

Neath Port Talbot Local Development Plan Examination

Ms Nicola Pearce
Head of Planning
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

2 September 2015

Dear Ms Pearce,

2011 to 2026

Thank you for undertaking the consultation on the Matters Arising Changes and forwarding the responses to us. They have, however, raised some critical matters on which we would welcome your response.

Blaenbaglan Farm

We were surprised by the reply from Mr B Williams in respect of the Blaenbaglan Farm site and, firstly, would be grateful if you could confirm whether his account accurately reflects the Council's position. If so, we are curious to know why the Council's role in the provision of appropriate access to the site has only been revealed at this late stage?

Secondly, you will appreciate that Mr Williams' response, if correct, places the delivery of the site in a quite different light, and one that is fundamental to whether Blaenbaglan Farm should remain as an allocation in the LDP. We therefore ask that you liaise with Mr Forse of Harmers, who is acting on Mr Williams' behalf, and produce a Statement of Common Ground. Ideally this will set out an agreed position in respect of:

- how, where and when access to the site will be provided,
- a timetable indicating how many dwellings are forecast to be completed at Blaenbaglan Farm each year during the plan period.

If you are able to reach agreement on these matters a further hearing might not be necessary.

Affordable Housing

In addition we would like you to provide a detailed response to the issues raised by the Welsh Government in respect of MAC 39. In doing so we wish you to liaise with the Welsh Government and produce a Statement of Common Ground that clearly sets out:

- the methodology for defining the percentage of affordable housing on a unit basis; and
- the affordable housing target for each strategy area.

If it is not possible to reach agreement, it would be helpful if the Statement of Common Ground could outline those areas that are in dispute.

In view of the pressing need for us to complete the report on the LDP we would ask that you submit this additional information to us by Friday 25 September. Please don't hesitate to contact us (via the Programme Officer) if that deadline would be difficult to meet or if you have any queries regarding our requests.

Yours sincerely

Siân Worden

Nicola Gulley

Inspectors