otherwise. In this instance those material considerations are the impact of the proposal on the visual amenity of the surrounding area; the residential amenity of future occupiers of the proposed residential flats; and highway safety.

In terms of the impact of the proposed development on the visual amenity of the surrounding area, it is noted that the site currently comprises the former Local Authority carpark in the south-east corner of the site, an existing accountants office is located at the southern boundary of the site, and the remainder is vacant scrubby land. The development will essentially have two frontages, i.e. one onto Commercial Street and one onto Mill Street. When viewed from Commercial Street, the frontage will comprise a three-storey block of apartments finished in coloured render and stone cladding, as well as the side elevation of Plots 8-10. The south-facing elevation of Plot 8 has been finished in stone cladding. It is considered that the design and materials proposed across this facade are acceptable, and will integrate with the existing area. The three-storey block fronting Commercial Street (i.e. Plots 11-17) is set back 7-11 metres from the site frontage. This is mainly due to the position of a protected tree between the apartment block and Commercial Street. This retained, protected tree will serve to soften the impact of the development in the streetscene.

The proposed development will also have a frontage onto Mill Street. Along this boundary a total of 8 dwellings and coach house will face Mill Street. All of these properties are two-storeys in height, combine coloured render and stone cladding, and will create an attractive, active frontage. Furthermore, Plots 31-34 are relatively small, terraced properties, that will ensure the development will naturally flow into the streetscene to the north of the site, and pay regard to the existing terraced properties from No. 8 Mill Street northwards. For the reasons outlined above, the proposed development is considered to be acceptable in terms of its design and its visual impact on the surrounding area.

In terms of the amenity of future occupiers, there are considered to be three main issues. Firstly, the 3-storey apartment block (Plots 11-17) is located immediately to the east of the Myrtle Grove Public House, and concern has been raised by the landlady that future occupiers may complain about noise emanating from the Pub. It is considered that this is unlikely to be the case as the west facing elevation of Plots 11-17 is a solid wall with no openings, that will be constructed to current building regulations standards. Secondly, immediately to the south of Plot 11-17 is a large tree protected by a Tree Preservation Order.

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Whilst it is acknowledged that this tree will have an overshadowing impact on the Plots 11-17, such an impact on the amenity of future occupiers would not warrant a refusal of planning permission, nor would its impact warrant its future removal. Finally in terms of the amenity of future occupiers, it is noted that very little formal public space has been proposed as part of the development. Given the town centre location of the development site, this high density is considered acceptable, with numerous local facilities, including formal public open space, available to future residents within short walking distances. Furthermore, each dwelling will benefit from private and shared amenity space. For the reasons outlined above, it is considered that the proposal is policy compliant in terms of design and amenity.

In terms of highway safety, the Transportation Engineering Manager raises no objection to the proposed development. 42 parking spaces are proposed to serve the 34 dwellings. The applicant has agreed a reduction in the parking requirements with the Transportation Engineering Manager in accordance with the sustainability criteria contained in the adopted Car Parking Standards. Each one-bedroom and two bedroom apartment, and each two-bedroom house will have one allocated parking space, and each three-bedroom house will have two parking spaces. The site will be served by a single vehicular access point, that will be moved from its current position on Mill Street, further north beyond the junction with Springfield Road. There will also be a pedestrian access directly onto Commercial Street. For these reasons the development is considered to comply with Policy CW3 (Design Considerations - Highways).

Comments from Consultees:

The Transportation Engineering Manager raises no objection subject to conditions.

The Head of Public Protection raises no objection subject to conditions.

The Senior Engineer (Land Drainage) raises no objection subject to conditions.

The Council's Ecologist raises no objection subject to conditions.

Natural Resources Wales raise no objection based on the Flood Consequences Assessment submitted by the applicant that includes a flood evacuation route; the incorporation of flood resilience measures into the design of the development; and the implementation of a Flood Management Plan.

Welsh Water provides advice to the developer.

The Council's Housing Enabling Officer requests the provision of 10% affordable housing in accordance with the targets set out in Policy CW11 of the Local Development Plan (The applicant is proposing 73% affordable housing). This will be controlled by way of Condition.

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Comments from public:

1. Concerns that future residents will complain about noise generation from existing public house (The Grove) that bounds the proposed development site to the west - This issue has been addressed above.
2. Query as to whether existing boundary wall between development site and public house to the west will be retained or removed - A condition will be attached to the permission requiring details of boundary enclosures and hard/soft landscaping.
3. Loss of existing car park - The car park is no longer in Local Authority ownership having been sold. Therefore the landowner could prevent access to this area at any time.
4. Highway safety implications on Mill Street as a result of the development - The Transportation Engineering Manager raises no objection subject to conditions.
5. Loss of car park will detrimentally impact on adjoining accountants business - The land on which the car park is located is privately owned.
6. Loss of daylight to adjoining offices - It is considered that the proposed development has been appropriately sited to ensure there is no unacceptable loss of daylight to the nearby accountants office.
7. Security implications for adjoining office by virtue of introducing footpath along side of office - It is desirable from a planning perspective to allow direct pedestrian access from the development site onto Commercial Street. This path will be well surveyed from Commercial Street as well as from within the site.
8. Poor design of proposed buildings in key gateway position - For the reasons outlined above, the design, massing and proposed materials are considered to be acceptable in this prominent location.
9. The proposed development will prejudice future redevelopment of existing office -This is not a planning consideration.

Other material considerations: The Local Authority currently has a housing land supply of 2 years. The proposed development will provide 34 new homes, 73% of which will be affordable, on brownfield land within the Settlement Boundary.

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The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 04) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.

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- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 08) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the first occupation of the development hereby approved.
REASON: In the interests of the visual amenities of the area.
- 09) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.

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- 10) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 11) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 12) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 13) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 14) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 43 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 15) This permission does not grant any consent for or allow the felling or any other works to any trees protected by CCBC Tree Preservation Order No. 22/05/CCBC.
REASON: For the avoidance of doubt as to the scope of the permission hereby granted.

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- 16) The following activities must not be carried out under any circumstances:
- a) no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) no works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c) no equipment, signage, fencing, tree protection barriers, materials, components, utilities, vehicles or structures shall be attached to or supported by a retained tree.
 - d) no mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - e) no alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
- REASON: In the interests of visual amenity.
- 17) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
 - e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,

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- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

- 18) No development or site/vegetation clearance shall take place until a detailed Reptile Method Statement has been prepared by a competent ecologist and submitted for the approval of the Local planning Authority. The approved details shall be strictly complied with.

REASON: To ensure that reptiles are protected.

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- 19) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and rights of Way Act 2000.
- 20) Prior to the commencement of work on site details of the replacement hedgerow, including its species composition and future management, shall be submitted to the local Planning Authority for approval. The approved details shall be complied with and the replacement hedgerow shall be planted within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 21) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at 106 Commercial Street, Risca, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 22) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling or Swift) on the new properties at 106 Commercial Street, Risca, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

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- 23) The development shall be carried out in accordance with the following approved plans and documents:
Flood Consequences Assessment, prepared by Blackburn Griffiths Ltd (August 2017), received 11.08.2017;
Site Location Plan, received 08.06.2017;
Drawing No. 14037(05) 117, Rev. A, Plans & Elevations Fog - Plot 30, received 08.06.2017;
Drawing No. 14037(05) 118, House Type 764 - Render, received 08.06.2017;
Drawing No. 14037(05) 119, House Type 847 DQR - Brick, received 08.06.2017;
Drawing No. 14037(05) 120, House Type 851 - Render, received 08.06.2017;
Drawing No. 14037(05) 121, House Type 970 DQR - Brick, received 08.06.2017;
Drawing No. 14037(05) 122, House Type 842 - Side Entry - Render, received 08.06.2017;
Project Ref. 2883, Drawing No. 201, Drainage Layout, received 08.06.2017;
Drawing No. 14037(05) 104, Rev. A, Side Elevations, received 08.06.2017;
Drawing No. 14037(05) 111, Rev. B, Floor Plans - FOG (Plot 6) & Apts.7-10, received 08.06.2017;
Drawing No. 14037(05) 110, Rev. C, Apartment Block Plots 11 - 17, received 08.06.2017;
Drawing No. 14037(05) 114, Elevations - Supported Living Plots 18-23, received 08.06.2017;
Drawing No. 14037(05) 113, Rev. B, Floor Plans - Supported Living Plots 18-23, received 08.06.2017;
Drawing No. 14037(05) 103, Rev. C, Alternative Site Layout - Mill Street, received 08.06.2017;
Drawing No. 14037(05) 116, Rev. A, Elevations - Plots 11-17, received 08.06.2017;
Drawing No. 14037(05) 115, Elevations - Plots 6-10, received 08.06.2017;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 24) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and agreed in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the agreed scheme. The scheme shall include:
- a. The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than one of the approved housing units.
 - b. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, except where tenants exercise the Right to Acquire under the Housing Act 1996.

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c. 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.

d. Where the development is not carried out by a Registered Social Landlord (RSL) the arrangements for the transfer of the constructed affordable housing to a Registered Social Landlord.

e. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing (unless no market housing is provided within the development hereby approved).

REASON: To ensure that affordable housing is provided in accordance with adopted Council policy.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

