

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

**JOINT HOUSING LAND AVAILABILITY STUDY 2014**

**BETWEEN**

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL & THE STUDY  
GROUP**

**THE HOME BUILDERS FEDERATION  
LINC CYMRU  
ST.MODWEN DEVELOPMENTS  
SAVILLS  
FAMILY HOUSING ASSOCIATION  
NATURAL RESOURCES WALES  
GWALIA HOUSING ASSOCIATION  
COASTAL HOUSING GROUP  
BJ GROUP  
PERSIMMON HOMES**

**MAY 2015**

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# 1 SUMMARY

- 1.1 This is the Neath Port Talbot Joint Housing Land Availability Study for 2014. It replaces the report for the previous base date of 2013.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2014.
- 1.3 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs. This document can be accessed on the Welsh Government website using the following link.

[Welsh Government | Housing Land Availability in Wales](#)

- 1.4 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method of calculation as set out in TAN 1 Neath Port Talbot has 2.5 years housing land supply.

## ***Involvement***

- 1.5 The housing land supply has been assessed in consultation with members of the study group. The study group comprises:

- NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
- THE HOME BUILDERS FEDERATION
- LINC CYMRU
- ST.MODWEN DEVELOPMENTS
- SAVILLS
- FAMILY HOUSING ASSOCIATION
- NATURAL RESOURCES WALES
- GWALIA HOUSING ASSOCIATION
- COASTAL HOUSING GROUP
- BJ GROUP
- PERSIMMON HOMES

## ***Report production***

- 1.6 Neath Port Talbot CBC issued draft site schedules, site proformas and other additional information for consultation on 4<sup>th</sup> July 2014 for a period of 3 weeks until 25<sup>th</sup> July. Comments were provided by the HBF, Savills (on behalf of St.Modwen), Persimmon Homes and BJ Group.
- 1.7 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule could not be agreed by all parties through the SoCG stage.
- 1.8 The appointed Planning Inspector subsequently prepared a report for the Welsh Government making recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments have been made to the site schedules by Neath Port Talbot and this information has been incorporated into this report.

## 2 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the Neath Port Talbot Unitary Development Plan 2001-2016, adopted in March 2008.

### *Large Site Supply*

- 2.3 The following table outlines the number of housing units available on large housing sites.

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply (base date to base date plus 5 years) -Large Sites</b>							
<b>Proposed Homes</b>	<b>5 Year Land Supply (TAN 1 categories)</b>				<b>Beyond 5 Years</b>		<b>Completions Since Last Study</b>
	<b>Under Construction</b>	<b>Cat.1</b>	<b>Cat.2</b>	<b>Cat. 2*</b>	<b>Cat 3(i)</b>	<b>Cat. 3(ii)</b>	
<b>6,185</b>	<b>149</b>	<b>200</b>	<b>962</b>	<b>0</b>	<b>4,874</b>	<b>0</b>	<b>262</b>

- 2.4 The following table outlines the five year land supply i.e. Categories 1, 2, 2\* and under construction, by market sector.

**Table 2 – 5 Year Land Supply & Market Sector – Large Sites**

<b>Private</b>	<b>1,163</b>
<b>Public</b>	<b>0</b>
<b>Housing Association</b>	<b>148</b>
<b>Total</b>	<b>1,311</b>

### ***Small Site Supply***

2.5 Small sites of less than 5 dwellings are calculated based on the completions for the last five years.

**Table 3 - Small Site Completions For Previous 5 Years**

	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Completions	80	51	31	44	39	245

### ***Total Land Supply***

2.6 The overall total 5 year land supply (large & small sites) is 1,556 units.

**Table 4 – Total 5 Year Land Supply**

Category	Number of Units
Large Sites	1,311
Small Sites	245
Total	1,556

## ***Land Supply Calculation***

- 2.7 The land supply is calculated by comparing the amount of land considered to be genuinely available with the remaining housing requirement in the adopted development plan, in this case the Neath Port Talbot Unitary Development.

A	Total Housing Requirement	6,150
B	Total Completions to Base date	4,238
C	Residual Requirement (3 Years to 2016)	1,912
D	5 Year Requirement	3,142
E	Annual Need	628
F	Total 5 Year Land Supply	1,556
G	<b>Land Supply in Years (F/E)</b>	<b>2.5</b>

## **3 COMMENTARY**

- 3.1 The Inspector has concluded that the housing land supply for Neath Port Talbot now stands at 2.5 years.
- 3.2 TAN 1 prescribes that in circumstances where the housing land supply falls below the required 5 year level, the local planning authority must include a statement outlining the measures it is taking to address the situation.
- 3.3 The Council acknowledges that the land supply is below the 5 year level. TAN1 outlines some of the measures that might be adopted by local authorities to increase the short term land supply. The land supply is currently assessed against the housing requirement within the Unitary Development Plan which was adopted in 2008 and runs until 2016.
- 3.4 The Council is however preparing the Local Development Plan. The LDP was placed on deposit in August 2013 and submitted to the Welsh Government in September 2014. The Examination in Public commenced in January 2015 and it is expected that the LDP will be adopted towards the end of 2015.
- 3.5 The Council maintains that the most appropriate mechanism for identifying land for new housing remains the Local Development Plan.



## 4 MONITORING DATA

- 4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed.

### *Previously Developed Land*

- 4.2 The following table illustrates the total number and percentage of available and completed homes by category and land type.

**Table 5 - Re-use of Previously Developed Land (Large Sites)**

Year	5 Year Supply				3i and 3 ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>2011</b>	591	36%	1032	64%	577	11%	4649	89%	115	32%	244	68%
<b>2012</b>	598	37%	1024	63%	740	14%	4438	86%	133	58%	98	42%
<b>2013</b>	378	26%	1063	74%	728	14%	4366	86%	129	53%	114	47%
<b>2014</b>	<b>299</b>	<b>23%</b>	<b>1,012</b>	<b>77%</b>	<b>702</b>	<b>14%</b>	<b>4,172</b>	<b>86%</b>	<b>71</b>	<b>28%</b>	<b>191</b>	<b>72%</b>
<b>2015</b>												
<b>2016</b>												

## ***Flood Risk***

**Table 6 - Sites Subject To Flood Risk Constraints (Large Sites Only)**

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3 ii Categories				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0%	333	21%	0	0%	536	10%	0	0%	0	0%
2012	0	0%	228	14%	0	0%	524	10%	0	0%	100	43%
2013	0	0%	250	17%	0	0%	526	10%	0	0%	80	33 %
<b>2014</b>	<b>0</b>	<b>0%</b>	<b>61</b>	<b>5%</b>	<b>0</b>	<b>0%</b>	<b>540</b>	<b>12%</b>	<b>0</b>	<b>0%</b>	<b>15</b>	<b>6%</b>
2015												
2016												

## ***Type of New Housing***

**Table 7 - Completions by House Type – 1 April 2013 to 31 March 2014**

<b>2013/14</b>	<b>Apartment</b>	<b>Houses</b>	<b>Total</b>
Number of Units	67	195	262
Percentage	25%	75%	100%

## Appendix 1 – Site Schedules

### Private Sector

#### Greater Neath

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Bwlch Road, Cefn Crynallt	Cimla		25	10	1	1	2	2	2	2			
Ocean View, Jersey Marine	Jersey Marine	24	81	57	7	25	25						
Barrons Court, Neath Abbey	Neath			15								15	
Eaglesbush	Neath		50	50								50	
Old Road/Garthmor Phase 2	Neath		44	22	8	1	6	7					
Area 1, Coedarcy Urban Village	Skewen		195	130		10	20	30	35	35			
Coedarcy Urban Village	Skewen	72	4000	3925	30	70	125	125	150	175		3250	
Crymlyn Grove	Skewen	26	175	69	20	10	25	14					
Wern Goch, Skewen	Skewen	2	50	48	3	15	15	15					
Land @ Elba Crescent	Crymlyn Burrows		50	50								50	
Dan y Graig Road, Neath	Neath		10	10								10	
<b>Greater Neath</b>		<b>124</b>	<b>4680</b>	<b>4386</b>	<b>69</b>	<b>132</b>	<b>218</b>	<b>193</b>	<b>187</b>	<b>212</b>	<b>0</b>	<b>3375</b>	<b>0</b>

### Private Sector

#### Neath & Dulais Valleys

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Heol Las Fawr, Crynant	Crynant	1	34	7		1	2	2	2				
Heol Y Glyn, Glynneath	Glynneath		81	81								81	
Park Avenue, Glynneath	Glynneath		60	60								60	
Welfare Hall, Glynneath	Glynneath		17	17								17	
Ynys Y Nos Avenue	Glynneath	9	24	2	2								
Heol Y Waun, Seven Sisters	Seven Sisters		68	68								68	
Glyn Dulais, Crynant	Crynant		21	21								21	
Adjacent Blaendulais School	Seven Sisters		60	60								60	
<b>Neath &amp; Dulais Valleys</b>		<b>10</b>	<b>365</b>	<b>316</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>307</b>	<b>0</b>

**Private Sector**

**Northern Lliw Valley**

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Glyn Mynydd	Godrergraig	4	116	0									
Graignewydd (Taylor Wimpey)	Godrergraig	1	56	55	9	11	25	10					
Bryn Morgrug (Redrow)	Alltwen	25	72	17	10	7							
Thomas Street, Pontardawe	Pontardawe		10	3	1	2							
Waun Sterw, Rhydyfro	Pontardawe		40	40								40	
<b>Northern Lliw Valley</b>		<b>30</b>	<b>294</b>	<b>115</b>	<b>20</b>	<b>20</b>	<b>25</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>0</b>

**Private Sector**

**Port Talbot**

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Baglan House Farm, Baglan	Baglan	2	57	6	1	2	3						
Abbotsmoor, Baglan Moors	Port Talbot	4	129	0									
R/o Baglan School, Baglan	Baglan		110	110								110	
Stycyllwen, Baglan	Baglan	6	88	18	4	2	3	3	3	3			
Maesteg Road, Bryn	Bryn		40	40								40	
Copperminers, Cwmafan	Cwmafan	22	122	34	7	20	7						
Forest Lodge Lane, Cwmafan	Cwmafan		15	12								12	
Land at Goytre	Goytre		44	44								44	
Aberafan Seafront, Tir Morfa	Port Talbot		102	102								102	
Baglan Bay	Port Talbot		440	440								440	
Ocean Way, Aberafan Seafront	Port Talbot		26	26								26	
Tywyn School, Aberafan Seafront	Port Talbot		75	75								75	
Port Talbot Docks	Port Talbot		50	50								50	
Blaen Baglan Farm, Baglan	Baglan		219	219								219	
Farteg Fawr	Bryn	1	25	24		2	2	2	2	2		14	
<b>Port Talbot</b>		<b>35</b>	<b>1542</b>	<b>1200</b>	<b>12</b>	<b>26</b>	<b>15</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>1132</b>	<b>0</b>

**Private Sector**

**Upper Afan Valley**

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Travancoere, Cynonville	Cynonville		20	20								20	
<b>Upper Afan Valley</b>		0	20	20	0	0	0	0	0	0	0	20	0

**Private Sector**

**Neath Port Talbot**

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Greater Neath		124	4680	4386	69	132	218	193	187	212	0	3375	0
Neath & Dulais Valleys		10	365	316	2	1	2	2	2	0	0	307	0
Northern Lliw Valley		30	294	115	20	20	25	10	0	0	0	40	0
Port Talbot		35	1542	1200	12	26	15	5	5	5	0	1132	0
<b>Upper Afan Valley</b>		0	20	20	0	0	0	0	0	0	0	20	0
<b>Neath Port Talbot</b>		199	6901	6037	103	179	260	210	194	217	0	4874	0

### Housing Association

#### Greater Neath

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
86-100, Briton Ferry Road, Neath	Neath		28	3			3						
Adj. Groves Road, Hillside	Neath		60	41	11			15	15				
The Ropewalk	Neath	12	12	0									
Cardonnel Road, Skewen	Skewen		17	17	17								
Old Furnace House	Neath		15	15		15							

<b>Greater Neath</b>		12	132	76	28	15	3	15	15	0	0	0	0
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#### Northern Lliw Valley

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Former Cwmtawe School	Pontardawe	5	81	60	6	6	20	20	8				
Amman Road, Brynamman	Brynamman		12	12	12								

<b>Northern Lliw Valley</b>		5	93	72	18	6	20	20	8	0	0	0	0
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#### Port Talbot

Site Location	Community	Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Royal Buildings, Talbot Road	Port Talbot	46	46	0	0	0	0	0	0	0			

<b>Port Talbot</b>		46	46	0	0	0	0	0	0	0	0	0	0
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<b>Neath Port Talbot</b>		63	271	148	46	21	23	35	23	0	0	0	0
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**Neath Port Talbot**

		Complete 2013/14	Capacity	Remaining Units	U / C	2014/15	2015/16	2016/17	2017/18	2018/19	Category 2*	Category 3(i)	Category 3(ii)
Private Sector		199	6901	6037	103	179	260	210	194	217	0	4874	0
Housing Association		63	271	148	46	21	23	35	23	0	0	0	0
<b>Total</b>		<b>262</b>	<b>7172</b>	<b>6185</b>	<b>149</b>	<b>200</b>	<b>283</b>	<b>245</b>	<b>217</b>	<b>217</b>	<b>0</b>	<b>4874</b>	<b>0</b>

NB: There are no sites identified within categories 2\* or 3(ii).

## Appendix 2 – Past Completions Data

	Number of Homes Completed On		
Year	Large Sites	Small Sites	Total Completions
2001/02	354	44	398
2002/03	316	51	367
2003/04	267	72	339
2004/05	264	81	345
2005/06	248	93	341
2006/07	242	50	292
2007/08	215	78	293
2008/09	201	84	285
2009/10	238	80	318
2010/11	359	51	410
2011/12	231	31	262
2012/13	243	44	287
2013/14	<b>262</b>	<b>39</b>	<b>301</b>



## Appendix 3 – Previous Land Supply Data

Year	5 year supply -Number of homes			Number of years supply	Supply years –	beyond	5
	Cat.1	Cat.2	Cat.2*		homes	Number	of
					3(i)	3(ii)	
<b>2007</b>	350	892	111	5.0	1337	86	
<b>2008</b>	337	1591	10	4.9	3591	0	
<b>2009</b>	289	1643	10	4.7	5777	0	
<b>2010</b>	409	1666	10	4.7	5287	0	
<b>2011</b>	334	1289	0	5.8	5226	0	
<b>2012</b>	319	1,303	0	6.0	5,178	0	
<b>2013</b>	312	1,129	0	2.6	5,094	0	
<b>2014</b>	<b>349</b>	<b>962</b>	<b>0</b>	<b>2.5</b>	<b>4,874</b>	<b>0</b>	

# Appendix 4 - Inspectors Recommendation Report



## Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai

gan P J Davies BSc(Hons) MA MRTPI  
Arolygydd a benodir gan Weinidogion Cymru  
Dyddiad: 06/05/2015

## Report on Joint Housing Land Availability Study

by P J Davies BSc(Hons) MA MRTPI  
an Inspector appointed by the Welsh Ministers  
Date: 06/05/2015

Ref: JHLAS/14/Y6920/516075

Local Planning Authority: Neath Port Talbot County Borough Council

- This report concerns the Neath Port Talbot County Borough Council Joint Housing Land Availability Study (JHLAS) 2014.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in March 2015.

### Recommendation

1. That the 2014 JHLAS housing land supply figure for the Neath Port Talbot County Borough Council area be determined as 2.5 years.

### Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing<sup>1</sup>. The purpose of preparing a JHLAS is to:
  - Monitor the provision of market and affordable housing;
  - Provide an agreed statement of residential land availability for development planning and control purposes; and
  - Set out the need for action in situations where an insufficient supply is identified.
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Neath Port Talbot County Borough Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence. The SoCG has been prepared in accordance with the 2006 TAN 1 'Joint Housing Land Availability Studies'. While a new version of TAN 1 was published in January 2015, this applies to the 2015 JHLAS process.

### Main Issue

4. It is agreed that the appropriate method for calculation of the 5 year land supply figure is the residual method using the UDP, but with the target extrapolated beyond the plan period. There are two sites in dispute. The main issue is whether the units in dispute on these sites should be included in the 5 year land supply.

<sup>1</sup> PPW Edition 7 paragraph 9.2.3

## Reasons

5. Coed Darcy Urban Village (75 units in dispute): Delivery of this major regeneration site has now commenced in earnest, with 73 completions in the past year and a further 30 under construction. Alternative anticipated delivery rates have been proposed by the Council, the Home Builders Federation (HBF), Persimmon Homes and St. Modwen Developments Ltd (SMDL) (represented by Savills). There is, however, no dispute amongst the parties that this site will deliver a significant number of new homes over the coming years. The planning of new infrastructure required to support the new community is underway, including a primary school and new road links. The HBF and Persimmon Homes (a site developer) consider that the delivery rate 'ceiling' should remain at 125 units per annum. SMDL, also a site developer, expects delivery rates to accelerate to around 200 units per annum following the development of new infrastructure. The Council has chosen a midway position, anticipating up to 175 units per annum to be delivered. I note that the Council has stated its support for the higher delivery rate proposed by SMDL.
6. All of these delivery rates are relatively high for a single site, but this reflects the size and strategic importance of Coed Darcy. The economic situation is clearly improving and the expectation is that house building rates will increase along the M4 corridor to address the "pent up" demand referred to by Persimmon in their submission letter to the Council. The Council notes that the progress made by Persimmon during the first phase of delivery is encouraging, perhaps particularly so given the challenging economic circumstances of recent years.
7. SMDL's view - that the delivery of new on-site infrastructure has the potential to increase delivery rates - is a convincing one, particularly in light of the improving economic picture. However, despite the planning of new infrastructure being relatively advanced, I note that at the base date of the study detailed matters relating to the primary school had not been submitted. There therefore remains an element of uncertainty as to when delivery rates might increase.
8. The Council's 'midway' position reflects the potential for new infrastructure to support increased delivery rates on the site, but it also takes account of the current uncertainties in delivering this infrastructure. For this reason I find that the Council's position represents the most realistic scenario. I agree with the Council's proposed phasing for the site and consequently find that 75 of the disputed units should be included in the 5 year land supply.
9. Coed Darcy Area 1 (130 units in dispute): This site represents a smaller element of the wider Coed Darcy scheme and is being delivered by Atlantic Developments. Full planning permission was granted in 2007 and 65 of 195 units have so far been completed. The Council states that development is "currently on hold", but that the 130 additional units should continue to remain within the five-year supply. The HBF considers that the site should be removed from the land supply, while BJ Group considers that the build rate should be reduced to 20 per annum.
10. The Council indicates that determination is pending on a revised planning application for the remainder of the site. While the site has been in the land supply since 2004, it has nevertheless delivered homes in the past five years. This, and the absence of any major physical constraints, leads me to conclude that the site remains genuinely available. On the available evidence I consider that the Council's forecasts are reasonable. I conclude that the 130 disputed units should be included in the 5 year housing land supply.

**Conclusion**

11. For the above reasons, I find that all 205 of the disputed units should be included in the 5 year land supply figure. This brings the total number of units in the land supply to 1,556.
12. Based on the agreed method of calculation, I conclude that the housing land supply figure for Neath Port Talbot County Borough Council planning area as at 1 April 2014 should be calculated as 2.5 years.

*P J Davies*

**INSPECTOR**