**Affordable Housing Policies in Welsh Local Planning Authorities**

| **Authority** | **Policy** | **Comment** |
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| Blaenau Gwent | Local Development Plan (Adopted November 2012)  *The Council will seek provision of 10% affordable housing on development of 10 or more residential units or where the site area exceeds 0.28ha. Where adjacent sites meet or exceed these thresholds, 10% provision will also be sought.*  *Financial contributions may be sought to provide for affordable housing, for example where the 10% requirement results in the provision of ‘part’ of an affordable dwelling. It may also be required where on-site provision is not possible and an alternative off-site provision is not available.* |  |
| Brecon Beacons National Park Authority | Brecon Beacons National Park Unitary Development Plan (Adopted March 2007)  *The Authority will seek 20% of units of sites of 3 or more as affordable housing. On sites of 3 to 4 units the payment of commuted sums may be negotiated.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.*  Brecon Beacons Local Development Plan (Deposit Version September 2010)  *All housing developments are to make a contribution to affordable housing provision.*  *Abergavenny, Hay and Crickhowell 30%*  *Brecon, Carmarthenshire rural 20%*  *Head of the Valleys and rural south 10%*  *In Limited Growth Settlements and Countryside 100%*  *Commuted sums can be provided in lieu of units.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.* |  |
| Bridgend Council | Unitary Development Plan (Adopted May 2005)  *An appropriate element of affordable housing to be provided on sites of 15 or more units or sites exceeding 0.5ha. The appropriate element would be guided by a Housing Needs Assessment.*  *The majority of the affordable housing provision to be directed to the main urban areas but can occur in smaller settlements where justified by the housing needs assessment. Affordable housing is not permitted outside settlement boundaries unless for agricultural purposes.*  Bridgend Local Development Plan (Deposit Plan June 2011)  *Where a local need is demonstrated affordable housing provision is required on sites of 5 or more units or sites exceeding 0.15ha. The following provisions are required:*  *30% in Porthcawl and rural areas;*  *20% in Bridgend, Pencoed and hinterland; and*  *15% in the western settlements, Ogmore, Garw and Upper Llynfi Valleys.*  This Plan has not yet been examined. Adoption anticipated in autumn 2013. |  |
| Caerphilly | Caerphilly Local Development Plan (adopted November 2010)  *Affordable housing provision will be sought on sites of 5 or more dwellings and on sites exceeding 0.15ha. The following provisions are required:*  *40% Caerphilly Basin*  *25% Northern Connections Corridor*  *10% in remainder of the Borough*  *Targets are indicative and specific requirements will depend on the current market condition and Housing Market Assessment. In areas of high need the Council will seek to negotiate up to 100% provision.* |  |
| Cardiff Council | City of Cardiff Local Plan (adopted January 1996)  *Provision for an element of affordable housing and*  *for housing for special needs groups will be sought on all new housing sites of more than 50 dwellings where there is evidence of need which can be satisfactorily met on the site and where site conditions allow. The precise scale will vary from case to case and will be a matter of negotiation.*  Cardiff Unitary Development Plan (Deposit Version October 2003)  *Affordable housing provision is to be made on sites of 25 or more units or sites exceeding 1ha.*  *The exact proportion will depend on the circumstances of each proposal, particularly the size, suitability of the site and viability of the proposal.*  *Affordable housing is to be provided on site wherever possible. Where this is not possible it is to be provided as close as possible or a financial contribution made to provide for affordable housing elsewhere.* |  |
| Carmarthenshire County Council | Carmarthenshire Unitary Development Plan (July 2006)  *Where there is local need the Council will seek to negotiate a reasonable element of affordable housing provision within appropriate schemes.*  *Only affordable housing accepted on single infill sites within settlements or large groups of dwellings and exceptions sites.*  Carmarthenshire Local Development Plan (Deposit Version June 2011)  *20% affordable housing provision will be required on sites of 10 or more units within defined Growth Areas and on sites of 5 or more units within Service Centres, Local Service Centres and Sustainable Communities.*  *Commuted sumes will be sought for sites falling below these thresholds.*  *The Council will seek to negotiate affordable target uplift in areas where it is deemed to be viable.* |  |
| Ceredigion County Council | Ceredigion Local Development Plan (Deposit Version December 2010)  *20% provision of affordable housing on all housing sites.*  *Negotiation of commuted sumes will be considered where the threshold requirements would deliver part-units.* |  |
| City and County of Swansea | City and County of Swansea Unitary Development Plan (Adopted November 2008)  *Affordable housing will be negotiated on sites of 25 or more units or sites exceeding 1ha in urban areas. In large and small villages, the thresholds are 10 or more units or sites exceeding 0.4ha.* |  |
| Conwy Council | Conwy Local Development Plan (Revised Deposit Version January 2011)  *In Tier 1 towns and villages a maximum of 30% affordable housing will be sought on sites of 3 or more units. Off site provision or commuted sums will be sought for developments of 3 or less units.*  *In all other areas 100% affordable housing requirement.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.* |  |
| Denbighshire Council | Denbighshire Unitary Development Plan (Adopted July 2002)  *Where there is a demonstrable need, that will be a material planning consideration and the Council will seek to negotiate provision on sites within development boundaries. In rural areas the exceptional release of land will be permitted for affordable housing provision, where there is demonstrable need.*  Denbighshire Local Development Plan (Deposit Version October 2009)  *All residential developments will be expected to make a contribution towards affordable housing provision as follows:*  *Site of 3 or more dwellings should provide a minimum of 30% affordable houses;*  *Sites under this threshold will be expected to make a financial contribution.*  *All infill sites and sites within hamlets will be for affordable housing.*  *100% affordable housing sites will be permitted only on sites of 10 or less units.* |  |
| Flintshire Council | Flintshire Unitary Development Plan (Adopted September 2011)  *Where there is a demonstrable need, this will be a material planning consideration. The Council will negotiate to provide a minimum of 30% affordable housing provision on sites of 25 or more units or sites exceeding 1ha within settlement boundaries.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.* |  |
| Gwynedd County Council | Gwynedd Unitary Development Plan (Adopted July 2009)  *Affordable housing provision will be sought on all sites of 5 or more units in the main towns and on allocated sites of 5 or more units in the Local Centres and villages. The amount will be considered on a site by site basis.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.* |  |
| Isle of Anglesey Council | No policy in place. Interim policy stating that affordable housing will be treated as a material consideration when determining residential applications. |  |
| Methyr Tydfil | Methyr Tydfil Local Development Plan (Adopted May 2011)  *Affordable housing provision will be required on sites of 10 or more units. In Primary Growth Areas provision should be 10% and 5% in secondary and other growth areas.*  *Financial contributions will be required where on site provision of affordable housing is not possible and on sites below the 10 unit threshold.* |  |
| Monmouthshire County Council | Monmouthshire Unitary Development Plan (Adopted June 2006)  *Where local need for affordable housing is demonstrated at least 20% of provision on sites should be affordable units.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.*  Monmouthshire Local Development Plan (Deposit Version September 2011)  *Affordable housing provision will be required as follows:*  *On sites of 5 or more units in main towns and rural secondary settlements 35% provision;*  *On sites of 5 or more in the Severnside settlements 25% provision;*  *On sites of 3 or more in main villages 60% provision;*  *On sites of 2 in main and minor villages 1 affordable unit;*  *On sites of 3 adjacent to minor villages 2 affordable units;*  *On sites of 4 adjacent to minor villages 3 affordable units;*  *In the countryside, conversions and subdivisions 35% provision.*  *Financial contributions are required for sites below these thresholds.* |  |
| Neath-Port Talbot Council | Neath Port-Talbot Unitary Development Plan (Adopted March 2008) and Supplementary Planning Guidance (updated April 2010)  *Provision of 20% affordable housing provision sought on all developments of 3 or more units. A commuted sum is sought for developments of 3 to 4 units.* |  |
| Newport Council | Newport Unitary Development Plan (Adopted May 2006)  *Guideline of 30% provision of affordable units on sites of 25 or more in urban areas and on sites of 10 or more in villages.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.*  Newport Local Development Plan (Deposit Version April 2012)  *Affordable housing provision of up to 30% in urban areas on sites of 10 or more units or sites exceeding 0.33ha.*  *Affordable hosing provision of up to 30% in villages on sites of 3 or more units or sites exceeding 0.2ha.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.*  *Commuted sums will be required where it is not possible to provide for on-site provision.* |  |
| Pembrokeshire Coast National Park Authority |  |  |
| Pembrokeshire County Council | Joint Unitary Development Plan for Pembrokeshire (Adopted July 2006)  *Where there is a demonstrable lack of affordable housing to meet proven local need, the Authority will seek to negotiate an element of affordable housing. In main settlements this will be on sites exceeding 1.5ha and in rural areas on sites exceeding 0.75ha.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.*  Pembrokeshire Local Development Plan (Deposit Plan with proposed changes following Examination November 2012)  *Local needs affordable housing will be sought on all housing developments. The proportions will be as follows:*  *In towns, service centres and service villages 10%*  *Large local villages 50%*  *Small local villages 100%*  *Commuted sums will be required where on-site provision is not possible.*  *Higher percentages will be sought under sustained positive change in the financial viability of developments.* |  |
| Powys County Council | Powys Unitary Development Plan (Adopted March 2010)  *Affordable housing will be required on sites of 5 or more dwellings within development boundaries.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.* |  |
| Rhondda Cynon Taff | Rhondda Cynon Taff Local Development Plan (Adopted March 2011)  *In the Northern Strategy Area 10% affordable housing requirement on sites of 10 or more units.*  *In the Southern Strategy Area 20% affordable housing requirement on sites of 5 or more units.*  *Commuted sums will be required where on-site provision is not possible.*  *Affordable housing will only be permitted outside settlement boundaries when there are no sites inside settlement boundaries. Such sites should not exceed 30 units and will be for 100% affordable housing.* |  |
| Snowdonia National Park Authority | Snowdonia Local Development Plan (Adopted July 2011)  *Affordable Housing provision required as follows:*  *Within main settlements – on public land 100% ; on privately owned land 50%*  *50% provision on non-allocated sites in Bala and Dolgellau*  *100% on non-allocated sites in Service Settlements*  *50% on sites of 4 or more units in Secondary Settlements*  *In smaller settlements up to a maximum of 2 dwellings is permitted on identified sites for 100% affordable housing provision.*  *Conversions – 50% provision of affordable housing.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.* |  |
| Torfaen Council | Torfaen Local Development Plan (Deposit Version, March 2011)  *The Council will seek provision of affordable housing on all sites of 3 or more or exceeding 0.1ha in size. The proportions as follows:*  *North Torfaen 10%*  *Pontypool 25%*  *Cwmbran West and North 20%*  *Cwmbran South and East 30%*  *Percentages will change by 5% (upwards or downwards) in line with house prices and or construction costs.*  *In rural areas the exceptional release of land will be considered for affordable housing provision. Sites will be limited to maximum of 9 units.* |  |
| Vale of Glamorgan Council | Vale of Glamorgan Unitary Development Plan (Adopted April 2005)  *Where there is demonstrable need, the Council will seek a reasonable element of affordable housing on sites of 50 or more units.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.*  Vale of Glamorgan Local Development Plan (Deposit version February 2012)  *30% provision of affordable housing required on sites of 5 or more in Barry, Llantwit Major, Rhoose and St Athan.*  *35% provision of affordable housing required in other settlements.*  *In rural areas the exceptional release of land will be considered for affordable housing provision.* |  |
| Wrexham Council | Wrexham Unitary Development Plan (February 2005)  *Where there is a proven need, the Council will seek to negotiate affordable housing on sites of 25 or more units.*  *In rural areas the exceptional release of land will be considered for affordable housing provision. This is restricted to a maximum site size of 5 units.* |  |