

Rhodri Griffiths
Planning Department
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
Neath

26th February 2026

Dear Rhodri,

Re: P2025/0581 - 16 London Road, Neath, Neath Port Talbot SA11 1LE

Change of use from Royal Air Forces Association Club to 7 no. flats over the ground, first and second floors together and associated two storey rear extension, part first and second floor and part second floor side extension, new window openings, bike and bin stores, means of enclosure and part demolition of rear flat roof extension to accommodate new access ramp.

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;

7 x 1 bed self-contained flats and associated communal lounge

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

I can confirm that all seven units will be occupied as affordable housing. No market housing is proposed. The tenure of units on first occupation will be assisted living/general Needs and remain as such for the foreseeable future. The development is funded via Housing with Care Fund (HCF) and will be let as assisted living/general needs. The 25% affordable housing requirement will be exceeded with 7 x 1b2p flats.

ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

It is intended that all units will be occupied on completion of construction works, with practical completion anticipated in September 2027. All the units will be available at the same time; there will be no phasing of the development.

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)];

Upon practical completion of the scheme, the units will be transferred to Tai Tarian. All 7 units (1 Bedroom flats) will be owned and managed by Tai Tarian (a registered social landlord) and all units will be social rented.

iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

Our rental charges are aligned with the Local Housing Allowance. Whether a person is in full time employment or in receipt of subsidy, the rent will be affordable. The respective planning condition ensures that the minimum level of affordable housing as per the requirement will not be undermined. 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.

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."

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 or clarification, please do not hesitate to contact me.

Yours sincerely

Andrew Hall
Head of Development