

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
LOCAL DEVELOPMENT PLAN (2011-2026)



EXAMINATION IN PUBLIC:

**Matter 5: Affordable Housing, Gypsy & Traveller Provision
and Other Special Housing**



Action Point 11

The Council to consider the deletion of the sentence in paragraph 5.1.37 which suggests that affordable housing exception sites could be located away from settlement boundaries.

Action Point 12

The Council to delete criteria 4, 5 & 6 of Policy AH2.

Council's Response

If deemed acceptable and appropriate by the Inspectors, the Council would propose the following changes to the Plan to be addressed via Matters Arising Changes:

Policy AH2 (Affordable Housing Exception Sites) - amend to read:

'Small affordable housing sites (9 units and below) outside identified settlement limits will be permitted where all of the following criteria, where relevant, are satisfied:

- 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;*
- 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;*
- 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.*
- 4. ~~It is demonstrated that measures can be taken to reduce adverse impacts on the environment, landscape and neighbouring amenities;~~*
- 5. ~~It can be demonstrated that the development would not compromise highway safety;~~*
- 6. ~~The location of the site is sustainable, taking into account accessibility to facilities, services and public transport.~~'*

In respect of criteria 4 and 5, the Council agrees that these duplicate elements of Policy BE1 (Design) and are therefore not required. It is also agreed that criterion 6 is not required due to the requirement of such sites needing to be adjacent to settlement limits, by their very nature should be in sustainable locations.

Paragraph 5.1.37 - amend to read:

'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. ~~Only if no sites are available adjacent to settlement limits will sites in sustainable locations away from settlements be considered.~~'

The Council agrees that the final sentence is contradictory to criterion 2 of Policy AH2 and should be deleted.