



SPG 13

**AFFORDABLE
HOUSING**



Bridgend County Borough Council

SUPPLEMENTARY PLANNING GUIDANCE

AFFORDABLE HOUSING

The purpose of this Supplementary Planning Guidance (SPG) is to expand upon the Council's existing planning policy on affordable housing contained within the adopted Unitary Development Plan. It will outline how the Council will expect affordable housing to be delivered as part of new residential developments within the County Borough of Bridgend. This document has been formulated as a result of close cooperation between the Planning and Housing & Community Well-being departments of the Council, both of which will be involved in the negotiation for affordable housing delivery through the planning system.

It was adopted by Bridgend County Borough Council's Planning & Development Committee on 1st November, 2007

This SPG will be a material consideration in the determination of all planning applications for residential development including applications for renewal of consents.

The Council would urge anyone seeking to submit an application for residential development within the County Borough to read this SPG and to contact the Local Planning Authority in advance of submitting an application to discuss the issues which are raised in this document on a site specific basis.



M J Hooker
Assistant Director - Planning Services
26th November 2007

1 INTRODUCTION

1.1 The mission statement of the Council's Local Housing Strategy is:

“To best meet people’s housing needs by ensuring the provision of accommodation of their choice that is appropriate to the needs of each household and is safe, warm and affordable.”

In order to achieve this, the Strategy identifies the Unitary Development Plan (UDP) as a key tool in the delivery of affordable housing within the County Borough.

1.2 The term: “Affordable Housing” is not easily defined, however Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006) defines the term (in paragraph 5.1 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...Affordable housing includes:*

- *Social rented housing;*
- *Intermediate housing.”*

1.3 There is no local authority-owned housing stock in Bridgend County Borough. The entire Council stock was transferred to Valleys to Coast Housing Association (V2C) in September 2003. It was formed as an independent, not-for-profit, registered social landlord (RSL) following a tenant vote of approval in November 2002. V2C now complements 3 other RSLs with major stock holdings in the County Borough.

2 NATIONAL HOUSING AND PLANNING POLICY CONTEXT

2.1 The *Wales Spatial Plan* adopted in November 2004 highlights the National Assembly for Wales's objectives for affordable housing, namely, that everyone in Wales should: *“have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families”*. This is taken from *Better Homes for People in Wales*, the National Housing Strategy. Bridgend County Borough straddles the South East Wales and Swansea Bay spatial areas; for each of these affordable housing is identified as a ‘national action particularly relevant to the area’, where the development of an *Affordable Housing Toolkit* will assist Local Authorities ways to meet local housing needs more effectively.

2.2 *Planning Policy Wales* (as amended by the Ministerial Interim Planning Policy Statement 01/2006) states that a community's need for affordable housing is a material planning consideration which should be taken into account in the preparation of policies within Development Plans (paragraph 9.2.14 refers). These policies should be founded on robust local housing needs assessments and should include an authority-wide target for affordable housing as well as site thresholds, site specific targets and rural exception policies where appropriate.

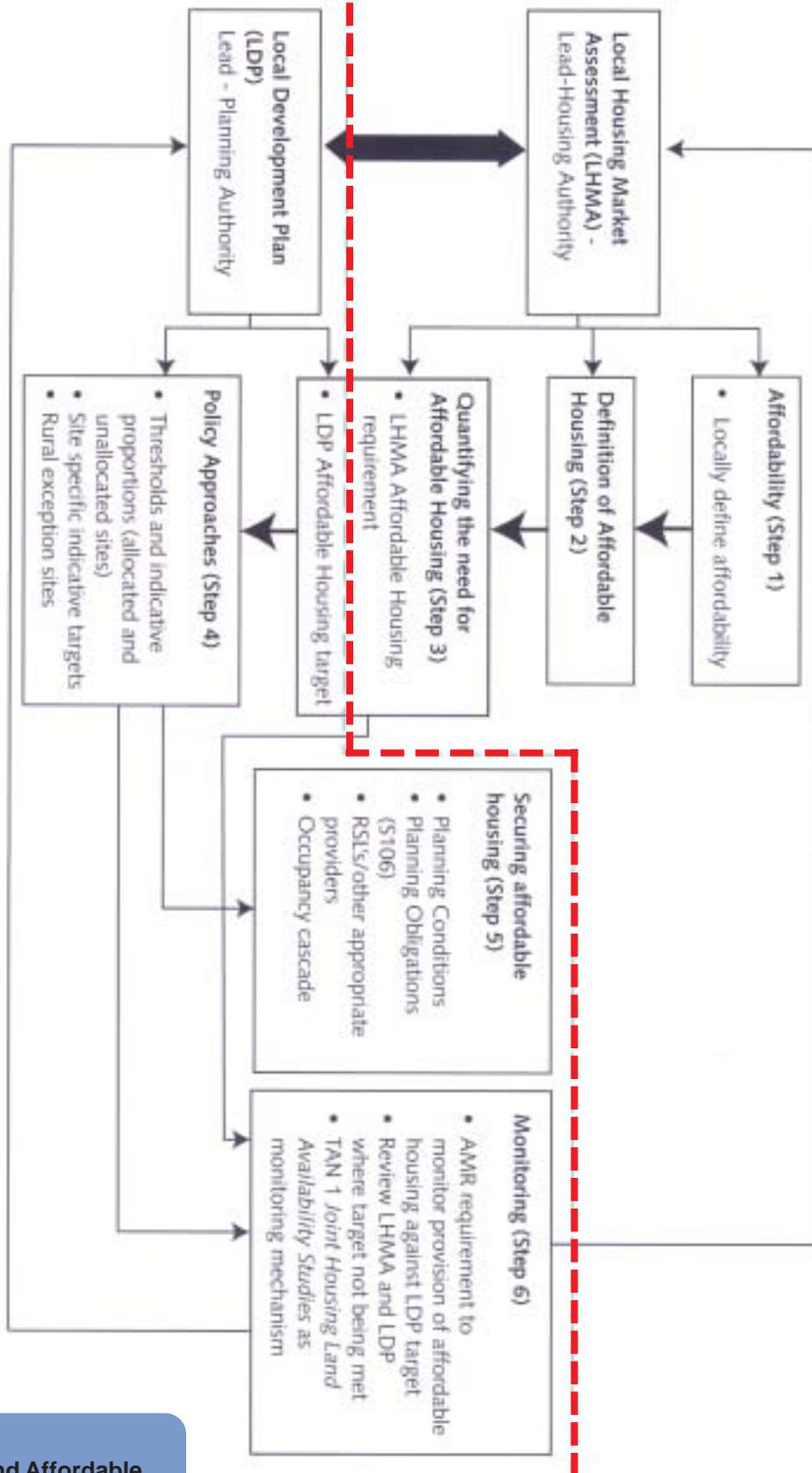


Figure 1
Planning and Affordable Housing Policy Map

Source: Technical Advice Note 2, Planning and Affordable Housing, Welsh Assembly Government 2006

2.3 Further guidance on affordable housing is available in TAN 2. This provides detailed assistance to Local Authorities on delivering affordable housing through the planning processes. It introduces a 'Planning and Affordable Housing Policy Map' (see figure 1 overleaf). Steps 1 - 3 are primarily concerned with the Local Housing Assessment process. In Bridgend County Borough, this part of the process is evidenced from the 2002 (updated in 2006) Local Housing Needs Assessment which is summarised below.

2.4 Steps 4 – 6 are concerned with the Development Plan process and will be explained in more detail later in this document to provide certainty to developers and the public as to how the Local Planning Authority will implement the affordable housing policy of the UDP.

3 LOCAL HOUSING NEEDS ASSESSMENT PROCESS - (STEPS 1, 2, & 3)

3.1 In 2002 Fordham Research was commissioned by the Council to undertake a Local Housing Needs Assessment for Bridgend County Borough. The purpose of the report was to assess: the backlog of existing housing need; any newly arising need within the study period (2002 – 2007); the supply of affordable housing units; and, the overall affordable housing requirement.

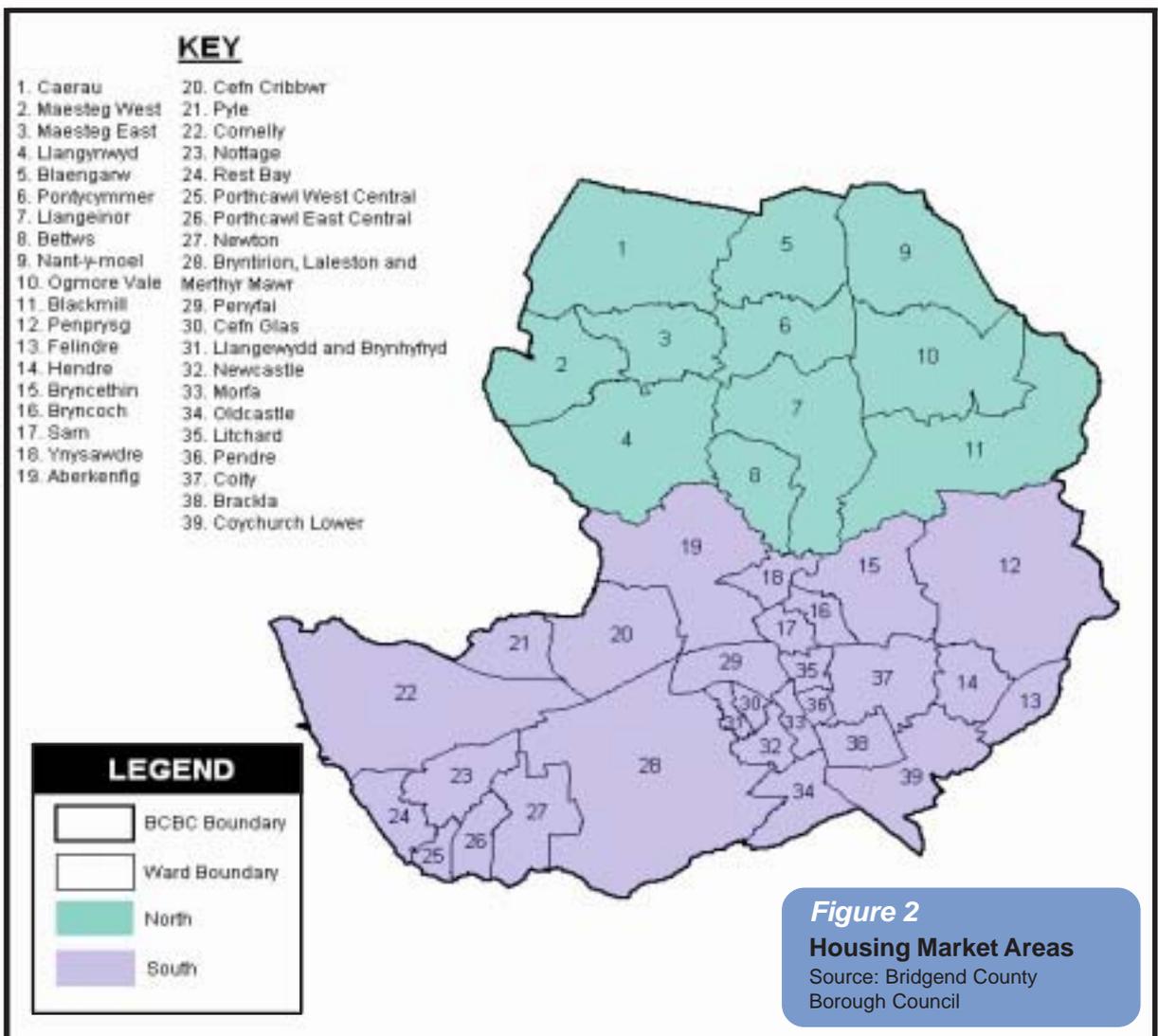


Figure 2
Housing Market Areas
 Source: Bridgend County Borough Council

3.2 For the purposes of the study, the County Borough was divided into housing market areas. In assessing 'affordability', areas in the North (essentially the valley communities) were separated from those in the south (see Figure 2 on previous page). Beneath these, sub-areas were identified to reflect local housing requirements on a detailed basis.

3.3 The Assessment concluded that, in order to address the backlog of existing need and cater for newly arising need, there would be a net affordable housing requirement of 234 units per annum. The greatest need was found to be in the more-affluent (and hence more expensive) Southern market housing area of the County Borough, where 83% (195 dwellings per annum) of the affordable housing shortfall occurs. The study also found that the most notable shortage was in smaller (one and two bedroom) homes.

3.4 The most appropriate type of affordable housing provision recommended in the study was social rented housing. The analysis suggested that low-cost market housing (where properties are constructed by developers and targeted at the lower-end of the market, typically first time buyers) cannot meet any of the housing need identified whilst shared ownership schemes might be able to help approximately 8% of households in need. Indeed, *Technical Advice Note 2* states that the: "Assembly Government does not consider [low-cost market housing] to be affordable housing for the purpose of the land use planning system" (Annex B of TAN2 refers).

3.5 In 2006 the Council commissioned Fordham to update the 2002 assessment. This concluded that the overall annual requirement for affordable housing has risen to 636 units per annum. However, with an average total residential build rate of approximately 498 units per year, it is clear that the current planning system alone cannot feasibly fulfil all the affordable housing requirements of the County Borough. It can however, make a contribution towards this target.

3.6 The Affordable Housing Toolkit, Welsh Assembly Government, June 2006 notes that since the introduction of the Homebuy Scheme, demand for Assembly Government funded Shared Ownership schemes has fallen away and as such the product is no longer supported for funding through the Social Housing Grant (SHG) programme.

3.7 Copies of the full Local Housing Need Assessment reports are available from the Council's Housing and Community Well-Being Division (see Appendix B).

4 DEVELOPMENT PLAN POLICY APPROACH (STEP 4)

4.1 The Bridgend Unitary Development Plan was adopted on the 12th May 2005. Policy H7 of the Plan specifically refers to Affordable Housing:

POLICY H7

WHERE A LOCAL NEED IS DEMONSTRATED, THE COUNCIL WILL EXPECT AN APPROPRIATE ELEMENT OF 'AFFORDABLE HOUSING' TO BE PROVIDED ON SUITABLE SITES CAPABLE OF ACCOMMODATING 15 OR MORE UNITS OR EXCEEDING 0.5 HECTARES IN SIZE. SUCH AFFORDABLE HOUSING WILL BE IMPLEMENTED THROUGH THE USE OF APPROPRIATE PLANNING CONDITIONS AND/OR OBLIGATIONS/AGREEMENTS AND/OR THROUGH CONTRACTUAL ARRANGEMENTS BETWEEN THE COUNCIL, DEVELOPERS AND REGISTERED SOCIAL LANDLORDS.

THRESHOLDS

4.2 As required by TAN2 the site threshold for affordable housing provision to be required as part of residential schemes has been set in the UDP as sites of 0.5 hectares or more, or those which can accommodate 15 or more residential units. This threshold has been confirmed through the Development Plan process as evidenced through the 2002 Local Housing Needs Assessment and also endorsed in the Local Housing Strategy.

4.3 The Council is aware that, in order to avoid contributing to affordable housing provision, developers may sub-divide sites and submitted separate planning applications for developments below the stated thresholds. Where the Council identifies that this has occurred it will calculate the total site area or residential unit provision and apply the affordable housing policy accordingly. For example, if an area is divided into 3 sites of 10 units each, with three separate planning applications submitted, the Council will seek to secure affordable housing provision across the whole of the site. This approach will also apply where planning applications are staggered over time.

TARGETS

NOTE 1

**IN THE NORTHERN HOUSING MARKET AREA (SEE FIGURE 2) OF THE COUNTY BOROUGH, AT LEAST 15% OF THE HOUSING CONSTRUCTED ON SITES WHICH MEET THE THRESHOLD REQUIREMENTS OF POLICY H7 WILL BE AFFORDABLE.
IN THE SOUTHERN HOUSING MARKET AREA (SEE FIGURE 2) OF THE COUNTY BOROUGH, AT LEAST 30% OF THE HOUSING CONSTRUCTED ON SITES WHICH MEET THE THRESHOLD REQUIREMENTS OF POLICY H7 WILL BE AFFORDABLE.**

4.4 In terms of site specific targets, the Local Housing Needs Assessment concludes that an affordable housing target of 40% (or higher) on suitable sites could be justified in Bridgend County Borough.

4.5 Table 8.2 of the 2006 Housing Needs Assessment concludes that there is a shortfall in Affordable Housing provision throughout all of the grouped sub-areas of the County Borough. The overall shortfall is greatest in Bridgend and Llynfi Valley areas whereas the need relative to supply is greatest in the Porthcawl area, where supply is estimated to meet under a fifth of the need for affordable housing.

4.6 However, the Council considers that, taking into account all factors to be considered in the development of housing sites together with the variability of housing needs in different parts of the Borough (described above), a more localised and pragmatic approach should be adopted to the threshold targets on both allocated and unallocated (windfall) sites. The 15% and 30% targets are considered to be realistic and achievable, whilst reflecting the different affordable housing needs within the northern and southern zones of the County Borough respectively as evidenced in the Local Housing Needs Assessment.

4.7 The Local Housing Authority has worked with other Authorities in the South East Wales Regional Housing Forum (SEWRHF) to produce a Regional Housing Market Study. This concluded that there were three housing market areas within the region which crossed Bridgend County Borough. These were the 'Bridgend', 'North of the M4' and 'Mid Valleys' housing markets.

4.8 However, upon further examination, it was considered that, due to the low levels of development in the areas of the County Borough defined as 'Mid Valleys' (i.e. the very northern parts of the County Borough) the contribution to affordable housing from these areas would be too small to warrant a separate zone within the SPG. Therefore for simplicity the 'North of the M4' and 'Mid Valleys' regional housing market areas were combined into one area. When these boundaries were translated into wards, the resultant boundary mirrored that contained within the Local Housing Needs Assessment.

4.9 The northern and southern market areas are defined in figure 2 above. The northern zone consists of the wards of Llangynwyd, Bettws, Llangeinor, Blackmill and all wards to the north of these; and the southern zone consists of the remaining wards.

4.10 The 15% and 30% targets are considered to be realistic and achievable, whilst reflecting the different affordable housing needs within the northern and southern zones of the County Borough respectively as evidenced in the Local Housing Needs Assessment.

4.11 These targets represent the minimum required and should not be regarded as starting points for developers to negotiate down. The exceptional circumstances where these targets may be relaxed are set out below.



4.12 It is implicit in Policy H7 that development proposals accommodating more than 15 units on sites less than 0.5 Ha should be expected to provide an element of affordable housing. However, it is recognised that some proposals meeting the eligibility of the Policy are ‘marginal’ (i.e. a proposal may come forward for 16 houses on a 0.35 Ha site). On such marginal sites it is recognised that the developer may ‘avoid’ an affordable housing contribution by amending the scheme to 14 units or less. In such circumstances no affordable housing contribution would be forthcoming.

4.13 In recognition of such scenarios taking place on ‘marginal’ sites, the Council considers it is pragmatic to take a more flexible approach to seeking an affordable housing contribution. Therefore:

NOTE 2

ON SITES LESS THAN 0.5 Ha A PROVISION OF AFFORDABLE HOUSING WILL BE SOUGHT BASED ON THE NUMBER OF UNITS THAT EXCEED THE 15 UNIT THRESHOLD OF POLICY H7.

For example, in Bridgend where the area target is 30%, where a developer proposes to build 21 flats on a 0.4 Ha site the contribution will be 30% of 6 = 2 units (where 6 is the difference between the threshold of 15 and the proposal of 21). This approach is only relevant on sites that do not meet the area threshold of 0.5Ha stipulated in Policy H7, but nevertheless exceed the unit threshold.

RURAL EXCEPTION SITES

4.14 The Unitary Development Plan does not provide for affordable housing ‘exception’ sites in the countryside, where development is usually strictly controlled. This is because there has been little expressed concern or identified shortfall of affordable rural housing in the County Borough. Any subsequent need that does arise can easily be accommodated within the main urban areas, which lie no more than 4 to 5 miles from any countryside location.

4.15 Given the above Development Plan policy position, there is no requirement, and indeed, no basis for further commentary of rural exception sites in this SPG.



NOTE 3

ONLY IN EXCEPTIONAL CIRCUMSTANCES WILL THE LOCAL PLANNING AUTHORITY ACCEPT A REDUCED PROVISION TO AFFORDABLE HOUSING FROM THAT STATED IN NOTE 1 AND NOTE 2 ON SITES MEETING THE THRESHOLDS OF POLICY H7 OF THE UDP.

4.16 The Local Planning Authority appreciates that the expected provision of affordable housing can affect the land values for residential development at a given location. However, it will expect developers to have taken account of this guidance (and its effect on land values) before entering in to land and property negotiations. Pre-application discussions are advised with planning and housing officers (see Appendix B) of the Council to determine the likely provision of affordable housing that will be expected for a proposal.

4.17 The onus will be on the developers to satisfy the Council that it is not economically viable for the expected provision to be made on the application site or an alternative site ('off-site') before any relaxation of the affordable housing requirement will be considered. In order for this to occur, a written reasoned justification should be submitted to the Council in order that an assessment can be made. However, before the on-site or 'off-site' affordable housing requirement is set-aside, the Council will consider whether a financial contribution could be provided (see below). If the financial information requested is not submitted, in light of any other evidence to the contrary, the Council will refuse the planning application on the basis that it does not meet the affordable housing policy of the UDP or that insufficient information to properly determine the proposal has been submitted.

TYPE OF ON-SITE PROVISION

NOTE 4

The preference will be for on-site development of affordable housing in the following order:

1) SOCIAL RENTED

Properties constructed and cost met by the developer to Welsh Assembly Government guidelines and passed for management to a registered social landlord (RSL) as social rented housing;

or

Parts of the land relating to the planning application is transferred to an RSL to construct and meet the cost of the social rented housing.

2) INTERMEDIATE HOUSING

This is where prices or rents are above those of social rented housing but below housing market prices or below market rents. This can include equity sharing schemes. Properties are constructed by the developer and sold with the benefit of a resale covenant to ensure that they are affordable in perpetuity. The amount of subsidy to be met by either the developer or an RSL will be informed by the Local Housing Market Assessment.

THE PREFERENCE WILL BE FOR SCHEMES THAT DO NOT REQUIRE SOCIAL HOUSING GRANT (SHG) PROGRAMME FUNDING. DEVELOPERS WILL BE REQUIRED TO PRESENT PROPOSALS UNENCUMBERED BY THE CONSTRAINTS OF INSUFFICIENT SHG OR THE UNAVAILABILITY OF SHG TO MEET THE TIMESCALE OF A PARTICULAR DEVELOPMENT.



4.18 The type of on-site provision will be secured by a legal agreement under Section 106 of the Town and Country Planning Act 1990 (see below). The type of provision will be dependent upon the site's location and circumstances, where necessary with added flexibility in order to reflect current housing market dynamics. In terms of the order of preference stated in Note 4, developers should provide sufficient evidence that the Council's more preferable options are not feasible before examining others.

DESIGN OF DEVELOPMENTS

NOTE 5

WHERE AFFORDABLE HOUSING IS TO BE PROVIDED ON SITE, IT SHOULD BE INTEGRATED WITHIN THE FABRIC OF THE DEVELOPMENT AND SHOULD NOT BE CONCENTRATED IN ONE SINGLE AREA WITHIN THE SITE.

4.19 The integration of affordable housing with market housing is a key issue on sites which meet the affordable housing threshold. Therefore applications which seek to separate the affordable housing from the main-stream market housing will not be permitted. The affordable houses should be 'pepper-potted' around the wider housing development to ensure the greatest assimilation within the wider residential scheme.



NOTE 6

IN TERMS OF DESIGN QUALITY, MATERIALS AND FINISH, THE AFFORDABLE HOUSING INCLUDED WITHIN A WIDER RESIDENTIAL SCHEME SHOULD BE INDISTINGUISHABLE FROM THE OTHER HOUSING.

4.20 The design and materials used for the affordable homes should be identical to those used for the market-value homes. In this respect the design policy of the UDP (Policy EV45) and the Council's Design Guides (including the Climate Neutral Development SPG) should be consulted. By using this principle, the affordable housing elements of a scheme will not be easily identified, assisting greatly in the integration of communities whilst simultaneously promoting high standards of built development and promoting principles of sustainable development.

5 OFF-SITE DEVELOPMENTS/MONETARY PAYMENTS

NOTE 7

ALL AFFORDABLE HOUSING PROVISION SHOULD BE PROVIDED ON-SITE WHERE IT MEETS THE THRESHOLDS OF UDP POLICY H7. IN EXCEPTIONAL CIRCUMSTANCES, ALTERNATIVE PROVISION IN THE FOLLOWING ORDER OF PREFERENCE MAY BE ACCEPTABLE TO THE LOCAL PLANNING AUTHORITY:

- 1) AN OFF-SITE DEVELOPMENT**
- 2) A MONETARY PAYMENT TO THE COUNCIL IN LIEU OF A PHYSICAL PROVISION**

5.1 The Council's first preference is for affordable homes to be provided on-site or elsewhere within a larger phased development of which the site forms a part. If the developer considers this is not viable then it must justify this to the Council by way of the submission of detailed costings (see above). Other circumstances which will necessitate firstly an off-site development or then a monetary payment in lieu of a provision are: where it has not been possible to enter into an agreement with an RSL to manage the housing; or, on small sites, where the density of the proposed housing does not facilitate the provision of affordable housing on-site. However, evidence will need to be provided to the Local Planning Authority before an off-site contribution / monetary payment will be considered as an alternative to on-site provision.

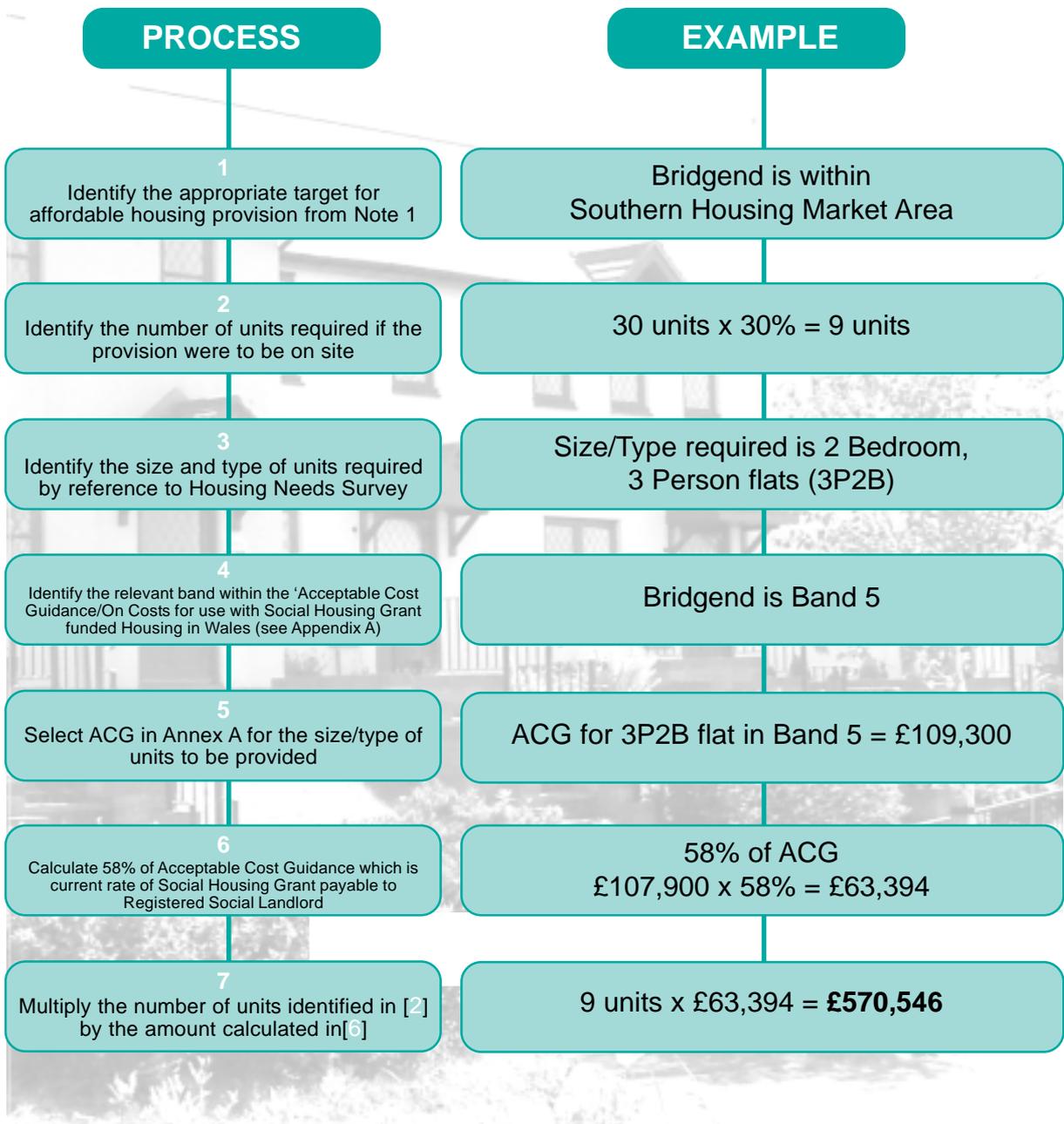
5.2 If the Council considers that an alternative off-site provision is acceptable, its first preference will be for a separate development of affordable housing to be provided within the same community as the originating planning application. This development will be legally tied to the original application to ensure that it is completed to the same time, design, management and legal clauses had the provision been on-site. If this is not possible (and upon submission of appropriate evidence) an off-site monetary payment in lieu of a physical contribution may be acceptable to the Council.

5.3 The Council will also consider a mixture of the above provisions where appropriate.

NOTE 8

MONETARY PAYMENTS IN LIEU OF ON SITE PROVISION AND ALTERNATIVE SITE DEVELOPMENTS WILL ONLY BE CONSIDERED WHERE ALL OTHER APPROACHES TO PROVIDE AFFORDABLE HOUSING HAVE BEEN EXAMINED AND HAVE BEEN FOUND TO BE INAPPROPRIATE.

5.4 The following worked example relates to a fictitious planning application for 30 residential units on a site within the Bridgend town urban area.



5.5 In relation to steps 4 and 5, the Acceptable Cost Guidance figure quoted relates to the October 2007 rates. When calculating the contribution in connection with a planning application, the most up-to-date ACG figures (or their successor) will be utilised.

5.6 Monetary payments are usually time specific and ordinarily must be spent within five years of the Council having received payment from the developer and/or land owner. Any sum not spent within the timescale specified within the Section 106 agreement (see below) must be repaid in full.

5.7 Payments can be used to provide either part or full funding for schemes, projects and initiatives that support affordable housing. Affordable housing payments can be channelled through third parties nominated by the Housing Authority. Such parties can include RSLs, voluntary housing organisations, charitable agencies and private landlords.

5.8 Examples of the type of affordable housing initiatives that can be financed through the use of monetary payments include:

- The development of both rented accommodation and low cost home ownership schemes;
- The granting of an equity loan to enable a nominated purchaser to purchase a property in a low cost home ownership scheme where there remains a gap in the ability to purchase;
- Offering loans / grants to private landlords / other agencies in return for affordable housing nominations;
- The development of supported housing schemes;
- Initiatives that support regeneration projects such as offering loans / grants to tackle empty homes or poor housing conditions, in return for affordable housing.

5.9 An element of each monetary payment will be used to contribute towards the Council's associated administration costs in facilitating the above initiatives.



6 SECURING AFFORDABLE HOUSING BY PLANNING OBLIGATIONS (STEP 5)

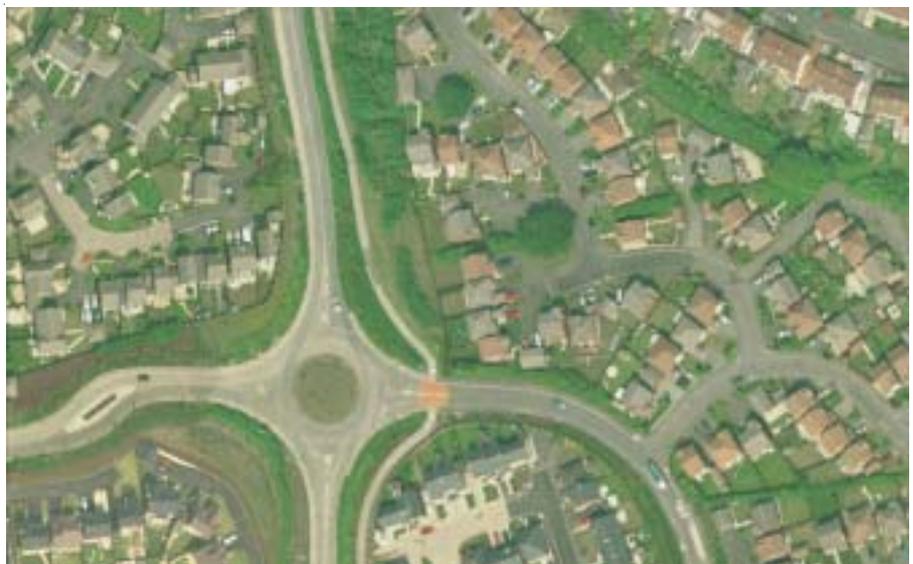
NOTE 9

LEGAL AGREEMENTS WILL BE REQUIRED TO SECURE AFFORDABLE HOUSING PROVISION THROUGH PLANNING CONSENTS AND TO ENSURE THAT THE AFFORDABLE HOUSING UNITS ARE KEPT SO IN PERPETUITY.

6.1 Legal agreements under Section 106 of the Town and Country Planning Act 1990 (as amended) will be used to ensure that affordable housing is provided and managed in accordance with this SPG.

6.2 The Heads of Terms for a Section 106 agreement will vary depending on the final delivery mechanism of the affordable housing (i.e. land transferred to an RSL, Intermediate Housing or off-site financial contributions). However, indicative Heads of Terms which will be expected from any agreements are highlighted below:

- Registered RSL, Bridgend County Borough Council and developer to be parties to the agreement (where appropriate);
- Total number of affordable dwellings to be constructed;
- Location of affordable dwellings within site;
- Restrictions on occupancy of number of general market dwellings before affordable units constructed and transferred to the nominated RSL or occupied in the case of Intermediate Housing;
- Arrangements for the re-sale of the units to ensure they remain 'affordable' in perpetuity in the case of Intermediate Housing where a RSL is not involved;
- Occupancy controls and local allocations criteria;



- Location and number of affordable units where provided off site by the developer;
- In the case of a financial contribution in lieu of on or off site provision, the amount of monies to be paid to the Council before development can take place on the site and/ or trigger points for such payment;
- Obligation on the Council to use any off-site monetary contributions to facilitate the provision of affordable housing with claw-back possible if not spent within a period to be specified in the agreement.

6.3 As well as the above, in relation to outline applications the total number of dwellings on the whole site must be recorded within a Section 106 agreement. This is in order that the provisions of the agreement relate to the expected number of dwellings to be built on the site. If reserved matters applications to vary the original outline consent or subsequent full applications relating to the site specify a different number of dwellings the section 106 agreement must be renegotiated to reflect the new position.

7 MONITORING AFFORDABLE HOUSING PROVISION (STEP 6)

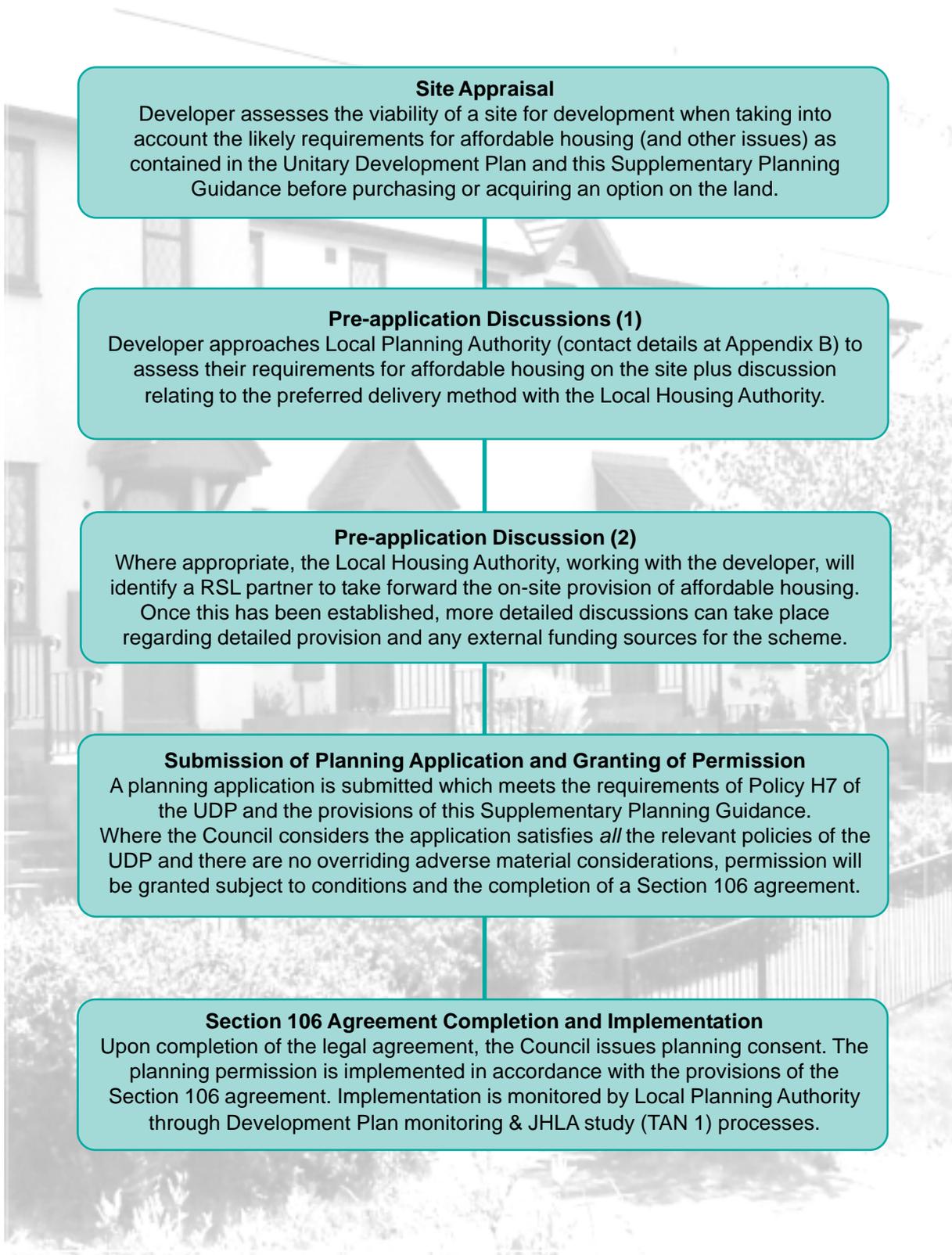
NOTE 10

THE COUNCIL WILL MONITOR THE IMPLEMENTATION OF ITS AFFORDABLE HOUSING PLANNING POLICY AND REVIEW IT, IF NECESSARY, IN THE LOCAL DEVELOPMENT PLAN.



8 DEVELOPMENT PROCESS

8.1 A typical approach to secure affordable housing on a residential site will proceed as follows:



APPENDIX A

Acceptable Cost Guidance/On -Costs for use with SHG funded Housing in Wales			
BRIDGEND ACG Band by Community Council area within Bridgend County Borough	1	Garw Valley Ogmore Valley	Northern Market Northern Market
	3	Coychurch Higher Ynysawdre	Southern Market Southern Market
	4	Cefn Cribwr Llangynwyd Middle Maesteg	Southern Market Northern Market Northern Market
	5	Coychurch Lower Cynffig Llangynwyd Lower Newcastle Higher Pencoed St Bride's Minor Brackla Bridgend Coity Higher Laleston Merthyr Mawr Porthcawl	All Southern Market
	Source: Annex E of: <i>Acceptable Cost Guidance/On Costs for use with SHG funded housing in Wales</i> , October 2007, Welsh Assembly Government (amended by BCBC to state market area)		

Acceptable Cost Guidance in £ for Self Contained Units General Needs and Elderly						
UNITS	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6
7P4B HOUSE	154200	166800	179300	1204500	224600	244600
6P4B HOUSE	136600	147200	157900	179100	196100	213100
5P3B HOUSE	117700	126900	136100	154500	169300	184000
4P3B HOUSE	111500	120100	128700	146000	159800	173600
4P2B HOUSE	105200	113800	122400	139700	153500	167800
3P2B HOUSE	86500	93800	101000	115600	127200	138800
3P2B BUNGALOW	94800	105400	116000	137300	154300	171300
3P2B FLAT	85200	89500	93800	102400	109300	116200
2P1B FLAT	73100	77000	80900	88700	94900	101200
1P1B BEDSIT	55400	58500	61600	67800	72700	77700
SHARED Abbeyfield	73300	75900	78500	83700	87900	92000
Source: Annex A Table 1: of <i>Acceptable Cost Guidance/On Costs for use with SHG funded housing in Wales</i> , October 2007, Welsh Assembly Government						

APPENDIX B

Council Contact Details

Local Planning Authority

Bridgend County Borough Council
Planning Department
Directorate of Environmental and Planning Services
Civic Offices
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CF31 4WB
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Tel. (Development Planning): 01656 643165
Email: planning@bridgend.gov.uk

Local Housing Authority

Bridgend County Borough Council
Housing and Community Wellbeing Department
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