

Housing Strategy Team Planning Consultation Response

Date Received:	12/12/2025
Planning Case Officer:	Jessica King
Scheme Name:	Demolition of existing Listed Building on site, including the outbuildings and erection of 8no. dwellings (6no. Market and 2no Affordable), with associated highway, landscaping, drainage and infrastructure works. (1 6-bed, 2 5-bed, 2 4-bed, 1 2-bed market housing & 2 2-bed affordable housing)
Scheme Reference:	P2025/0842
Scheme Location:	Tonna
Electoral Ward:	Resolven and Tonna

Is there demand for this proposed development?	Yes / No		
If Yes, provide breakdown by property type:	Tonna Area demand 2024- Nov 2025 (Tai Tarian Homes By Choice)		
	5 general need properties advertised:		
	Type	Properties advertised	Number of bids
	2-bed flats (general)	1	32 (Average*)
	2-bed houses (general)	1	104
	3-bed houses (general)	3	179
* One 2-bed flat advertised four times in this period, totalled 128 bids and average is provided so as not to over-represent the demand.			
Is the Housing Strategy Team aware of the scheme?	Yes		
Is the scheme on the Social Housing Grant (SHG) Programme Development Plan (PDP)?	No		
Does Housing Strategy Team have any objection?	No		
If Yes, provide more details:	Tonna only has total of 138 units of social housing. 46 1-bed flats (17.4% elderly, 21.7% general, 60.9% sheltered), 37 2-bed units (23-62.2% 2-bed flats, 13-35.1% 2-bed house, 1-0.03% sheltered 2-bed flat), 53 3-bed houses. and 2 4-bed houses.		

Completed by: Mike Potts

Designation: Partnership & Development Funding Officer

Date:

(Demand data provided by Geoffrey Lee – Housing Project Officer)