

Mr Peter Harry
Morganstone Ltd
Morganstone House,
Llys Aur,
Llanelli Gate,
Llanelli.
SA14 8LQ

13th June 2019

Dear Peter,

Re: Demolition of existing blocks of flats, and construction of 12 one-bed apartments, 6 two-bed apartments, 10 two bedroom dwellings, 2 three bedroom dwellings and 1 four bedroom dwelling and associated works.

Condition 10 of Planning Permission – P2018/0746

I write in respect of the above Planning condition, wording as follows;

“If the entire scheme is not Social Housing Grant Funded, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it.”

The scheme shall include;

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25 % of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.”

We have looked at identifying a suitable mix of unit types across the development which would be acceptable to Tai Tarian.

All units have been identified as general needs social housing.

The development of all the units will be available at the same time; there will be no phasing of the development.

It is intended that all units will be occupied on the completion of construction works, with practical completion anticipated in December 2020.

All 31 units (12 one-bed apartments, 6 two-bed apartments, 10 two bedroom dwellings, 2 three bedroom dwellings and 1 four bedroom dwelling) will be owned and managed by Tai Tarian (a registered social landlord) and all units will be social rented.

The allocation of each unit will be in line with Tai Tarian's standard lettings policy and procedures. Should a copy of this be required it can be made available.

Should you require any additional information in respect of discharging the planning condition please do not hesitate to contact me.

Yours sincerely

Andrew Hall

Development Manager