

**Appendix A  
Neath Port Talbot Local Development Plan – Schedule of Matters Arising Changes (MACs) and Inspector Changes (IMACs) recommended by the Inspectors**

MACs in **bold type** are required to make the Plan sound and are binding on Neath Port Talbot County Council. All other MACs have been proposed by the Council because they improve the clarity, precision and consistency of the Plan. The alterations will result in the renumbering of paragraphs. The MAC references and chapters in the following table relate to the paragraph numbers set out in the submitted plan. The changes to the Plan as amended by the Focused Changes and Minor Changes are indicated in the form of underlined text for additions and ~~strikethroughs~~ for deletions. The Council can make consequential changes arising from MACs and they are not included in this schedule.

The MACs prefixed with an ‘I’ are Inspector changes (IMACs). Additional text recommended by the Inspectors is indicated in **bold italics**. The MACs and IMACs form the basis of our recommendations and are therefore binding changes which are necessary to ensure the soundness of the Plan.

MAC Number	Section in LDP	Details of Change
MAC1	Sub heading and 1.2.3	<p>Sub-Heading - amend to read: Planning Policy Wales (PPW) Edition <u>5 7 (2012 2014)</u></p> <p>Paragraph 1.2.3 – amend to read: The Welsh Government’s land use planning policies are set out in Planning Policy Wales (PPW) Edition <u>5 7 (2012 2014)</u> which provides...</p>
MAC2	1.2.14	<p>Delete Sub Heading <del>A Vibrant Economy (2005)</del></p> <p>Delete supporting text within Paragraph 1.2.14:  <del>This document outlines the Welsh Government's strategic framework for economic development which aims to deliver strong and sustainable economic growth. The approach for realising this vision is built around Wales's core strengths, an increasingly skilled, innovative and entrepreneurial workforce; an advanced technology and knowledge base; strong communities; a stunning natural environment; and an exceptional quality of life. At the heart of the document is the objective of creating more employment and also raising the quality of employment available to both raise the employment rate and the average earnings within Wales. The document states that the Welsh Government will aim to achieve this by:</del></p> <p>Supporting job creation;</p> <ul style="list-style-type: none"> <li><del>• Investing in community regeneration projects;</del></li> <li><del>• Investing in transport networks and other economic infrastructure;</del></li> <li><del>• Attracting more high added value functions to Wales;</del></li> </ul>

MAC Number	Section in LDP	Details of Change
		<ul style="list-style-type: none"> <li>• <del>Helping businesses become more competitive by supporting other drivers to business growth: entrepreneurship, innovation investment and trade;</del></li> <li>• <del>Creating an environment in which businesses can improve the adverse occupational mix and increase average added value per job with the consequent benefit for earning levels;</del></li> <li>• <del>Helping to create a stable and favourable business environment through the public sector;</del></li> <li>• <del>Improving Wales’s skills and qualifications profile;</del></li> <li>• <del>Encouraging the growth of employment in the following high growth sectors — automotive, aerospace, agri food, high technology, pharmaceuticals / bio-chemicals, financial services, creative industries, construction, hospitality, leisure and tourism and social care.</del></li> </ul>
MAC3	1.2.21- 1.2.22	<p>Sub-Heading - amend to read:  <del>South West Wales Regional Transport Plan (2010-2015)</del> <u>Joint Transport Plan for South West Wales (2015-2020)</u></p> <p>Paragraph 1.2.21 – amend to read:  <del>The Regional Transport Plan (RTP) is the result of joint working between four local authorities including Carmarthenshire, Neath Port Talbot, Swansea and Pembrokeshire. The Plan shapes the transport policy in the region for the period 2010-15 and beyond’.</del>  <u>The Joint Transport Plan for South West Wales (JTP) Regional Transport Plan (RTP) is the result of joint working between four local authorities including Carmarthenshire, Neath Port Talbot, Swansea and Pembrokeshire. The Plan shapes the transport policy in the region for the period 2015-2020 2010-15 and beyond’.</u></p> <p>Paragraph 1.2.22 – amend to read:  <del>The vision is to improve transport and access within and beyond the region to facilitate economic regeneration, reduce deprivation and support development and the development and use of more sustainable and healthier modes of transport. To deliver this vision the RTP identifies strategic objectives, a long term strategy and a programme of projects to deliver the strategy and objectives’.</del></p>
MAC4	1.2.48- 1.2.50	<p>Delete Sub Heading  <del>Local Housing Strategy (2007-2012)</del>  <del>Section 87 of the Local Government Act 2003 requires local authorities to produce Local Housing Strategies (LHS) that set out the key issues facing housing provision within a local authority area. The strategy covers a five year period (2007-2012) and considers how people’s housing needs and aspirations can be met within a national, regional and local strategic context which includes: housing supply, needs and demands in the area across all tenure; the housing needs of all sections of the community; healthiness, quality, eco-efficiency and broader environmental factors relating to housing.</del></p>

MAC Number	Section in LDP	Details of Change
		<p>Delete Paragraph 1.2.49  <del>The strategy identifies a number of specific challenges facing the authority for the period to 2012, together with an action planning framework for the achievement of those objectives.</del></p> <p>Delete Paragraph 1.2.50  <del>The objectives are based around:</del></p> <ul style="list-style-type: none"> <li><del>• Poor health and disability;</del></li> <li><del>• An increase in homelessness including families with children;</del></li> <li><del>• Poor housing conditions across all tenures;</del></li> <li><del>• Changing demographics (i.e. ageing population, people moving out of the area);</del></li> <li><del>• Need for housing based support;</del></li> <li><del>• Fuel poverty, energy efficiency and affordable warmth;</del></li> <li><del>• New and evolving strategic responsibility, including housing within the regional context;</del></li> <li><del>• The need for a sound evidence base on which to base strategies and plans as well as to ensure ongoing relevance;</del></li> <li><del>• Sustaining Employment Opportunities.</del></li> </ul> <p>Replace with:  <u>Local Housing Strategy (2015-2020)</u>  <u>Section 87 of the Local Government Act 2003 requires local authorities to produce Local Housing Strategies (LHS) that set out the key issues facing housing provision within a local authority area. Housing, and access to housing, is a fundamental aspect of life and impacts on all members of society regardless of age, race or status. The LHS sets out the agreed vision for addressing the housing needs of Neath Port Talbot over the period to 2020: 'Our Vision is that Housing in Neath Port Talbot will be appropriate, affordable, of good quality, in sustainable communities, offering people choice and support if they need it'.</u>  <u>In 2011, the Council transferred its social housing stock to NPT Homes, following the implementation of the Welsh Housing Quality Standards. Whilst the management responsibilities have been transferred, the Council still retains a strategic housing function. The LHS links to the priorities and outcomes of other relevant plans and strategies, in particular the Single Integrated Plan 2013-2023, ensuring the Council works together to meet housing needs.</u>  <u>The Strategy focuses on the following:</u></p> <ul style="list-style-type: none"> <li>• <u>The impact of welfare reform in Neath Port Talbot;</u></li> <li>• <u>The housing market in Neath Port Talbot, including local demographics;</u></li> <li>• <u>Gypsy and Traveller accommodation needs;</u></li> <li>• <u>Increasing the supply of affordable housing;</u></li> </ul>

MAC Number	Section in LDP	Details of Change
		<ul style="list-style-type: none"> <li>• <u>Improving housing conditions; including Empty Property Recyclable Loans, Disabled Facilities Grant and Welsh Housing Quality Standards;</u></li> <li>• <u>The role of the private rented sector;</u></li> <li>• <u>Preventing homelessness;</u></li> <li>• <u>Housing, health and social care agenda;</u></li> <li>• <u>Older persons housing; and</u></li> <li>• <u>Housing and regeneration’.</u></li> </ul>
MAC5	1.2.51-1.2.52	<p>Delete Sub Heading <del>Local Biodiversity Action Plan (2008)</del></p> <p>Delete Paragraph 1.2.51  <del>The Local Biodiversity Action Plan (LBAP) was produced on behalf of the Neath Port Talbot Biodiversity Forum and published in 2008.</del></p> <p>Delete Paragraph 1.2.52  <del>The LBAP lists action plans for a number of species and habitats of national and/or local priority in Neath Port Talbot and sets out the targets for conservation action. The overall aims of the LBAP are:</del></p> <ul style="list-style-type: none"> <li><del>• To increase awareness of the importance of local wildlife;</del></li> <li><del>• To educate people about the importance of particular habitats in order to conserve the flora and fauna they support;</del></li> <li><del>• To encourage local people to get involved in protecting and enjoying their local biodiversity;</del></li> <li><del>• To increase and share the knowledge held about particular species and sites;</del></li> <li><del>• To influence man's activities to be more sensitive to local biodiversity needs;</del></li> <li><del>• To enhance and protect existing habitats, to restore former habitat and actively create new ones;</del></li> <li><del>• To halt the loss of biodiversity in Neath Port Talbot, in line with the national target.</del></li> </ul> <p>Replace with:  <u>Local Biodiversity Action Plan (2014)</u></p> <p><u>The Neath Port Talbot Local Biodiversity Action Plan (LBAP) 2014 is a tool for securing and focusing the resources needed to protect and enhance the biodiversity of the County Borough. The focus of the LBAP is to achieve no net loss of listed habitats and species, and a gain in the (perceived or actual) extent / population of listed habitats and species.</u></p>

MAC Number	Section in LDP	Details of Change
		<p>The LBAP contains all the information needed to allow organisations to protect and enhance biodiversity in the County Borough. In a move away from traditional target led plans the LBAP concentrates on actions, which will be informed by regular reviews of the status and pressures on habitats and species’.</p>
<b>MAC6</b>	2.2, OB 15	<p>Amend objective OB 15 as follows:                      OB 15: Conserve Neath Port Talbot's important landscapes, <u>countryside</u>, undeveloped coast, important wildlife, habitats and geodiversity sites, ensuring that developments throughout the County Borough respect all landscapes and minimise adverse impacts.</p>
<b>MAC7</b>	Section 2	<p>Remove all references to the '<del>LDP Strategy</del>' and '<del>Development Strategy</del>' and replace with '<u>The Strategy</u>'.                      Replace all references to the '<del>Growth Strategy</del>' and '<del>Spatial Strategy</del>' with '<u>Growth</u>' and '<u>Spatial Distribution</u>' respectively.                      Delete paragraph 2.3.1                      Amend paragraph 2.3.8 to read 'The 'Coastal Corridor <del>Strategy Area</del> ' contains the main centres of population...'                      Amend paragraph 2.3.8 to read '...In the Valleys <del>Strategy Area</del> the scope for development is further reduced due to topography and access to the main arterial transport routes (rail and M4). <del>The Valleys area is made up of five main valleys; the Afan, Amman, Dulais, Neath and Swansea and the town of Pontardawe.</del>'                      Amend paragraph 2.4.1 to read 'The level of growth is based on an economic-led <u>strategy scenario</u> which complements...'                      Amend paragraph 2.4.3 to read 'This ensures alignment between the employment and housing <del>strategies</del> resulting in a more sustainable pattern of development which in turn improves the robustness of the LDP <del>Strategy.</del>'                      Amend paragraph 2.4.6 to read '...environmental capacity to accommodate <del>it</del> <u>growth</u> without causing...'                      Amend paragraph 2.4.14 to read '...Baglan Bay aligns with other elements of the <del>LDP Strategy</del>...'                      Amend paragraph 2.5.4 to read '...The <del>identification of a</del> 'settlement hierarchy' <u>has identified communities that have the sufficient capacity to accommodate new development within designated boundaries. It has been used to provide a balanced approach to managing growth, directing development to areas reflecting the attributes contained within that community and their ability to accommodate growth...</u>'                      Amend paragraph 2.5.10 to read '<del>The strategy provides a different approach</del> In the Valleys, <del>where the identification of</del> growth areas <u>are identified</u> in recognition of their role as service hubs...'                      Amend paragraph 2.5.28 to read '... <del>The Plan strategy is</del> <u>A number of measures are identified</u> to encourage a modal shift...'                      Amend the use of headings and fonts in order to distinguish and better illustrate elements of the strategy.</p>

MAC Number	Section in LDP	Details of Change
<b>MAC8</b>	Map 1.1, Map 1.2 Map 2.1	Insert images of improved quality for: Map 1.1 – Spatial Context of Neath Port Talbot; Map 1.2 – Topography and Main Settlement of Neath Port Talbot; and Map 2.1 – Extract from the Wales Spatial Plan of the Waterfront and Western Valleys Spatial Area.
MAC9	2.4.8	Amend to read 'Two of the four overarching objectives <del>/strategies</del> of the Plan include climate change and health which will be <u>embedded</u> <del>implemented</del> through all of the Plan's policies and proposals'.
MAC10	2.2 Policy SP2	Add reference to Key Issue 2 (KI 2) to all relevant Plan Objectives (i.e. all objectives with the exception of OB14, OB18; OB19; OB20).
<b>MAC11</b>	2.4	<p>Within the Climate Change, Health &amp; the Environment section of the Strategy, add new text after paragraph 2.4.9:</p> <p><u>Both the natural and built environments contain features that can impact on the health and well being of the population. A well-designed, adequately resourced and well-connected neighbourhood can have positive health benefits. Ensuring that connections between the places where the residents of Neath Port Talbot work, live, play, relax and socialise can help contribute towards the creation of healthy and sustainable communities.</u></p> <p><u>The quality of the natural environment and the basic natural needs that it provides for are of great importance for health and well-being. The Strategy will seek to protect the environment (air, water and ground quality) and the amenity of the local communities and ensure the location of major housing developments takes account of the need to reduce people’s exposure to those elements that can have an adverse impact on their health, including siting sensitive developments away from sources of noise, air pollution and flood risk.</u></p> <p><u>The quality of the built environment can also influence the health and well-being of the population. Well connected, accessible, attractive and safe communities with access to community facilities (such as shops, schools, health-care facilities and open space) may encourage greater levels of physical activity (walking and cycling) and social activity which in turn can improve health and well-being.</u></p> <p><u>The employment-led strategy aims to encourage economic development throughout the County Borough providing a range of jobs. The strategy seeks to increase economic activity rates and reduce unemployment levels in line with the Welsh average. The provision of new employment opportunities may also result in</u></p>

MAC Number	Section in LDP	Details of Change
MAC12	Policy SP 2	<p><u>positive health benefits.</u></p> <p>Add reference to the relevant key policies under each of the criteria to ensure that the contribution from other policies towards addressing the health issues is highlighted. For clarity amend criterion 2.</p> <p><b>Policy SP2</b></p> <p><b>Health</b> The following measures will be taken in relation to the high levels of poor long term health and sickness in Neath Port Talbot:</p> <ol style="list-style-type: none"> <li>1. The development of sustainable, safe and confident communities will be promoted through the co-location of jobs and facilities and the development of community facilities and services in accordance with the settlement framework;  <u>Relevant Key Policies - SC1; SC2; I1; EC1-EC6; BE1.</u></li> <li>2. People's exposure to <del>the determinants of poor health</del> <u>those elements that can have an adverse impact on their health (such as their social, economic or physical environment)</u> will be reduced where possible through consideration of the environmental and safety impacts of new developments;  <u>Relevant Key Policies: H1; AH1-AH2; GT1-2; OS1-OS2; EN8-EN10; BE1.</u></li> <li>3. Healthier, more active and safer lifestyles will be encouraged through the retention of a range of accessible leisure, recreational, health, <u>retail</u>, social and community facilities throughout the County Borough;  <u>Relevant Key Policies: OS1-OS2; SC2; I1, R1-R3; BE1.</u></li> <li>4. Accessibility within and between communities will be improved to encourage active travel;  <u>Relevant Key Policies: TR1; TR2; BE1.</u></li> <li>5. The provision of new employment opportunities will be promoted to reduce unemployment and economic inactivity rates.</li> </ol>

MAC Number	Section in LDP	Details of Change
		<p><u>Relevant Key Policies: EC1-EC6.</u></p> <p>Add reference to the Health Objective (OB2) to all relevant Strategic Policies:</p> <p>SP1 (Climate Change); SP3 (Sustainable Communities); SP4 (Infrastructure); SP7 (Housing Requirement); SP8 (Affordable Housing); SP9 (Gypsies and Travellers); SP10 Open Space; SP11 (Employment Growth); SP12 (Retail); SP16 (Environmental Protection); SP20 (Transport Network) and SP21 (Built Environment and Historic Heritage).</p>
<b>MAC13</b>	3.0.7	<p>Amend paragraph 3.0.7 to read:</p> <p><del>'As with Policy SP1 Climate Change, the measures outlined to address health issues will be implemented through a number of all the Plan policies and proposals: focusing on sustainable development principles, strengthening communities and encouraging more healthy lifestyles through the provision of facilities. Environmental and housing issues will be addressed, and increased employment opportunities encouraged.</del></p> <ul style="list-style-type: none"> <li>• <u>Sustainable Settlements – the development of sustainable, healthy and cohesive communities, either newly-built settlements such as Coed Darcy or through the enhancement and improvement of existing settlements is a fundamental element of the LDP’s strategic approach. In defining a ‘settlement hierarchy’, development is directed to the most sustainable locations helping to sustain the existing services and facilities on offer and also provide the opportunity to deliver additional services and facilities for the benefit of the wider community. A well designed, adequately resourced and well-connected neighbourhood can provide positive health benefits;</u></li> <li>• <u>Housing Allocations – the location of the major housing developments takes account of the need to reduce people’s exposure to those elements that can have an adverse impact on their health, including siting sensitive developments away from sources of noise, air pollution and flood risk. Furthermore, new housing is built to strict environmental standards to increase energy efficiency;</u></li> <li>• <u>Protection of Community Facilities – healthier, more active and safer lifestyles are encouraged through policies seeking the retention of a range of accessible leisure, recreational, health, social, cultural and community facilities throughout the County Borough. Multi-use facilities and the co-location of new health and community facilities are also encouraged;</u></li> </ul>

MAC Number	Section in LDP	Details of Change									
		<ul style="list-style-type: none"> <li>• <u>Provision and Protection of Open Space – policies seek to ensure that all residents have access to adequate open space through ensuring that new development addresses local needs and that existing open spaces are retained and protected. Such provision includes outdoor sport facilities, children’s play facilities, informal open space, green space and allotments;</u></li> <li>• <u>Accessibility – policies seek to improve accessibility between communities, encouraging active travel wherever possible. New developments are required to be served by sustainable transport options and facilitate connectivity between existing and new development, providing footpath/ cycle links where feasible;</u></li> <li>• <u>Employment – policies seek to provide new employment opportunities to reduce unemployment and economic inactivity rates;</u></li> <li>• <u>Environment – the quality of the environment and the basic natural needs that it provides for are of great importance for health and well being. Policies therefore seek to protect the environment and the amenity of local communities. Air, water, ground quality and the environment generally are protected. In particular, policies seek to ensure that developments do not increase the number of people exposed to significant levels of pollution’.</u></li> </ul>									
<b>MAC14</b>	Table 3.1	<p>Insert new column within table in order to better explain the settlement hierarchy.</p> <table border="1" data-bbox="566 986 1921 1348"> <thead> <tr> <th data-bbox="566 986 745 1054">Tier of Hierarchy</th> <th data-bbox="745 986 1332 1054">Role &amp; Function</th> <th data-bbox="1332 986 1921 1054">Settlement</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 1054 745 1252">Town</td> <td data-bbox="745 1054 1332 1252"><u>Regionally important settlements providing the widest and most diverse range of functions. Located on the strategic road network, they are fully accessible by a range of transport options.</u></td> <td data-bbox="1332 1054 1921 1252">Neath (including Melincryddan) / Port Talbot (including Velindre) / Pontardawe (including Trebanos, Rhydyfro &amp; Ynysmeudwy)</td> </tr> <tr> <td data-bbox="566 1252 745 1348">District Centre</td> <td data-bbox="745 1252 1332 1348"><u>Settlements with good transport links and a wide range of functions serving the immediate and surrounding communities.</u></td> <td data-bbox="1332 1252 1921 1348">Briton Ferry / Skewen / Taibach / Glynneath (including Pontwalby)</td> </tr> </tbody> </table>	Tier of Hierarchy	Role & Function	Settlement	Town	<u>Regionally important settlements providing the widest and most diverse range of functions. Located on the strategic road network, they are fully accessible by a range of transport options.</u>	Neath (including Melincryddan) / Port Talbot (including Velindre) / Pontardawe (including Trebanos, Rhydyfro & Ynysmeudwy)	District Centre	<u>Settlements with good transport links and a wide range of functions serving the immediate and surrounding communities.</u>	Briton Ferry / Skewen / Taibach / Glynneath (including Pontwalby)
Tier of Hierarchy	Role & Function	Settlement									
Town	<u>Regionally important settlements providing the widest and most diverse range of functions. Located on the strategic road network, they are fully accessible by a range of transport options.</u>	Neath (including Melincryddan) / Port Talbot (including Velindre) / Pontardawe (including Trebanos, Rhydyfro & Ynysmeudwy)									
District Centre	<u>Settlements with good transport links and a wide range of functions serving the immediate and surrounding communities.</u>	Briton Ferry / Skewen / Taibach / Glynneath (including Pontwalby)									

MAC Number	Section in LDP	Details of Change			
		Large Local Centre	<u>Settlements with adequate public transport links with clusters of one or more retail units and local services, with one or more community facilities and employment provision.</u>	Bryncoch / Cimla / Neath Abbey / Baglan / Aberavon / Baglan Moors / Sandfields / Margam / Cwmafan (including Ynysygwas) / Resolven / Crynant (including Treforgan, Pen y Bont & Ynyswen) / Gwaun Cae Gurwen (including Cae Newydd) / Ystalyfera	
		Small Local Centre	<u>Settlements with adequate public transport links with at least one shop and/or several community facilities.</u>	Aberdulais / Cadoxton / Cilfrew / Longford / Tonna / Bryn / Coed Hirwaun / Alltwen / Rhos / Cwmgwrach / Onllwyn & Banwen / Seven Sisters / Cwmgors / Lower Brynamman / Tairgwaith / Cilmaengwyn & Godre’r Graig / Cwmllynfell / Cwmtwrch / Cymmer / Croeserw / Glynccorrwg / Blaengwynfi & Abergwynfi / Tonmawr	
		Village	<u>Settlements with at least one community facility and adequate public transport links.</u>	Crymlyn Burrows / Jersey Marine / Llandarcy / Ynysygerwyn / Goytre / Oakwood / Gellinudd / Clyne / Melincourt / Abergarwed / Pant y Ffordd / Pontrhydyfen & Efail Fach / Dyffryn (including Cynonville)	
		Dormitory Settlement	<u>Settlements with minimal or no facilities, served by minimal or no public transport.</u>	Dyffryn Church / Ten Acre Wood / Eglwys Nunydd & St David’s Park / Pen y Bryn / Fforest Goch / Cilybebyll / Cyd Terrace / Glynccastle / Ynysarwed / Penrhiwfawr / Cwm Ifan Bach / Abercregan	

MAC Number	Section in LDP	Details of Change
<b>MAC15</b>	3.0.12	<p>Amend paragraph in order to better explain the approach to be taken in relation to the settlement hierarchy as follows:</p> <p><u>All settlements have been assessed for their capacity to accommodate new development and their potential for expansion. Consequently, with the exception of Dormitory settlements, all settlements have defined limits, with greater potential for development incorporated for settlements that are higher in the hierarchy.</u> Settlement limits are an important tool for managing the shape and extent of the urban area. They define the areas within which development which accords with the role and function of the settlement will be permitted in principle; they allow for development which would contribute towards the creation and maintenance of sustainable communities in accordance with the LDP strategy; they prevent the coalescence of settlements, ribbon development and fragmented development and also prevent inappropriate development in the countryside’.</p>
<b>MAC16</b>	3.0.13 & new paragraph	<p>Amend paragraph in order to better explain the approach to be taken in relation to the settlement hierarchy as follows:</p> <p>Within settlement limits, most types of development will be acceptable in principle subject to compliance with all relevant policy <u>and subject to it being proportionate in scale and form to the role and function of the settlement. For example, larger scale proposals, such as developments of more than a few dwellings or uses that will attract or accommodate significant numbers of people are only likely to be acceptable in larger centres or towns where there are adequate facilities and transport infrastructure.</u> <del>but</del> In areas outside settlement limits development is much more strictly controlled and will normally only be permitted in the circumstances set out in the policy’</p> <p>Insert new paragraph after 3.0.13 in order to better explain the approach to be taken in relation to the settlement hierarchy as follows:</p> <p><u>Due to their lack of facilities, Dormitory settlements are not considered to be sustainable locations for most types of development and consequently do not have defined settlement limits. Proposals for development in Dormitory settlements will be treated as development outside settlement limits under Policy SC1. Proposals for development outside settlement limits that can be justified under the terms of Policy SC1 will be expected to be located near to existing development whenever possible, preferably within or adjacent to Dormitory settlements where appropriate.</u></p>

MAC Number	Section in LDP	Details of Change												
<b>MAC17</b>	3.0.26	<p>Amend paragraph to read:</p> <p><u>'Once the essential infrastructure needed to enable a scheme to proceed (such as access and servicing) has been addressed, the priorities given to the provision of different types of infrastructure and community benefits will vary depending upon a number of factors.</u></p> <p><u>Different communities within the County Borough will have distinct and specific needs across a range of infrastructure categories which may change or evolve over time. Additionally, the priority given to different types of infrastructure will vary according to the area concerned, the nature of the site and development proposed scale, type and the specific policies applicable to the development. Hence it is not deemed appropriate to identify a rigid or consistent prioritisation of infrastructure requirements that can be used to pre-determine the type of developer contribution to be provided.</u></p> <p><u>It is expected however that the requirement for planning obligations will aim to address the key issues of the Plan, with the provision of affordable housing being of paramount importance. Further details and information will be given in the Planning Obligations Supplementary Planning Guidance'</u></p>												
<b>MAC18</b>	SRA2	<p>Policy SRA2 (Harbourside Strategic Regeneration Area) - amend the table to read:</p> <table border="1" data-bbox="703 783 1785 975"> <thead> <tr> <th data-bbox="703 783 1068 831">Reference</th> <th data-bbox="1068 783 1509 831">Use</th> <th data-bbox="1509 783 1785 831">Size</th> </tr> </thead> <tbody> <tr> <td data-bbox="703 831 1068 879">H1/17</td> <td data-bbox="1068 831 1509 879">Residential</td> <td data-bbox="1509 831 1785 879"><u>385 520</u> Units</td> </tr> <tr> <td data-bbox="703 879 1068 927">EC1/4</td> <td data-bbox="1068 879 1509 927">Employment</td> <td data-bbox="1509 879 1785 927"><u>7 11</u> ha</td> </tr> <tr> <td data-bbox="703 927 1068 975">R1/3</td> <td data-bbox="1068 927 1509 975">A1 Bulky Comparison Goods</td> <td data-bbox="1509 927 1785 975">3.37 ha</td> </tr> </tbody> </table>	Reference	Use	Size	H1/17	Residential	<u>385 520</u> Units	EC1/4	Employment	<u>7 11</u> ha	R1/3	A1 Bulky Comparison Goods	3.37 ha
Reference	Use	Size												
H1/17	Residential	<u>385 520</u> Units												
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R1/3	A1 Bulky Comparison Goods	3.37 ha												
<b>MAC19</b>	New Paragraph after 4.0.12	<p>Add new text after Paragraph 4.0.12:</p> <p><u>The Harbourside allocation area is affected by the risk of flooding, with significant parts identified as being within Development Advice Map Zone C<sup>1</sup>. All development proposals within the Harbourside allocation will be required to demonstrate that they accord with national policy relating to flood risk as set out in TAN15, including provision for emergency access and egress in accordance with an agreed evacuation plan.</u></p>												

<sup>1</sup> Area based on NRW extreme flood outline having probability of flooding of 0.1% or greater.

MAC Number	Section in LDP	Details of Change
<b>MAC20</b>	4.0.13	<p>Amend para. 4.0.13 to take into account the amended Harbourside masterplan and SPG as follows:</p> <p><u>In order to support the regeneration of the area and to give clarity about site constraints a masterplan will be published in the form of Supplementary Planning Guidance (SPG). The masterplan will provide guidance as to the type of development that the Council considers appropriate within Harbourside and the town centre, including residential units, bulky goods retail, leisure and recreation, education and business uses (offices, light industry and storage/distribution). The phasing and timescales envisaged for the development will be set out, taking into account the current position, the amount of site preparation needed and flood risk considerations. The majority of development plots identified in the masterplan are not within flood risk areas and those that are include sufficient Zone A<sup>2</sup> land to accommodate the development envisaged.</u></p>
<b>MAC21</b>	4.0.14 & Map 4.2	<p>Amend para. 4.0.14 to update text in relation to Harbour Way as follows:</p> <p>Parcels of land have already been developed including a Research and Development Facility and a Justice Centre. Harbour Way is <u>now completed and provides</u> <del>nearing completion and once opened will</del> excellent transport links from the site to the M4.</p> <p>Insert updated map to latest version of Harbourside SRA Masterplan (dated 26<sup>th</sup> May 2015)</p>
<b>MAC22</b>	New Policy	<p>Add new policy after paragraph 4.0.24:</p> <div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <p><u>Policy CCUC1</u></p> <p><u>Coastal Corridor University Campus</u></p> <p><u>Land is allocated on Fabian Way for the development of the Swansea University Science and Innovation Campus, comprising of Academic University Facilities, Research and Development and Student Residential Accommodation.</u></p> </div>

<sup>2</sup> Area defined as being at little or no risk of fluvial or tidal/coastal flooding.

MAC Number	Section in LDP	Details of Change
		<p>Move existing Paragraph 4.0.5 and add new text as follows:</p> <p><u>The Swansea University Science and Innovation Campus is a significant development in Neath Port Talbot and has the potential to promote growth within the local area and also within the City Region.</u></p> <p><u>Outline Planning Permission was granted in August 2012 for the Science and Innovation Campus for Swansea University, with facilities for academic, university residential uses, industrial/research and development (R&amp;D) space (Use Class B1). Reserved matters were subsequently approved for Phase 1 in December 2012. It will include capacity to accommodate up to 4,000 full time student residents, with academic facilities for a total of up to 5,100 students.</u></p> <p><u>The remainder of the site allows for further expansion of this integrated research/education campus facility, which also has the potential to extend beyond the Authority's boundary to the west. The development is seen as significant in terms of attaining the aspirations and key principles for socio-economic growth in the region as set out within the Wales Spatial Plan, acting as a major contributor to the knowledge economy in providing an innovation campus where higher education and research and development can be fully integrated.</u></p> <p><u>Applications for ancillary services and facilities will be assessed on the merits of the proposal to ensure schemes are appropriate in scale and to the function of the campus. Such facilities may include small scale retail, commercial services and additional R&amp;D facilities.</u></p>
MAC23	5.1.7	<p>Delete Paragraph 5.1.7:  <b>Empty Homes Initiative</b> — An allowance has been made within the housing requirement for a number of empty properties to be brought back into use for residential purposes.</p>

MAC Number	Section in LDP	Details of Change																																				
<b>MAC24</b>	5.1.10 Policy H1	<p>Amend Paragraph 5.1.10/Policy H1 Housing Sites table and make any necessary consequential changes throughout the Plan.</p> <p>Reduce Housing allocation H1/29 from 120 to 70.</p> <table border="1" data-bbox="566 424 1928 624"> <thead> <tr> <th colspan="6">Valleys</th> </tr> <tr> <th>Spatial Area</th> <th>Ref:</th> <th>Site Name</th> <th>Settlement</th> <th>Estimated Number of Units</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td>Swansea Valley</td> <td>H1/29</td> <td>Compair / GMF</td> <td>Ystalyvera</td> <td><del>120</del> 70</td> <td>3.3</td> </tr> </tbody> </table> <p>Add the following site at Parc Ynysderw to address the reduction in housing supply.</p> <table border="1" data-bbox="566 719 1928 890"> <thead> <tr> <th colspan="6">Valleys</th> </tr> <tr> <th>Spatial Area</th> <th>Ref:</th> <th>Site Name</th> <th>Settlement</th> <th>Estimated Number of Units</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td><u>Pontardawe</u></td> <td></td> <td><u>Parc Ynysderw</u></td> <td><u>Pontardawe</u></td> <td><u>50</u></td> <td><u>1.2</u></td> </tr> </tbody> </table>	Valleys						Spatial Area	Ref:	Site Name	Settlement	Estimated Number of Units	Site Area (ha)	Swansea Valley	H1/29	Compair / GMF	Ystalyvera	<del>120</del> 70	3.3	Valleys						Spatial Area	Ref:	Site Name	Settlement	Estimated Number of Units	Site Area (ha)	<u>Pontardawe</u>		<u>Parc Ynysderw</u>	<u>Pontardawe</u>	<u>50</u>	<u>1.2</u>
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<b>MAC26</b>	SP1 & explanatory text	<p>Amend policy wording to clarify the approach to be taken to flood risk as follows:</p> <p>In relation to the consequences of climate change:</p> <ol style="list-style-type: none"> <li>1. Likely increased flood risk will be taken into account and addressed by ensuring that there is greater resilience by <del>guiding</del> <u>avoiding</u> development <del>away from</del> <u>on</u> land that is at risk from flooding <u>in the first instance in accordance with the sequential approach set out in national guidance or in</u> locations that could increase the risk of flooding elsewhere;</li> </ol> <p>Add new explanatory text after paragraph 3.0.4:</p> <p><u>New developments will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) zone C2<sup>1</sup> and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in the TAN.</u></p> <p>Footnote to read:</p> <p><sup>1</sup>TAN15 Development Advice Map (DAM) is available to view on the following link:  <a href="http://data.wales.gov.uk/apps/floodmapping/">http://data.wales.gov.uk/apps/floodmapping/</a></p>
<b>MAC27</b>	Policy H1	<p>Add new text after Paragraph 5.1.16:  <u>Appendix A provides brief descriptions of the proposed housing sites together with an overview of site specific delivery and implementation issues, including information, where this is known, of site constraints, necessary mitigation/compensation measures and the potential S106/infrastructure requirements that will be needed in order to bring the sites forward for development.</u></p>
<b>MAC28</b>	Policy SP 8	<p>Amend Policy SP 8: Affordable Housing and supporting text, as follows;</p> <p>Provision will be made to deliver <del>2,500</del> <u>1,200</u> affordable housing units within Neath Port Talbot over the Plan period (2011-2026) through the following measures...</p>
<b>MAC29</b>	5.1.20	<p>Amend para. 5.1.20 to read:</p> <p>Strategic Policy SP7 detailed the total housing requirement for the LDP period as <del>8,000</del> <u>7,800</u> new dwellings. Of these dwellings, <del>2,500</del> <u>1,200</u> will be 'affordable.</p>

MAC Number	Section in LDP	Details of Change
<b>MAC30</b>	Policy AH1	<p>Amend Policy AH1 to read: All new housing developments, including conversions, on sites accommodating 3 or more units will be required to contribute to affordable housing provision.</p> <p><del>The contribution is calculated as a percentage of Gross Development Value (GDV).</del></p> <p>Affordable Housing Percentage Targets will be sought in the following spatial areas: Coastal Corridor:</p> <ul style="list-style-type: none"> <li>• Neath - <del>20%</del> <u>25%</u></li> <li>• Port Talbot - <del>20%</del> <u>25%</u></li> </ul> <p>Valleys:</p> <ul style="list-style-type: none"> <li>• Pontardawe - <del>5%</del> <u>10%</u></li> <li>• <del>Afan Valley 0%</del></li> <li>• <del>Amman Valley 0%</del></li> <li>• <del>Dulais Valley 0%</del></li> <li>• <del>Neath Valley 0%</del></li> <li>• <del>Swansea Valley 0%</del></li> </ul> <p>The provision of affordable housing will be implemented through the use of planning conditions, obligations and/or legal agreements between the Council, Developers and Registered Social Landlords.</p> <p><del>Proposals for 10+ residential units in areas where there is a 0% Affordable Housing target will be required to produce a viability assessment. If viable, a 5% contribution will be required.</del></p>
<b>MAC31</b>	5.1.28	<p>Amend paragraph 5.1.28 by deleting the following:</p> <p><del>The targets identified are based on Gross Development Value, rather than a set percentage of units. The Council considers this approach to be more robust, as it takes into consideration specific factors associated with developing a particular site and the economics at that point in time. Contributions will be sought on developments of 3 or more units’.</del></p>
<b>MAC32</b>	5.1.29 & 5.1.30	Combine and amend paras. 5.1.29 & 5.1.30 as follows:

MAC Number	Section in LDP	Details of Change
		<p><del>'Reflecting the variation in residual values and the ability of spatial areas in Neath Port Talbot to support affordable housing, Based on a percentage of the total number of units, affordable housing will be required at a rate of 20% of Gross Development Value (GDV) 25% in the Neath and Port Talbot spatial areas and at a rate of 5% 10% in Pontardawe. The spatial area of Pontardawe consists of the Trebanos, Alltwen, Rhos and Pontardawe electoral wards, which combined include the following settlements: Pontardawe; Trebanos; Rhydyfro; Ynysmeudwy; Alltwen; Gellinudd; and Rhos. The GDV of a site will be agreed between the Council and the applicants based on the number of units to be accommodated and the open market value of the completed dwellings'. The Viability Study found the Valley areas did not support the provision of affordable housing and as such no contribution is sought within these areas. However, there are potential 'hot spots' within these areas that may have the potential to contribute to affordable housing. On this basis, sites of 10 units or more will be required to undertake a viability assessment as part of the planning application to assess if the site can contribute to affordable units. Should affordable housing prove viable, contributions will be required at 5% GDV, in line with the contributions sought in Pontardawe'.</del></p>
<b>MAC33</b>	5.1.32 - 5.1.33	<p>Add new paragraph between 5.1.32 and 5.1.33 to explain the approach that will be taken in negotiation with developers on affordable housing matters as follows:</p> <p><u>The Council acknowledges there may be exceptional circumstances where achieving the target percentages may result in a development not being economically viable. In such circumstances the Authority will require evidence from the developer to demonstrate that the economic viability of the site is affected by genuine economic constraints through the submission of a detailed financial viability appraisal. Where the Authority is satisfied that the developer has been able to show, using robust evidence that the provision of affordable housing identified in Policy AH 1 is not viable, then reduced or phased contributions may be negotiated or the requirement to provide affordable housing removed (subject to annual viability appraisals until the development is complete).</u></p>
<b>MAC34</b>	5.1.37	<p>Amend para. 5.1.37 as follows:</p> <p>RSLs must be able to fully justify the release of such sites by demonstrating there is genuine evidence of local need, which cannot be addressed within the existing settlement. Applicants will be required to demonstrate that the need in the area cannot be met within LDP housing allocations in that area or within existing settlement limits. <del>Only if no sites are available adjacent to settlement limits will sites in sustainable locations away from settlements be considered.</del></p>
<b>MAC35</b>	Policy AH 2	<p>Amend Policy AH2 Affordable Housing Exception Sites as follows:</p> <p>Small affordable housing sites (9 units and below) outside identified settlement limits will be permitted</p>

MAC Number	Section in LDP	Details of Change
		<p>where all of the following criteria, where relevant, are satisfied:</p> <ol style="list-style-type: none"> <li>1. Evidence exists in the form of a local housing needs survey (or by reference to alternative housing need data) that there is a genuine demonstrable local need for such accommodation;</li> <li>2. It is demonstrated that the need for affordable housing cannot be satisfactorily met within existing settlement limits and the development is located adjacent to an existing settlement;</li> <li>3. The site is solely for affordable housing and there are clear and adequate arrangements to ensure that the benefits of affordable housing will be secured for initial and subsequent occupiers.</li> <li>4. <del>It is demonstrated that measures can be taken to reduce adverse impacts on the environment, landscape and neighbouring amenities;</del></li> <li>5. <del>It can be demonstrated that the development would not compromise highway safety;</del></li> <li>6. <del>The location of the site is sustainable, taking into account accessibility to facilities, services and public transport.</del></li> </ol>
<b>MAC36</b>	5.1.44 – 5.1.45	<p>Amend supporting text to Policy GT1 to provide clarity on how the need for Gypsy and Traveller sites will be provided over the whole plan period as follows:</p> <p>5.1.44 The 2012 Neath Port Talbot Gypsy and Traveller Accommodation Needs Study identified a need of <u>20 additional residential pitches over the Plan period, with 11 of these pitches required additional pitches over the short to medium term of the LDP, up to 2022. This need These 11 pitches will be provided through an expansion of the existing, well established Gypsy and Traveller site at Cae Garw, Margam’.</u></p> <p>Para. 5.1.45 The Council intends to closely monitor the need and take-up of pitches through the Annual Monitoring Report and will review the requirement for the latter part of the Plan period (post 2023), through <u>the monitoring framework specified targets and triggers. In accordance with the Housing (Wales) Act 2014, the Council will undertake a new Gypsy and Traveller Accommodation Assessment (GTAA) every five years, and unless an updated GTAA identifies a revised need, the remaining 9 pitches identified by the 2012 study will be implemented by 2026.</u></p>
<b>MAC37</b>	5.1.53	<p>Amend paragraph 5.1.53 to include a reference to greenspace as follows:</p> <p>The LDP strategy is to address inequalities in Open Space provision where possible through the planning system by retaining and enhancing existing provision and requiring new development to make provision for Open Space where there is a need. The term 'Open Space' refers to publicly accessible recreational space</p>

MAC Number	Section in LDP	Details of Change																								
		and includes playing fields, sports pitches and courts; children’s play areas, facilities for older children, informal open space, <u>greenspace</u> , parks and allotments’																								
<b>MAC38</b>	5.2.3	Amend Paragraph 5.2.3 as follows: This area of land is made up of <u>15</u> <del>11</del> hectares of conventional B class employment uses																								
<b>MAC39</b>	Policy EC 1	<p>Policy EC1 Employment Allocations – amend to read: The following sites are allocated for employment uses:</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Site</th> <th>Size</th> <th>Use Class Permitted</th> </tr> </thead> <tbody> <tr> <td>EC1/1+</td> <td>Baglan Bay</td> <td>75 ha*, of which <del>11ha</del> <u>15ha</u> is allocated for B Use Class **</td> <td>B1, B2 and B8 Use Classes defined within Glossary</td> </tr> <tr> <td>EC1/2+</td> <td>Junction 38 (M4), Margam</td> <td>6 ha **</td> <td>B1, B2 and B8</td> </tr> <tr> <td>EC1/3</td> <td>Land within Coed Darcy SRA</td> <td>4 ha</td> <td>B1</td> </tr> <tr> <td>EC1/4</td> <td>Land within Harbourside SRA</td> <td><del>11 ha</del> <u>7ha</u></td> <td>B1</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Total:</b></td> <td><b>32 ha</b></td> <td></td> </tr> </tbody> </table>	Reference	Site	Size	Use Class Permitted	EC1/1+	Baglan Bay	75 ha*, of which <del>11ha</del> <u>15ha</u> is allocated for B Use Class **	B1, B2 and B8 Use Classes defined within Glossary	EC1/2+	Junction 38 (M4), Margam	6 ha **	B1, B2 and B8	EC1/3	Land within Coed Darcy SRA	4 ha	B1	EC1/4	Land within Harbourside SRA	<del>11 ha</del> <u>7ha</u>	B1	<b>Total:</b>		<b>32 ha</b>	
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<b>MAC40</b>	5.2.12	Amend paragraph 5.2.12 to read: It is anticipated that the site will be developed over the medium to long term, <u>with 15ha of the site developed for B Space uses. Given the site’s potential to facilitate economic growth within the City Region and its ability to accommodate a wide range of uses, the 15ha of B Space is anticipated to be a minimum amount of B Space development over the Plan period.</u> The site will be closely monitored ensuring that if the anticipated demand for the site were to change, this could be addressed through a review of the Plan. <u>Applications in excess of 15ha of B Space will be reported within the Annual Monitoring Report and reviewed where necessary alongside the creation of jobs and overall level of employment land.</u>																								
<b>MAC41</b>	Policy EC 2	Amend Policy EC2 Existing Employment Areas as follows: ‘In order to protect the employment function of the County Borough’s employment areas, uses on the following sites will be restricted in accordance with Policy EC3:																								
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		EC2 /1*	Fabian Way
		EC 2 /2	Lonlas Village Workshops, Neath
		EC2 /3	Neath Abbey Business Park, Neath
		EC2 /4	Neath Abbey Wharf, Neath
		EC2 /5*	Melincryddan CMB / Milland Road Industrial Estate, Neath
		EC2 /6*	Baglan Energy Park
		EC2 /7*	Baglan Industrial Estate, Port Talbot
		EC2 /8	Endeavour Close, Port Talbot
		EC2 /9+	Kenfig Industrial Estate, Port Talbot
		EC2 /10*	Llewellyn's Quay, Port Talbot
		<u>EC2/11*</u>	<u>Tata Steel Site, Margam</u>
		EC2 /12 <del>11</del>	Croeserw Industrial Estate, Afan Valley
		EC2 /13 <del>12*</del>	Glyncorwg Workshops, Afan Valley
		EC2 /14 <del>13*</del>	Cwmgors Workshops and Industrial Estate, Amman Valley
		EC2 /15 <del>14*</del>	Crynant Business Park, Dulais Valley
		EC2 /16 <del>15*</del>	Vale of Neath Supplier Park, Neath Valley
		EC2 /17 <del>16*</del>	Glynneath Village Workshops, Neath Valley
		EC2 /18 <del>17</del>	Alloy Industrial Estate, Pontardawe
		EC2 /19 <del>18*</del>	Former Compair / GMF Factory, Ystalyfera, Swansea Valley
<b>MAC42</b>	New paragraph	<p>Add new paragraph after para. 5.2.22:</p> <p><u>Within heavy industrial sites, such as Tata Steel, the types of ancillary facilities or services that would be appropriate would be different to that of general employment estates or employment parks. Due to their heavy industrial nature, the types of ancillary services that may be appropriate could include energy and power generation, and waste recovery and transfer proposals not contained within the traditional B use</u></p>	

MAC Number	Section in LDP	Details of Change
		<p><u>class. Such uses will be favourably considered where the proposals would support the overall function of the employment area and would not cause any adverse impact on the area for employment purposes or cause unacceptable harm to the amenity of neighbouring properties.</u></p>
<b>MAC43</b>	5.3.11	<p>Amend to read:</p> <p>While development is not precluded within the SLAs, these areas will be protected as far as possible from any development that would harm their distinctive features or characteristics. <u>Supplementary Planning Guidance will be issued to give further information about the approach that will be taken to development proposals within SLAs and to set out the features and characteristics for which each SLA has been designated.</u> Applications for developments within these areas will thus have to conform to high design standards.</p>
<b>MAC44</b>	5.3.71	<p>Insert footnote to read:</p> <p>'Any proposals for surface coal operations within 500 metres of settlements would need to demonstrate that exceptional circumstances as set out in Mineral Technical Advice Note 2: Coal (MTAN2)<sup>1</sup> can be fully justified'.</p> <p><sup>1</sup> Paragraph 49 Minerals Technical Advice Note 2: Coal (Welsh Government – 2009).</p>
<b>MAC45</b>	Policy W 1	<p>Amend to read:</p> <p><b>Policy W1</b> <b>In-Building Waste Treatment Facilities</b></p> <p>'Proposals for the treatment, processing, storage and distribution of waste will only be permitted where all of the following criteria, where relevant, are satisfied:</p> <ul style="list-style-type: none"> <li>(a) <u>The proposal reflects the priority order of the waste hierarchy as far as possible</u> <del>The proposed facility is the Best Practicable Environmental Option (BPEO);</del></li> <li>(b) The proposal is carried out within a purpose built or appropriately modified existing building, unless it can be demonstrated that part or all of the proposed operation can only be carried out in the open;</li> <li>(c) It can be demonstrated that the development would not compromise highway safety;</li> <li>(d) It is demonstrated that measures can be taken to reduce, and where possible avoid, damage or disturbance to the environment and the amenity of neighbouring land uses or individual properties to acceptable levels;</li> <li>(e) Appropriate, acceptable site management proposals are submitted for the duration of the</li> </ul>

MAC Number	Section in LDP	Details of Change
		<p>development;                      (f) <u>The proposal is supported by an appropriate Waste Planning Assessment’</u></p> <p>Add following new paragraph after existing paragraph 5.3.121:  <u>In accordance with national guidance, a Waste Planning Assessment (WPA) will be required to support all applications for a waste facility classified as a disposal, recovery or recycling facility. The WPA should be appropriate and proportionate to the nature, size and scale of the development proposed and comprise all relevant information</u></p>
MAC46	SP20 & 5.4.8	<p>Update references by amending as follows:</p> <p>Policy SP20                      1. Implementing key transport projects and supporting schemes identified in the <u>Joint Regional Transport Plan</u>.</p> <p>Para. 5.4.8                      The Core network comprises the A48, A4109, A4107, A474, A4067, A4221 and A4069. These routes are identified in the <u>Joint Regional Transport Plan</u> as the Regional Strategic Highway Network and consist of major roads that provide key routes through the County Borough.</p>
<b>MAC47</b>	5.4.7 – 5.4.8	<p>Amend paras. 5.4.7 &amp; 5.4.8 as follows, combining into one paragraph:</p> <p>The Primary network comprises the M4 motorway, the A465(T) and the A483. These are routes that are fundamental in allowing Neath Port Talbot to function regionally and provide the key network for the movement of people and goods, carrying a substantial amount of traffic. <del>New direct access will generally not be appropriate unless it can be demonstrated that a new access is required to facilitate wider regeneration initiatives and any development will be expected to demonstrate that the proposal will not be detrimental to the flow of traffic or highway safety.</del> The Core network comprises the A48, A4109, A4107, A474, A4067, A4221 and A4069. These routes are identified in the Joint Transport Plan as the Regional Strategic Highway Network and consist of major roads that provide key routes through the County Borough. <del>In relation to the Core road network, generally the provision of on street parking, new direct frontage access, and turning movements will be restricted in the interest of highway safety and the efficient movement of traffic’.</del></p>

MAC Number	Section in LDP	Details of Change
<b>MAC48</b>	5.4.23:	<p>Add a new paragraph after para. 5.4.23:</p> <p><u>In respect of the Primary network, new direct access will generally not be appropriate unless it can be demonstrated that a new access is required to facilitate wider regeneration initiatives and any development will be expected to demonstrate that the proposal will not be detrimental to the flow of traffic or highway safety. In respect of the Core network, generally the provision of on-street parking, new direct frontage access, and turning movements will be restricted in the interest of highway safety and the efficient movement of traffic.</u></p>
<b>MAC49</b>	Policy SP21 And after para 5.5.3	<p>Amend Policy SP21 to read:</p> <p><b>Policy SP21 Built Environment and Historic Heritage</b></p> <p>The built environment and historic heritage will, where appropriate, be conserved and enhanced through the following measures:</p> <ol style="list-style-type: none"> <li>1. Encouraging high quality design standards in all development proposals;</li> <li>2. Protecting arterial gateways from intrusive and inappropriate development;</li> <li>3. Safeguarding features of historic and cultural importance;</li> <li>4. The identification of the following designated sites to enable their protection <u>and where appropriate enhancement</u>: <ol style="list-style-type: none"> <li>(a) Landscapes of Historic Interest;</li> <li>(b) Historic Parks and Gardens;</li> <li>(c) Conservation Areas;</li> <li>(d) Scheduled Ancient Monuments; <u>and</u></li> <li>(e) <u>Listed Buildings and their curtilage.</u></li> </ol> </li> </ol> <p>Add new paragraph after para. 5.5.3:  <u>Within conservation areas, development proposals will be dealt with in accordance with national policy and guidance, which includes additional controls on demolition and the removal of trees set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council will be preparing a conservation area character appraisal for each conservation area which will outline the elements that contribute to the special character or historic interest of the area and will provide a robust framework for its future management and enhancement. In dealing with applications, full regard will be paid to the effects of proposals on the character of the conservation area as set out in the relevant Conservation Area Appraisal, with the objective</u></p>

MAC Number	Section in LDP	Details of Change
		of ensuring that all proposals accord with the need to preserve or enhance the area’s identified character, appearance and setting.
<b>MAC50</b>	Policy BE1 & 5.5.13	<p>Amend Policy BE1 criterion 8(a) to read:</p> <p>(a) Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, <u>normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;</u></p> <p>Amend paragraph 5.5.13 to read:</p> <p>In order to make the best use of available land, developments should be designed where possible to maximise the accommodation provided while remaining in keeping with the surrounding area. <u>Development below the specified residential density levels will not be permitted unless it can be demonstrated that there are significant constraints associated with a site that prevent development at the specified levels or where development at the density required would have an adverse impact on the character or appearance of the locality or result in the loss of an important site feature.</u> In central locations which have good access to services, facilities and public transport links, higher density developments will be appropriate. Policy H1 indicates those allocated residential sites where higher densities are considered to be appropriate and will be encouraged.</p>
<b>MAC51</b>	Policy BE3 & 5.5.25	<p>Policy BE3 The Canal Network – amend Part 2 to read:</p> <p>‘Developments affecting locations where lengths of canal have been drained, infilled or cut off from the remainder of the network, but where there is the possibility of future reinstatement, will be expected to take into account the historic line of the canal and to avoid <del>where possible</del> the introduction of buildings or structures that would prevent reinstatement’.</p> <p>Delete/remove Proposed Focussed Change FC30, i.e. addition of ‘where possible’ to para. 5.5.25.</p>

MAC Number	Section in LDP	Details of Change
MAC52	5.5.23	The canal network is an important part of the County Borough's historic heritage and is also significant for recreation, biodiversity and landscape reasons. There are three principal canals within Neath Port Talbot, comprising the Neath, Tennant and Swansea canals. Significant lengths of these canals have now been restored to navigable standards and they form part of a wider network of green corridors which encourage walking and cycling attracting visitors to the area. There are however gaps in the network where the line of the canals have been lost or navigation is prevented by obstructions such as low bridges. <u>Aspirations to restore and reinstate further lengths of canal and to link the three principal canals to create an integrated waterway system are supported in principle by the Council in recognition of the potential benefits this would bring, including the enhancement of recreation and tourism interests.</u>
MAC53	Policy WL1	Amend Policy to read:  'The following development proposals within the identified language sensitive areas will be required to submit a Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language:  (a) Residential development for 10 or more dwellings;  (b) Retail, <u>commercial or industrial development</u> with a total floorspace of 1000 sq m or more.  <del>(c) Commercial or industrial development.</del>
MAC54		Due to amendments there is no MAC54
MAC55	Proposals Map	Amend the Proposals Map: (i) To include settlement names; (ii) To make the distinction between the annotations for A-Roads and Strategy Boundary Areas clearer.
MAC56	Proposals Map	Delete Proposed Focussed Change FC36 (i.e. the addition of all Spatial Areas to the Proposals Map), and include the Pontardawe Spatial Area based on the fact that the area has a unique affordable housing target (10%).
MAC57	Proposals Map	Policy WL1 - as a consequential change, add the Pontardawe / Amman Valley / Swansea Valley Spatial Areas / and the Crynant electoral ward (combined) as a Language Sensitive Area.

<b>MAC Number</b>	<b>Section in LDP</b>	<b>Details of Change</b>
<b>MAC58</b>	Proposals Map	Add Tirbach Washery site, Ystalyfera as a housing allocation (Site Ref: H1/31) and include within settlement limits.
<b>MAC59</b>	Proposals Map	Add Parc Ynysderw, Pontardawe as a housing allocation (Site Ref: H1/29).
<b>MAC60</b>	Proposals Map	Add land at Moorlands, Dyffryn Cellwen [AS(N)12] within settlement limit.
<b>MAC61</b>	Proposals Map	Add land adjacent to Travancore, Pentwyn, Cynonville [AS(SL)3] within settlement limit.
<b>MAC62</b>	Proposals Map	Add land adjacent to Brookside, Pontrhydyfen [AS(SL)7] within settlement limit.
<b>MAC63</b>	Proposals Map	Add land at Rutherglen Yard, Felindre (Site B) within settlement limit.
<b>MAC64</b>	Proposals Map	Amend as follows:  <b>Policy M2/1 Settlement Protection Zones</b> – remove overlap in following instances (i) East Pit East Revised Opencast; (ii) Dan Y Graig Colliery; (iii) Aberpergwm Mine (Deep Mine); (iv) Selar Opencast; (v) Gilfach Quarry; (vi) Port Talbot Sand & Gravel Quarry; and (vii) Margam Opencast.
<b>MAC65</b>	Appendix A	Add new Appendix A: Policy H1 (Housing Sites) – see Appendix 5 to this schedule
<b>MAC66</b>	Section 6	Amend Table 6.2 Monitoring Framework as in Appendix 7 to this schedule.

### MAC Schedule Appendices:

- Appendix 1 – Clarification of strategy including amendments to layout
- Appendix 2 – Enhanced Map 1.1, Map 1.2 and Map 2.1
- Appendix 3 – Example of changes to Proposals Map
- Appendix 4 – Map 4.2 Harbourside SRA Masterplan
- Appendix 5 – Policy H1 (Housing Sites)
- Appendix 6 – Boundary of EN 1 adjacent to Baglan Bay employment area
- Appendix 7 – Table 6.2 Monitoring Framework

IMAC Number	Section in LDP	Details of Change
<b>IMAC1</b>	Policy SP 2	<p>Add Policy W 1 to list of key policies relevant to item 2:</p> <p>2. People's exposure to the determinants of poor health will be reduced where possible through consideration of the environmental and safety impacts of new developments;</p> <p>Relevant Key Policies: H1; AH1-AH2; GT1-2; OS1-OS2; EN8-EN10; <b>W 1</b>; BE1.</p>
<b>IMAC2</b>	Policy SP 2	<p>Amend criterion 3 to read:</p> <p>3. Healthier, more active and safer lifestyles will be encouraged through the retention of a range of accessible leisure, recreational, health, retail, social, <b>cultural</b> and community facilities throughout the County Borough;</p>
<b>IMAC3</b>	SP 7	<p>Amend to read:</p> <p>In order to deliver the <del>7,500</del> <b>7,800</b> new dwellings required to meet the Economic-Led Growth Strategy, provision will be made for the development of <del>8,350</del> <b>8,760</b> additional dwellings between 2011-2026 including a <del>14%</del> <b>12.31%</b> flexibility allowance.</p>
<b>IMAC4</b>	Para 5.1.3	<p>Amend to read:</p> <p>The LDP provides a framework for the development of <del>8,350</del> <b>8,760</b> additional residential units. This is greater than the identified housing need in order to provide a <del>13%</del> <b>12.31%</b> <del>contingency flexibility</del> allowance <del>for sites not coming forward as anticipated</del>. This will allow for vacancies within the new dwelling stock, <del>choice and flexibility for sites not coming forward as anticipated</del>.</p>

IMAC Number	Section in LDP	Details of Change																			
<b>IMAC5</b>	Table 5.1	<p><b>Table 5.1 Total Housing Requirement</b> – insert revised table:</p> <table border="1" data-bbox="562 325 1977 788"> <thead> <tr> <th></th> <th>Assumptions</th> <th>Number of Units</th> </tr> </thead> <tbody> <tr> <td>Basic Housing Need (<u>including Vacancy provision</u>)</td> <td>Preferred Economic Growth Scenario to meet the projected need for 3,850 jobs</td> <td><del>8,027</del> <b>7,800</b></td> </tr> <tr> <td>Flexibility Allowance</td> <td>An allowance for sites not coming forward as anticipated</td> <td><del>±008</del> <b>960</b></td> </tr> <tr> <td>Empty Homes Initiative</td> <td><del>Empty Properties brought back into use for residential purposes.</del></td> <td><del>±15</del></td> </tr> <tr> <td></td> <td>Total Housing Requirement</td> <td><del>9,150</del> <b>8,760</b></td> </tr> </tbody> </table>		Assumptions	Number of Units	Basic Housing Need ( <u>including Vacancy provision</u> )	Preferred Economic Growth Scenario to meet the projected need for 3,850 jobs	<del>8,027</del> <b>7,800</b>	Flexibility Allowance	An allowance for sites not coming forward as anticipated	<del>±008</del> <b>960</b>	Empty Homes Initiative	<del>Empty Properties brought back into use for residential purposes.</del>	<del>±15</del>		Total Housing Requirement	<del>9,150</del> <b>8,760</b>				
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<b>IMAC6</b>	Table 5.2	<p>Amendment to take account of revised figures.</p> <p><b>Table 5.2 Components of the Housing Requirement</b></p> <table border="1" data-bbox="573 987 1980 1281"> <thead> <tr> <th>Category</th> <th>Sub Category</th> <th>Number of Units</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Site Specific</td> <td>Landbank</td> <td><del>3,822</del> <b>3,972</b></td> </tr> <tr> <td>New Allocations</td> <td><del>3,128</del> <b>3,153</b></td> </tr> <tr> <td rowspan="2">Allowances</td> <td>Large Windfalls</td> <td><del>1,275</del> <b>825</b></td> </tr> <tr> <td>Small Sites</td> <td>810</td> </tr> <tr> <td>Empty Homes Initiative</td> <td><del>Empty Properties brought back into use for residential purposes.</del></td> <td><del>±15</del></td> </tr> <tr> <td></td> <td><b>Total</b></td> <td><del>9,150</del> <b>8,760</b></td> </tr> </tbody> </table>	Category	Sub Category	Number of Units	Site Specific	Landbank	<del>3,822</del> <b>3,972</b>	New Allocations	<del>3,128</del> <b>3,153</b>	Allowances	Large Windfalls	<del>1,275</del> <b>825</b>	Small Sites	810	Empty Homes Initiative	<del>Empty Properties brought back into use for residential purposes.</del>	<del>±15</del>		<b>Total</b>	<del>9,150</del> <b>8,760</b>
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<b>IMAC7</b>	Policy AH1	<p>Amend Policy AH1 to read:</p> <p>Valleys:</p>																			

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		<ul style="list-style-type: none"> <li>• Pontardawe - 5% <u>10%</u></li> <li>• Afan Valley <del>0%</del></li> <li>• Amman Valley <del>0%</del></li> <li>• Dulais Valley <del>0%</del></li> <li>• Neath Valley <del>0%</del></li> <li>• Swansea Valley <del>0%</del></li> </ul> <p><b><i>The exact affordable housing contribution to be provided will depend on the circumstances of each proposal, and the viability of the scheme.</i></b></p> <p>The provision of affordable housing will be implemented through the use of planning conditions, obligations and/or legal agreements between the Council, Developers and Registered Social Landlords.</p>
<b>IMAC8</b>	5.1.32 - 5.1.33	<p>Amend new paragraph added between 5.1.32 and 5.1.33 as follows:</p> <p>The Council acknowledges there may be exceptional circumstances where achieving the target percentages may result in a development not being economically viable. In such circumstances the Authority will require evidence from the developer to demonstrate that the economic viability of the site is affected by genuine economic constraints through the submission of a detailed financial viability appraisal. Where the Authority is satisfied that the developer has been able to show, using robust evidence that the provision of affordable housing identified in Policy AH 1 is not viable, then reduced or phased contributions may be negotiated or the requirement to provide affordable housing removed (<del>subject to annual viability appraisals until the development is complete</del>).</p>
<b>IMAC9</b>	SP9 and Paragraph 5.1.45	<p>Amend Policy SP9 to read:</p> <p>Provision will be made for <del>the requirements of</del> <b>20</b> Gypsies and Travellers <u>pitches</u> through the following measures:</p> <p>Amend paragraph 5.1.45 to read:</p> <p>... through the Annual Monitoring report and will review the requirement for <b><i>an additional 9 pitches</i></b> in the latter part of the plan period (post 2023), through specific targets and triggers.</p>

IMAC Number	Section in LDP	Details of Change
<b>IMAC10</b>	Policy RE1	<p>Amend to read as follows:</p> <p><b>Policy RE1 Criteria for the Assessment of Renewable and Low Carbon Energy Development</b></p> <p>Proposals for renewable and low carbon energy development will only be permitted subject to the following criteria:</p> <ol style="list-style-type: none"> <li>1. Large scale wind farm developments (&gt;25MW) will be expected to be located within the boundaries of the refined Strategic Search Areas (SSAs).</li> <li>2. Proposals for wind farms of any size outside the SSAs will only be permitted where it is demonstrated that there will be no unacceptable impact on visual amenity or landscape character through the number, scale, size, design and siting of turbines and associated infrastructure.</li> <li>3. Small scale wind farm developments (&lt;5MW) will be required to demonstrate that impacts are confined to the local scale.</li> <li>4. All renewable energy or low carbon energy development proposals will be required to demonstrate that:               <ol style="list-style-type: none"> <li>a. Measures have been taken to minimise impacts on visual amenity and the natural environment;</li> <li>b. There will be no unacceptable impacts on residential amenity;</li> <li>c. The development will not compromise highway safety;</li> <li>d. The development would not interfere with radar, air traffic control systems, telecommunications links, television reception, radio communication and emergency services communications; and</li> <li>e. There are satisfactory proposals in place for site restoration as appropriate.</li> </ol> </li> </ol>
<b>IMAC11</b>	5.3.70	<p>Amend paragraph to read:</p> <p>... Surface coal operations include opencast working and those surface facilities associated with underground mining. <u>In respect of criterion 1 Settlement Protection Zones are shown on the Proposals Map. These are drawn at a distance of 500m around all the settlements in Neath Port Talbot, as well as taking account of those settlements in neighbouring authorities which are within 500m of the boundary.</u></p>
<b>IMAC12</b>	Policy BE3 5.5.23 5.5.25	<p>Amend Policy BE3 (2) to read:</p> <p>...drained, infilled, <b>culverted, obstructed</b> or cut off from the remainder of the network, but where there is the possibility...</p>

IMAC Number	Section in LDP	Details of Change
		<p>Amend paragraph 5.5.23 to read:</p> <p>‘..where the line of the canals have been lost, <b>for example through infilling or culverting</b>, or navigation..</p> <p>Amend paragraph 5.5.25 to read:</p> <p>‘...physical impediment. <b>These lengths of the canal include:</b></p> <p><b>(a) From the Pontardawe Playing Fields, Trebanos to the northern exit/entrance of the subway under the A474 in Pontardawe;</b></p> <p><b>(b) From the northern exit/entrance to the Swansea Canal Nature Reserve, Godre'r Graig to Woodmans Terrace, Ystalyfera; and</b></p> <p><b>(c) The Neath Canal from Ysgwrfa Bridge Aberpergwm to Manor Drive, Glynneath’.</b></p>
<b>IMAC13</b>	Proposals Map	Amend boundary of EN 1 adjacent to Baglan Bay employment area as shown in Appendix 6 of M6-S10-0042
<b>IMAC14</b>	Proposals Map	Policy EC2/11 - add additional employment safeguarded area for the Tata Steel site as indicated in Map 1 of AP6.4 amended by Map 2 of the same document which shows additional land proposed by Tata Steel.
<b>IMAC15</b>	Appendix A	<p>Amend new Appendix A, H1/11 Neath road / Fairyland Road, Tonna to read:</p> <p>Highways – two points of access required to enable a looped highway arrangements. Traffic Regulations Orders <b>may</b> be required in order to address <b>local highway and parking problems along Park Street and Llantwit Road.</b></p>