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Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr  
Bridgend County Borough Council

Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB



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**Cyfarwyddiaeth y Prif Weithredwr / Chief Executive's Directorate**  
Deialu uniongyrchol / Direct line /: 01656 643148 / 643694 / 643513  
Gofynnwch am / Ask for:

Ein cyf / Our ref:  
Eich cyf / Your ref:

**Dyddiad/Date:** Dydd Mercher, 7 Mai 2025

Annwyl Cyngorydd,

**CABINET**

Cynhelir Cyfarfod Cabinet mynychu trwy Siambr y Cyngor, Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont ar Ogwr / o bell Trwy Timau Microsoft. CF31 4WB ar **Dydd Mawrth, 13 Mai 2025** am **14:30**.

**AGENDA**

- 1 Ymddiheuriadau am absenoldeb  
Derbyn ymddiheuriadau am absenoldeb gan Aelodau.
- 2 Datganiadau o fuddiant  
Derbyn datganiadau o ddiddordeb personol a rhagfarnol (os o gwbl) gan Aelodau / Swyddogion yn unol â darpariaethau'r Cod Ymddygiad Aelodau a fabwysiadwyd gan y Cyngor o 1 Medi 2008.
- 3 Cymeradwyaeth Cofnodion  
I dderbyn am gymeradwyaeth y Cofnodion cyfarfod y 08/04/2025 3 - 10
- 4 Canllawiau Cynllunio Atodol Drafft ar gyfer Cyfleusterau Hamdden Awyr Agored  
11 - 54
- 5 Cyhoeddwyd yr adroddiad  
55 - 120

- 6      Rhaglen Moderneiddio Ysgolion Amnewid Ysgol Gynradd Mynydd Cynffig - Caffael ac Addasu Dyddiad Agor yr Ysgol 121 - 126
- 7      Dyddiadau Arfaethedig ar gyfer Cyfarfodydd y Cabinet, Pwyllgor Cydraddoldeb y Cabinet a Phwyllgor y Cabinet Rhianta Corfforaethol 127 - 132
- 8      Materion Brys

I ystyried unrhyw eitemau o fusnes y, oherwydd amgylchiadau arbennig y cadeirydd o'r farn y dylid eu hystyried yn y cyfarfod fel mater o frys yn unol â pharagraff 2.4 (e) o'r Rheolau Trefn y Cabinet yn y Cyfansoddiad.

Nodyn: Bydd hwn yn gyfarfod Hybrid a bydd Aelodau a Swyddogion mynychu trwy Siambr y Cyngor, Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont ar Ogwr / o bell Trwy Timau Microsoft. Bydd y cyfarfod cael ei recordio i'w drosglwyddo drwy wefan y Cyngor. Os oes gennych unrhyw gwestiwn am hyn, cysylltwch â [cabinet\\_committee@bridgend.gov.uk](mailto:cabinet_committee@bridgend.gov.uk) neu ffoniwch 01656 643148 / 643694 / 643513 / 643159

Yn ddifffuant

**K Watson**

Prif Swyddog, Gwasanaethau Cyfreithiol a Rheoleiddio, AD a Pholisi Corfforaethol

#### **Dosbarthiad:**

Cynghorwr:

E L P Caparros

P Davies

M J Evans

N Farr

J Gebbie

M Jones

JC Spanswick

HM Williams

CABINET - DYDD MAWRTH, 8 EBRILL 2025

COFNOD O BENDERFYNIAD CYFARFOD O'R CABINET A GYNHALIWDYD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB AR DYDD MAWRTH, 8 EBRILL 2025 14:30

Presennol

Y Cyngorydd J Gebbie – Cadeirydd

N Farr  
M Jones

E L P Caparros

P Davies

M J Evans

Presennol – O Bell

JC Spanswick

HM Williams

Ymddiheuriadau am Absenoldeb

Janine Nightingale

Swyddogion:

Alex Rawlin  
Carys Lord  
Claire Marchant  
Kelly Watson  
Mark Shephard  
Lindsay Harvey  
Zak Shell  
Michael Pitman

Rheolwr Polisi Corfforaethol a Materion Cyhoeddus  
Prif Swyddog - Cyllid, Perfformiad a Newid  
Cyfarwyddwr Corfforaethol - Gwasanaethau Cymdeithasol a Lles  
Prif Swyddog – Gwasanaethau Cyfreithiol, Adnoddau Dynol a Rheoleiddio  
Prif Weithredwr  
Cyfarwyddwr Corfforaethol – Addysg a Chymorth i Deuluoedd  
Pennaeth Gwasanaethau Cymdogaeth  
Swyddog Gwasanaethau Democrataidd – Pwyllgorau

Datganiad o Fuddiannau

Y Cyng Paul Davies – Buddiant rhagfarnus yn eitem 6

Y Cyng Neelo Farr – Buddiant rhagfarnus yn eitem 6  
Y Cyng Eugene Caparros – Buddiant rhagfarnus yn eitem 6

**471. Cymeradwyo'r Cofnodion**

|                               |                                                                                               |
|-------------------------------|-----------------------------------------------------------------------------------------------|
| Y Penderfyniad Wnaed          | <u>PENDERFYNWYD</u> : cymeradwyo cofnodion 18/02/2025 ac 11/03/2025 fel cofnod gwir a chywir. |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025                                                                                |

**472. Polisi Cludiant â Chymorth**

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|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y Penderfyniad Wnaed          | <p>Cyflwynodd Cyfarwyddwr Corfforaethol y Gwasanaethau Cymdeithasol a Lles adroddiad oedd yn gofyn am gymeradwyaeth y Cabinet ar gyfer Polisi Cludiant â Chymorth y Gwasanaethau Cymdeithasol a Lles.</p> <p>Roedd y polisi'n egluro sut y dylai darparu cludiant â chymorth gan yr Awdurdod fod y dewis olaf i'w ddefnyddio i sicrhau bod unigolyn yn gallu cael mynediad at wasanaeth a nodwyd i ateb angen neu sicrhau canlyniad, gan gynnwys defnyddio dewisiadau cludiant teuluol, cyhoeddus a/neu gymunedol. Rhoddai'r polisi hefyd ganllawiau i staff, wrth ystyried yr angen am gludiant i gael mynediad at wasanaeth sy'n ateb angen neu'n sicrhau canlyniad a nodwyd, i'w cynorthwyo i sicrhau bod blaenoriaeth i ddefnyddio darpariaeth cludiant yn cael ei rhoi i'r rhai sydd ei hangen fwyaf.</p> <p>Croesawodd y Dirprwy Arweinydd yr adroddiad a'r ffaith fod y newidiadau arfaethedig yn amserol gan ei bod yn hen bryd.</p> <p><u>PENDERFYNWYD</u>: bod y Cabinet yn cymeradwyo Polisi Cludiant â Chymorth y Gwasanaethau Cymdeithasol a Lles (Atodiad 1) i ddod i rym ar y 1<sup>af</sup> o Fai 2025.</p> |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**473. Arolygiad Arolygiaeth Gofal Cymru (AGC) o Wasanaethau Rheoledig  
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr**



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| Y Penderfyniad Wnaed          | <p>Cyflwynodd Cyfarwyddwr Corfforaethol y Gwasanaethau Cymdeithasol a Lles adroddiad oedd yn rhoi gwybod i'r Cabinet am ganlyniadau arolygiad AGC a wasanaethau gofal cymdeithasol i oedolion a reoleiddir gan y cyngor dros y flwyddyn ddiwethaf.</p> <p>Dywedodd fod chwe arolygiad wedi cael eu cynnal gan AGC. Rhoddodd gefndir i'r pedair thema a ystyriwyd yn ystod yr arolygiadau: lles, ansawdd gofal a chymorth, arweinyddiaeth/rheolaeth, a'r amgylchedd (ac eithrio gofal cartref). Ychwanegodd fod sgoriau newydd AGC (Da, Rhagorol, Angen Gwella a Gwael) wedi cael eu cyflwyno cyn eu cyhoeddi'n ffurfiol yn 2025. Tynnodd sylw at ganfyddiadau allweddol yr arolygiad ar gyfer y chwe ysgol fel y nodir yn adran 3 yr adroddiad.</p> <p>Gofynnodd Aelod y Cabinet dros Adfywio, Datblygu Economaidd a Thai a oedd yr arolygiadau'n cwmpasu darparwyr gofal cartref mewnol ynteu allanol. Cadarnhaodd Cyfarwyddwr Corfforaethol y Gwasanaethau Cymdeithasol a Lles mai dim ond gwasanaethau dan arweiniad y cyngor oeddent. Roedd darparwyr allanol yn cael eu harolygu ar wahân.</p> <p>Gofynnodd Aelod y Cabinet dros Adfywio, Datblygu Economaidd a Thai a oedd y gwasanaethau wedi cael eu dewis ar hap ynteu'n ymweliadau wedi cael eu cynllunio. Cadarnhaodd Cyfarwyddwr Corfforaethol y Gwasanaethau Cymdeithasol a Lles fod y rhain wedi cael eu dewis ar hap a'u hymweliadau yn rhai dirybudd. Gofynnodd Aelod y Cabinet hefyd sut y câi cynnydd ei fonitro yn y cartrefi lle yr oedd angen gwelliannau. Esboniodd Cyfarwyddwr Corfforaethol y Gwasanaethau Cymdeithasol a Lles fod y rhain yn cael eu holrhain drwy'r traciwr rheoleiddio sy'n cael ei fonitro gan y Pwyllgor Llywodraethu ac Archwilio.</p> <p>Gofynnodd Aelod y Cabinet dros Adnoddau, o ran y gwelliant sydd ei angen ar gyfer cynlluniau personol nad ydynt yn cael eu diweddarau yn Nhŷ Ynysawdre, beth oedd y problemau penodol, a sut y caiff gwelliannau eu sicrhau yn weithredol cyn y sgôr nesaf. Dywedodd Cyfarwyddwr Corfforaethol y Gwasanaethau Cymdeithasol a Lles fod gwelliannau'n cynnwys safoni dogfennaeth ar draws cartrefi, adolygiadau rheolaidd gan reolwyr, ymchwilio'n fanwl i gynlluniau gofal ac ymweliadau sicrhau ansawdd i sicrhau bod arfer yn cyd-fynd â chartrefi eraill cyn yr arolygiad nesaf.</p> <p><u>PENDERFYNWYD:</u> Bod y Cabinet yn nodi cynnwys yr adroddiad.</p> |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

474. Dyraniadau o dan Gynllun Grant Cyfalaf Cyngorau Tref a Chymuned, 2025-26

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| Y Penderfyniad Wnaed | <p>Cyflwynodd Pennaeth Gweithrediadau – y Gwasanaethau Cymunedol adroddiad oedd yn gofyn i'r Cabinet gymeradwyo dyrannu cyllid cyfalaf i Gyngorau Tref a Chymuned i ddatblygu prosiectau yn unol â'r argymhellion yn yr adroddiad hwn o gynllun Grant Cyfalaf Cyngorau Tref a Chymuned (C&amp;C) ar gyfer 2025-26.</p> <p>Esboniodd fod gan BCBC £50,000 wedi'i ddyrannu ar gyfer 2025-26 a'r blynedd dilynol yn y Rhaglen Gyfalaf a gymeradwywyd gan y Cyngor i gefnogi ceisiadau gan Gyngorau Tref a Chymuned ar gyfer prosiectau cyfalaf. Gyda'r swm oedd yn cael ei gario arian ymlaen o 2024-25, y gyllideb sydd ar gael ar gyfer 2025-26 yw £171,892.90.</p> <p>Gofynnodd yr Arweinydd pam yr agorwyd y gronfa yng nghanol y flwyddyn ac awgrymodd y dylid osgoi hyn oherwydd gosod praeseptau'r cyngor.</p> <p>Gofynnodd Aelod y Cabinet dros Adnoddau a oedd y Cyngorau Tref a Chymuned yn ymwybodol o'r cynllun, y meini prawf, a'r broses, ac ym mha ffordd yr oedd hyn yn cael ei hyrwyddo iddynt. Dywedodd Pennaeth Gweithrediadau – y Gwasanaethau Cymunedol fod pob Cyngor Tref a Chymuned wedi derbyn llythyr yn eu gwneud yn ymwybodol o'r grant, ond nad oeddem yn siŵr, fodd bynnag, eu bod i gyd yn deall y grant a ph'un a oeddent yn gymwys i wneud cais amdano, ac roedd yn cydnabod bod angen gweithio mwy ar gysylltu.</p> <p>Gofynnodd Aelod y Cabinet dros Adnoddau pa gefnogaeth oedd ganddynt ar gyfer ceisiadau. Esboniodd Pennaeth Gweithrediadau – y Gwasanaethau Cymunedol fod y cynlluniau presennol yn cynnwys y swyddog presennol yn cynorthwyo ymgeiswyr aflwyddiannus i ailymgeisio. Mae cynlluniau tymor hwy yn dibynnu ar swydd cysylltydd newydd i ddarparu cymorth, arweiniad a chyd-drefnu pwrpasol i Gyngorau Tref a Chymuned ar draws amrywiol faterion, gan gynnwys grantiau. Disgwylid recriwtio ar gyfer y swydd hon yn ystod yr ychydig fisoedd nesaf.</p> <p>Gofynnodd Aelod y Cabinet dros Gyllid a Pherfformiad a ellid gwneud gwelliant i'r argymhelliad i ganiatáu ailagor y gronfa ac iddi aros ar agor nes i'r cyllid beidio â bod ar gael mwyach. Credai y byddai hyn yn caniatáu mwy o ymgysylltiad a defnydd o'r cyllid. Roedd yr aelodau'n cytuno â'r argymhelliad hwn.</p> <p><u>PENDERFYNWYD:</u> Bod y Cabinet yn cymeradwyo:</p> |
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|                               | <p>1. Dyrannu cyllid cyfalaf o fewn y Rhaglen Gyfalaf bresennol o £40,000 o dan gynllun Grant Cyfalaf Cynghorau Tref a Chymuned, 2025-26 i ddatblygu prosiectau yn unol â'r ceisiadau penodol a nodir yn Nhabl 2 a 3.</p> <p>Cytunodd Aelodau'r Cabinet ar welliant i'r ail bwynt, oedd fel a ganlyn:</p> <p>2. Ailagor y gronfa a chaniatáu i'r cyfnod dyrannu aros ar agor am gyfnod amhenodol, yn amodol ar y cyllid fyddai ar gael</p> |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025                                                                                                                                                                                                                                                                                                                                                                                                                             |

475. Adolygiad o'r Cynllun Corfforaethol ar gyfer 2025/26

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| Y Penderfyniad Wnaed | <p>Cyflwynodd y Rheolwr Polisi a Pherfformiad Corfforaethol adroddiad oedd yn rhoi amlinelliad o Gynllun Cyflawni'r Cynllun Corfforaethol, wedi ei ddiweddarau ar gyfer 2025/26.</p> <p>Esboniodd fod yr Amcanion Lles wedi cael eu gostwng o 7 i 4 gyda rhai wedi eu cyfuno neu wedi eu cynnwys mewn rhai eraill:</p> <ul style="list-style-type: none"><li>• Lles:<ul style="list-style-type: none"><li>○ Lle llewyrchus gyda chymunedau ffyniannus</li><li>○ Creu gwasanaethau cyhoeddus modern, diwnïad</li><li>○ Galluogi pobl i gyflawni eu potensial</li><li>○ Cefnogi ein rhai mwyaf agored i niwed</li></ul></li><li>• Gostyngwyd y nodau o 41 i 20.</li><li>• Gostyngwyd y dangosyddion perfformiad o 108 i 65.</li><li>• Gostyngwyd yr ymrwymïadau o 80 i 61.</li></ul> <p>Roedd targedau'r Rheolwr Polisi a Pherfformiad Corfforaethol wedi cael eu cymeradwyo'n wleidyddol ar wahân i'r CPDP. Yn 2024, roedd y CMB wedi gofyn am i'r broses hon gael ei symleiddio, ac i'r ddau fynd drwy gymeradwyaeth wleidyddol gyda'i gilydd. Cafodd y newid hwn ei ymgorffori yn y broses, a</p> |
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|                               | <p>chynhwyswyd y targedau yn Atodiad 2.</p> <p>Gofynnodd Aelod y Cabinet dros Adnoddau a ellid ymhelaethu ar Amcan 2 ynghylch y camau a gymerwyd / gynigiwyd i wella cyfathrebu â thrigolion, plant a phobl ifanc er mwyn canolbwyntio mwy ar gwsmeriaid. Esboniodd y Rheolwr Polisi a Pherfformiad Corfforaethol fod yr ymrwymiad hwn yn dod o dan gyfrifoldeb y tîm Cyfathrebu a dywedodd fod cynlluniau a cherrig milltir manwl wrthi'n cael eu datblygu. Câi manylion pellach eu darparu'n uniongyrchol gan y Rheolwr Cyfathrebu maes o law.</p> <p>Tynnodd yr Arweinydd sylw at nifer o'r targedau yn yr adroddiad nad oeddent yn ddigon heriol i'n gwthio. Awgrymodd feincnod uwch ar gyfer nifer o'r targedau oedd wedi aros yr un fath ers blynnyddoedd. Cytunai'r Prif Weithredwr â'r awgrym hwn ond pwysleisiodd bwysigrwydd cael targedau realistig a chyraeddadwy yn y sefyllfa ariannol bresennol.</p> <p>Gofynnodd Aelod y Cabinet dros Adnoddau pam yr oedd diffyg gwelliannau i darged salwch. Dywedodd y Prif Weithredwr fod penderfyniad wedi cael ei wneud nifer o flynyddoedd yn ôl i ddileu hwn oherwydd ei natur afrealistig gan nad oedd modd rheoli salwch yn aml oherwydd ffactorau allanol ac yn y blaen. Fodd bynnag, roedd yn hapus i hyn gael ei ailystyried yn y dyfodol.</p> <p><u>PENDERFYNWYD:</u> Bod y Cabinet:</p> <ul style="list-style-type: none"> <li>• Wedi ystyried a chytuno ar y CPDP arfaethedig ar gyfer 2025/26 yn Atodiad 1</li> <li>• Wedi ystyried a chytuno ar dargedau'r dangosyddion perfformiad arfaethedig ar gyfer 2025/206 yn Atodiad 2.</li> </ul> |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**476. Eitemau Brys**

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|-------------------------------|-----------------------|
| Y Penderfyniad Wnaed          | Nid oedd eitemau brys |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025        |

## 477. Gwahardd y Cyhoedd

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| Y Penderfyniad Wnaed          | <p><u>PENDERFYNWYD:</u></p> <p>Nid oedd yr eitemau canlynol i gael eu cyhoeddi gan eu bod yn cynnwys gwybodaeth a eithriwyd fel y'i diffinnir ym Mharagraffau 14 o Ran 4 a Pharagraff 21 o Ran 5, Atodlen 12A o Ddeddf Llywodraeth Leol 1972, fel y'i diwygiwyd gan Orchymyn Llywodraeth Leol (Mynediad at Wybodaeth) (Amrywiad) (Cymru) 2007.</p> <p>Yn dilyn cymhwyso prawf budd y cyhoedd, penderfynodd y Cabinet yn unol â'r Ddeddf ystyried yr eitemau hyn yn breifat, gyda'r cyhoedd yn cael eu heithrio o'r cyfarfod yn ystod yr ystyriaeth honno.</p> |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## 478. Cymeradwyo Cofnodion a Eithriwyd

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| Y Penderfyniad Wnaed          | <p><u>PENDERFYNWYD:</u></p> <p>Cymeradwyo cofnodion a eithriwyd 18/02/2025 ac 11/03/2025 fel cofnod gwir a chywir.</p> |
| Dyddiad Gwneud y Penderfyniad | 08 Ebrill 2025                                                                                                         |

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|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting of:</b>                                   | <b>CABINET</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Date of Meeting:</b>                              | <b>13 MAY 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Report Title:</b>                                 | <b>DRAFT OUTDOOR RECREATION FACILITIES<br/>SUPPLEMENTARY PLANNING GUIDANCE</b>                                                                                                                                                                                                                                                                                                                                                     |
| <b>Report Owner /<br/>Corporate Director:</b>        | <b>CORPORATE DIRECTOR - COMMUNITIES</b>                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Responsible<br/>Officer:</b>                      | <b>JACK DANGERFIELD<br/>SENIOR STRATEGIC PLANNING POLICY OFFICER</b>                                                                                                                                                                                                                                                                                                                                                               |
| <b>Policy Framework<br/>and Procedure<br/>Rules:</b> | <b>There is no impact on the policy framework or procedure<br/>rules.</b>                                                                                                                                                                                                                                                                                                                                                          |
| <b>Executive<br/>Summary:</b>                        | <b>The purpose of this report is to seek Cabinet approval to<br/>consult on the Draft Outdoor Recreation Facilities<br/>Supplementary Planning Guidance (SPG) document.<br/>Subsequent adoption of this SPG will enable effective<br/>implementation of the Outdoor Recreation Facilities policy<br/>within the adopted Replacement Local Development Plan<br/>(RLDP), the Council's statutory land-use Planning<br/>document.</b> |

## 1. Purpose of Report

- 1.1 The purpose of this report is to seek Cabinet approval to consult on the Draft Outdoor Recreation Facilities Supplementary Planning Guidance (SPG) document (**Appendix 1**).

## 2. Background

- 2.1 The adopted Replacement Local Development Plan (RLDP, March 2024) plays a key role in ensuring new housing development incorporates the appropriate amount and mix of outdoor recreation facilities to alleviate the additional pressure placed upon existing facilities. This helps to ensure that developments remain sustainable and can support the needs of the community long-term.

- 2.2 The purpose of the Outdoor Recreation Facilities SPG is to support and provide further direction on the implementation of RLDP Policy *COM10: Provision of Outdoor Recreation Facilities*, which requires development to provide a specific quantity of recreation space on-site, thus helping to create sustainable, cohesive and inclusive communities where everyone has access to good quality recreation spaces and facilities.
- 2.3 Policy COM10 defines five categories of outdoor recreation facility to reflect those set out in the Fields in Trust's (FiT) 'Beyond the Six Acre Standard'. The policy sets a spatial requirement (hectares) per 1,000 population for each facility typology. These include:
- **Playing Pitches** – Areas marked for formal, pitch-based recreation activities such as football, rugby union/league and cricket pitches;
  - **Other Outdoor Sports** – Non-pitch sports facilities, such as tennis courts, bowling greens and athletics tracks;
  - **Equipped/Designated Play Areas** – Either Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) or Neighbourhood Equipped Areas for Play (NEAPs);
  - **Other Outdoor Provision** – Other types of sports facilities not included in the above categories, such as Multi-Use Games Areas (MUGAs) and skate parks; and
  - **Allotment provision** - Open space dedicated to food growing.
- 2.4 This SPG converts the policy requirement from hectares per 1,000 population to square metres per dwelling to enable officers and developers to calculate the spatial requirement on-site. In cases where proposed development is not able to deliver the required quantity of recreation space on-site, financial contributions may be acceptable in lieu to support and/or enhance provision elsewhere in the vicinity of the development. The SPG includes a set of evidenced-based costings reflective of how much it would cost to both provide the different types of recreation facility off-site and to maintain on-site and off-site facilities over a 15-year period. With the inclusion of these costings in the SPG, the Council will be able to justify seeking appropriate planning contributions to cover the cost of the provision and maintenance of high quality, inclusive and accessible recreation facilities throughout the County Borough.
- 2.5 Where developers justify that the full policy requirement cannot be met on-site, the Local Planning Authority (LPA) will refer to the results of the latest Outdoor Sport and Children's Playing Space audit and/or the Allotments and Community Gardens audit to determine which typologies should, where possible, be prioritised on-site. These audits will also be used to help identify how commuted sums should be spent to meet local need.
- 2.6 The SPG also includes design guidance for the provision of outdoor recreation facilities and links to a range of external 'best practice' guidance documents. This



section was informed by a Health Impact Assessment and is intended to ensure that facilities delivered are inclusive, accessible, environmentally sustainable, and maximise health and wellbeing benefits to all. This approach is key to ensuring balanced, socially cohesive and sustainable communities.

2.7 Policy COM10 requires developments to provide the following quantities of recreation space for each typology:

- 1.2 hectares of Playing Pitches per 1,000 population;
- 1.6 hectares of Other Outdoor Sports (non-pitch) per 1,000 population;
- 0.25 hectares of Equipped/Designated Play Areas per 1,000 population;
- 0.3 hectares of Other Outdoor Provision per 1,000 population; and
- 0.2 hectares of Allotment Provision per 1,000 population.

2.8 However, due to physical size and viability constraints associated with smaller developments, the SPG clarifies that the policy requirement will only apply to developments with eleven or more dwellings.

2.9 The existing SPG 05: Outdoor Recreation Facilities and New Housing Development was adopted on 9<sup>th</sup> March 2022 and was prepared to expand upon the previous LDP's outdoor recreation facilities policy. Since its adoption, new Fields in Trust standards, which define a target for the quantity of recreation space provision, have been introduced. These standards are universally accepted as the recommended benchmark for the provision of recreation space and facilities. The existing SPG is therefore out-of-date and requires re-drafting so it aligns with the adopted RLDP Policy COM10. The SPG also needs updating to provide current evidence-based cost figures to guide committed sums. This will ensure capital and maintenance sums secured through the planning system will better reflect the actual cost of providing such facilities. Indexation of the supporting evidence used to inform the SPG will enable these sums to be updated annually to ensure they remain current.

2.10 The Development Control Committee were informed of the need to revise the Outdoor Recreation Facilities SPG at their meeting of 8<sup>th</sup> August 2024, with two Members of the Committee volunteering to champion the production of the updated Outdoor Recreation Facilities SPG and work alongside the Senior Strategic Planning Policy Officer to progress the SPG. The draft attached to this report (**Appendix 1**) represents the culmination of this workstream.

### **3. Current situation / proposal**

3.1 The Draft Outdoor Recreation Facilities SPG is intended to support and provide further direction on the implementation of Policy *COM10: Outdoor Recreation Facilities* contained within the adopted RLDP. Once adopted, the Outdoor Recreation Facilities SPG will be a material consideration in the determination of all planning applications for residential development including applications for renewal of

consents. It will update and replace the previous SPG 05: Outdoor Recreation Facilities & New Housing Development (adopted March, 2022).

3.2 This SPG provides updated, specific guidance on:

- How developers should calculate the required quantity of the five recreational facility typologies defined by Policy COM10 on-site;
- How developers should calculate the split between on-site provision and a financial contribution for the enhancement/provision, if required;
- How to calculate a suitable financial contribution to cover the long-term maintenance of either/both on-site and off-site facilities;
- The use of planning obligations (via s106 agreements) to secure outdoor recreation facility provision off-site;
- Information on the Council's preferred accessibility benchmark standards for each recreation facility typology;
- Design guidance for the five typologies of recreational facility to encourage best practice when providing new facilities on-site; The Council's approach to the management and maintenance of on-site recreation facilities;
- Information on the Council's preferred approach to the management and maintenance of on-site outdoor recreation facilities; and
- How issues surrounding development viability may be considered in respect of outdoor recreation facility provision.

3.3 Prior to seeking Council approval for adoption, the Outdoor Recreation Facilities SPG will be subject to a public consultation exercise. Consultation responses will be sought to influence and shape the final version of the SPG. A consultation report will be presented back to Cabinet then Council to document a general summary of comments, the issues raised, the LPA's response and how those comments have influenced the final version of the SPG. Once adopted, the final SPG will add weight to the interpretation and application of RLDP Policy COM10, provide more detailed advice to planning applicants and will become a material consideration in the determination of planning applications.

**4. Equality implications (including Socio-economic Duty and Welsh Language)**

4.1 An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

**5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives**

- 5.1 The Outdoor Recreation Facilities SPG will provide additional guidance and material weight to support adopted RLDP Policy COM10: Outdoor Recreation Facilities, which seeks to enhance the supply and standard of outdoor recreation facilities. This is a key contributory factor to delivering Local Wellbeing Objective 7; 'A County Borough where we support people to live healthy and happy lives'. It also contributes to Objective 5; 'A County Borough that is responding to the climate and nature emergency'.
- 5.2 The SPG will also contribute to the following goals within the Well-being of Future Generations (Wales) Act 2015:
- A resilient Wales – Enabling residents to access opportunities for food growing close to where they live, live closer to nature, and for socialising. By designing in natural habitats, wherever possible, the SPG also supports wildlife to thrive.
  - A more equal Wales – By providing accessible and inclusive recreation facilities, the SPG is helping to ensure that everyone has the opportunity to exercise and participate in sports and in play activities.
  - A healthier Wales – By providing equitable access to recreation facilities close to where people live is essential for ensuring that residents have the opportunity to socialise, play and exercise, all important contributors to health and wellbeing.
  - A Wales of cohesive communities – Enabling well-connected, accessible and inclusive spaces for people to meet and socialise together will foster sustainable, socially cohesive communities.

## **6. Climate Change Implications**

- 6.1 Outdoor recreation facilities and spaces play an important role in meeting the challenge of climate change and flooding through integrating Sustainable Drainage Systems (SuDS) and providing opportunities for conserving and enhancing the natural environment. The SPG will enable the provision of appropriate recreation facilities in accessible locations (close to new dwellings and/or active travel routes). This will help reduce dependence upon private vehicles, minimise the need for residents to travel to access recreation facilities and therefore help reduce carbon emissions. The SPG will also promote well-designed recreation facilities that utilise durable materials, thereby minimising the future maintenance burden and the need for replacement materials in the medium to long-term. Enabling community food-growing spaces close to where people live will also provide residents with the opportunity to source food with minimal impact on the environment.

## **7. Safeguarding and Corporate Parent Implications**

7.1 There are no Safeguarding and Corporate Parent implications from this report.

## **8. Financial Implications**

8.1 There are no financial implications arising from this report.

## **9. Recommendations**

9.1 It is recommended that Cabinet:

- (a) Approve the Draft Outdoor Recreation Facilities SPG (**Appendix 1**) as the basis for a public consultation period of 6 weeks;
- (b) Authorise the Corporate Director - Communities and Group Manager - Planning and Development Services to make minor presentational changes, typographical or factual corrections as necessary prior to public consultation; and
- (c) Authorise the Corporate Director - Communities and Group Manager - Planning and Development Services to undertake the public consultation for a period of 6 weeks and to report the results of the public consultation back to Cabinet for approval to send the Report to Council and seek adoption of the final SPG.

## **Background documents**

None





**Bridgend County Borough**  
**Local Development Plan**  
**2018-2033**

**Draft Outdoor Recreation Facilities**  
**Supplementary Planning Guidance**  
**May 2025**

#

Cyngor Bwrdeistref Sirol

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## 1.0 Introduction

- 1.1 The purpose of this Supplementary Planning Guidance (**SPG**) is to support and provide further direction on the implementation of the policies for Outdoor Recreation Facilities (**ORFs**) contained within the adopted (March 2024) Replacement Local Development Plan (**RLDP**). It outlines how ORFs (to accompany new residential development) should be delivered through the planning system throughout Bridgend County Borough. New ORFs should be delivered on-site in the first instance; however an equivalent financial contribution may be accepted in lieu where it is robustly justified. This will help to alleviate the additional pressure created by new development while enabling placemaking-led sustainable development. This multi-faceted approach is key to ensuring balanced, socially cohesive and sustainable communities.
- 1.2 Once adopted, this SPG will be a material consideration in the determination of all planning applications for residential development including applications for renewal of consents. It will update and replace the previous SPG 05: Outdoor Recreation Facilities and New Housing Development (2022).
- 1.3 Anyone wishing to submit an application for residential development within Bridgend County Borough is urged to consider this SPG and to contact the Local Planning Authority (**LPA**), in advance of submitting an application, to discuss the issues that are raised in this document on a site-specific basis.
- 1.4 This SPG provides specific guidance on:
- Definitions of the ORF typologies listed within Policy COM10;
  - How to calculate the requirement for each type of ORF on-site, as well as the expected financial contribution if some or all of the required ORFs cannot be provided on-site;
  - Designing each ORF typology;
  - The management and maintenance of on-site ORFs; and
  - How issues surrounding development viability may be considered in respect of ORF provision.



## 2.0 Policy Context

- 2.1 National Planning Policy for the provision of ORFs through the planning system is set out in Future Wales: The National Plan 2040, Planning Policy Wales (PPW) and Technical Advice Note 16 (TAN): Sport, Recreation and Open Space.
- 2.2 **Future Wales: The National Plan 2040** is the national development framework setting out the direction for development in Wales to 2040. The 'Future Wales Outcomes' include '*A Wales where people live and work in connected, inclusive and healthy places*'. Under this outcome, Future Wales states that '*high quality homes meeting the needs of society will be well located in relation to jobs, services and accessible green and open spaces. Places will meet and suit the needs of a diverse population, with accessible community facilities and services*'.
- 2.3 **PPW (Edition 12)** recognises recreation facilities and spaces as important components of placemaking, as well as their contribution towards improving people's health, well-being and amenity. It states that local planning authorities should provide a framework for well-located, good quality sport, recreation and leisure facilities and develop clear policies for the provision, protection and enhancement of these facilities.
- 2.4 **TAN 16: Sport, Recreation and Open Space** provides practical guidance on the role of the planning system in delivering recreation facilities. It sets out the policy framework for the provision and protection of sport, recreation and open space facilities. It equally provides guidance on incorporating sport, recreation, and open space into development plans and ensuring these amenities are accessible, high quality, and meet the needs of the community. It also emphasises the importance of assessing the current and future needs of the community, of setting design standards for open space/recreation facilities, while encouraging community involvement in the planning and management of facilities to ensure they meet local needs.

2.5 **Cwm Taf Morgannwg Public Services Board (PSB) Local Well-being Plan 2023-28** outlines how the PSB will work together to deliver the seven well-being goals for Wales as referenced in the Well-being of Future Generations (Wales) Act 2015. The PSB Local Well-being Plan is framed around the sustainable development principles and focusses on addressing the underlying causes of problems and helping to prevent them worsening or occurring in the future. There are two key objectives: *Healthy Local Neighbourhoods* and *Sustainable and Resilient Local Neighbourhoods*. Delivery of inclusive and accessible ORFs through the planning system alongside new development will significantly contribute to both well-being objectives and foster cohesive, more sustainable communities. The RLDP expresses, in land-use terms, the objectives of the Well-Being of Future Generations (Wales) Act 2015 and priorities of the PSB's Local Well-being Plan.



Newbridge Fields, Bridgend

## 3.0 Background

- 3.1 ORFs are vital for people's health, well-being and amenity, and are often an integral part of an area's network of green infrastructure (multi-functional green space and features), and blue infrastructure (water features). They provide spaces for play, sport, physical activity and opportunities to relax close to nature. They also make an important contribution towards people's quality of life, can help to tackle health inequalities and are a key ingredient of good 'place-making'. Networks of high quality, accessible green spaces and ORFs should also promote nature conservation, biodiversity enhancements and provide opportunities for participation in a wide range of physical activities. Ensuring that ORFs are provided within walking distance to where people live is crucial to tackling climate change by reducing the need to travel and improving the resilience of communities to cope with future climate change impacts. ORFs and spaces can also incorporate Sustainable Drainage Systems (**SuDS**), into their design which play an important role in reducing the impact of flooding. These benefits play a key role in supporting the social, environmental, cultural and economic prosperity of Bridgend and Wales. In providing ORFs, community engagement is key to ensuring that provision reflects the needs and aspirations of local people. The Council places great importance upon working in partnership with the community to deliver essential services and facilities where they are needed.
- 3.2 The RLDP's Sustainable Housing Strategy makes provision for 8,628 homes to meet the housing requirement of 7,575 homes. In order to ensure associated pressure upon existing ORFs is effectively managed, it is imperative to ensure they are maintained and/or enhanced as appropriate. Equally, provision of well-maintained, new ORFs close to where people live is a key component of delivering sustainable communities. The LPA's adopted minimum standards for ORFs are calculated per 1,000 population and are detailed in Section 4. They are derived from Field in Trust's (**FiT**) widely used *Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard*

(Wales). The term, 'ORF', in the context of this guidance, is comprised of and defined using the following terminology:

#### Playing Pitches

- 3.3 *'Playing Pitches'* are defined as areas marked for formal, pitch-based recreation activities, including (but not limited to) association football, rugby union, rugby league, hockey, lacrosse and cricket. This typology also includes facilities ancillary to the purposes of outdoor sports such as changing rooms, toilets, pavilions clubhouses and, where appropriate, for the level of sport played, spectator areas, lighting and training facilities.

#### Other Outdoor Sports (non-pitch)

- 3.4 *'Other Outdoor Sports (non-pitch)'* are defined as areas for non-pitch based recreation activity, including courts and greens comprising natural or artificial surfaces, such as tennis courts, bowling greens, athletics tracks and similar outdoor sports areas.

#### Equipped/Designated Play Areas

- 3.5 *'Equipped/Designated Play Areas'* are areas designated for children and young people, containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. They typically comprise casual or informal playing space within housing developments, including areas containing recreation equipment, grassy areas for children of different ages to enjoy recreation activities, along with equipped playing areas. This category includes Local Areas for Play (**LAPs**), Local Equipped Areas for Play (**LEAPs**) and Neighbourhood Equipped Areas for Play (**NEAPs**).

#### Other Outdoor Provision

- 3.6 *'Other Outdoor Provision'*: this category refers to facilities such as Multi-Use Games Areas (**MUGAs**) and skateboard parks.

#### Allotment Provision

- 3.7 These are areas of open space within and accessible to the urban



environment that can provide moderate exercise, relaxation and the production of fresh fruit and vegetables. They are recognised as areas that provide multi-functional benefits to communities in terms of enhanced sustainability, well-being, leisure opportunities and biodiversity. They also provide community, health and social benefits, encouraging interaction between users of all ages, providing the opportunity to teach and learn, while enhancing local biodiversity.



Great Western Avenue Allotment, Bridgend



## 4.0 Planning Framework

- 4.1 PPW emphasises the planning system's role in providing a framework for well-located, good quality sport, recreational and leisure facilities. This is key to facilitating the well-being of children and adults alike, and for the social, environmental, cultural and economic life of the County Borough's communities. The strategic planning framework for the provision, protection and enhancement of sport, recreation and leisure facilities is set out within Strategic Policy 9 (SP9) and supported by Development Management Policies COM9-13:

### **SP9: Social and Community Infrastructure**

COM9: Protection of Social and Community Facilities

COM10: Provision of Outdoor Recreation Facilities

COM11: Provision of Accessible Natural Greenspace  
(including public open space)

COM12: Provision of Allotments and Community Food Networks

COM13: Provision of Cemeteries

- 4.2 All new housing developments (including 100% affordable housing sites) will be expected to include an appropriate level of ORFs for public amenity purposes in the interest of good design. COM10 is based on the benchmark standards endorsed by FiT, the National Society of Allotment and Leisure Gardeners Policies and Natural Resources Wales' Green Space Toolkit, for the provision of Accessible Natural Green Space. The LPA will work with developers to maintain an optimal level and balance of good quality ORFs and space for all residents. The standards required by COM10 are supported by the Outdoor Sport and Children's Playspace Audit and the Allotment Audit, which will be updated periodically. Provision of ORFs, in accordance with COM10, will also support the wider green infrastructure network in accordance with DNP8. Provision should be delivered on-site in the first instance.
- 4.3 Financial contributions equivalent to the value that would otherwise be expected on-site, may be acceptable where the developer is able to



demonstrate robustly that it is not possible to deliver the full requirement on-site.

- 4.4 In some circumstances, it may be appropriate to utilise off-site financial contributions for larger than local purposes, such as upgrading key facilities that serve both the site in question and a wider catchment area. For example, the centrally located Bryngarw Country Park draws visitors from a wide catchment area, thereby serving residents across the County Borough. Off-site financial contributions could be used in full or in part for projects such as (although not limited to), play area improvements, accessibility improvements, pathway upgrades and restoration of the park's natural heritage. The scope for individual sites to provide planning contributions to this end would be determined on a case-by-case basis, although the strategic sites allocated within the adopted RLDP could provide the greatest scope to provide ORF contributions for larger than local purposes.



## 5.0 Calculating the Requirement

- 5.1 This section sets out how to calculate ORF provision as part of planning submissions in order to achieve compliance with Policy COM10. Worked examples for different development sizes are provided in Appendices A and B.
- 5.2 Policy COM10 details five ORF typologies, together with the standards expected per 1,000 population, as follows:
1. 1.2 hectares per 1,000 population for Playing Pitches;
  2. 1.6 hectares per 1,000 population for Other Outdoor Sports (non-pitch);
  3. 0.25 hectares per 1,000 population for Equipped/Designated Play Areas;
  4. 0.3 hectares per 1,000 population for Other Outdoor Provision; and
  5. 0.2 hectares per 1,000 population for Allotment provision.

### On-Site Provision

- 5.3 The average household size in the County Borough is 2.3 persons (based on Welsh Government's average household size estimates, 2023). This equates to 435 dwellings per 1,000 population, which has been used to calculate the quantum of ORF provision (in square metres) per dwelling. These requirements are set out in Column A of Table 1 below, which should be used to calculate the total quantity of provision required.
- 5.4 An additional financial contribution will be sought alongside on-site provision to cover maintenance costs for a 25-year period; these costs are shown in Column D of Table 1. However, subject to agreement with the LPA, it is acknowledged that there may be instances where the developer may transfer on-site ORFs to a private management company. The maintenance contributions shown in Column D of Table 1 would not be applicable in these instances.



5.5 Table 2 illustrates the form of ORF provision (on-site provision/off-site contribution) for different sized sites that the LPA would typically consider acceptable to meet the requirements of COM10. Applicants should refer to the column that corresponds to the total number of dwellings planned for the development. Where more than one Equipped Play Area is required on-site, the total spatial requirement for Equipped Play Areas should typically be apportioned using the ratio; 1(LAP): 4(LEAP): 10(NEAP). For large development sites, opportunities to co-locate new ORFs within school sites should be considered.



Tennis Courts, Griffin Park, Porthcawl

**Table 1: Cost of On-Site Provision and Off-Site Contributions (Outdoor Recreation Facilities)**

| Type of ORF                                             | ON-SITE PROVISION                  |             | OFF-SITE CONTRIBUTIONS          | APPLICABLE TO ON-SITE & OFF-SITE PROVISION       |
|---------------------------------------------------------|------------------------------------|-------------|---------------------------------|--------------------------------------------------|
|                                                         | A: Requirements per dwelling (sqm) | B: Trigger  | C: Capital Contribution per sqm | D: Maintenance Contribution per sqm (25 years) * |
| Playing Pitches                                         | 27.6                               | See Table 2 | £12.04                          | £18.18                                           |
| Other Outdoor Sports (non-pitch)                        | 36.8                               | See Table 2 | £153.39                         | £144.63                                          |
| Equipped/Designated play areas (LAPs, LEAPs & NEAPs)    | 5.7                                | See Table 2 | LAP: £71.14                     | £184.93                                          |
|                                                         |                                    |             | LEAP: £43.29                    | £37.68                                           |
|                                                         |                                    |             | NEAP: £60.97                    | £34.70                                           |
| Other outdoor provision (MUGAs, skateboard parks, etc.) | 6.9                                | See Table 2 | £64.13                          | £61.03                                           |
| Allotments                                              | 4.6                                | See Table 2 | £557.13                         | £105.30                                          |

\*For information on the requirements for on-site maintenance, please refer to Section 8 of this guidance.

Table 2: Development Thresholds

| Size of Site<br>(Number of Dwellings)                      | 1-10         | 11-50* | 51-100       | 101-200      | 201-500      | 500+                 |
|------------------------------------------------------------|--------------|--------|--------------|--------------|--------------|----------------------|
| Other Outdoor Provision<br>(MUGAs, skateboard parks, etc.) | No           | No     | Contribution | Contribution | Contribution | Yes                  |
| Playing pitches                                            | No           | No     | Contribution | Contribution | Contribution | Yes                  |
| Other outdoor sports<br>(non-pitch)                        | No           | No     | No           | No           | No           | Contribution         |
| Allotments                                                 | No           | No     | No           | No           | Contribution | Yes/<br>Contribution |
| Local Area for Play<br>(LAP)                               | Contribution | Yes    | No           | Yes          | Yes          | Yes                  |
| Local Equipped Area for<br>Play (LEAP)                     | No           | No     | Yes          | Yes          | Yes          | Yes                  |
| Neighbourhood<br>Equipped Area for Play<br>(NEAP)          | No           | No     | No           | No           | Contribution | Yes                  |

\*For developments towards the upper end of the 11-50 dwelling range, the LPA may consider it appropriate to require additional on-site provision where there is a lack of accessible ORFs in the local vicinity. This will be assessed on a case by case basis.



### Off-Site Provision

- 5.6 The LPA recognises that, in some cases, it may not be possible for the required on-site provision set out in Table 2 to be delivered on-site, due to either physical/environmental constraints unique to the site, or issues regarding development viability. In such cases, the applicant must demonstrate this robustly to the LPA and detail the quantum of provision that can be delivered on-site, if any. Where supporting justification is agreed, the LPA will refer to the latest Outdoor Sport and Children's Playing Space Audit and/or the Allotments and Community Gardens Audit to determine which typologies should, where possible, be prioritised on-site to contribute towards local need.
- 5.7 The remaining balance (in square metres) will then be calculated for each of the typologies required by Table 2. A financial contribution will be acceptable in lieu of on-site provision in accordance with the total off-site contribution per square metre in Table 1, Columns C+D (consisting of the capital cost and 25-year maintenance fee). Where more than one Equipped Play Area is required on-site, the financial contribution should be apportioned using the ratio; 1(LAP): 4(LEAP): 10(NEAP).
- 5.8 Table 2 also indicates where a financial contribution is acceptable in the first instance; contributions for these ORFs should be calculated using the same method. The financial contributions in Table 1 will be reviewed annually to take account of inflation.
- 5.9 In certain instances, it may be more appropriate to upgrade existing ORF provision than to provide new facilities on-site. This can be considered if an existing ORF equivalent to the typology required on-site (by Table 2), lies within the walking distance guidelines outlined in Table 3 below. This should be measured from a central point within the red line boundary of the development site (this must take into account any barriers to pedestrians such as railway lines and main roads). The acceptability of an off-site contribution in such instances will be considered on a case-by-case basis, however particular

regard will be given to whether the developer is able to demonstrate either of the following:

- The existing ORF has the capacity to support the increase in population created by the development; or
- The existing ORF is in need of enhancement/expansion (and there is the opportunity to do so).

### Accessibility Benchmark Standards

5.10 Accessibility benchmark standards will be applied to ORFs. These standards are derived from FiT guidance and are set accordingly for each typology. These are indicative walking distances only, as they do not take into account any localised physical barriers. Nevertheless, they provide an indication of the LPA's desired maximum distances between residential dwellings and each type of ORF. On-site provision must comply with these standards in accordance with Policy COM10 in the RLDP. Localised accessibility factors (such as the existence of safe and accessible walking and cycling routes), will need to be duly considered by the applicant in justifying off-site contributions in lieu of on-site provision.

**Table 3: Accessibility Guidance**

| ORF Typology                                          | Walking Guideline                          |                                          |
|-------------------------------------------------------|--------------------------------------------|------------------------------------------|
|                                                       | Walking Distance:<br>Metres from dwellings | Walking Distance:<br>Time from dwellings |
| Playing Pitches                                       | 1,200m                                     | 15 mins                                  |
| All Outdoor Sports                                    | 1,200m                                     | 15 mins                                  |
| Equipped / Designated<br>Play Areas                   | 100m from LAPs                             | 1-1.5 mins from LAPs                     |
|                                                       | 400m from LEAPs                            | 5 mins from LEAPs                        |
|                                                       | 1,000m from NEAPs                          | Approx 12.5 mins<br>from NEAPs           |
| Other Outdoor<br>Provision (MUGAs and<br>skate parks) | 700m                                       | Approx. 9 mins                           |

## 6.0 Section 106 (S106) Agreements

- 6.1 S106 agreements are legal agreements between a planning authority and a landowner/developer, or undertakings offered unilaterally by a landowner/developer, that ensure certain planning obligations related to a development are secured and complied with. ORFs are one such type of planning obligation which will normally be secured by means of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended). S106 agreements bind the land, are registerable as a local land charge and apply to successive owners of the land.
- 6.2 In order to frontload provision, details of the design, size, siting and standard of each ORF will typically be agreed upfront and conditioned as part of the planning consent rather than agreed as a scheme under the s106 agreement. S106 agreements will typically specify the following in relation to ORFs:
- 6.2.1 **Trigger points when ORFs are to be provided on-site.** The trigger points will conventionally be tied to the occupation of open market dwellings. Different forms of ORFs will either need to be delivered in full on or prior to the defined trigger point or at phased stages on or before several trigger points (for larger sites with several types of ORFs).
- 6.2.2 **Transfer arrangements to a management company or to the Council.** Provisions will be included in the s106 agreement to detail by when the management company or the Council will adopt the respective on-site ORFs. The point(s) by which the developer must transfer each ORF will also be specified in the s106 agreement.
- 6.2.3 **The amount and timing of maintenance sums to be paid and any financial contribution in lieu of on-site delivery (if appropriate).** Maintenance sums and any financial contribution in lieu of on-site delivery (**Commutated Sums**) will be calculated in accordance with the guidance detailed in Section 5 of this SPG, and will be payable at a defined trigger point



or phased proportionately over several trigger points (for larger sites). The trigger points will normally be tied to the occupation of open market dwellings. Commuted Sums will be managed by the local authority to maintain ORFs and enable effective off-site provision within the vicinity of the development or, in some instances, for larger than local purposes. Opportunities will also be explored to co-locate ORFs with health and social care provision or community facilities.



Bryngarw Country Park



## 7.0 Designing Outdoor Recreation Facilities

- 7.1 Policy COM10 seeks to ensure a certain quantity of ORF space is delivered alongside new development and these Facilities should be designed upfront for determination as part of each planning application. The design of these ORFs should be of a quality and form that supports the needs of the whole community, promoting accessibility across all typologies. This section begins by setting out design considerations applicable to all ORFs and also signposts to external guidance for each typology.

### FiT Design Standards

- 7.2 The FiT Standards '*Creating Great Spaces for All*' should be used by developers as a starting point to inform the design of ORFs provided. The guidance sets out six 'themes' for their design which build on the FiT benchmark standards. The themes covered include:

- Accessible, safe, and inclusive;
- Promote active, healthy lifestyles;
- Support mental well-being;
- Resilient to climate change;
- Provide space for nature to thrive; and
- Adaptable to community needs.

### Outdoor Recreation Facilities as Green and Blue Infrastructure

- 7.3 Green links to and from new ORFs should be included as part of their design from the outset, as per the requirements of SPG19: Biodiversity and Development. In designing development layouts, developers should look to contribute to improving the accessibility and naturalness of ORFs. In providing ORFs, developers should have particular regard to ensuring that such Facilities are designed to be accessible to all.
- 7.4 The use of SuDS as part of on-site ORFs will be supported where there is a clear recreation and amenity function such as providing a walkway/path, or benches, trees and bins. SuDS areas that are fenced off, with no path or

bench will not be accepted as ORFs. Basins, ponds and lagoons will be expected to be shallow and may offer the potential to plant reedbeds and other types of wetland habitat. Design and layout could connect a series of spaces linking within or to adjacent off-site provision, which would be seen as a positive development and could be agreed for adoption. Land that has protected status, for example Scheduled Ancient Monuments, woodlands with Tree Preservation Orders or Sites of Importance for Nature Conservation (**SINCs**), are also considered unsuitable for designation. Installing formal Equipped Play Areas on land within such areas would have demonstrable harm upon their primary function. In addition, areas that have separate functions, e.g. balancing ponds, attenuation areas or other engineered features, cannot be considered towards formal play provision unless its use as such can be reasonably guaranteed throughout the year. Where SuDS are provided, developers should carefully consider how they can be designed to provide children with opportunities to play and learn about nature/wildlife.

- 7.5 Providing it does not conflict with the primary recreational function of a space/facility, developers should consider how Net Benefit for Biodiversity can be incorporated into schemes. Wherever there is the opportunity, green walls should be created to prevent such a conflict between these functions. Where this is the case, native plant species should be carefully selected and management/maintenance arrangements put in place to ensure their longevity.

#### Mitigating and Adapting to Climate Change

- 7.6 New ORFs should be designed to both mitigate and adapt to climate change, while supporting biodiversity. The following principles should be applied where appropriate, based on the scale and type of ORF:
- Design and manage external space to support local biodiversity and climate change adaptation (i.e. incorporating 'no mow' areas, insect hotels and/or dead wood areas to support local biodiversity);
  - Incorporate strategically placed SuDS to help alleviate flooding when it occurs;

- Maintain existing green spaces to encourage outdoor activity within existing settlements, while minimising the need to travel to partake in outdoor sport and recreation;
- Incorporate community food growing spaces to enhance 'locally grown' options for communities;
- Ensure ORFs capitalise on and link in with new and/or existing active travel routes to promote sustainable travel options;
- Enhance carbon storage within urban areas by increasing tree planting and vegetation, which will also help keep ORFs cool during warm weather and help purify the air; and
- Provide opportunities for community composting schemes.

#### Secured by Design (SBD) Principles and Security

- 7.7 SBD principles should be applied to the design of ORFs to minimise anti-social behaviour and crime levels. SBD is the official police security initiative that works to improve the security of buildings and their immediate surroundings, such as ORFs. Opportunities to install CCTV for ORFs should be considered, where possible, to help combat anti-social behaviour.

#### Local Community Needs and Accessibility

- 7.8 ORFs should be designed to reflect the needs of local communities at different life stages in order to maximise community benefit. Dialogue should be initiated with the community early in the development process, supplemented by use of local health indicators and population profiles to inform the design of ORFs. ORFs should also be designed to promote gender equality and be safe and accessible for all users. Spaces should be appropriately designed to cater for the needs of children with additional learning needs and disabilities.
- 7.9 Major development proposals must be supported by a Health Impact Assessment (**HIA**) where appropriate, in accordance with Policy SP8. This mechanism should be used to demonstrate how the proposal will result in beneficial effects (and avoid adverse impacts), on the key determinants of health in the County Borough. The location, density and play activities

provided should seek to address local health and environmental inequalities.

- 7.10 When locating ORFs, care should be taken to ensure that both light and noise impacts on local residents are minimised, for example by installing lighting with sensor/timed switches. Whether on-site or off-site, active travel connections should also be provided to these Facilities to enable pedestrian and cycle connectivity in the first instance, together with access to public transport facilities.
- 7.11 When designing ORFs, developers should refer to the Council's latest adopted Play Sufficiency Action Plan and seek to incorporate its recommendations, where appropriate.

#### Design Guidance by Outdoor Recreation Facility Typology

- 7.12 External best practice guidance documents for each ORF typology are referenced below. These are recommended for use as a reference point to inform the design of ORFs on-site as part of wider residential and mixed-use developments.

##### **7.12.1 Playing Pitches and Other Outdoor Sports (non-pitch):**

- Sport England - [Outdoor Surfaces Design Guidance](#)
- Sport England - [Clubhouses Design Guidance](#)
- Sport England - [Comparative Sizes of Sports Pitches & Courts \(Outdoor\)](#)
- Cymru Football Foundation - [Changing Room Guidance](#)
- Cymru Football Foundation - [Artificial Grass Football Pitches \(3G\) Guidance](#)
- Sport England - [Accessible and Inclusive Design of Facilities](#)
- Sport England - [Sport-Specific Guidance](#)
- Sports and Play Construction Association (**SAPCA**) - [The SAPCA Code of Practice for the Design, Construction and Improvement of Natural Sports Turf](#)
- SAPCA - [The SAPCA Code of Practice for the Construction and Maintenance of Synthetic Turf Sports Pitches](#)



- The Football Association - [Guide to Artificial Grass Pitches](#)
- SAPCA - [The SAPCA Code of Practice for the Construction and Maintenance of Tennis Courts](#)
- Basketball England - [Basketball England – Outdoor Technical Guidance](#)

#### 7.12.2 Children's Play Areas (Equipped/Designated Play Areas):

- Play Wales – [Creating Accessible Play Spaces: A Toolkit](#)
- Play England - [Design for Play: A Guide to Creating Successful Play Spaces](#)
- HACS – [Guide to Designing Inclusive Playgrounds](#)
- BSI – [Children's Play Areas: A guide to standards for playground equipment and surfacing \(BS EN 1176 series: 2017\)](#)

#### 7.12.3 Other Outdoor Provision (i.e. Multi-Use Games Areas and Skate Parks):

- SAPCA - [The SAPCA Code of Practice for the Construction of Outdoor Multi-Use Games Areas](#)
- [A guide to the Design, Specification & Construction of Multi-Use Games Areas \(MUGAs\)](#)
- Skateboard GB – [Skateboarding: Design and Development Guidance for Skateboarding – Creating Quality Spaces and Places to Skateboard](#)

#### 7.12.4 Allotments:

- [21<sup>st</sup> Century Allotments in New Developments](#)
- [Growing in the Community \(second edition\)](#)



Bryntirion Fields, Bridgend

Bridgend Local Development Plan 2018-2033  
Outdoor Recreational Facilities Supplementary Planning Guidance

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## 8.0 Management and Maintenance of On-site Outdoor Recreation Facilities

### Management Arrangements

- 8.1 The Council will adopt and maintain land as public open space within residential areas where the primary function of that land is public open space. This will be conditional upon the land fulfilling one or more of the following criteria by:
- Ensuring the health and safety of the public;
  - Enabling or supporting a sport or leisure function; or
  - Providing environmental protection or strategic landscape and visual enhancement.
- 8.2 The Council will not adopt, under the heading of ORFs, apparatus or structures including their surface areas and standoff zones that have a primary function that is not open space. This includes incidental open space associated with underground installations and engineering features, storm water cells, balancing ponds and landform for storm water drainage. The Council will consider adopting SuDS as part of the drainage system, in its role as the SuDS Approving Body (**SAB**), and in accordance with the provisions of the Flood and Water Management Act 2010.
- 8.3 Land offered as public open space that has potential historic liabilities associated with a former use, such as contaminated land, may be considered for adoption. Any such application within a development site will need to be supported by impartial assessment based on its proposed long-term use as open space. Each application will be subject to separate risk assessments of historic liabilities in relation to the proposed use as an open space.
- 8.4 Each potential ORF will be considered for adoption on its own merits on a case-by-case basis. Full discussions on what land could be eligible for adoption should be held at an early stage in the development process. It is advised that proposed adoption be fully explored with the relevant officers prior to submission of a planning permission, with detailed designs being undertaken



upfront. The Council reserves the right to explore opportunities to transfer responsibility for the management and maintenance of ORFs to a community-based organisation i.e. a local sports club, in line with the Council's Community Asset Transfer policy.

- 8.5 The adoption of land will always be subject to a payment by the developer of a commuted sum to cover the cost of future maintenance. The commuted sum for maintenance is payable on the transfer of the land. The figure is calculated using up-to-date costings for the maintenance of each ORF for 25 years (these costings will be updated annually to account for inflation). Column D in Table 1 shows these figures calculated per square metre for each ORF typology. Where developers make a financial contribution in-lieu of on-site ORFs, a commuted sum based on the equivalent cost of providing the required Facility on-site will be sought (i.e. the equivalent capital and maintenance costs as detailed in Columns C-D of Table 1).



Heol-Y-Goedwig, Porthcawl



## 9.0 Development Viability

- 9.1 The policy requirements for ORFs have been based on the FiT standards, the Plan-Wide Viability Assessment and site-specific viability testing. Deviation from the requirements set out in Policy COM10 should not therefore be necessary and will only be acceptable in exceptional circumstances.
- 9.2 For allocations supported by site-specific viability appraisals at the plan-making stage, applicants citing viability issues must clearly demonstrate what variables have now changed that may warrant deviation from Policy COM10. Appropriate supporting evidence must be provided to substantiate any such claim and this evidence must be comprehensive. For example, it would not be acceptable to solely highlight a change in one variable (such as build costs), without clearly evidencing how other variables (such as house prices), may have also changed. A comprehensive refreshed viability appraisal must therefore be provided, with all inputs and assumptions being robustly evidenced. Unsubstantiated commentary will not be acceptable.
- 9.3 For windfall sites, applicants must robustly demonstrate that site-specific constraints, abnormal costs and/or other viability challenges necessitate a reduction from the policy requirements set out within Policy COM10. The LPA will work collaboratively with developers in such instances to agree an appropriate level of ORF provision, subject to appropriate evidence being provided. The LPA reserves the right to reject any development viability claims without comprehensive supporting evidence being provided.
- 9.4 In all cases, it is recognised that some information necessary to demonstrate viability may be commercially sensitive. However, this is not a sufficient reason to avoid providing the appropriate evidence to the LPA and this information will be used solely to consider whether deviation from Policy COM10 is justifiable.
- 9.5 There is a common viability appraisal model in use across the South-East Wales Region known as the '*Burrows-Hutchinson Ltd Development Viability Model*' (**DVM**). The DVM has been created as a comprehensive, user-friendly

model to assess the financial viability of development proposals. The LPA is able to make the DVM available to applicants to appraise the financial viability of a proposed development and demonstrate any necessary deviation from Policy COM10. The primary inputs required to undertake a financial viability appraisal through the DVM are provided in Appendix C to this SPG.

- 9.6 The DVM and user guide can be released to any applicant subject to the Council receiving payment of a standard fee. The fee is intended to cover the Council's administrative costs of locking and distributing the model, verifying the completed appraisal and providing a high-level review to the applicant. However, payment of a fee will **not** guarantee that a reduced quantity of ORFs will be deemed acceptable or directly result in the granting of planning permission. The fee will enable the LPA to consider whether:
- a) the DVM has been completed correctly and appropriately;
  - b) the evidence supplied to support the costs and values submitted is sufficient and proportionate;
  - c) the suggested timescales for the development are realistic; and the appraisal accords with policy requirements of the RLDP and with other guidance and/or policy statements that are pertinent to the assessment of viability in a planning context.
- 9.7 The preliminary fee does not allow for any further time that an applicant might wish to spend debating the findings of the LPA's initial high-level review. It also does not allow for any officer time necessary to re-appraise subsequent submissions of the model and supporting evidence, which will be re-chargeable. Alternative viability models can be used subject to prior agreement with the LPA. In the event of any unresolvable disputes, the Council may need to draw upon expertise from a third party to act as an independent arbitrator. The costs associated with this must be met by the developer/site promoter. For larger sites (of several hundred units), mixed-use developments or sites of a strategic scale, it may be more appropriate for an applicant to commission an independent arbitrator from the outset, following discussion with the LPA.

## Appendix A - Worked Example for 25 Dwellings

### Development of 25 dwellings:

An illustrative worked example for 25 market houses using the guidance and standards set out in this SPG. This example illustrates the six-step approach used to determine the nature and amount of ORFs that the LPA would normally expect, including financial contributions in-lieu of on-site provision, if applicable.

#### STEP 1: Determine the ORF typologies required on-site

A development of 25 market dwellings would normally be expected to provide a LAP on-site (see Table 2). Provision would not be required, in this instance, for either Other Outdoor Provision, Playing Pitches, a LEAP, a NEAP, Other Outdoor Sports, or Allotments.

#### STEP 2: Calculate the quantity of ORFs required on-site

The size of the LAP is calculated by multiplying the number of dwellings associated with the development (25) by the quantity (in square metres) of recreational space required per dwelling (Table 1, Column A) for the 'Equipped/Designated Play Areas' typology.

**25 x 5.7m<sup>2</sup> per dwelling = 142.5m<sup>2</sup>**

#### STEP 3: Determine whether all the ORFs requirement can be delivered on-site

If either none or part of the ORFs requirement can be met on-site (either due to physical/environmental or viability constraints), evidence will need to be provided to demonstrate this.

**If only part of the ORFs requirement can be provided on-site - in this example, 100 m<sup>2</sup>, then an off-site ORFs financial contribution will need to be made for the remaining 42.5m<sup>2</sup>.**

#### STEP 4: Calculate the total off-site financial contribution (for provision and maintenance)

The total cost per square metre for an off-site contribution should be calculated by combining the 'Capital Contribution per square metre' (Table 1, Column C) with the 'Maintenance Contribution per square metre' (Table 1, Column D) for a LAP. Therefore, the total off-site ORFs contribution in this example should be calculated as follows:  **$42.5\text{m}^2 \times (£71.14 + £184.93) = £10,882.98$**

#### STEP 5: Calculate the on-site ORFs maintenance payment

In addition to the off-site contribution, a payment to cover the cost of the maintenance of on-site ORFs should be provided by the applicant. To calculate the maintenance payment, multiply the 'Maintenance Contribution per square metre' for a LAP in Table 1, Column D, by the total quantity (in square metres) of ORFs provided on-site (in this scenario, 100m<sup>2</sup>):

**$100\text{m}^2 \times £184.93$  (Table 1, Column D) = £18,493**

#### STEP 6: Calculate the total ORFs financial contribution in addition to on-site provision of ORFs

The final step is to combine the total capital costs for off-site provision and maintenance of ORFs, as set out in step 4 (**£10,882.98**) with the total on-site maintenance cost set out in step 5 (**£18,493**), to provide the total ORFs contribution for this development

**In conclusion, the applicant would be required to make a total financial contribution of £29,375.98 alongside a 100m<sup>2</sup> LAP on-site.**



## Appendix B - Worked Example for 150 Dwellings

### Development of 150 dwellings:

An illustrative worked example for 150 market houses using the guidance and standards set out in this SPG. This example illustrates the six-step approach used to determine the nature and amount of ORFs that the LPA would normally expect, including financial contributions in-lieu of on-site provision, if applicable.

#### STEP 1: Determine the ORF typologies required on-site

A development of 150 market dwellings would normally be expected to provide a LAP and a LEAP on-site (see Table 2). On-site provision would not be required, in this instance, for either Other Outdoor Provision, Playing Pitches, a NEAP, Other Outdoor Sports, or Allotments.

#### STEP 2: Calculate the quantity of ORFs required on-site

The combined spatial requirement to be split between the LAP and the LEAP on-site is calculated by multiplying the number of dwellings associated with the development (150) by the quantity (in square metres) of ORFs required per dwelling (Table 1, Column A) for the 'Equipped/Designated Play Areas' typology (5.7m<sup>2</sup>).

**150 x 5.7m<sup>2</sup> per dwelling = 855m<sup>2</sup>**

The spatial requirements should be apportioned using a 1(LAPs):4(LEAPs) ratio. **Therefore, the LAP should equal 171m<sup>2</sup> (one part) in size and the LEAP should equal 684m<sup>2</sup> (four parts) in size.**

#### STEP 3: Determine whether all of the ORF spatial requirement can be delivered on-site

If either none or part of the requirement can be met on-site (either due to physical/environmental or viability constraints), evidence will need to be provided to demonstrate this.

A financial contribution will need to be made by the applicant for any of the ORF spatial requirement deemed not to be deliverable on-site. **In this example, only 685m<sup>2</sup> of the 855m<sup>2</sup> requirement can be delivered on-site. Therefore, an off-site financial contribution will need to be made for the remaining 170m<sup>2</sup>.**

#### STEP 4: Calculate the total off-site financial contribution (for provision and maintenance)

The total cost per square metre for an off-site ORFs contribution should be calculated by combining 'Capital Contribution per square metre' (Table 1, Column C) with the 'Maintenance Contribution per square metre' (Table 1, Column D) for a LAP and a LEAP. An equivalent off-site ORFs contribution is also required for the Playing Pitches and Other Outdoor Provision typologies required by Table 2 for a development of this size.

As a LAP and a LEAP are required, the ORFs financial contribution should be apportioned using the ratio of 1(LAP):4(LEAP). Therefore, the off-site LAP equivalent should equal 34m<sup>2</sup> (one part) in size and the LEAP should equal 136m<sup>2</sup> (four parts) in size. This should be multiplied by the Capital and Maintenance Contribution per square metre (Table 1, Columns C+D).

In addition, the Capital and Maintenance Contribution per square metre (Table 1, Columns C+D) figure for Playing Pitches (£30.22 per sqm) should be multiplied by the requirements per dwelling (150 dwellings x 27.6m<sup>2</sup> = 4,140m<sup>2</sup>) to calculate the required ORFs financial contribution towards the Playing Pitches typology. The equivalent figure for Other Outdoor Provision typology (£125.16 per sqm) should be multiplied by the requirements per dwellings (150 dwellings x 6.9 m<sup>2</sup> = 1,035 m<sup>2</sup>).

Therefore, the ORFs off-site contribution is calculated as follows:

- 1. Off-Site LAP Contribution: 34m<sup>2</sup> x £256.07 = £8,706.38**
  - 2. Off-Site LEAP Contribution: 136 m<sup>2</sup> x £80.97 = £11,011.92**
  - 3. Off-Site Playing Pitches Contribution: 4,140m<sup>2</sup> x £30.22 = £125,110.80**
  - 4. Off-Site Other Outdoor Sport Contribution: 1,035 m<sup>2</sup> x £125.16 = £129,540.60**
- Total = £274,369.70**

#### STEP 5: Calculate the on-site ORFs maintenance payment

In addition to the off-site ORFs contribution, a payment to cover the cost of the maintenance of on-site facilities should be provided by the applicant. To calculate the ORFs maintenance payment, multiply the 'Maintenance Contribution per square metre' for a LAP in Table 1, Column D, by the total quantity (in square metres) apportioned to a LAP (in this scenario, using the 1:4 size ratio against the agreed on-site provision of 685m<sup>2</sup>, this equals 137m<sup>2</sup>). The remaining 548m<sup>2</sup> (four

parts) should be used to calculate the total contribution towards the maintenance of the on-site LEAP, in the same way.

**1. LAP Maintenance Contribution:  $137\text{m}^2 \times £184.93 = £25,335.41$**

**2. LEAP Maintenance Contribution:  $548\text{m}^2 \times £37.68 = £20,648.64$**

**Total = £45,984.05**

#### **STEP 6: Calculate the total ORFs financial contribution in addition to on-site provision of ORFs**

The final step is to combine the total costs for off-site provision (capital) and maintenance of ORFs, as set out in step 4 (**£274,369.70**), with the total on-site maintenance cost set out in step 5 (**£45,984.05**), to provide the total ORFs contribution for this development.

**In conclusion, the applicant would be required to make a total financial contribution of £320,353.75 alongside 685m<sup>2</sup> for a LAP and a LEAP on-site.**

## Appendix C - Data Inputs Required for Financial Viability Appraisals

- 1) List of open market dwelling types, specifying for each one:
  - a) Number of bedrooms;
  - b) Number of habitable rooms;
  - c) Gross/net internal floor areas;
  - d) Estimated open market value (freehold selling price) with supporting evidence;
  - e) Total number of each dwelling type within the proposed development;
- 2) List of affordable dwelling types, specifying for each one:
  - a) Number of bedrooms;
  - b) Number of habitable rooms;
  - c) Gross/net internal floor areas;
  - d) Estimated open market value (unrestricted freehold selling price) for intermediate dwellings;
  - e) Transfer values (with reference to Appendix A) for social rented dwellings;
  - f) Total number of each dwelling type within the proposed development;
- 3) Site layout plan for the development (outline, or detailed if available) with net developable areas and dwelling numbers for each element/phase of the proposed development;
- 4) Estimated construction and sales programmes for the development;
- 5) Details of current land ownership or details of the contractual terms and stage of transaction reached for its acquisition by the developer. This must include the land price paid (or, if estimated and not yet paid, the basis for that estimate), and allowance made for acquisition fees and Land Transaction Tax;
- 6) Planning costs and anticipated period before commencement of development (in months), after land acquisition has been completed;



- 7) Housing construction costs (plot costs), as a total sum or £/m<sup>2</sup>, noting any additional allowance made for achieving compliance with forthcoming building regulations. Evidence must be provided to justify what these costs are based on;
- 8) Physical infrastructure costs, broken down between:
  - a) Off-site drainage, highway and/or other works, with detailed analysis/justification;
  - b) Normal on-site costs for providing road access and services to individual plots (including “externals” such as detached garaging and landscaping, which may be assessed on a fixed average sum per dwelling, or as a percentage of plot costs);
  - c) Abnormal site costs (if any) with detailed analysis/justification;
- 9) Allowance made for professional fees in connection with:
  - a) Planning and building regulations approvals;
  - b) Housing construction costs;
  - c) Physical infrastructure works;
- 10) Estimated sum (or percentage allowance) for contingencies;
- 11) S106 financial contributions necessary to achieve full RLDP policy compliance and anticipated timing of payments;
- 12) Sale and marketing costs for open market dwellings;
- 13) Finance costs, including interest rate(s) applied, and the basis for their calculation; and
- 14) Details of any proposed non-residential uses, including gross external and net internal floor areas, together with estimated costs and revenues associated with those parts of the development. This will include, where available, estimated freehold and rental values for each element/unit, the investment yield(s) on which estimated freehold values have been based/calculated, and details of any pre-lets or forward sale arrangements.

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|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting of:</b>                                   | <b>CABINET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Date of Meeting:</b>                              | <b>13 MAY 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Report Title:</b>                                 | <b>AFFORDABLE HOUSING<br/>SUPPLEMENTARY PLANNING GUIDANCE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Report Owner /<br/>Corporate Director:</b>        | <b>CORPORATE DIRECTOR - COMMUNITIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Responsible<br/>Officer:</b>                      | <b>ADAM PROVOOST<br/>STRATEGIC PLANNING POLICY TEAM LEADER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Policy Framework<br/>and Procedure<br/>Rules:</b> | <b>There is no impact on the policy framework and procedure<br/>rules.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Executive<br/>Summary:</b>                        | <b>The purpose of this report is to provide Cabinet with an<br/>overview of the public consultation exercise on the draft<br/>Affordable Housing Supplementary Planning Guidance<br/>(SPG) document. It also seeks Cabinet approval to present<br/>the final Affordable Housing SPG to Council to seek its<br/>adoption. Adoption of the SPG will enable effective<br/>implementation of the Affordable Housing Policies within the<br/>adopted Replacement Local Development Plan (RLDP), the<br/>Council's statutory land-use Planning document.</b> |

## 1. Purpose of Report

- 1.1 The purpose of this report is to inform Cabinet of the outcome of the public consultation exercise on the draft Affordable Housing Supplementary Planning Guidance (SPG) document.
- 1.2 The report also seeks Cabinet approval to present the Affordable Housing SPG (**Appendix 1**) to Council to seek its adoption in order to support the Affordable Housing Policies within the adopted Replacement Local Development Plan (RLDP, March 2024).



## 2. Background

- 2.1 The adopted RLDP has a key role in ensuring new housing development incorporates a mix of market and affordable housing, thereby contributing to the development of sustainable, cohesive communities. '*Affordable Housing*', for the purposes of the land use planning system, is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. Affordable Housing includes *Social Rented Housing* owned by local authorities and Registered Social Landlords (RSLs), and *Intermediate Housing* where prices or rents are above those of Social Rent but below market housing prices or rents. All other types of housing are considered market housing, which is private housing for sale or rent where the price is set in the open market and occupation is not subject to control by the local authority. It is recognised that some schemes may provide for staircasing to full ownership and where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement Affordable Housing.
- 2.2 The scale of Affordable Housing need and spatial distribution thereof were key considerations in determining the overall level and location of housing in the RLDP. The delivery of Affordable Housing is also an integral part of the RLDP's overall housing requirement, which incorporates 1,711 Affordable Housing units. An integrated mix of tenures is a crucial means of fostering sustainable communities and the RLDP plays a key role in securing suitable accommodation for households both able and unable to meet their needs in the open market. The RLDP's contribution to Affordable Housing provision has been robustly determined by considering the housing need identified in the Local Housing Market Assessment (LHMA), alongside rigorous viability testing to ensure formulation of viable Affordable Housing policy thresholds and percentages. However, the RLDP should not be considered the only Affordable Housing delivery mechanism to help address identified housing need.
- 2.3 The RLDP is clear that new housing developments must incorporate an appropriate mix of house types, sizes and tenures to cater for the range of locally identified housing needs. The adopted policy framework for the delivery of Affordable Housing is set out in RLDP Policies COM1-COM5. An Affordable Housing contribution of up to 30% is required on residential developments of ten or more dwellings, subject to the area-wide and site-specific policies detailed within Policy COM3. In the interests of achieving balanced, mixed and sustainable communities, the full percentage of Affordable Housing provision will be sought on-site in the first instance.
- 2.4 The LHMA is a core piece of evidence in this respect as it identifies the level and type of housing need, both numerically and spatially. The latest LHMA was approved by Welsh Government on 15<sup>th</sup> November 2024. This provides updated evidence to inform the appropriate mix of dwellings for new developments, particularly the types of Affordable Housing (namely Intermediate and Social Rented), in short supply in different areas. This evidence will be used to inform appropriate Affordable Housing provision on new developments.

- 2.5 The existing SPG 13: Affordable Housing was adopted on 8<sup>th</sup> October 2015 and was prepared to expand upon the previous LDP's Affordable Housing policies. The existing SPG is therefore out-of-date and requires re-drafting to provide current guidance regarding the implementation of adopted RLDP Affordable Housing planning policies. The SPG also needs to set new Affordable Housing transfer values for reference in section 106 (s106) agreements. This is due to Welsh Government's decision to cease publishing land and works Acceptable Cost Guidance (ACG) from 2021, upon which such transfer values were previously based.
- 2.6 The Development Control Committee was informed of the need to revise the Affordable Housing SPG at its meeting on 8<sup>th</sup> August 2024. The Chair of the Development Control Committee, volunteered to champion production of the Affordable Housing SPG and has since been working alongside the Strategic Planning Policy Team Leader to progress the SPG.
- 2.7 A draft Affordable Housing SPG was then prepared, intended to support and provide further direction on implementation of the Affordable Housing policies contained within the adopted RLDP. It outlines how Affordable Housing should be delivered through the planning system throughout Bridgend County Borough. New Affordable Housing must meet '*housing need*' as identified in the LHMA or respond to a local need identified by the Local Housing Authority, while enabling placemaking-led sustainable development. This multi-faceted approach is key to ensuring balanced, socially cohesive and sustainable communities.
- 2.8 The draft SPG provides updated, specific guidance on:
- Affordable housing requirements for residential developments, including the level of provision by location along with the type, tenure, size and standard of affordable housing dwellings required;
  - Sustainable clustering of Affordable Housing and the requirement for all developments to comply with sustainable placemaking principles;
  - The use of planning obligations (via s106 agreements) to secure Affordable Housing provision for the lifetime of the development;
  - The nomination process for RSLs;
  - Definitions of nomination rights and qualifying households (incorporating local housing need and local connections);
  - The RLDP's approach to off-site provision and financial contributions in lieu of on-site provision of Affordable Housing;
  - The use of Social Housing Grant (the main capital programme funded by Welsh Government and made available to RSLs) to deliver Affordable Housing in relation to the planning system;
  - Transfer values for nil-grant Affordable Housing provision;
  - How issues surrounding development viability may be considered in respect of Affordable Housing provision; and

- Affordable Housing exception sites (affordable housing on land that would not normally be used for housing).

### 3. Current situation/ proposal

3.1 On 4<sup>th</sup> February 2025, a draft version of the SPG was presented to Cabinet. Cabinet resolved to approve that draft SPG as the basis for a public consultation period of 6 weeks. Cabinet also authorised officers to make appropriate arrangements for that public consultation before reporting the outcome back to Cabinet for approval to send a report to Council to seek adoption of the final SPG.

3.2 A 6 week public consultation period was held from 13/02/2025 to 27/03/2025. The consultation was advertised in the following ways:

- Information on the consultation, including all the documentation, representation forms and how to make representations was placed on the Council's online Consultation Portal.
- Consultation details were sent directly to approximately 150 targeted consultees including all Elected Members, Town and Community Councils, planning consultants, house builders and Registered Social Landlords (RSLs).
- A social media campaign was launched to promote the consultation across various social media platforms, aiming to generate awareness throughout the consultation period. Periodic posts were made on the Council's X (formerly Twitter), LinkedIn and Facebook accounts.

3.3 At the close of the consultation period, three representations were received on the draft SPG (from the Home Builders Federation, one private developer and one RSL). These representations, together with the Local Planning Authority's (LPA's) responses to the comments raised, are provided in **Appendix 2** to this report. Copies of the full representations are held by the Planning Department and can be viewed on request. Given the extensive publication of the consultation and direct targeting of consultees, the response rate is considered positive in that there were no wholesale objections to the contents of the SPG.

3.4 The representors principally commented on the wording of certain paragraphs. Therefore, only minor amendments to the SPG are considered necessary in light of the comments received. These proposed amendments are now incorporated within the final draft SPG, which is attached at **Appendix 1**. The paragraphs proposed for amendment following the consultation are detailed in full at the end of **Appendix 2** for ease of reference and include:

- Enhanced clarification regarding the clustering of affordable homes within mixed-tenure residential developments.
- More emphasis placed on the need to undertake consultation with the developer to inform the RSL nomination process.

- Enhanced clarification that alternative viability models can be utilised subject to prior agreement with the LPA (where necessary).

- 3.5 A substantive element of the final draft SPG concerns the setting of new transfer values for nil-grant Affordable Housing secured through s106 as part of major residential developments. While ACGs were used as a longstanding reference point across Wales for this very purpose, Welsh Government ceased updating ACGs in this manner from 2021, due to a change in the model for determining grant funding.
- 3.6 Bridgend County Borough Council therefore participated in a Viability Sub-Group convened by the South East Wales Strategic Planning Group (representing the ten LPAs in the South East Wales Region), to determine a new methodology. This Group aimed to set new transfer values for nil-grant Social Rented Housing secured through s106 agreements. The Group's recommended option was to continue to use the 2021 ACG values as a baseline and apply an annual uplift in line with the WG's maximum published Social Rent inflation. This method allows for indexation linked to annual Social Rental increases, provides a regular mechanism to update these values in a transparent way and promotes regional consistency.
- 3.7 This methodology was subject to consultation as part of the draft SPG, with derived transfer values specific to Bridgend County Borough. It is important to note that no objections were raised to this methodology as part of the consultation. As such, the proposed methodology is considered an appropriate basis to set derived transfer values for nil-grant affordable housing secured through the planning system until any replacement national or regional methodology is adopted. In order to ensure these values remain current, it is crucial that they are updated on an annual basis, applicable to both on-site provision of Affordable Housing and commuted sums as appropriate.
- 3.8 If adopted, the SPG will add weight to the interpretation and application of RLDP Affordable Housing policies, provide more detailed advice to applicants preparing planning applications and will become a material consideration in the determination of planning applications (including applications for renewal of consents). It will update and replace the previous SPG 13: Affordable Housing (2015).

#### **4. Equality implications (including Socio-economic Duty and Welsh Language)**

- 4.1 An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

## **5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives**

5.1 The Affordable Housing SPG will provide additional guidance and material weight to support adopted RLDP Policies that seek to enhance the supply of Affordable Housing. This is a key contributory factor to delivering Local Well-being Objective 7 *'A County Borough where we support people to live healthy and happy lives'*.

5.2 The SPG will also enhance strategic direction and contribute to the following goals within the Well-being of Future Generations (Wales) Act 2015:

- A prosperous Wales – Enabling households to meet their accommodation needs and reducing homelessness supports a prosperous Wales by supporting people to become financially stable and reducing cost to the public purse.
- A resilient Wales – provision of good quality market and Affordable Housing will increase the resilience of both individuals and communities.
- A Wales of cohesive communities – enabling well-connected, multi-tenure developments will foster sustainable, socially cohesive communities.

## **6. Climate Change Implications**

6.1 There are no direct Climate Change implications from this report, although it will provide additional guidance to reduce the impact of housing on climate change and the environment through provision of good quality Affordable Homes, grounded in sustainable placemaking principles.

## **7. Safeguarding and Corporate Parent Implications**

7.1 There are no Safeguarding and Corporate Parent implications from this report.

## **8. Financial Implications**

8.1 There are no financial implications arising from this report.

## **9. Recommendations**

9.1 It is recommended that Cabinet:

(a) Note the contents of the report and the consultation responses received on the draft Affordable Housing SPG, together with resultant amendments, attached as **Appendix 2**.

(b) Approve presenting the final Affordable Housing SPG (**Appendix 1**) to Council to seek its adoption.

## **Background documents**

None



An aerial photograph of Bridgend, Wales, showing a dense residential area with many houses, a large parking lot, a road with traffic, and a harbor with several boats. The town is situated on a peninsula, with a sea wall and a breakwater visible in the foreground.

**Bridgend County Borough**  
**Local Development Plan**  
**2018-2033**

**Draft Affordable Housing**  
**Supplementary Planning Guidance**  
May 2025

Cyngor Bwrdeistref Sirol





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The Rhiw, Bridgend

Bridgend Local Development Plan 2018-2033  
Affordable Housing Supplementary Planning Guidance

iii

## 1.0 Introduction

- 1.1. The purpose of this Supplementary Planning Guidance (SPG) is to support and provide further direction on implementation of the affordable housing policies contained within the adopted (March 2024) Replacement Local Development Plan (RLDP). It outlines how affordable housing should be delivered through the planning system throughout Bridgend County Borough. New affordable housing must meet '*housing need*' as identified in the Local Housing Market Assessment (LHMA) or respond to a local need identified by the Local Housing Authority (LHA), while enabling placemaking-led sustainable development. This multi-faceted approach is key to ensuring balanced, socially cohesive and sustainable communities.
- 1.2. This SPG will be a material consideration in the determination of all planning applications for residential development including applications for renewal of consents. Once adopted, it will update and replace the previous SPG 13: Affordable Housing (2015).
- 1.3. Anyone wishing to submit an application for residential development within Bridgend County Borough is urged to consider this SPG and to contact the Local Planning Authority (LPA) in advance of submitting an application, to discuss the issues that are raised in this document on a site-specific basis.
- 1.4. This SPG provides specific guidance on:
  - Affordable housing requirements for residential developments, including the level of provision by location along with the type, tenure, size and standard of affordable housing dwellings required;
  - Sustainable clustering of affordable housing and the requirement for all developments to comply with sustainable placemaking principles;
  - The use of planning obligations (via section 106 (s106) agreements) to secure affordable housing provision for the lifetime of the development;
  - The nomination process for Registered Social Landlords (RSLs);



- Definitions of nomination rights and qualifying households (incorporating local housing need and local connections);
- The RLDP's approach to off-site provision and financial contributions in lieu of on-site provision of affordable housing;
- The use of Social Housing Grant (SHG) to deliver affordable housing in relation to the planning system;
- Transfer values for nil-grant affordable housing provision;
- How issues surrounding development viability may be considered in respect of affordable housing provision; and
- Affordable housing exception sites.





## 2.0 Policy Context

- 2.1 The National Planning Policy context for the provision of affordable housing through the planning system is set out in Future Wales: the National Plan 2040, Planning Policy Wales (PPW) and Technical Advice Note 2 (TAN) Planning for Affordable Housing.
- 2.2 **Future Wales: The National Plan** is the national development framework setting out the direction for development in Wales to 2040. '*Delivering Affordable Homes*' is a key policy within Future Wales (Policy 7) and it is recognised that the planning system has a long established role in this respect. Planning authorities are required to develop strong evidence-based policy frameworks to deliver affordable housing for those who cannot meet their housing needs on the open market. Co-ordinating the delivery of housing to meet identified needs is deemed an important task for the planning system in order to engender socially mixed communities that offer a range of housing types and tenures that cater for varied lifestyles.
- 2.3 **PPW (Edition 12)** highlights the important contribution that affordable housing makes to community regeneration, social inclusion and the development of sustainable communities. It requires LPAs to have a full understanding of the level of affordable housing need within their area, alongside development viability and the availability of public subsidy. PPW requires development plans to include a target for affordable housing that is based on the LHMA and takes account of deliverability and viability considerations. In order to deliver this target, site capacity thresholds and proportions should be set that require residential proposals to provide affordable housing. This applies to both allocated sites and unallocated (windfall) sites, after having duly considered viability to ensure residential sites remain deliverable.
- 2.4 **TAN 2: Planning and Affordable Housing** provides practical guidance on the role of the planning system in delivering affordable housing. The TAN requires LPAs to include an affordable housing target in the development plan (based

on the LHMA), indicate how the target will be achieved using identified policy approaches and monitor delivery of affordable housing against that target. TAN 2 also outlines the role of RSLs, planning obligations and conditions in securing affordable housing; specifying a strong presumption in favour of affordable housing being provided on the application site to engender socially mixed communities. TAN 2 defines affordable housing as,

*“housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. However, it is recognised that some schemes may provide for staircasing to full ownership and where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing”* (WG, 2006, para 5.1).

2.5 There are two main types of affordable housing as defined by TAN 2:

- Social Rented Housing - provided by local authorities and RSLs under the Welsh Government (WG) Rent Standard.
- Intermediate Housing - where prices or rents are above those of social rent but below market housing prices or rents (see also para 7.9 of this SPG).

2.6 **Cwm Taf Morgannwg Public Services Board (PSB) Local Well-being Plan 2023-28** outlines how the PSB will work together to deliver the seven well-being goals for Wales, as referenced in the Well-being of Future Generations (Wales) Act 2015. The Plan is framed around the sustainable development principle and focusses on addressing the underlying causes of problems, while helping to prevent them worsening or occurring in the future. There are two key objectives: Healthy Local Neighbourhoods and Sustainable and Resilient Local Neighbourhoods. Delivery of affordable housing through the planning system in areas where there is an identified housing need will significantly contribute to both objectives and foster cohesive, sustainable communities. The RLDP expresses, in land-use terms, the objectives of the Well-Being of Future Generations (Wales) Act 2015 and priorities of the Local Well-being Plan.

## 3.0 Background

- 3.1 The adopted RLDP is centred on a Vision that seeks continued development of a safe, healthy and inclusive network of communities that connect more widely with the region to catalyse sustainable economic growth. The 2021 LHMA formed a key part of the adopted RLDP's evidence base to deliver against this Vision and derived aims and objectives. The scale and spatial distribution of housing need identified by the 2021 LHMA were key considerations in determining the overall level and location of housing in the adopted RLDP.
- 3.2 While additional affordable housing is needed throughout the Bridgend County Borough, this varies by Housing Market Area in terms of quantity and type. Bridgend is denoted as the Primary Key Settlement in the adopted RLDP and is identified as the highest housing need area in the 2021 LHMA. The other identified high need areas including Pencoed, Porthcawl, the Llynfi Valley and the grouped settlement of Pyle, Kenfig Hill and North Cornelly are also denoted as Main Settlements. Affordability was identified as a less significant issue in the other Valleys housing markets, although the 2021 LHMA still identified a need to diversify the housing stock in these areas and deliver smaller yet sustainable affordable housing, especially 1 bedroom provision.
- 3.3 During the Plan period, development proposals within the RLDP are expected to deliver a target total of 1,711 affordable dwellings across Bridgend County Borough in order to contribute to the level of housing need identified by the LHMA. The Plan's contribution to affordable housing provision has been robustly determined by considering the housing need identified in the LHMA alongside rigorous viability testing to ensure formulation of viable affordable housing policy thresholds and proportions. **The affordable housing target only relates to sources of supply that are funded and delivered through the planning system and the Plan has made provision to deliver the affordable housing target within the designated settlement boundaries.**

3.4 The 2024 LHMA has been completed since adoption of the RLDP (March 2024) and provides updated evidence to inform the appropriate mix of dwellings for new developments, particularly the types of affordable housing (namely intermediate and social rented) in short supply in different areas. The LHMA will be refreshed periodically in accordance with WG Guidance and the latest LHMA will provide the most up-to-date evidence on housing need to inform appropriate affordable housing provision on new developments. However, it must be recognised that the housing need identified in the LHMA represents the scale of the affordability gap in the market and the RLDP itself is not the only affordable housing delivery mechanism to help address such need. The Plan's contribution will therefore form part of several streams of affordable housing supply to meet this identified need, including SHG and other capital/revenue grant funded schemes, RSL self-funded schemes, reconfiguration of existing stock, private sector leasing schemes, discharge of homelessness duties into the private rented sector and re-utilisation of empty properties.



Former Crown Inn, Pyle

Bridgend Local Development Plan 2018-2033  
Affordable Housing Supplementary Planning Guidance



## 4.0 Planning Requirements

- 4.1 The RLDP's Sustainable Housing Strategy makes provision for 8,628 homes to meet the housing requirement of 7,575 homes. This includes delivery of a 1,711 affordable homes target over the Plan period. The strategic planning framework is set out within Strategic Policy 6 (SP6) and supported by Development Management Policies COM 1-5:

### **SP6: Sustainable Housing Strategy**

COM1: Housing Allocations

COM2: Affordable Housing

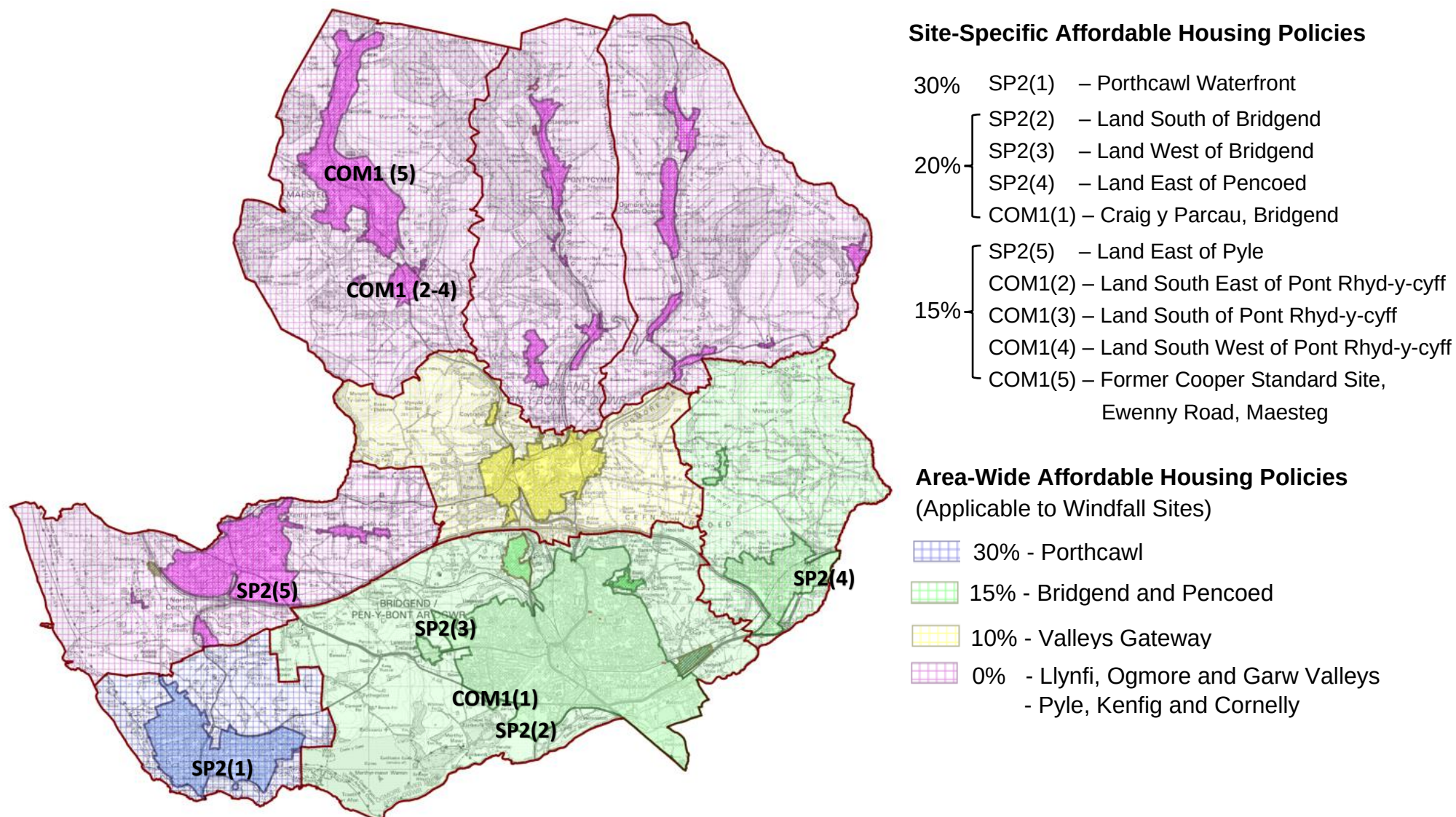
COM3: On-Site Provision of Affordable Housing

COM4: Off-Site Provision of Affordable Housing

COM5: Affordable Housing Exception Sites

- 4.2 Delivery of the affordable housing target will primarily be facilitated through the Strategic Sites and Housing Allocations detailed within COM1. Combined, these components of supply will enable 977 new affordable homes to be delivered over the RLDP period, forming part of the 1,711 affordable homes target. The remainder of the affordable housing target will be delivered through new windfall applications in addition to previous completions and existing commitments at the point of RLDP adoption.
- 4.3 COM3 outlines the affordable housing policy requirements and thresholds for residential development to contribute to meeting the affordable housing target. Policy COM3 includes area-wide and site-specific policies based on the need identified in the LHMA, together with deliverability and viability considerations. These policy differentials are illustrated in Figure 1. The area-wide affordable housing policies will ultimately be used to assess windfall residential applications, whereas the site-specific affordable housing policies will apply to specific allocations, having been informed by bespoke viability assessments. This dual faceted approach recognises the scope for different areas and sites to viably provide affordable housing, along with all other required and necessary planning contributions.

Figure 1: Affordable Housing Requirements, Bridgend County Borough



- 4.4 Policy COM3 applies to all proposals for self-contained residential dwellings (i.e. all uses that fall within class C3 the Use Classes Order in Wales) with a capacity to deliver a net gain of 10 or more dwellings. This includes C3 residential elements of: housing sites, mixed-use developments, developments targeted at households of a prescribed age category (i.e. 'retirement' apartments), sheltered housing or extra care developments.
- 4.5 However, Policy COM3 does not apply to rural enterprise dwellings as such applications will be subject to an appropriate series of separate planning restrictions (based on the guidance detailed in TAN 6). These restrictions will require the retention of a rural enterprise dwelling for rural enterprise workers. In the event that an appropriate rural enterprise worker cannot not be found to occupy such a dwelling, eligibility would then be extended to persons who would be eligible for affordable housing under the LHA's Allocation Policy.
- 4.6 COM3 is clear that, in the event that the target percentage produces a requirement for a partial affordable dwelling, the affordable housing contribution will be rounded up to the nearest whole number. All viability testing supporting the RLDP has been conducted on this basis and this principle applies to both the area-wide and site-specific policy requirements.
- 4.7 Where a site has been subdivided, including where adjacent parcels have been brought forward separately for development, all development parcels will be aggregated and treated as a single proposal for the purposes of applying the thresholds and policies within COM3. Where such circumstances produce combined total dwelling numbers that meet or exceed the specified thresholds, an affordable housing contribution must be provided on-site in the first instance. Off-site contributions will only be accepted in this scenario provided that all criteria within COM4 are met. A financial contribution in lieu of on-site provision of affordable housing must be fully justified and equivalent in value to what would have otherwise been required on-site. These principles also apply in the event that a major housebuilder transfers part of a site to another developer or Small to Medium Enterprise (SME).

## 5.0 On-Site Provision of Affordable Housing

- 5.1 Policy COM3 seeks to secure appropriate on-site affordable housing provision from new residential developments in order to contribute to the affordable housing requirement set out in Policies SP6 and COM2. On-site provision is considered to be the optimal means of delivering affordable housing in order to foster sustainable, balanced, mixed tenure communities across the County Borough. For this reason, the full policy compliant percentage of affordable housing provision will be sought on-site in the first instance and there will not be a presumption in favour of off-site contributions.
- 5.2 For outline planning applications, a commitment to the delivery of affordable housing will be necessary where applicable, to be secured through a s106 agreement. This commitment will include details of the dwelling types, sizes, standards and tenures that must be accommodated on any subsequent reserved matters application. The siting and layout of those dwellings must then be detailed in any subsequent reserved matters application following liaison with the LPA. The onus will be on the applicant to ensure that the respective affordable dwellings are identifiable on the site layout plan in order for the extant commitment to be met.

### Space Standards

- 5.3 WG specifies that *“all affordable housing, including that provided through planning obligations and planning conditions, must meet the Welsh Government’s development quality standards”* (PPW Edition 12, para 4.2.30). This requirement applies to both social rented and intermediate dwellings. Developers should refer to Welsh Development Quality Requirements (WDQR) 2021 (or subsequent updates thereof), which clarify that:

*“New affordable homes delivered through planning agreements (under section 106 of the Town and Country Planning Act 1990) and planning conditions will only be required to meet the Appendix A and Appendix B “space requirements” for agreements entered into after 01 October 2021 (WG, 2021, p.1)”.*



5.4 Applicants must demonstrate that proposals for all new affordable housing (including social rented and intermediate dwellings) meet these WDQR standards. **The onus will be on the applicant to demonstrate compliance by clearly annotating the plans and confirming in writing that the proposal complies with these requirements.** All family homes should also have a private garden which is safe for small children to play in, convenient to use, of sufficient size and is easy to maintain.

5.5 The requirement to achieve WDQR compliance also applies to rehabilitated general needs affordable homes. WDQR 2021 states:

*“Where homes are being refurbished, providers should (if practicable and cost effective to do so) take all opportunities to meet the standard, but where this is not possible homes must have adequate space and facilities for everyday living (ibid.)”.*

This guidance will apply to refurbishment proposals that result in a net gain of 10 or more dwellings where the requirements to provide affordable housing under Policy COM3 are met. The applicant will need to demonstrate that the resultant affordable dwellings achieve WDQR compliance in the first instance. Refurbishment proposals that would result in non-WDQR compliant dwellings must be fully justified based on site-specific constraints and/or viability restrictions, while also demonstrating the dwellings will still provide adequate space and facilities for everyday living.

#### Clustering, Tenure and Dwelling Mix

5.6 Large concentrations of affordable housing can lead to stigmatisation, social disintegration and unstable communities. Supporting paragraph 5.3.28 to Policy COM3 therefore provides further guidance on sustainable clustering of affordable housing within wider residential and mixed-use developments. It is clarified that *“affordable housing should not be obviously segregated through layout, location or design”* and *“integrated into the overall development through separate clusters of no more than ten affordable units”*.

- 5.7 A 10-unit cluster is considered to be the maximum appropriate size for a sustainable cluster of affordable housing on a mixed-tenure housing development. This has been informed by routine discussions with RSL housing managers that operate across the region. Affordable housing clusters of more than 10 units can otherwise become increasingly uncondusive to the delivery and maintenance of balanced, mixed tenure communities. Clusters of affordable housing should be carefully dispersed throughout the development to avoid over-concentration of single tenures in any part of the layout plan and avoid obvious tenure segregation. In instances where development proposals exceed Policy COM3's minimum affordable housing requirements, due to grant support or otherwise, a more flexible approach to clustering may be acceptable where justified, providing this does not jeopardise sustainable integration of affordable units. Equally, where proposals demonstrate they have sought to deliver sustainably high residential densities in accordance with Policy COM6, it may be considered appropriate to abut limited discrete affordable tenure clusters. This may include, for example, one cluster of social rented units abutted to one cluster of Low Cost Home Ownership units, providing the affordable units are sustainably integrated into the wider development.
- 5.8 The precise mix of affordable dwellings in terms of tenure, size and type will vary geographically and over time. In the first instance, applicants should consult the findings of the latest LHMA in order to inform dwelling mixes or otherwise ensure proposals respond to pressing housing need identified by the LHA. In all cases, applicants must demonstrate and justify how they have arrived at a particular mix of housing. The LPA will consider whether the proposal responds to identified housing need and if it contributes sufficiently towards the objective of creating mixed communities. In some instances, a revision to the mix of housing may be necessary to render the development acceptable in planning terms. The LPA will work collaboratively with developers to optimise affordable housing provision in these respects, having regard to all material considerations.

- 5.9 There is a high and longstanding need for sustainable one bedroom accommodation in the social rented sector. One bedroom walk-up flats with no communal spaces are often the most sustainable means of meeting this need. This is due to their high propensity for seamless integration into the street scene, lack of communal spaces to facilitate effective tenancy management and potential for the ground floor to accommodate households with mobility restrictions. In the first instance, developers should strive to meet any identified need for one bedroom social rented provision via walk-up flats.
- 5.10 Policy COM6 specifies that residential development should seek to reflect a density of 50 dwellings per hectare in the first instance, particularly along public and mass transport hubs to maximise opportunities for transit orientated development. A lower density of development will only be permitted where the criteria within Policy COM6 are met, and, in all cases, Good Design must be utilised to maximise the density of development. PPW defines Good Design as being *"not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places"* (WG, 2024, para 3.3). PPW provides five key aspects of Good Design (access, environmental sustainability, character, community safety and movement), which should be applied to all development proposals, at all scales.
- 5.11 It is acknowledged that it may not always be possible to meet the entirety of identified one bedroom social rented need via walk-up flats in order to achieve the policy requirements of COM6. Smaller quantities of flats accessed via communal entrances may therefore be acceptable where they are well integrated into the street scene and do not result in poorly assimilated blocks of social rented flats. Where communally accessed social rented flats are proposed, they should utilise similar scale and massing to other private dwellings within the site to enable design synergies. For example, three storey blocks of flats can be designed in a similar external aesthetic manner to three storey town houses to aid visual integration. Conversely, prominent blocks of social rented flats sited within isolated extremities of site layout plans should

be avoided. Developments should ultimately seek to minimise visual tenure separation by assimilating affordable housing into the wider development through Good Design to promote tenure indistinctiveness.

#### Nomination and Allocation Process

- 5.12 Affordable housing secured through the planning system should normally be transferred to a Council nominated RSL or to the Council itself and **must be subject to allocation through the Council's Housing Allocation Policy**.
- 5.13 Details of the nominated RSL will be provided by the LHA to the developer prior to commencement of development. The LHA will nominate the RSL for all affordable housing secured through the planning system or take direct ownership of such dwellings in consultation with the developer. No particular RSL will be named in any s106 agreement. The LHA will manage the nomination process in consultation with the developer. This arrangement will also provide flexibility to safeguard delivery of affordable housing in the future should the ownership of the site or the RSL need to change prior to completion of the development.
- 5.14 RSLs should not assume they have been or will be nominated to purchase nil-grant affordable housing secured through the planning system on any particular development site unless this has been confirmed in writing in advance by the LHA. The process for nominating an RSL will be determined and managed by the LHA in consultation with the developer. Proportionate distribution of nil-grant s106 dwellings will be sought across RSL partners over the RLDP period.



Parc Tondur, Tondur



## 6.0 Off-Site Affordable Housing Provision and Commuted Sums

- 6.1 Policy COM3 is clear that, “*affordable housing will be expected to be delivered on-site in the first instance and off-site provision and/or financial contributions will only be accepted in lieu of on-site provision in exceptional circumstances*”. As such, there is no presumption in favour of deviating from full, policy compliant affordable housing provision delivered on-site. Robust evidence must be provided to demonstrate any exceptional circumstances that may warrant off-site provision or the payment of financial contributions in lieu of on-site provision in accordance with Policy COM4.
- 6.2 The circumstances where off-site provision or commuted sums may be appropriate will be exceptional by their very nature and this SPG does not seek to provide an exhaustive list. Where these exceptions relate to site-specific constraints the onus is on the developer to demonstrate why it would not be possible to utilise Good Design principles to seamlessly integrate affordable and market dwellings by using similar massing, scale and design.
- 6.3 In the event that a completed s106 agreement provides for affordable units to be transferred to an RSL but the LHA is unable to successfully nominate an RSL to acquire those units, then a commuted sum option may be acceptable as a last resort. Once all avenues for transferring the affordable dwellings to an RSL or the Council have been exhausted, the developer would then be able to treat those dwellings as market dwellings subject to the payment of an equivalent sum to the Council in lieu of on-site provision.
- 6.4 In all cases, any off-site provision or commuted sum agreed as a last resort must be equivalent to achieving full policy compliance on-site. If off-site provision is deemed acceptable, the resultant affordable dwellings must be of the same standard, size and tenure otherwise required on-site. If a financial contribution is deemed acceptable, the commuted sum payable to the Council must be of an equivalent value to the developer’s financial contribution required to deliver the affordable housing on-site (refer to paragraph 7.12).







## 7.0 Funding Arrangements and Transfer Values

- 7.1 Plan-wide and site-specific viability testing has demonstrated that the affordable housing contributions specified within Policy COM3 are viable without subsidy. The RLDP's contribution to meeting affordable housing need is therefore not grant dependent. Developers should not assume that SHG will be made available to support the development of affordable housing on private developments. Developers are expected to provide the equivalent subsidy to deliver affordable housing and this will be factored into the transfer price for each affordable dwelling based on its size, type and tenure.
- 7.2 It is recognised that affordable housing schemes proposed by RSLs will typically seek to deliver a higher percentage of affordable housing than required by COM3 and are often 100% affordable housing developments supported by grant. In such instances, the RSL will still be required to enter in a s106 agreement to secure RLDP policy compliance as a minimum. This is necessary to safeguard affordable housing delivery in the event that the site changes ownership in the future. **An affordable housing led scheme will also not be exempt from other planning obligations necessary to achieve wider RLDP policy compliance. Such obligations may include parks (such as equipped playing areas and recreation space), education provision and/or highways improvements.**

### Transfer Values for Nil-Grant Social Housing

- 7.3 Transfer values for nil-grant social housing secured through the planning system have historically been linked to WG's Acceptable Cost Guidance (ACG). The developer's contribution has conventionally equated to the 58% of ACG grant intervention rate that would otherwise be utilised for SHG funded schemes. In essence, the RSL or the Council would purchase each social rented dwelling from the developer for 42% of the full ACG.
- 7.4 ACGs were historically set to include both a land value component and a works component, varying by dwelling size, type and geographical band. They

were used as a common reference point for s106 transfer values as they were considered to represent typical costs for building social rented dwellings. However, WG ceased updating ACGs in this manner from 2021 due to a change in the model for determining grant funding. Works costs are now the only element WG prescribe, with the land value component determined via a bespoke assessment for each SHG scheme. The 'works only' ACGs now published by WG are therefore unsuitable to set nil-grant affordable housing transfer values for s106 schemes. This is because they do not include a land value component and should only be used in conjunction with WG's Standard Viability Model (SVM) to inform SHG funded schemes.

- 7.5 The final 'land and works' ACGs published by WG in August 2021 remain the last reference point to set nil-grant affordable housing transfer values within s106 agreements. However, these values are becoming increasingly outdated and a new methodology is required. Bridgend County Borough Council participated in a Viability Sub Group convened by the South East Wales Strategic Planning Group (representing the ten LPAs in the South East Wales Region) to determine a new methodology. This Group aimed to set new transfer values for nil-grant social housing secured through s106. The Group's preferred and most pragmatic option was to continue to use the 2021 ACG values as a baseline and apply an annual uplift in line with the WG's maximum published social rent inflation. This method allows for indexation linked to annual social rental increases, provides a regular mechanism to update these values in a transparent way and also promotes regional consistency. This methodology has been proposed for use in this draft SPG, although the derived transfer values are specific to Bridgend County Borough.
- 7.6 The resultant 2025 transfer values are detailed in Appendix A and will be updated as necessary. In practice, the nominated RSL or the Council would pay the developer the 'Transfer Values' detailed in Table 1 or Table 2 of Appendix A (dictated by the size of the development). These transfer values are 42% of the uplifted ACG figures, following the longstanding intervention rate used for nil-grant s106 developments. The values vary according to the



dwelling type, size and Housing Market Area (formerly 'band', now re-defined to reflect the eight Housing Market Areas referenced in the LHMA).

#### Transfer Values for Nil-Grant Intermediate Housing

- 7.7 Successive LHMAs have found that 70% of Open Market Value (OMV) produces a '*usefully affordable*' intermediate product in many parts of the County Borough. However, due to wider house price to income ratios, a 60% OMV product is typically required within Porthcawl in order to meet the needs of newly forming households. All viability testing to support the adopted RLDP has been undertaken on this basis and developers are therefore required to subsidise purchase of intermediate units by 40% of OMV in Porthcawl and 30% of OMV in all other parts of Bridgend County Borough. Households must be either nominated by or nominated in accordance with criteria set by the LHA for intermediate dwellings based on an assessment of housing need.
- 7.8 In practice, the nominated RSL or nominated household would purchase each intermediate unit from the developer for 60% of OMV (in Porthcawl) or 70% of OMV (elsewhere in Bridgend County Borough). The OMV for each dwelling is to be calculated based on equivalent sales values achieved on the respective site. In the unlikely event that there are no similar property types on the development site to inform the OMV, the transfer value is to instead be based on new build Land Registry Price Paid data within the wider vicinity of the site (with an appropriate new build uplift being applied if there is insufficient new build transactional data available to generate robust average prices).
- 7.9 This transfer arrangement applies to all forms of intermediate accommodation, including:
- Low Cost Home Ownership** – where the nominated purchaser buys a home at a percentage of its OMV (i.e. 70%) and the remaining cost of the property (i.e. 30%) would be subsidised by the developer and effectively held as an interest free equity loan by the nominated RSL or Council.

**Intermediate Rent** – where rents are set above social rents and below market rents.

**Shared Ownership** – where the nominated household purchases a share of the property and pays rent to the nominated RSL or Council on the remainder.

- 7.10 The most appropriate form of intermediate accommodation should be determined based on the findings of the latest LHMA and/or needs identified by the LHA. However, the fundamental requirement is to produce a usefully affordable intermediate product for households in need across Bridgend County Borough. In order to be considered '*usefully affordable*', intermediate products should seek to achieve a mortgage or rent that is no more than 25% of gross lower quartile household income within the locality. This is based on the affordability criteria justified within the 2024 LHMA, defined in accordance with WG LHMA Guidance (2022), although is a guide rather than a set target. In practice, there can be an overlap between households who can afford different forms of intermediate tenures. The most appropriate intermediate tenures will be determined on a site by site basis, taking local housing market conditions into account. The precise nature of any intermediate tenures to be delivered will require detailed consideration of local house prices, private rents, social rents and housing need and should be agreed with the LHA in the first instance.
- 7.11 Intermediate provision will most likely comprise a mix of Low Cost Home Ownership and Intermediate Rent tenures as they are most likely to produce '*usefully affordable*' end products. The scope to introduce Shared Ownership products is likely to be more limited in most parts of Bridgend County Borough. This tenure can nevertheless be considered as a means of meeting housing need where robust evidence demonstrates Shared Ownership is capable of producing a '*usefully affordable*' product in the market catchment area of the site.

### Calculating Commuted Sums

- 7.12 Where a financial contribution in lieu of on-site affordable housing provision has been justified and deemed acceptable by the LPA, it must be secured through a s106 agreement and calculated on the following basis:

#### **Social Rented Commuted Sum Contribution (per dwelling type) =**

**A) Uplifted ACG x B) Intervention Rate x C) Number of Dwellings**

Where:

- A) = the total uplifted ACG value for that dwelling size, type and Housing Market Area as detailed in Appendix A, Table 1 (for developments of 10 homes and under) or Table 2 (for developments of 11 homes and over).
- B) = 58% of A), which reflects the conventional grant intervention rate and the effective subsidy the developer would otherwise be expected to provide on-site.
- C) = the number of social rented dwellings of that size and type the developer would otherwise be expected to deliver on-site.

#### **Intermediate Commuted Sum Contribution (per dwelling type) =**

**A) OMV x B) Intervention Rate x C) Number of Dwellings**

Where:

- A) = the OMV for each dwelling according to its size and type, based on equivalent open market sales values achieved on the respective site. If there are no similar property types on the development site to inform the OMV, the OMV is to instead be based on new build Land Registry Price Paid data within the wider vicinity of the site (with an appropriate new build uplift being applied if there is insufficient new build transactional data available to generate robust average values).
- B) = 40% of A) in Porthcawl or 30% of A) in the remainder of Bridgend County Borough, which reflects the effective subsidy the developer would otherwise be expected to provide on-site.
- C) = the number of intermediate dwellings of that size and type the development would otherwise be expected to deliver on-site.

## 8.0 Section 106 Agreements

8.1 S106 agreements are legal agreements between a planning authority and a landowner/developer, or undertakings offered unilaterally by a landowner/developer, that ensure certain obligations related to a development are complied with. Affordable Housing is one such type of obligation which will normally be secured by means of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended).

8.2 S106 agreements bind the land, are registerable as a local land charge and apply to successive owners of the land. S106 agreements will typically specify the following in relation to affordable housing:

8.2.1 **The number, type, size, layout, tenure and standard of affordable dwellings to be built on site.** Provisions will also be included for those dwellings to be retained as affordable housing at least for the lifetime of the development or, in accordance with TAN2, include secure arrangements to ensure the recycling of capital receipts to provide replacement affordable housing (where applicable). The onus will be on the applicant to identify the location of the respective affordable dwellings on the site layout plan (for full planning applications) and confirm conformity to WDQR within the terms and conditions of the s106 agreement to ensure compliance. For s106 agreements entered into at outline planning application stage, a commitment to the delivery of affordable housing will be necessary where applicable. This will include details of the unit types, sizes, standards and tenures that must be accommodated on any subsequent reserved matters application. The siting of those committed affordable dwellings must then be detailed in any subsequent reserved matters application following liaison with the LPA.

8.2.2 **Definitions relating to nomination rights and qualified households.** Provisions will be included to define the Council's nomination rights for qualifying households, which is the procedure whereby the Council will identify applicants from its housing list to be housed in any given affordable housing dwelling in accordance with its Housing Allocation Policy. Qualifying



households will also be defined as households that have been confirmed by the Council as being in need of affordable housing in the locality. Such households must be registered on the Common Housing Register or any waiting list held by the Council for housing need, have a life or work connection to the locality or be able to demonstrate that they are unable to meet their housing needs within the open housing market.

**8.2.3 Trigger points when affordable housing must be provided on-site.** The trigger points will conventionally be tied to the occupation of open market dwellings. Affordable housing will either need to be delivered in full on or prior to the defined trigger point or at phased stages on or before several trigger points (for larger sites).

**8.2.4 Transfer arrangements to a Nominated RSL or the Council.** Provisions will be included in the s106 agreement to confirm when details of the Nominated RSL or the Council (if the Council is to acquire any affordable dwellings), will be provided to the developer in writing by the Council (normally prior to commencement of development and following consultation with the developer). Details of the transfer price will be included in accordance with the guidance in Chapter 7 of this SPG. The point(s) by which the developer must enter into a contract for the sale of the affordable dwellings to the nominated RSL or to the Council (as applicable) will also be specified in the s106 Agreement.

**8.2.5 Contingency arrangements for provision of financial contributions in lieu of on-site provision in exceptional circumstances.** Specification of alternative arrangements will be provided if a nominated RSL or the Council declines or fails to purchase the affordable dwellings on-site within a specified period. Such contingency arrangements will firstly include nomination of an alternative RSL followed by payment of a commuted sum equivalent in value to on-site provision (as appropriate). If a commuted sum (calculated in accordance with paragraph 7.12 of this SPG) is paid to the Council in lieu of on-site provision, the developer would then be able to treat those dwellings as

market dwellings. Arrangements for other unusual circumstances such as mortgage default / mortgagee in possession scenarios will also be provided for in the s106 agreement, which is usually necessary to ensure that the affordable dwellings are mortgageable.

**8.2.6 The amount and timing of any financial contribution to be paid in lieu of on-site delivery (if appropriate).** The commuted sum will be calculated as per the guidance detailed in paragraph 7.12 of this SPG and will be payable at a defined trigger point or phased proportionately over several trigger points (for larger sites). The trigger points will normally be tied to the occupation of open market dwellings.



## 9.0 Affordable Housing Exception Sites

- 9.1 The adopted RLDP seeks to promote sustainable development through its strategic settlement hierarchy. This identifies sustainable growth within settlement boundaries to ensure that the open countryside, as a finite resource, is protected from uncontrolled and unsustainable development. The adopted RLDP includes provision to deliver the affordable housing target of 1,711 affordable dwellings (as specified in SP6) within the designated settlement boundaries in accordance with placemaking principles.
- 9.2 The RLDP also provides a framework to enable affordable housing exception sites via Policy COM5. This policy recognises that there may be specific factors prohibitive to delivery of affordable housing and is intended to act as a ‘pressure valve’ to meet demonstrably pressing housing need. COM5 provides an exception to the general housing provision policies of the RLDP which do not otherwise permit new housing outside of settlement boundaries or on certain sites allocated for other specific uses within settlement boundaries. Nevertheless, Policy COM5 is not intended to be a mechanism to deliver significant quantities of affordable housing within unsustainable countryside locations or other inappropriate locations within settlement boundaries. The policy seeks to enable sustainable developments that are small in scale, exceptional in circumstance and respond specifically to a pressing housing need identified by the LHMA and/or LHA. **An unsustainable site will not become sustainable in planning terms on the sole basis that an applicant intends to deliver 100% affordable housing on that site.** In order for an exception site to be considered acceptable, the applicant must clearly demonstrate that the criteria within COM5 are met in the first instance, while also evidencing conformity with wider RLDP policies as a whole. The RLDP’s affordable housing target does not factor in potential supply stemming from exception sites for these reasons.
- 9.3 The primary consideration outlined within Criterion 1 of Policy COM5 is that *“the proposal meets an identified local need that cannot be satisfied on*

*alternative sites within the locality's identified settlement boundary*". In the first instance, the applicant must clearly document what identified need the proposal seeks to meet, providing written confirmation evidencing support from the LHA. The applicant must then demonstrate why that need cannot be satisfied on appropriate, alternative sites within the local settlement boundary. This applies whether the proposal is to develop a site in open countryside adjoining an existing settlement or to develop a site allocated for another use within an existing settlement boundary. The applicant should clearly evidence which alternative sites have been considered within the respective settlement boundary and justify why they have been discounted. This approach is necessary to robustly demonstrate why the pressing, identified need cannot be realistically met on alternative sites within the locality's identified settlement boundary in order to fulfil Criterion 1.

9.4 Criterion 2 of Policy COM5 also requires proposals to represent a logical extension to the existing settlement at a scale appropriate to and in keeping with the character of the settlement. Applicants must demonstrate that the development will promote legibility, which is a coherent pattern of development that reinforces local identity and facilitates well defined enclosure character. This latter point is particularly important for exception sites adjoining and edging settlement boundaries in order to retain a sense of rural fringe. Houses should front such rural edges to clearly demarcate where urban space meets countryside. Exception sites should be sensitively designed at a locally appropriate scale and provide pedestrian connections to an existing core of services and facilities to enable assimilation within the existing settlement. Exception sites that are remote relative to the existing settlement, which propose divorced concentrations of affordable housing and/or are of a scale and design that conflicts with local scale and character would be contrary to this criterion.

9.5 Criterion 2 of Policy COM5 also restricts exception sites to proposals comprising no more than ten affordable dwellings. This 10 unit cluster principle has been informed by routine discussions with housing managers in



terms of the appropriate size for a sustainable cluster of affordable homes. This principle follows best practice to disperse affordable housing across larger multi-tenure housing developments and is therefore equally applicable to an exception site. Affordable housing clusters of more than 10 units can otherwise become increasingly uncondusive to the delivery and maintenance of balanced, mixed tenure communities. This 10 dwelling limit applies to all Local Settlements as defined by Policy SF1.

9.6 Policy COM5 does however provide some flexibility to the 10 dwelling cluster for proposals within or adjoining Tier 1 (i.e. Bridgend) and Tier 2 Settlements (i.e. Maesteg and the Llynfi Valley, Porthcawl, Pencoed and Pyle, Kenfig Hill and North Cornelly). Exception site proposals for more than ten affordable dwellings can be considered in these settlements where applicants clearly justify the need to depart from a ten-unit cluster in the context of the wider environ and in response to acute local housing need identified by the LHMA and/or LHA. In order to substantiate the need to develop more than ten affordable homes, applicants must provide a robust affordable housing statement following the guidance detailed in RLDP supporting paragraph 5.3.35, while demonstrating Criteria A, B and C of Policy COM5 have been met. This is fundamental to evidence how a larger exception site would integrate with nearby existing communities in a manner that prevents stigmatisation and non-inclusivity, while maximising opportunities for different household structures to reside cohesively.

9.7 Criterion 3 of Policy COM5 requires any exception site to be *‘in a sustainable location, within or adjoining an existing settlement boundary with reasonable access to at least a basic range of local community services and facilities’*. Proposals that would necessitate future residents to be unduly reliant on the private car will not be in accord with this criterion. These include sites divorced from existing settlements, within remote locations and/or lacking the ability to provide suitable active travel connections. In all cases, Policy COM5 is clear that exception sites must provide enhanced active travel links to connect to the Active Travel Network (walking and cycling routes in designated areas

throughout the County Borough as shown on the Active Travel Network Map) and/or nearest commercial centre as appropriate. Safe, direct pedestrian and cycle access to local convenience retail provision and community facilities (such as a primary school) is essential so that residents are not forced to travel to other destinations to meet their basic needs. Applicants should demonstrate how these policy requirements have been considered and will be achieved when proposing any exception site to meet pressing, locally identified housing need.

- 9.8 In demonstrating Criteria 4 of Policy COM5, applicants should clearly reference how the proposed mix of dwellings, including house types, sizes and tenures has been informed to address the identified housing need for the locality. Clear linkages should be made to the latest LHMA and evidence that the proposal has been devised following dialogue with the LHA should also be provided. Applicants will also be required to enter in a s106 agreement to provide mechanisms ensuring the dwellings are accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers in accordance with Criterion 5 of Policy COM5.
- 9.9 As specified within Policy COM5, any form of market housing, which is accommodation that does not conform with the definition of 'affordable housing' set out in paragraph 2.4 of this SPG, will not be permitted on exception sites.

## 10.0 Development Viability

- 10.1 The thresholds for and percentages of affordable housing provision have been set with regard to the housing need identified within the LHMA, the Plan-Wide Viability Assessment and site-specific viability testing. Deviation from the requirements set out in Policy COM3 should not therefore be necessary and will only be acceptable in exceptional circumstances.
- 10.2 For allocations supported by site-specific viability appraisals at the plan making stage, applicants citing viability issues must clearly demonstrate what variables have changed that may warrant deviation from Policy COM3. Appropriate supporting evidence must be provided to substantiate any such claim and this evidence must be comprehensive. For example, it would not be acceptable to solely highlight a change in one variable (such as build costs), without clearly evidencing how other variables (such as house prices), may have also changed. A comprehensive refreshed viability appraisal must therefore be provided, with all inputs and assumptions being robustly evidenced. Unsubstantiated commentary will not be acceptable.



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- 10.3 For windfall sites, applicants must robustly demonstrate any site-specific constraints, abnormal costs and/or other viability challenges that could necessitate a reduction from the area-wide policies set out within Policy COM3. The LPA will work collaboratively with developers in such instances to evaluate site-specific evidence. Should the LPA agree that robustly evidenced, site-specific issues adversely affect a site's viability at full policy compliance, an appropriate percentage of on-site affordable housing provision will be sought instead. The LPA reserves the right to reject any development viability claims without comprehensive supporting evidence being provided.
- 10.4 In all cases, it is recognised that some information necessary to demonstrate viability may be commercially sensitive. However, this is not a sufficient reason to avoid providing the appropriate evidence to the LPA and this information will be used solely to consider whether any deviation from Policy COM3 is justifiable.
- 10.5 There is a common viability appraisal model in use across the South East Wales Region known as the Burrows-Hutchinson Ltd Development Viability Model (DVM). The DVM has been created as a comprehensive, user-friendly model to assess the financial viability of development proposals. The LPA is able make the DVM available to applicants to appraise the financial viability of a proposed development and demonstrate any necessary deviation from Policy COM3. The primary inputs required to undertake a financial viability appraisal through the DVM are provided in Appendix B.
- 10.6 The DVM and user guide can be released to any applicant subject to the LPA receiving payment of a standard fee (set out in the Council's latest Fees and Charges Schedule). The fee is intended to cover the LPA's administrative costs of locking and distributing the model, verifying the completed appraisal and providing a high-level review to the applicant. However, payment of a fee will **not** guarantee a lower proportion of affordable housing will be deemed acceptable or directly result in the granting of planning permission. The fee will only enable the LPA to consider whether:



- a) the DVM has been completed correctly and appropriately;
- b) the evidence supplied to support the costs and values submitted is sufficient and proportionate;
- c) the suggested timescales for the development are realistic; and
- d) the appraisal accords with policy requirements of the RLDP and with other guidance and/or policy statements that are pertinent to the assessment of viability in a planning context.

10.7 The preliminary fee does not allow for any further time that an applicant might wish to spend debating the findings of the LPA's initial high-level review. It also does not allow for any officer time necessary to re-appraise subsequent submissions of the model and supporting evidence, which will be re-chargeable. Alternative viability models can be used subject to prior agreement with the LPA. In the event of any unresolvable disputes, the LPA may need to draw upon expertise from a third party to act as an independent arbitrator. The costs associated with this must be met by the developer/applicant. For larger sites (of several hundred units), mixed-use developments or sites of a strategic scale, it may be more appropriate for an applicant to commission an independent arbitrator from the outset, following discussion with the LPA.

## Appendix A –Transfer Values for Social Rented Dwellings

1.1 The values contained within Tables 1 and 2 below are derived from the 2021 Acceptable Cost Guidance (ACG) figures. A cumulative uplift has been applied for the four financial years since the last (and final) set of ‘land and works’ ACGs were published by Welsh Government (WG) in 2021. These 2021 ACGs are detailed within Table A, Annex A of the WG publication ‘Acceptable Cost / On Costs for Use With Social Housing Grant Funded Housing in Wales’, 2021 for self-contained general needs schemes of 11 homes or more. The 2021 ACG values have been uplifted by the following WG maximum social rent uplift caps per annum:

- April 2022 – 3.1%
- April 2023 – 6.5%
- April 2024 – 6.7%
- April 2025 – 2.7%

1.2 The nominated Registered Social Landlord (RSL) or the Council would purchase the social rented units for the respective Transfer Values detailed in Table 1 and 2 (depending on the number of homes planned within the overall development, respectively). These transfer values represent 42% of the uplifted ACG values, which reflects the longstanding grant intervention rate. Commuted sums would be payable at 58% of the uplifted ACG values, which reflects the level of subsidy the developer would effectively be required to provide on-site.

Table 1: Transfer Values for Developments of 10 Homes and Under

| Housing Market Area(s)*                                                                                 | Dwelling Size   | Dwelling Type | Uplifted ACG from 1 <sup>st</sup> April 2025 | Transfer Values from 1 <sup>st</sup> April 2025 (42% of Uplifted ACG) | Commuted Sum Values from 1 <sup>st</sup> April 2025 (58% of Uplifted ACG) |
|---------------------------------------------------------------------------------------------------------|-----------------|---------------|----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Ogmore Valley</li> <li>Garw Valley</li> </ul> (Former WG Band 1) | 7 Person, 4 Bed | House         | £295,990.82                                  | £124,316.14                                                           | £171,674.68                                                               |
|                                                                                                         | 6 Person, 4 Bed | House         | £281,431.92                                  | £118,201.41                                                           | £163,230.52                                                               |
|                                                                                                         | 5 Person, 3 Bed | House         | £240,763.27                                  | £101,120.57                                                           | £139,642.69                                                               |
|                                                                                                         | 4 Person, 3 Bed | House         | £225,602.76                                  | £94,753.16                                                            | £130,849.60                                                               |
|                                                                                                         | 4 Person, 2 Bed | House         | £214,172.22                                  | £89,952.33                                                            | £124,219.89                                                               |
|                                                                                                         | 3 Person, 2 Bed | House         | £205,749.72                                  | £86,414.88                                                            | £119,334.84                                                               |
|                                                                                                         | 2 Person, 1 Bed | House         | £162,674.63                                  | £68,323.34                                                            | £94,351.29                                                                |
|                                                                                                         | 3 Person, 2 Bed | Bungalow      | £190,228.25                                  | £79,895.86                                                            | £110,332.38                                                               |
|                                                                                                         | 3 Person, 2 Bed | Flat          | £188,182.78                                  | £79,036.77                                                            | £109,146.01                                                               |
|                                                                                                         | 2 Person 1, Bed | Flat          | £154,372.45                                  | £64,836.43                                                            | £89,536.02                                                                |
| <ul style="list-style-type: none"> <li>Llynfi Valley</li> </ul> (Former WG Band 3)                      | 7 Person, 4 Bed | House         | £332,087.26                                  | £139,476.65                                                           | £192,610.61                                                               |
|                                                                                                         | 6 Person, 4 Bed | House         | £311,993.58                                  | £131,037.30                                                           | £180,956.27                                                               |
|                                                                                                         | 5 Person, 3 Bed | House         | £267,233.99                                  | £112,238.28                                                           | £154,995.71                                                               |
|                                                                                                         | 4 Person, 3 Bed | House         | £250,388.98                                  | £105,163.37                                                           | £145,225.61                                                               |
|                                                                                                         | 4 Person, 2 Bed | House         | £238,958.44                                  | £100,362.55                                                           | £138,595.90                                                               |
|                                                                                                         | 3 Person, 2 Bed | House         | £230,535.94                                  | £96,825.09                                                            | £133,710.85                                                               |
|                                                                                                         | 2 Person, 1 Bed | House         | £187,340.53                                  | £78,683.02                                                            | £108,657.51                                                               |
|                                                                                                         | 3 Person, 2 Bed | Bungalow      | £220,789.90                                  | £92,731.76                                                            | £128,058.14                                                               |
|                                                                                                         | 3 Person, 2 Bed | Flat          | £200,575.89                                  | £84,241.88                                                            | £116,334.02                                                               |
|                                                                                                         | 2 Person 1, Bed | Flat          | £165,442.02                                  | £69,485.65                                                            | £95,956.37                                                                |

| Housing Market Area(s)*                                                                                                                                                                 | Dwelling Size   | Dwelling Type | Uplifted ACG from 1 <sup>st</sup> April 2025 | Transfer Values from 1 <sup>st</sup> April 2025 (42% of Uplifted ACG) | Commuted Sum Values from 1 <sup>st</sup> April 2025 (58% of Uplifted ACG) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Bridgend</li> <li>• Porthcawl</li> <li>• Pencoed</li> <li>• Pyle, Kenfig and Cornelly</li> <li>• Valleys Gateway</li> </ul> (Former WG Band 4) | 7 Person, 4 Bed | House         | £356,151.56                                  | £149,583.65                                                           | £206,567.90                                                               |
|                                                                                                                                                                                         | 6 Person, 4 Bed | House         | £332,327.91                                  | £139,577.72                                                           | £192,750.19                                                               |
|                                                                                                                                                                                         | 5 Person, 3 Bed | House         | £284,921.25                                  | £119,666.92                                                           | £165,254.32                                                               |
|                                                                                                                                                                                         | 4 Person, 3 Bed | House         | £266,873.02                                  | £112,086.67                                                           | £154,786.35                                                               |
|                                                                                                                                                                                         | 4 Person, 2 Bed | House         | £255,442.48                                  | £107,285.84                                                           | £148,156.64                                                               |
|                                                                                                                                                                                         | 3 Person, 2 Bed | House         | £247,019.98                                  | £103,748.39                                                           | £143,271.59                                                               |
|                                                                                                                                                                                         | 2 Person, 1 Bed | House         | £203,944.89                                  | £85,656.86                                                            | £118,288.04                                                               |
|                                                                                                                                                                                         | 3 Person, 2 Bed | Bungalow      | £241,124.23                                  | £101,272.18                                                           | £139,852.05                                                               |
|                                                                                                                                                                                         | 3 Person, 2 Bed | Flat          | £208,757.75                                  | £87,678.26                                                            | £121,079.50                                                               |
|                                                                                                                                                                                         | 2 Person 1, Bed | Flat          | £172,781.63                                  | £72,568.29                                                            | £100,213.35                                                               |

\*The historic WG ACG bandings have been re-defined to reflect Bridgend County Borough's eight Housing Market Areas as referenced in the LHMA.



Table 2: Transfer Values for Developments of 11 Homes and Over

| Housing Market Area(s)*                                                                                 | Dwelling Size   | Dwelling Type | Uplifted ACG from 1 <sup>st</sup> April 2025 | Transfer Values from 1 <sup>st</sup> April 2025 (42% of Uplifted ACG) | Commuted Sum Values from 1 <sup>st</sup> April 2025 (58% of Uplifted ACG) |
|---------------------------------------------------------------------------------------------------------|-----------------|---------------|----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Ogmore Valley</li> <li>Garw Valley</li> </ul> (Former WG Band 1) | 7 Person, 4 Bed | House         | £272,407.81                                  | £114,411.28                                                           | £157,996.53                                                               |
|                                                                                                         | 6 Person, 4 Bed | House         | £258,570.84                                  | £108,599.75                                                           | £149,971.09                                                               |
|                                                                                                         | 5 Person, 3 Bed | House         | £221,271.19                                  | £92,933.90                                                            | £128,337.29                                                               |
|                                                                                                         | 4 Person, 3 Bed | House         | £207,313.90                                  | £87,071.84                                                            | £120,242.06                                                               |
|                                                                                                         | 4 Person, 2 Bed | House         | £196,966.25                                  | £82,725.82                                                            | £114,240.42                                                               |
|                                                                                                         | 3 Person, 2 Bed | House         | £189,025.03                                  | £79,390.51                                                            | £109,634.52                                                               |
|                                                                                                         | 2 Person, 1 Bed | House         | £149,559.59                                  | £62,815.03                                                            | £86,744.56                                                                |
|                                                                                                         | 3 Person, 2 Bed | Bungalow      | £175,669.35                                  | £73,781.13                                                            | £101,888.22                                                               |
|                                                                                                         | 3 Person, 2 Bed | Flat          | £172,180.03                                  | £72,315.61                                                            | £99,864.42                                                                |
|                                                                                                         | 2 Person 1, Bed | Flat          | £141,377.73                                  | £59,378.65                                                            | £81,999.08                                                                |
| <ul style="list-style-type: none"> <li>Llynfi Valley</li> </ul> (Former WG Band 3)                      | 7 Person, 4 Bed | House         | £308,504.25                                  | £129,571.79                                                           | £178,932.47                                                               |
|                                                                                                         | 6 Person, 4 Bed | House         | £289,132.50                                  | £121,435.65                                                           | £167,696.85                                                               |
|                                                                                                         | 5 Person, 3 Bed | House         | £247,741.91                                  | £104,051.60                                                           | £143,690.31                                                               |
|                                                                                                         | 4 Person, 3 Bed | House         | £232,100.12                                  | £97,482.05                                                            | £134,618.07                                                               |
|                                                                                                         | 4 Person, 2 Bed | House         | £221,752.47                                  | £93,136.04                                                            | £128,616.43                                                               |
|                                                                                                         | 3 Person, 2 Bed | House         | £213,811.26                                  | £89,800.73                                                            | £124,010.53                                                               |
|                                                                                                         | 2 Person, 1 Bed | House         | £174,225.49                                  | £73,174.71                                                            | £101,050.78                                                               |
|                                                                                                         | 3 Person, 2 Bed | Bungalow      | £206,231.00                                  | £86,617.02                                                            | £119,613.98                                                               |
|                                                                                                         | 3 Person, 2 Bed | Flat          | £184,573.14                                  | £77,520.72                                                            | £107,052.42                                                               |
|                                                                                                         | 2 Person 1, Bed | Flat          | £152,447.30                                  | £64,027.87                                                            | £88,419.44                                                                |

| Housing Market Area(s)*     | Dwelling Size   | Dwelling Type | Uplifted ACG from 1 <sup>st</sup> April 2025 | Transfer Values from 1 <sup>st</sup> April 2025 (42% of Uplifted ACG) | Commuted Sum Values from 1 <sup>st</sup> April 2025 (58% of Uplifted ACG) |
|-----------------------------|-----------------|---------------|----------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------|
| • Bridgend                  | 7 Person, 4 Bed | House         | £332,568.55                                  | £139,678.79                                                           | £192,889.76                                                               |
| • Porthcawl                 | 6 Person, 4 Bed | House         | £309,466.83                                  | £129,976.07                                                           | £179,490.76                                                               |
| • Pencoed                   | 5 Person, 3 Bed | House         | £265,429.17                                  | £111,480.25                                                           | £153,948.92                                                               |
| • Pyle, Kenfig and Cornelly | 4 Person, 3 Bed | House         | £248,584.16                                  | £104,405.35                                                           | £144,178.81                                                               |
| • Valleys Gateway           | 4 Person, 2 Bed | House         | £238,236.51                                  | £100,059.34                                                           | £138,177.18                                                               |
| (Former WG Band 4)          | 3 Person, 2 Bed | House         | £230,295.30                                  | £96,724.02                                                            | £133,571.27                                                               |
|                             | 2 Person, 1 Bed | House         | £190,829.85                                  | £80,148.54                                                            | £110,681.32                                                               |
|                             | 3 Person, 2 Bed | Bungalow      | £226,565.33                                  | £95,157.44                                                            | £131,407.89                                                               |
|                             | 3 Person, 2 Bed | Flat          | £192,755.00                                  | £80,957.10                                                            | £111,797.90                                                               |
|                             | 2 Person 1, Bed | Flat          | £159,786.91                                  | £67,110.50                                                            | £92,676.41                                                                |

\*The historic WG ACG bandings have been re-defined to reflect Bridgend County Borough's eight Housing Market Areas as referenced in the LHMA.

## Appendix B – Data Inputs Required for Financial Viability Appraisals

- 1) List of open market dwelling types, specifying for each one:
  - a) Number of bedrooms
  - b) Number of habitable rooms
  - c) Gross/net internal floor areas
  - d) Estimated open market value (freehold selling price) with supporting evidence
  - e) Total number of each dwelling type within the proposed development
- 2) List of affordable dwelling types, specifying for each one:
  - a) Number of bedrooms
  - b) Number of habitable rooms
  - c) Gross/net internal floor areas
  - d) Estimated open market value (unrestricted freehold selling price) for intermediate dwellings
  - e) Transfer values (with reference to Appendix A) for social rented dwellings
  - f) Total number of each dwelling type within the proposed development
- 3) Site layout plan for the development (outline, or detailed if available) with net developable areas and dwelling numbers for each element/phase of the proposed development.
- 4) Estimated construction and sales programmes for the development.
- 5) Details of current land ownership or details of the contractual terms and stage of transaction reached for its acquisition by the developer. This must include the land price paid (or, if estimated and not yet paid, the basis for that estimate) and allowance made for acquisition fees and Land Transaction Tax.
- 6) Planning costs and anticipated period before commencement of development (in months) after land acquisition has been completed.
- 7) Housing construction costs (plot costs), as a total sum or £/m<sup>2</sup>, noting any additional allowance made for achieving compliance with forthcoming building regulations. Evidence must be provided to justify what these costs are based on.

- 8) Physical infrastructure costs, broken down between:
- a) Off-site drainage, highway and/or other works, with detailed analysis/justification
  - b) Normal on-site costs for providing road access and services to individual plots (including “externals” such as detached garaging and landscaping, which may be assessed on a fixed average sum per dwelling, or as a percentage of plot costs)
  - c) Abnormal site costs (if any) with detailed analysis/justification
- 9) Allowance made for professional fees in connection with:
- a) Planning and building regulations approvals
  - b) Housing construction costs
  - c) Physical infrastructure works
- 10) Estimated sum (or percentage allowance) for contingencies
- 11) S106 contributions necessary to achieve full RLDP policy compliance and anticipated timing of payments
- 12) Sale and marketing costs for open market dwellings
- 13) Finance costs, including interest rate(s) applied, and the basis for their calculation
- 14) Details of any proposed non-residential uses, including gross external and net internal floor areas, together with estimated costs and revenues associated with those parts of the development. This will include, where available, estimated freehold and rental values for each element/unit, the investment yield(s) on which estimated freehold values have been based/calculated, and details of any pre-lets or forward sale arrangements.





## Appendix 2: Consultation Representations, Responses and Resultant Action

| Section 5: On-Site Provision of Affordable Housing |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Organisation</b>                                | Redrow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Representation</b>                              | It is considered that the suggested clustering of 10 affordable housing units is too low and that 15, more akin to other LPAs, would be appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Local Planning Authority Response</b>           | Large concentrations of mono-tenure affordable housing can lead to stigmatisation, social disintegration and unstable communities. A 10 unit cluster is considered the maximum appropriate size for a sustainable cluster of affordable housing on major, mixed-tenure housing developments. This limit has been informed by routine discussions with RSL housing managers that operate across the region. Affordable housing clusters of more than 10 units can otherwise become increasingly uncondusive to the delivery and maintenance of balanced, mixed tenure communities. This issue was considered as part of Hearing Session 3 during the RLDP Examination. The policy position was deemed sound by the independent Planning Inspector and adopted as part of the suite of RLDP policies and supporting text to those policies (Policies COM3 and PLA1-5 refer). |
| <b>Resultant Action</b>                            | No action necessary – the SPG provides supplementary information and guidance in respect of the adopted RLDP policy framework, but it cannot introduce new policies or change the policies in the adopted RLDP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Organisation</b>                                | Redrow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Representation</b>                              | <p>Notwithstanding the first point above it is considered that the wording of a <b>maximum cluster</b> of affordable housing units is too restrictive in some scenarios and more flexible wording should be utilised to take account of:-</p> <ul style="list-style-type: none"> <li>- The inclusion of flatted accommodation should be an example of whereby clusters of more could be appropriate.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|                                          | <ul style="list-style-type: none"> <li>- If more than a policy compliant affordable housing requirement is delivered on-site (e.g. mixed tenure delivery by RSL or private developer partnering with an RSL) then clusters would likely be larger to enable good placemaking to take place.</li> <li>- From a management perspective RSLs would often prefer to see affordable units delivered through S106 to be in limited clusters as can limit overheads and ease of maintenance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Local Planning Authority Response</b> | <p>The RLDP does not seek to promote large concentrations of mono-tenure affordable housing for the aforementioned reasons and it is beyond the scope of the SPG to change the adopted policy framework in this respect. Adopted Policies PLA1-5 state that affordable housing delivered as part of strategic sites is “to be integrated throughout the development in sustainable clusters of no more than ten units”. Equally, supporting paragraph 5.3.28 to adopted Policy COM3 states, “Where affordable housing is provided, it should be constructed to Development Quality Requirement Standards and integrated into the overall development through separate clusters of no more than ten affordable units”. The use of the term ‘maximum cluster’ in the SPG therefore accurately reflects this adopted policy framework. In response to the three examples provided:</p> <ul style="list-style-type: none"> <li>- Firstly, the inclusion of flatted accommodation within a proposed development is not considered to provide a suitable exception to the adopted policy framework alone.</li> <li>- Secondly, the affordable housing policy requirements detailed in COM3 are minimum requirements and assume no availability of grant. The percentage of affordable housing on a mixed-tenure site could be boosted if, for example, grant was secured to ‘top up’ the minimum policy requirements. It is acknowledged that 10 unit clusters may be not prove feasible to deliver completely in instances where the affordable housing ratio increases significantly with grant support. An addition to the SPG would helpfully clarify a degree of flexibility may be warranted in such circumstances and where justified by the applicant.</li> </ul> |

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|                                          | <ul style="list-style-type: none"> <li>- Thirdly, and contrary to the representor's statement, the 10 unit cluster policy was devised following routine discussions with RSL housing managers as to the appropriate size for a sustainable cluster of affordable homes. These discussions indicated the optimal size of a cluster is 6-8 affordable units and 10 units is therefore considered to represent the upper limit of sustainability in this respect. This approach was considered sound by the independent Planning Inspector and forms part of the adopted RLDP policy framework.</li> </ul>                                                                                                                                                                                                                                                                    |
| <b>Resultant Action</b>                  | Add a clarifying sentence to paragraph 5.7 that states, "In instances where development proposals exceed Policy COM3's minimum affordable housing requirements, due to grant support or otherwise, a more flexible approach to clustering may be acceptable where justified, providing this does not jeopardise sustainable integration of affordable units".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Organisation</b>                      | Redrow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Representation</b>                    | <p>Paragraph 12.4 of Technical Advice Note 2 (TAN 2) states "Local planning authorities should not seek to prescribe through planning conditions or planning obligations which partners developers should use to provide affordable housing, but rather should aim to ensure practical arrangements that will deliver their policy".</p> <p>The proposed wording in paragraph 5.14 of the draft SPG stating "The Process for nominating an RSL will be determined and managed by the LHA (Local Housing Authority)" is considered to contract to TAN 2 advice. It is considered wording of "the LHA can suggest its preferred RSL..." would be more appropriate. The LHA cannot enforce which RSL is ultimately used providing that a developer enters a contract with an RSL (suitably defined to meet Welsh Government (WG) requirements) that operates in the area.</p> |
| <b>Local Planning Authority Response</b> | As drafted, the SPG does not seek to prescribe a nominated RSL through conditions or planning obligations. Paragraph 5.13 currently states, "no particular RSL will be named within any s106 agreement". This is for several reasons including the future possibility that the RSL first nominated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|                         | <p>by the LHA does not complete the transfer of the affordable housing units or the units need to be transferred to another RSL for a certain reason.</p> <p>Paragraph 3.1 of Technical Advice Note (TAN) 2 states its purpose “is to provide practical guidance on the role of the planning system in delivering” (affordable housing) and emphasises the “need to work collaboratively” to this end. Paragraph 13.1 of TAN 2 also states that “an effective way of achieving control over occupancy is to involve a registered social landlord”.</p> <p>The draft SPG sought to remove ambiguity from the RSL nomination process and this was intended to ensure practical arrangements to deliver the RLDP’s affordable housing policies in accordance with paragraph 5.14 of TAN 2.</p> <p>However, in light of the representor’s comments and the need to work collaboratively as specified within TAN 2, more emphasis will be placed on consultation with the developer to inform the RSL nomination process.</p> |
| <b>Resultant Action</b> | Paragraphs 5.13, 5.14 and 8.2.4 will be amended to include references to consult with the developer to inform the RSL nomination process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Organisation</b>     | Home Builders Federation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Representation</b>   | <p>Para 5.7 HBF suggest that the 10 unit cluster should not be described as a maximum, as on larger housing developments including a number of strategic sites allocated in the plan a larger number may be acceptable. Considering that this cluster could be a mix of tenure types, social rented/low-cost home ownership, this further reduces any perceived impact.</p> <p>HBF would suggest the following alternative wording:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|                                          | Although in most cases a 10-unit cluster is considered to be the maximum appropriate size for a sustainable cluster of affordable housing on a mixed-tenure housing development each site will be considered on its own merits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Local Planning Authority Response</b> | <p>Adopted Policies PLA1-5 state that affordable housing delivered as part of strategic sites is “to be integrated throughout the development in sustainable clusters of no more than ten units”. Equally, supporting paragraph 5.3.28 to adopted Policy COM3 states, “Where affordable housing is provided, it should be constructed to Development Quality Requirement Standards and integrated into the overall development through separate clusters of no more than ten affordable units”. The use of the term ‘maximum cluster’ in the SPG therefore accurately reflects this adopted policy framework.</p> <p>However, it is acknowledged that in certain limited instances, it may be appropriate to abut several discrete tenure clusters of up to ten affordable housing units (such as one discrete cluster of social rented units alongside one discrete cluster of Low Cost Home Ownership units). This may be necessary to facilitate sustainable high density development, while still seeking to avoid undue concentrations of mono-tenure affordable housing, providing this does not jeopardise sustainable integration of affordable units.</p> |
| <b>Resultant Action</b>                  | Add a clarifying sentence to paragraph 5.7 that states, “where proposals demonstrate they have sought to deliver sustainably high residential densities in accordance with Policy COM6, it may be considered appropriate to abut limited discrete affordable tenure clusters. This may include, for example, one cluster of social rented units abutted to one cluster of Low Cost Home Ownership units, providing the affordable units are sustainably integrated into the wider development”.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Organisation</b>                      | Wales and West Housing Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Representation</b>                    | With regard to the overall delivery of affordable housing, we have a general concern over the availability of suitable sites and the lack of windfall sites within Bridgend to meet the evidenced need.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Local Planning Authority Response</b> | The SPG clarifies the adopted policy framework although cannot change the adopted affordable housing target, suite of housing allocations or settlement boundaries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



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|                                          | <p>The RLDP's affordable housing target of 1,711 affordable dwellings has been robustly determined by considering the housing need identified in the Local Housing Market Assessment (LHMA) alongside rigorous viability testing to ensure formulation of viable affordable housing policy thresholds and proportions.</p> <p>The affordable housing target will primarily be delivered on allocated sites and existing sites with planning permission together with windfall sites within the settlement boundaries. There are a range of housing supply components within and to balance the housing trajectory. The affordable housing target and components of supply were both deemed sound at independent examination by the appointed Planning Inspector and form part of the RLDP's adopted policy framework. It is beyond the scope of an SPG to alter the settlement boundaries or allocate additional sites beyond those allocated as part of the recently adopted RLDP.</p> |
| <b>Resultant Action</b>                  | No action necessary – the SPG provides supplementary information and guidance in respect of the adopted RLDP policy framework, but it cannot introduce new policies, new allocations or change the policies in the adopted RLDP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Organisation</b>                      | Wales and West Housing Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Representation</b>                    | The affordable housing requirements for housing allocations and windfall sites are considered to be conservative as a target and more ambitious targets may encourage higher delivery, particularly as these requirements are often eventually reduced. It is appreciated however that this will be dictated by viability on each individual scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Local Planning Authority Response</b> | The SPG clarifies the adopted policy framework although cannot change the adopted affordable housing requirements detailed within Policy COM3, which were subject to independent examination and deemed sound by the appointed Planning Inspector.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|                         | <p>The scale of affordable housing need and spatial distribution thereof were key considerations when determining the overall level and location of housing in the adopted RLDP. During the RLDP period (2018-33), development proposals are expected to deliver a target total of 1,711 affordable dwellings across Bridgend County Borough. The Plan's contribution to affordable housing provision has been robustly determined by considering the housing need identified in the LHMA alongside rigorous viability testing to ensure formulation of viable affordable housing policy thresholds and proportions. The affordable housing target only relates to sources of supply that are funded and delivered through the planning system and the Plan has made provision to deliver the affordable housing target within the designated settlement boundaries. As such, this target represents the added value the RLDP will contribute to affordable housing supply alongside a range of other delivery mechanisms. These include, although are not limited to, Social Housing Grant, other capital/revenue grant funded schemes, RSL self-funded schemes, reconfiguration of existing stock, private sector leasing schemes, discharge of homelessness duties into the private rented sector and re-utilisation of empty properties.</p> <p>In summary, the RLDP is one mechanism to increase affordable housing supply. It has maximised nil-grant affordable provision as far as possible by setting robust affordable housing policies although cannot address all affordable housing need identified across the County Borough alone. Viability testing undertaken as part of RLDP preparation demonstrated the affordable housing policies cannot be increased further without grant intervention.</p> |
| <b>Resultant Action</b> | No action necessary – the SPG provides supplementary information and guidance in respect of the adopted RLDP policy framework, but it cannot introduce new policies or change the policies in the adopted RLDP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Organisation</b>     | Wales and West Housing Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Representation</b>   | It is hoped that the Council will take a pragmatic approach to limiting affordable housing to clusters of no more than 10 units. Whilst the reasoning is understood, limiting to clusters of 10 may not always be appropriate and it would seem reasonable to have this as a target rather than an upper limit and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|                                          | for planning officers to have the flexibility to determine what is appropriate for individual sites and locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Local Planning Authority Response</b> | <p>The RLDP does not seek to promote large concentrations of mono-tenure affordable housing for the aforementioned reasons and it is beyond the scope of the SPG to change the adopted policy framework in this respect. Adopted Policies PLA1-5 state that affordable housing delivered as part of strategic sites is “to be integrated throughout the development in sustainable clusters of no more than ten units”. Equally, supporting paragraph 5.3.28 to adopted Policy COM3 states, “Where affordable housing is provided, it should be constructed to Development Quality Requirement Standards and integrated into the overall development through separate clusters of no more than ten affordable units”. The use of the term ‘maximum cluster’ in the SPG therefore accurately reflects this adopted policy framework. However, and as aforementioned, further clarity will be added to the SPG to account for situations where:</p> <p>A) More flexibility may be required where the percentage of affordable housing exceeds Policy COM3’s minimum affordable housing requirements, due to grant support or otherwise.</p> <p>B) It may be appropriate to abut several discrete tenure clusters of up to ten affordable units (such as one discrete cluster of social rented units alongside one discrete cluster of Low Cost Home Ownership units) in order to facilitate sustainable, high density development in accordance with Policy COM6.</p> |
| <b>Resultant Action</b>                  | <p>Add clarifying sentences to paragraph 5.7 that state,</p> <p>“In instances where development proposals exceed Policy COM3’s minimum affordable housing requirements, due to grant support or otherwise, a more flexible approach to clustering may be</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|                                                                              | <p>acceptable where justified, providing this does not jeopardise sustainable integration of affordable units”.</p> <p>And</p> <p>“Where proposals demonstrate they have sought to deliver sustainably high residential densities in accordance with Policy COM6, it may be considered appropriate to abut limited discrete affordable tenure clusters. This may include, for example, one cluster of social rented units abutted to one cluster of Low Cost Home Ownership units, providing the affordable units are sustainably integrated into the wider development”.</p> |
| <b>Section 6: Off-Site Provision of Affordable Housing and Commuted Sums</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Organisation</b>                                                          | Wales and West Housing Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Representation</b>                                                        | No comment – this policy is supported.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Local Planning Authority Response</b>                                     | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Resultant Action</b>                                                      | No amendments necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Section 7 and Appendix A: Funding Arrangements and Transfer Values</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Organisation</b>                                                          | Redrow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Representation</b>                                                        | <p>Redrow acknowledges that the approach/methodology proposed is following on that undertaken on a regional basis with the Vale of Glamorgan having already adopted their updated transfer values.</p> <p>From the adoption date of the SPG Redrow would strongly suggest that the values are updated ideally every 6 months or as a minimum every 12 months and commitment made to this. This is to ensure that contracts with RSLs can be entered into reflecting up-to-date information.</p>                                                                               |

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| <b>Local Planning Authority Response</b> | The proposed methodology seeks to provide an annual uplift to the transfer values in Appendix A in line with the WG's maximum published social rent inflation. The rent cap is published by WG annually so it will not be possible to update the values every 6 months. However, the original intention was to allow for indexation linked to annual social rental increases. The representor's suggestion to update the values annually is therefore supported. This will provide a reference point for use in s106 agreements. |
| <b>Resultant Action</b>                  | No amendments necessary. Council approval will be sought to update the transfer values within Appendix A on an annual basis to ensure they remain current.                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Organisation</b>                      | Wales and West Housing Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Representation</b>                    | These changes are supported as they enable transparent conversations to be held with housebuilders and limit the opportunity to reduce on-site deliverability through viability arguments, thereby encouraging the delivery of affordable housing.                                                                                                                                                                                                                                                                               |
| <b>Local Planning Authority Response</b> | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Resultant Action</b>                  | No amendments necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Section 8: Section 106 Agreements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Organisation</b>                      | Redrow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Representation</b>                    | As commented on under section 5 above, the Council should not have a definitive say on the Nominated RSL and this be stipulated within the S106 agreement. It is suggested that paragraph 8.2.4 of the draft SPG be re-worded to reflect the previous comments made under section 5 above.                                                                                                                                                                                                                                       |
| <b>Local Planning Authority Response</b> | As drafted, the SPG does not seek to prescribe a nominated RSL through conditions or planning obligations. Paragraph 5.13 currently states, "no particular RSL will be named within any s106 agreement". This is for several reasons including the future possibility that the RSL first nominated                                                                                                                                                                                                                               |



|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                          | <p>by the LHA does not complete the transfer of the affordable housing units or the units need to be transferred to another RSL for a certain reason.</p> <p>Paragraph 3.1 of TAN 2 states its purpose “is to provide practical guidance on the role of the planning system in delivering” (affordable housing) and emphasises the “need to work collaboratively” to this end. Paragraph. 13.1 also states that “an effective way of achieving control over occupancy is to involve a registered social landlord”.</p> <p>The draft SPG sought to remove ambiguity from the RSL nomination process and this was intended to ensure practical arrangements to deliver the RLDP’s affordable housing policies in accordance with paragraph 5.14 of TAN 2.</p> <p>However, in light of the representor’s comments and the need to work collaboratively as specified within TAN 2, more emphasis will be placed on consultation with the developer to inform the RSL nomination process.</p> |
| <b>Resultant Action</b>                  | Paragraphs 5.13, 5.14 and 8.2.4 will be amended to include references to consult with the developer to inform the RSL nomination process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Organisation</b>                      | Home Builders Federation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Representation</b>                    | Para 8.2.1 HBF question the need for the S106 to include the ‘standard of affordable Homes’ as this is already set by WG in the Welsh Housing Quality Standard (WHQS).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Local Planning Authority Response</b> | Planning Policy Wales (para 4.2.30) requires all affordable housing, including that provided through planning obligations and planning conditions to meet WG’s Development Quality Requirements. This is equally referenced in RLDP supporting paragraph 5.3.28 to Policy COM3. Inclusion of this requirement within s106 agreements will ensure these obligations are complied with by means of a legal agreement under s106 of the Town and Country Planning Act 1990, thereby providing clarity to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | the owners and any successive owners of the land. It will also provide certainty to the nominated RSL or Council when surveying dwellings prior to handover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Resultant Action</b>                  | No amendments are considered necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Organisation</b>                      | Wales and West Housing Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Representation</b>                    | <p>We are generally supportive of this guidance.</p> <p>We would welcome a mechanism whereby grant funded additional social housing could be facilitated through Section 106 Agreements.</p> <p>We would also encourage a suite of standard Section 106 conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Local Planning Authority Response</b> | <p>The affordable housing policy requirements detailed in COM3 are minimum requirements. The percentage of affordable housing on a mixed-tenure site could be boosted if, for example, grant was secured to 'top up' the minimum policy requirements. As drafted, the SPG would not prevent additional grant funded social housing from coming forward. Equally, s106 agreements are utilised to secure the RLDP's minimum policy requirements in this respect and would not prevent additional grant funded social housing from coming forward. The LPA would work collaboratively with the developer and/or RSL in such instances.</p> <p>A standard s106 template is in development to complement this SPG; for use in the drafting of future s106 agreements involving affordable housing contributions. While this process is related to the SPG it is ultimately a separate exercise.</p> |
| <b>Resultant Action</b>                  | No amendments are considered necessary to the SPG itself, although comments are noted in respect of s106 working practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Section 9: Affordable Housing Exception Sites |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Organisation</b>                           | Wales and West Housing Association                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Representation</b>                         | <p>We agree in principle with this guidance.</p> <p>In terms of restricting exception sites to proposals of no more than 10 dwellings, this will not always be appropriate, and it may be that some sites outside of Tier 1 and Tier 2 locations could be suitable for a larger number of units, particularly where this has a positive impact on viability. It is considered that this should be a target rather than an upper limit and we would encourage the onus to be placed on planning officers to determine what is appropriate for individual sites.</p> <p>We are supportive of the flexibility for larger exception sites within and adjoining Tier 1 and Tier 2 settlements.</p>                                                                              |
| <b>Local Planning Authority Response</b>      | <p>The SPG clarifies the adopted policy framework although cannot change adopted Policy COM5: Affordable Housing Exception Sites, which was subject to independent examination and deemed sound by the appointed Planning Inspector.</p> <p>The RLDP seeks to prioritise delivery of affordable housing within the designated settlement boundaries in accordance with placemaking principles. COM5 is intended to act as a 'pressure valve' to meet very pressing housing need that is both small in scale and exceptional in circumstance and clearly cannot be accommodated within settlement boundaries. It is not intended to be a mechanism to deliver significant quantities of affordable housing within inappropriate or unsustainable countryside locations.</p> |

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                         | <p>Policy COM5 will facilitate delivery of small affordable housing schemes within or adjoining existing settlements where it can be clearly demonstrated that there is a pressing local need and this need cannot otherwise be accommodated within the respective settlement boundary. Affordable Housing Exception Sites must typically comprise of no more than ten units, which is the appropriate size for a sustainable cluster of affordable housing. However, Policy COM5 recognises that the Tier 1 (Bridgend) and Tier 2 (Llynfi Valley, Porthcawl, Pencoed and Pyle, Kenfig Hill and North Cornelly) Settlements are the most sustainable in the settlement hierarchy. Proposals for more than 10 affordable units may be acceptable within or adjoining Tier 1 and Tier 2 Settlements where justified in accordance with Policy COM5. This issue was considered as part of Hearing Session 3 during the RLDP Examination and the resultant policy position was deemed sound by the independent Planning Inspector.</p> |
| <b>Resultant Action</b>                                 | No action necessary – the SPG provides supplementary information and guidance in respect of the adopted RLDP policy framework, but it cannot introduce new policies or change the policies in the adopted RLDP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Section 10 and Appendix B: Development Viability</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Organisation</b>                                     | Home Builders Federation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Representation</b>                                   | HBF request that some additional wording is added to indicate that other viability models can be used, but it is suggested that the model to be used is agreed with the Council prior to its use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Local Planning Authority Response</b>                | There is no objection to the proposed amendment. While the LPA is able to make the Development Viability Model available to applicants, the SPG does not seek to prohibit the use of certain alternative viability models subject to prior agreement with the LPA. Clarification will be added to the SPG.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Resultant Action</b>                                 | Add a clarifying sentence to paragraph 10.7 that states “alternative viability models can be used subject to prior agreement with the LPA”.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Other Comments                           |                                                                      |
|------------------------------------------|----------------------------------------------------------------------|
| <b>Organisation</b>                      | Wales and West Housing Association                                   |
| <b>Representation</b>                    | We are generally supportive of the SPG and have no further comments. |
| <b>Local Planning Authority Response</b> | Noted.                                                               |
| <b>Resultant Action</b>                  | No amendments necessary.                                             |



## **Proposed SPG Changes as a Result of the Consultation**

The paragraphs proposed for amendment following the consultation are detailed below, for the reasons explained in the previous table. Strikethrough text is used to indicate proposed deletions from the SPG, whereas blue text is used to indicate proposed additions to the SPG. Only paragraphs proposed for amendment are included below, there are no proposed changes to the remainder of the draft SPG following consultation. The final draft version of the SPG (**Appendix 1**) incorporates the proposed amendments below.

- 5.7 A 10-unit cluster is considered to be the maximum appropriate size for a sustainable cluster of affordable housing on a mixed-tenure housing development. This has been informed by routine discussions with RSL housing managers that operate across the region. Affordable housing clusters of more than 10 units can otherwise become increasingly uncondusive to the delivery and maintenance of balanced, mixed tenure communities. Clusters of affordable housing should be carefully dispersed throughout the development to avoid over-concentration of single tenures in any part of the layout plan and avoid obvious tenure segregation. *In instances where development proposals exceed Policy COM3's minimum affordable housing requirements, due to grant support or otherwise, a more flexible approach to clustering may be acceptable where justified, providing this does not jeopardise sustainable integration of affordable units. Equally, where proposals demonstrate they have sought to deliver sustainably high residential densities in accordance with Policy COM6, it may be considered appropriate to abut limited discrete affordable tenure clusters. This may include, for example, one cluster of social rented units abutted to one cluster of Low Cost Home Ownership units, providing the affordable units are sustainably integrated into the wider development.*
- 5.13 Details of the nominated RSL will be provided by the LHA to the developer prior to commencement of development. The LHA ~~will reserves the right to~~ nominate the RSL for all affordable housing secured through the planning system or take *direct* ownership of such dwellings *directly in consultation with the developer.* ~~On this basis,~~ No particular RSL will be named ~~with~~ in any s106 agreement. The LHA will manage the nomination process *in consultation with the developer.* This arrangement will also provide flexibility to safeguard delivery of affordable housing in the future should the ownership of the site *or the RSL need to* change prior to completion of the development.
- 5.14 RSLs should not assume they have been or will be nominated to purchase nil-grant affordable housing secured through the planning system on any

particular development [site](#) unless this has been confirmed in writing in advance by the LHA. The process for nominating an RSL will be determined and managed by the LHA [in consultation with the developer](#). Proportionate distribution of nil-grant s106 dwellings will be sought across RSL partners over the RLDP period.

**8.2.4 Transfer arrangements to a Nominated RSL or the Council.** Provisions will be included in the s106 agreement to confirm when details of the Nominated RSL or the Council (if the Council is to acquire any affordable dwellings), will be provided to the developer in writing [by the Council](#) (normally prior to commencement of development [and following consultation with the developer](#)). Details of the transfer price will be included in accordance with the guidance in Chapter 7 of this SPG. The point(s) by which the developer must enter into a contract for the sale of the affordable dwellings to the nominated RSL or [to the Council \(as applicable\)](#) will also be specified in the s106 Agreement.

10.7 The preliminary fee does not allow for any further time that an applicant might wish to spend debating the findings of the LPA's initial high-level review. It also does not allow for any officer time necessary to re-appraise subsequent submissions of the model and supporting evidence, which will be re-chargeable. [Alternative viability models can be used subject to prior agreement with the LPA](#). In the event of any unresolvable disputes, the LPA may need to draw upon expertise from a third party to act as an independent arbitrator. The costs associated with this must be met by the developer/applicant. For larger sites (of several hundred units), mixed-use developments or sites of a strategic scale, it may be more appropriate for an applicant to commission an independent arbitrator from the outset, following discussion with the LPA.

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|                                                      |                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting of:</b>                                   | <b>CABINET</b>                                                                                                                                                                                                                                                                      |
| <b>Date of Meeting:</b>                              | <b>13 MAY 2025</b>                                                                                                                                                                                                                                                                  |
| <b>Report Title:</b>                                 | <b>SCHOOL MODERNISATION PROGRAMME<br/>REPLACEMENT MYNYDD CYNFFIG PRIMARY SCHOOL -<br/>PROCUREMENT AND MODIFICATION TO SCHOOL<br/>OPENING DATE</b>                                                                                                                                   |
| <b>Report Owner /<br/>Corporate Director:</b>        | <b>CORPORATE DIRECTOR<br/>EDUCATION, EARLY YEARS AND YOUNG PEOPLE</b>                                                                                                                                                                                                               |
| <b>Responsible<br/>Officer:</b>                      | <b>GAYNOR THOMAS<br/>MANAGER, SUSTAINABLE COMMUNITIES FOR LEARNING</b>                                                                                                                                                                                                              |
| <b>Policy Framework<br/>and Procedure<br/>Rules:</b> | <b>There is no effect upon policy framework or procedure<br/>rules.</b>                                                                                                                                                                                                             |
| <b>Executive<br/>Summary:</b>                        | <ul style="list-style-type: none"> <li>• <b>Approval is sought to modify the implementation date of the replacement Mynydd Cynffig Primary School.</b></li> <li>• <b>Approval is sought to invite tender submissions for the construction of the replacement school.</b></li> </ul> |

## 1. Purpose of Report

1.1 The purpose of this report is to seek Cabinet approval to:

- modify the implementation date of the replacement Mynydd Cynffig Primary School; and
- undertake a tender process for the construction of the replacement Mynydd Cynffig Primary School.

## 2. Background

2.1 On 30 June 2020, Cabinet approval was received to reprioritise Band B, bringing forward the replacement school scheme for Mynydd Cynffig Primary School. Approval was received to submit a revised Strategic Outline Programme to Welsh Government to reflect this and for officers to commence an options appraisal and feasibility study for the proposed replacement primary school.

- 2.2 In September 2020, the outcome of the options appraisal process was reported to Cabinet and approval was received to undertake a feasibility study on Mynydd Cynffig Primary School's junior site, being the preferred location for the replacement school.
- 2.3 In December 2020, the Strategic Outline Case (SOC) received Ministerial approval.
- 2.4 In October 2021, the outcome of the feasibility study was reported to Cabinet and approval was given to commence a statutory consultation process to enlarge Mynydd Cynffig Primary School to a 2-form-entry school, plus a 75-place nursery to be located on the junior school site and Welsh Government subsequently provided confirmation that the Outline Business Case (OBC) had received Ministerial approval.
- 2.5 In order to progress the proposal, consultation exercises were conducted between November 2021 and January 2022 in accordance with the statutory School Organisation Code, 2018, the outcome of which was reported to Cabinet in February 2022.
- 2.6 The statutory public notice was published in March 2022 for a period of 28 days and formal written objections were invited during this time.
- 2.7 In June 2022, a report to Cabinet detailed the outcome of the statutory notice in respect of the proposed enlargement of Mynydd Cynffig Primary School. Cabinet approval was given to implement the proposal with effect from September 2025.

### **3. Current situation / proposal**

- 3.1 The design of the replacement Mynydd Cynffig Primary School has been developed and was subject to a pre-application consultation (PAC) process ahead of submitting a planning application. This process concluded in December 2023.
- 3.2 Views received during the PAC process were addressed and resulted in a planning application submission to the Local Planning Authority in November 2024. The application will be considered by Development Control Committee in due course.
- 3.3 Due to the construction being undertaken on the existing junior department site (plus the BCBC sites formerly occupied by Pwllgath Allotment Association and the Air Training Corps), it is necessary for the works to be programmed over a series of phases (including seasonal ecology mitigation works), in order to keep the junior department operational. This phasing work will include the construction of the replacement allotments and new school building (plus associated playground areas), demolition of the existing school building plus external works (for example, all-weather pitches, carpark, access road). The phasing operation will require the junior department to transfer into the new school building ahead of the proposed implementation date in order for the existing school building to be demolished.
- 3.4 The development of the scheme has been challenging which has impacted on the original planned completion date (that is, September 2025). The Major Projects Team has developed a revised programme for delivering the replacement school. However, the planned implementation date, as approved by Cabinet is no longer



achievable. Cabinet approval to modify the implementation date to September 2027 is required to coincide with the beginning of the 2027-2028 school year. The local authority has consulted with Mynydd Cynffig Primary School's Governing Body regarding the modification and there is no objection to the proposed revised date.

- 3.5 Subject to obtaining the necessary planning consent, the local authority will shortly be in a position to tender the scheme. The scheme will be tendered as a mini competition of Lot 7 of the South East and Mid Wales Collaborative Construction Framework (SEWSCAP 4). The SEWSCAP 4 Framework is considered to be the most efficient process to procure large projects. By following this process, tendering will be single stage, reducing the overall tender period. All contractors have already undertaken a quality evaluation process and have been thoroughly vetted before becoming part of the framework. A price cap of £15m will be applied to the tender. Submissions would be evaluated on a 70% cost, 30% quality basis.
- 3.6 Certain highway improvement works have been identified within the vicinity of the school but are considered necessary to support the development. It is likely that these works will be tendered separately and are not included in the price cap detailed in paragraph 3.5. Approval to set a price cap for these works will be sought once the construction costs have been established. Fees and construction cost associated with these works will be funded from the Council-approved budget, 'Highways Schemes Band B Schools'.
- 3.7 The outcome of the tender process will be reported to Cabinet and will be detailed in the local authority's Full Business Case submission (FBC) to Welsh Government.

#### **4. Equality implications (including Socio-economic Duty and Welsh Language)**

- 4.1 A full equality impact assessment (EIA) has been conducted as part of the development of this proposal. The full EIA considers the impact of the proposal on the nine protected characteristics, the Socio-economic Duty, and the use of the Welsh Language.
- 4.2 The EIA has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language.

#### **5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives**

- 5.1 The Well-being of Future Generations (Wales) Act 2015 Assessment provides a comprehensive summary of the outcomes expected from the implementation of the works.

##### **Long term**

- Fulfills the Council's statutory duty to provide sufficient pupil places.
- Allows teaching and learning to take place on one site, assisting with sharing expert knowledge and resources.
- Supports the day-to-day management and operation of the school.

|                      |                                                                                                                                                                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <ul style="list-style-type: none"> <li>Helps parents with drop-off and pick-up arrangements, as all pupils will attend one site.</li> </ul>                                                                                               |
| <b>Prevention</b>    | <ul style="list-style-type: none"> <li>Safeguards the Council's position in terms of any potential legal challenge regarding the supply of school places.</li> </ul>                                                                      |
| <b>Integration</b>   | <ul style="list-style-type: none"> <li>Ensures that the curriculum can be delivered from a purpose-built facility that meets social, environmental, and cultural objectives.</li> </ul>                                                   |
| <b>Collaboration</b> | <ul style="list-style-type: none"> <li>Works effectively with schools and many internal and external partners to ensure that the building meets the short-term and future needs of users and the community that it will serve.</li> </ul> |
| <b>Involvement</b>   | <ul style="list-style-type: none"> <li>Engagement of stakeholders including Cabinet, elected members, governors, staff, pupils, community, internal and external partners.</li> </ul>                                                     |

## **6. Climate Change Implications**

- 6.1 The local authority's 'Bridgend 2030 – Net Zero Carbon Strategy' and Welsh Government's carbon reduction commitments will also be addressed through the School Modernisation Programme, as all new provision will be designed to ensure that it is Net Zero Carbon 'in operation' and embodied carbon targets are achieved.

## **7. Safeguarding and Corporate Parent Implications**

- 7.1 Bridgend County Borough Council is committed to promoting equality and valuing diversity through all our services and dedicated to treating all citizens, employees and visitors with respect, while providing services which respond to people's individual needs.
- 7.2 The Education, Early Years and Young People Directorate Strategic Plan 2023-2026 ensures that equality and fairness remain firmly at the heart of how the council plans, provides, and delivers important services to the people of Bridgend County Borough.

## **8. Financial Implications**

- 8.1 In 2021, Welsh Government approved the OBC to replace Mynydd Cynffig Primary School. However, since receiving approval the construction industry has seen costs escalate due to COVID-19, the war in Ukraine, costs of incorporating decarbonisation measures and energy price increases. This has resulted in the projected cost of the scheme significantly increasing from £12.8m to £17.5m.
- 8.2 A revised OBC detailing the increased budget has recently been approved by the Cabinet Secretary for Education, and in November 2024, the additional Council funding of £1.7m required to deliver the scheme received Council approval,

meaning the scheme can be progressed to the FBC stage. The total BCBC capital funding allocation for the scheme is £6.434m.

- 8.3 Once the scheme has been tendered and construction costs are known the information will be presented to Welsh Government in a cost plan as part of the FBC. It is at that point in the process that Welsh Government funding approval will be secured. The local authority will not enter into a construction contract until the necessary approvals are in place.
- 8.4 Any revenue implications arising from the replacement school will be calculated from the final design and any increased funding required as a consequence of this (for example, increased premises funding for the school from changes in business rates, energy) will be treated as a budget pressure and considered as part of the Medium-Term Financial Strategy process going forward.

## **9. Recommendations**

- 9.1 It is recommended that Cabinet approves:
- the modification of the implementation date of the replacement Mynydd Cynffig Primary School to September 2027; and
  - the invitation of tenders for the construction of the replacement Mynydd Cynffig Primary School.

## **Background documents**

None

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|                                              |                                                                                                                           |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting of:</b>                           | <b>CABINET</b>                                                                                                            |
| <b>Date of Meeting:</b>                      | <b>13 MAY 2025</b>                                                                                                        |
| <b>Report Title:</b>                         | <b>PROPOSED DATES FOR MEETINGS OF CABINET AND CABINET COMMITTEES</b>                                                      |
| <b>Report Owner / Corporate Director:</b>    | <b>REPORT OF THE MONITORING OFFICER</b>                                                                                   |
| <b>Responsible Officer:</b>                  | <b>MARK GALVIN, SENIOR DEMOCRATIC SERVICES OFFICER - COMMITTEES</b>                                                       |
| <b>Policy Framework and Procedure Rules:</b> | <b>There is no effect upon the Policy Framework and Procedure Rules.</b>                                                  |
| <b>Executive Summary:</b>                    | <b>To seek approval of the programme of meetings for Cabinet and Cabinet Committees for the municipal year 2025-2026.</b> |

## 1. Purpose of Report

- 1.1 The purpose of this report is to seek approval of the programme of meeting dates for Cabinet and Cabinet Committees for the municipal year May 2025 to April 2026.

## 2. Background

- 2.1 The approval of the programme of meetings of Council, Cabinet and their Committees is required in accordance with the Council's Constitution.

## 3. Current situation / proposal

- 3.1 The proposed programme of meeting dates for 2025–2026, is set out below. It should be noted that the date of the Budget Cabinet meeting could be subject to change, depending on the timeline of the Welsh Government Local Government Settlement.

### Cabinet

13 May 2025  
 24 June 2025  
 22 July 2025  
 23 September 2025  
 21 October 2025  
 18 November 2025  
 16 December 2025

13 January 2026  
 3 February 2026  
 17 February 2026 (Budget)  
 10 March 2026  
 14 April 2026



## **Cabinet Committee Equalities and Employee Relations**

4 June 2025  
3 September 2025  
5 November 2025  
21 January 2026  
4 March 2026  
22 April 2026

## **Cabinet Committee Corporate Parenting**

7 May 2025  
17 September 2025  
7 January 2026  
29 April 2026

- 3.2 Subject to the programme of meeting dates being approved, the meetings will be placed in Members and Officers electronic calendars, in the usual manner.
- 3.3 Cabinet is requested to note that following a desktop review, the Terms of Reference of the Cabinet Committee Equalities have been amended together with the name of the Committee to take effect following the Annual General Meeting of Council (AGM) on 14 May 2025. The updated Terms of Reference are attached as **Appendix 1**.
- 4. Equality implications (including Socio-economic Duty and Welsh Language)**
- 4.1 The protected characteristics identified within the Equality Act, Socio-economic Duty and the impact on the use of the Welsh Language have been considered in the preparation of this report. As a public body in Wales the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh language. It is therefore not necessary to carry out a full EIA on this policy or proposal.
- 5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives**
- 5.1 The well-being goals identified in the Act were considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.
- 6. Climate Change Implications**
- 6.1 There are no climate change implications associated with this report.
- 7. Safeguarding and Corporate Parent Implications**
- 7.1 There are no safeguarding implications associated with this report

## **8. Financial Implications**

- 8.1 There are no financial implications associated with this report

## **9. Recommendations**

It is recommended that Cabinet:

- 9.1 Approve the programme of meetings as outlined in paragraph 3.1 of this report;  
9.2 Note that the Constitution will be updated to include the revised Terms of Reference for the Cabinet Committee Equalities and Employee Relations (**Appendix 1**) to take effect from the Council AGM.

## **Background documents**

None

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| Member Body                       | Membership                                                                | Functions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| Equalities and Employee Relations | 17 elected members, 7 of whom are Cabinet members and have voting rights. | <ul style="list-style-type: none"> <li>• To ensure that appropriate equality and Welsh language policies and procedures are in place to fulfil the Authority's statutory duties.</li> <li>• To consider and make recommendations to Cabinet on proposals from the Corporate Equality Management Group on the development and implementation of the Authority's Corporate Equality Scheme and Welsh language Scheme.</li> <li>• To monitor and review community and employee involvement in the development and implementation of the Corporate Equality Scheme.</li> <li>• To request and receive information and statistical monitoring reports about the authority's workforce related to those groups of people protected by anti-discrimination legislation, (including: gender, marital status, age, race, disability, Welsh language, religion, belief and sexual orientation).</li> <li>• To monitor and assess the Authority's performance against the Equality Improvement Framework.</li> <li>• To report annually to Cabinet on the Authority's progress against the objective set out in the Corporate Equality Scheme and Welsh language scheme in line with the Wales Programme for Improvement.</li> <li>• To make recommendations to Cabinet for improvement in performance in fulfilment of the Authority's statutory duties.</li> <li>• To monitor, review and amend staffing policies and practices to ensure they contribute effectively to the overall delivery of the corporate strategy.</li> <li>• To request and receive information and statistical monitoring reports about the authority's workforce related to absence management, recruitment, retention, appraisals and other HR related performance statistics.</li> <li>• To consider and review the Health and Wellbeing resources available to employees and receive statistical information on engagement with the services.</li> <li>• To receive update reports on the Apprenticeship / Graduate schemes.</li> <li>• To receive reports on Organisational Development and staff training opportunities</li> <li>• To receive annual feedback from recognised Trade Unions to facilitate the development of strong industrial relations.</li> </ul> |

|  |  |                                                                                                                                                                                                                                                  |
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|  |  | <ul style="list-style-type: none"> <li>• To receive reports on the staff survey. Review, monitor and evaluate its performance and contribute to development of further surveys to maximise involvement, engagement and participation.</li> </ul> |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|