

Our Ref: RB/S25.171

Date: 11th August 2026

Chantalle Lamnea
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Dear Chantalle,

Town and Country Planning Act 1990

Application P2025/0616 - Development of 9 No. affordable apartments, highways arrangements, access, parking, landscaping, drainage and all other associated works - Land off Heol-Y-Glo, Tonna, Neath SA11 3NJ

As you are aware Asbri Planning is appointed as planning agent to Tai Tarian Ltd in relation to the above-mentioned application which is currently awaiting determination by the local planning authority (LPA).

By way of an update, I have been advised that the applicants have now formally secured the purchase of the application site from a 3rd party and are no longer contractually tied in terms of their obligations to progress a planning application.

As previously discussed with the LPA, there is a desire from all parties that the current site should come forward as part of a holistic design for the wider area, which is currently being considered by the LPA under a candidate site submission as a future housing allocation in the Replacement Local Development Plan (RLDP). It is acknowledged that the RDLP is at an early stage of its formulation and as such the applicant has considered the associated timescales of the current application and the RDLP.

As such, I am now instructed by the applicant to write and formally withdraw the current application (LPA Ref: P2025/0616) but that in doing so give notice to the LPA that should the candidate site submission not be carried forward in the RDLP, the applicant will exercise their rights to submit a new standalone application for a future development on this site.

I trust the above clarifies the applicant's position in this matter and should you wish to discuss the application or any other matters further please do not hesitate to contact me direct.

Yours sincerely,



Richard Bowen
Director
Asbri Planning Ltd