

Cyngor Castell-nedd Port Talbot Neath Port Talbot Council

Replacement Local Development Plan

2023-2038

High Level Viability Study

December 2024



1. Introduction

1.1. Context

- 1.1.1. Neath Port Talbot Council (NPTC) adopted its Local Development Plan (LDP) in January 2016. The Plan provides a clear vision for the County Borough setting out where, when and how much new development will take place over the plan period (2011-2026).
- 1.1.2. In accordance with Section 69 of the Planning and Compulsory Purchase Act 2004 and Regulation 41 of the Town and Country Planning (LDP) Regulations 2005 as amended in 2015, in January 2020, given that four years had passed since the adoption of the LDP, NPTC commenced a review of its LDP. Following public consultation January-March 2020, the LDP Review Report1 was approved for publication in July 2020.
- 1.1.3. Following approval of the Delivery Agreement (DA) for the Replacement LDP (RLDP) by Council in December 2021, and subsequent agreement by Welsh Government (WG) in January 2022, the Council began preparing its RLDP. In line with the DA, a Call for Sites (CfS) was held between 1st March 2022 to 31st May 2022. In total, 229 sites were submitted.
- 1.1.4. Preliminary findings from the CfS, alongside information obtained from the Council's Annual Monitoring Reports (AMRs) and growth projections, indicated that there was a requirement for additional housing and to be identified in addition to existing infrastructure and viability matters that required additional time to overcome.
- 1.1.5. Given this, the Council decided to stop the preparation of the RLDP and start again. The Council approved a new DA in October 2023 which was subsequently approved by the WG. The new DA outlined the timeframes for the preparation of the new RLDP covering the plan period of 2023-2038, starting with a CfS in November 2023.

1.2. Viability

- 1.2.1. Viability is a key consideration in the preparation of the RLDP.
- 1.2.2. National planning policy (Planning Policy Wales (PPW) (2024) Paragraphs 4.2.20-21) state that as part of demonstrating the deliverability of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan.
- 1.2.3. At the 'Candidate Site' stage of development plan preparation land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites.
- 1.2.4. At the 'Deposit' stage, there must be a high level plan-wide viability appraisal undertaken to give certainty that the development plan and its policies can be delivered in principle, taking into account affordable housing targets, infrastructure and other policy requirements.
- 1.2.5. In addition, for sites which are key to the delivery of the plan's strategy a site specific viability appraisal must be undertaken through the consideration of more detailed costs, constraints and specific requirements. Planning authorities must consider how they will define a 'key site' at an early stage in the plan-making process.
- 1.2.6. Planning authorities must also consider whether specific interventions from the public and/or private sector, such as regeneration strategies or funding, will be required to help deliver the housing supply.
- 1.2.7. Where new housing is to be proposed, development plans must include policies to make clear that developers will be expected to provide community benefits which are reasonably related in scale and location to the development. In doing so, such policies should also take account of the economic viability of sites and ensure that the provision of community benefits would not be unrealistic or unreasonably impact on a site's delivery.
- 1.2.8. National Planning Guidance (Development Plans Manual (DPM) Edition 3, 2020, pp.138) advises that "a development can be considered viable if, after

taking account of all known costs including: Government policy/ regulations, all construction and infrastructure costs, the cost of and availability of finance, other costs such as fees and a contingency sum, the value of the development will generate a surplus sufficient to provide both an adequate profit margin for the developer and a land value sufficient to encourage a land owner to sell for the proposed use".

- 1.2.9. In order to be viable, a development needs to satisfy:
 - <u>The developer</u>: Providing an adequate return in the consideration of the risks;
 - <u>The Local Planning Authority</u>: Development compliant with regards to s.106 requirements; and
 - **<u>The landowner</u>**: Providing sufficient incentive to sell land for development.
- 1.2.10. In accordance with national guidance, viability testing is required in order to give certainty that the RLDP and its policies can be delivered in principle, taking into account affordable housing targets, infrastructure and other policy requirements.

1.3. Document Structure

- 1.3.1. This Paper:
 - Provides background and context;
 - Documents the high-level, plan-wide viability assessment undertaken by the Council, which assesses broad levels of development viability across the Housing Market Areas within the County Borough; and
 - Details the site-specific viability work which has been undertaken for sites proposed for development within the RLDP.
 - 1.3.2. <u>Please note</u> that as a strategic level assessment of the viability of the RLDP, it is important to note that the site development appraisals undertaken to inform this Study are not formal "Red Book" valuations and should not be relied upon as such. No responsibility whatsoever is accepted

to any third party who may seek to rely on the content of this report for such purposes.

2. Background

2.0.1. This Chapter sets out the national and local planning policy and guidance and sets out relevant background information.

2.1. Future Wales

- 2.1.1. Future Wales: The National Plan 2040 (FW) considers the issues significant to Wales's prosperity and well-being, such as the economy, housing, transport, energy and the environment. It identifies where national developments should take place, where the key growth areas are and what infrastructure and services are needed. FW is set in the context of a vision that will help deliver sustainable places across Wales by 2040, by supporting placemaking and ensuring our choices direct development to the right places, making the best use of resources, creating and sustaining accessible healthy communities, protecting our environment and supporting prosperity for all.
- 2.1.2. FW forms part of the statutory development plan for NPT. LDPs (or RLDPs in this case) need to be in general conformity with. FW Policy 7 specifically states that: "through their strategic and local development plans, planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing".

2.2. Planning Policy Wales

2.2.1. Planning Policy Wales (PPW) (Edition 11, 2024) sets out the land use planning policies and overarching sustainable development goals for Wales, revised to contribute towards the statutory well-being goals of the Well-being of Future

Generations Act. PPW secures a presumption in favour of sustainable development and considers a plan-led approach to be the most effective means of securing sustainable development through the planning system. PPW has a strong focus on promoting placemaking which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities.

- 2.2.2. Paragraph 4.2.20 states that as part of demonstrating the deliverability of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan.
- 2.2.3. At the <u>'Candidate Site'</u> stage of development plan preparation landowners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites.
- 2.2.4. At the <u>'Deposit' stage</u>, there must be a high-level plan-wide viability appraisal undertaken to give certainty that the development plan and its policies can be delivered in principle, taking into account affordable housing targets, infrastructure and other policy requirements.
- 2.2.5. In addition, <u>for sites which are key to the delivery of the plan's strategy</u> a site-specific viability appraisal must be undertaken through the consideration of more detailed costs, constraints and specific requirements. Planning authorities must consider how they will define a 'key site' at an early stage in the plan-making process. Planning authorities must also consider whether specific interventions from the public and/or private sector, such as regeneration strategies or funding, will be required to help deliver the housing supply.
- 2.2.6. PPW states that financial viability must be assessed prior to the inclusion of housing sites within a development plan as part of demonstrating their deliverability. In addition to site-specific appraisals for those sites key to the delivery of the RLDP, PPW emphasises that there must be a high-level plan-wide viability appraisal undertaken at the 'Deposit' stage. This is to give certainty that the development plan and its policies can be delivered in

principle, taking into account affordable housing targets, infrastructure and other policy requirements.

- 2.2.7. Paragraph 4.21 continues stating that, where new housing is to be proposed, development plans must include policies to make clear that developers will be expected to provide community benefits which are reasonably related in scale and location to the development. In doing so, such policies should also take account of the economic viability of sites and ensure that the provision of community benefits would not be unrealistic or unreasonably impact on a site's delivery.
- 2.2.8. Paragraph 4.2.22 further states that where up-to-date development plan policies have set out the community benefits expected from development, planning applications which comply with them should be assumed to be viable and it should not be necessary for viability issues to be considered further. It is for either the applicant or the planning authority to demonstrate that particular exceptional circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision-maker, having regard to all the circumstances in the case, including whether the development plan and the viability evidence underpinning it are up-to-date, and any change in circumstances since the plan was adopted. Such circumstances could include, for example, where further information on infrastructure or site costs is required or where a recession or similar significant economic changes have occurred since the plan was adopted. Where negotiation is necessary, the planning authority and developer should operate in an open and transparent manner with all information provided on an 'open book' basis.

2.3. NPT LDP (2011-2026)

2.3.1. Whilst there are no specific viability policies within the current LDP, viability is identified as a consideration in the application of policies I1 'Infrastructure Requirements' and AH1 'Affordable Housing'. Paragraph 3.0.31 specifically states that the Council "will take into consideration the financial viability of the development proposal and the costs of the proposed new or improved

infrastructure, and where necessary, will require developers to make available financial information to demonstrate the level of viability of a particular development".

2.3.2. Paragraphs 5.1.23-5.1.31 further note the need to take into consideration the viability of development when setting policies for the level of affordable housing contributions. Recognising also that there may be exceptional circumstances where achieving the target percentage requirements may result in a development not being economically viable. In such circumstances, Paragraph 5.1.31 states that the Council will require the developer to submit a detailed financial viability appraisal to demonstrate that the economic viability of the site is affected by genuine economic constraints. If this is demonstrated, then reduced or phased contributions may be negotiated or the requirements to provide affordable housing removed.

2.4. NPT Affordable Housing Viability Study (2012)

- 2.4.1. NPT's 'Affordable Housing Viability Study' was used to inform the current adopted LDP. It was undertaken by the Council's Property and Regeneration Section to inform the housing and affordable housing strategies and policies contained in the then emerging LDP. The Report:
 - Tested varying affordable housing percentages between 0% and 30% and the impact this has on the viability of private residential developments within six sub-markets;
 - Considered the impact of setting a threshold for affordable housing of less than 3 units, and/or the removal of the threshold altogether; and
 - Considered the impact of changes in house prices and development costs upon the deliverability of the County's affordable housing target.
- 2.4.2. Analysis identified six sub-markets within NPT and found that the market values for residential units varied significantly between each sub-zone:
 - Port Talbot;
 - Neath;

- Pontardawe;
- Neath and Dulais Valley;
- Swansea and Amman Valley; and
- Afan Valley.
- 2.4.3. Residual values were identified as significantly higher in the Urban areas (the southern areas of Port Talbot and Neath), with marginal or negative residual values identified in the Valley areas (remainder of the County Borough).



Figure 1: Sub-Market Areas



2.4.4. The Report found that residual values were not only dependent on location but also the density of the development. Finding that in urban areas, generally 30-40dph was the optimal density for maximising affordable housing contributions and in the Valleys areas, higher density schemes of 50dph were unlikely to produce viable outcomes.

- 2.4.5. Site-specific viability assessments were not undertaken, instead a variety of development types were tested. Sensitivity testing was also undertaken to understand how changes to different assumptions would affect the findings.
- 2.4.6. The Report recommended a site size threshold of 3 or more dwellings.

2.5. Annual Monitoring Reports and Review Report

- 2.5.1. The Annual Monitoring Reports (AMRs) and Review Report identify the viability of development as a particular issue which will need to be taken into consideration in the preparation of RLDP. The reports note that there has been a substantial decrease in residual values as there has been a significant increase in build costs since the adoption of the LDP which has not been met with the required uplift in sales values^{1.} In addition, for the Harbourside Strategic Regeneration Area specifically (NPT LDP Policy SRA2 'Harbourside Strategic Regeneration Area), the 2020 AMR, identifies at Paragraph 5.1.26 a considerable viability gap given the need for land to be de-contaminated from its industrial past and abnormal development costs due to local ground conditions.
- 2.5.2. Viability is identified therefore as having an impact on the ability/ willingness of developers to bring forward sites in NPT. Where sites are being brought forward, viability is identified as impacting upon the ability to provide s.106 obligations (for example for infrastructure, open space and affordable housing). This in turn is impacting upon the ability of the Plan to deliver other strategies/ aims/ objectives. The 2020 AMR for example notes at Paragraph 11.6.5, that where no open space is provided as part of the development, this is likely to have negative implications for local social inclusion.
- 2.5.3. To inform RLDPs, the AMRs and Review Report identify the:

¹ 2019 AMR found that there had been a minor increase in overall sales values over the monitoring period, but that there had been a large increase in build costs. Across the areas that are required to contribute to affordable housing under Policy AH1 the change was -21.46% in Neath, -28.1% in Port Talbot and -23.1% in Pontardawe.

- Need for new viability work to be undertaken to consider whether the requirements within the LDP should be amended; whether they are realistic and achievable; and whether Community Infrastructure Levy (CIL) should be introduced.
- Greater emphasis in current planning policy and guidance on the need to undertake viability appraisal prior to the identification and allocation of sites. Therefore, the potential de-allocation of some sites and inclusion of new sites.
- Need to consider viability for the sites not identified in the RLDP, i.e. small sites below the site threshold and windfall sites.
- Importance of considering the most appropriate and effective method of securing planning obligations and ensuring that there is sufficient infrastructure in place to deliver the strategy.
- Need to consider viability when considering amending the thresholds for the requirement of Energy Assessments in LDP Policy RE2 'Renewable and Low Carbon Energy in New Development'.

2.6. Development Plans Manual

- 2.6.1. National planning guidance (the Development Plans Manual (DPM) (Edition 3, 2020)) states that to inform the preparation of LDPs (or RLDPs), local planning authorities should undertake:
 - <u>A high-level viability appraisal</u> to assess the broad levels of development viability at housing market areas in order to identify the contribution that sites can make to the delivery of infrastructure, affordable housing and any other policy requirements.
 - <u>Site specific viability appraisals</u> for sites which are key to delivering the Plan in order to take into consideration site specific details.
- 2.6.2. The Manual states at Paragraph 5.88 that "the LPA must undertake a highlevel viability appraisal to assess the broad levels of development viability at housing market areas. Broad housing market areas should identify the

contribution sites can make to the delivery of infrastructure, affordable housing and any other policy requirements. The LPA should identify whether there are likely to be any site-specific issues or abnormal costs which could affect the viability of sites. This could result in a range of affordable housing percentages being sought across the LPA area".

- 2.6.3. To support the delivery of the plan, Paragraph 5.89 further says that "sitespecific viability appraisals should be undertaken for those sites which are key to delivering the plan (the size threshold can vary between LPAs). An appraisal will enable more detailed information to be taken into account having regard to the site-specific details. The preferred approach is for this to be done in conjunction with a site promoter who has access to the detail, or conversely through more detailed modelling with site specific assumptions. Much more insight can be gained which can result in refined affordable housing targets, as opposed to the broader area identified in the high-level appraisal. The two are not contradictory, rather the site specific being a refinement of the highlevel appraisal. This should be undertaken as early as possible".
- 2.6.4. With regards to methodology, the DPM does not specify the approach that must be used to inform the viability appraisal. However, Paragraph 5.90 says that:
 - <u>High level viability testing:</u> is generally based on a methodology that produces a residual land value (after allowing for a percentage profit margin for the developer) which is then compared with the benchmark land value (or values) for a geographical area.
 - <u>Site-specific viability testing</u>: appraisals commonly include an assumed benchmark value; the test then being whether the residual profit will provide an appropriate return for a developer in the context of prevailing market conditions.
- 2.6.5. The DPM sets out the following hierarchy of viability:

Figure 2: Hierarchy of Viability



Source 2: Development Plans Manual (Edition 3, 2020, pp.138)

- 2.6.6. The DPM says that at the Candidate Sites stage viability information should be submitted and taken into consideration in determining whether a site is deliverable (Paragraph 3.47). It is also clear that only in exceptional circumstances should further viability appraisals be undertaken at the planning application stage (Paragraph 5.50).
- 2.6.7. The guidance states at Paragraph 5.86 that "development can be considered viable if, after taking account of all known costs including: Government policy/ regulations, all construction and infrastructure costs, the cost of and availability of finance, other costs such as fees and a contingency sum, the value of the development will generate a surplus sufficient to provide both an adequate profit margin for the developer and a land value sufficient to encourage a land owner to sell for the proposed use. Development can also be made viable through the availability of Government grants".

2.7. Technical Advice Note (TAN) 2

2.7.1. Technical Advice Note (TAN) 2 provides additional guidance on the role of the planning system in providing affordable housing. It requires local planning authorities to include either site thresholds or combinations of site thresholds and site-specific targets in their plans, whilst also noting that RLDPs may identify sites for up to 100% affordable housing.

2.8. Independent Review of Affordable Housing Supply

- 2.8.1. WG's 'Independent Review of Affordable Housing Supply' (2019)² identifies a number of key recommendations to assist in increasing the quality and number of affordable homes built in Wales. With regards to viability, recommendations 15 to 20 provide a number of recommendations for the financing of affordable housing including:
 - **Objective 15:** Welsh Government should reform grant funding to introduce a new flexible long term five year Affordable Housing Supply Partnerships model which combines grant funding certainty and flexibility whilst testing grant value for money.
 - **Objective 16:** Consolidation of current funding pots to focus capital and revenue funding on core tenures determined nationally reflecting needs assessments at national, regional and local levels.
 - **Objective 17:** The new model should test the contribution of private finance and alternative finance models to stretch grant resources to maximise output and demonstrate grant value for money.
 - **Objective 18:** The new grant system should consider the use of both grant and equity funding interchangeably within the overall capital investment pot, in order to facilitate both new and existing financing models which are capable of demonstrating the necessary regulatory oversight required for public investment.

² Available at: <u>https://gov.wales/sites/default/files/publications/2019-04/independent-review-of-affordable-housing-supply-report_0.pdf</u>

- **Objective 19:** Further consideration should be given to the need for a housing infrastructure and regeneration fund to sit alongside the main grant programme to unlock larger more complex sites.
- **Objective 20:** Access to grant and equity funding should be made available to local authorities able to contribute low cost finance to deliver grant value for money.

2.9. Arcadis Report on a longitudinal viability study of the planning process in Wales (2017)

- 2.9.1. The WG 'Longitudinal Viability Study of the Planning Process' (2017)³ made a number of recommendations for action for Welsh Government, local planning authorities, developers, site promoters, WLGA and Planning Officers Society. The Study emphasised the importance of:
 - Recommendation 1 Open engagement with the development industry: To identify suitable sensitivity tests and case studies for assessment that appropriately reflect conditions in the local planning authority area. An appropriate buffer is needed within assessments to enable an effective response to economic cycles. To be effective, these areas require more open engagement with developers and site promoters in the provision of required information.
 - Recommendation 2 Undertaking a residual land value appraisal at Candidate Site submission stage: Based on a methodology and requirements identified by the LDP and based on a Wales-wide basis by bodies such as WLGA or RICS.
 - Recommendation 3 Preparing a Local/ Regional/ Wales wide Database: To provide planning officers with the viability evidence necessary to support decisions with developers, which should look at recently completed sites in different market areas and recording key information such as finish costs, sales value and affordable housing contributions

³ Available at: <u>https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/Examination-Documents-2015/Welsh-Government-Longitudinal-Viability-Study-of-the-Planning-Process-January-2017.pdf</u>

achieved. The evidence base should be a Wales-wide approach led by the Planning Officers Society Wales and then populated in each area as a live document to ensure changes in the market are incorporated over time and by area. Engagement with developers to assist in the provision of site specific information where necessary.

- Recommendation 19 Training and Collaborative Working: There is a need for greater awareness and understanding of viability amongst local authority officers and elected members. Possibilities include the dissemination of good practice, collaborative working between the local planning authorities and the use of local and national training events for Planning Officers.
- 2.9.2. Various organisations have published professional guidance and reports to facilitate local plan viability assessment. These include the Royal Institute of Chartered Surveyors (RICS) 'Assessing Viability in Planning', the Homes and Communities Agency and the Local Housing Delivery Group (Harman Report).

2.10. Viability Testing in Local Plans – Advice for Planning Practitioners ('Harman Guidance') (2012)

- 2.10.1. The 'Viability Testing in Local Plans Advice for Planning Practitioners' Guidance, otherwise known as the 'Harman Guidance'⁴ says that "an individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered".
- 2.10.2. The Report says that a site typologies approach to understanding plan viability is sensible (i.e. assessing a range of example development sites likely to come

⁴ Available at:

https://www.local.gov.uk/sites/default/files/documents/viability-testing-local-p-42b.pdf

forward). Stating that whole plan viability "does not require a detailed viability appraisal of every site anticipated to come forward over the plan period [we suggest] rather it is to provide high level assurance that the policies with the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan. A more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies".

- 2.10.3. It states that the role of the typologies testing is not required to provide a precise answer as to the viability of every development likely to take place during the plan period. Noting that "no assessment could realistically provide this level of detail ... rather, [the role of the typologies testing] is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan'.
- 2.10.4. The Report also acknowledges that a "plan-wide test will only ever provide evidence of policies being 'broadly viable'. The assumptions that need to be made in order to carry out a test at plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level. This is one reason why our advice advocates a 'viability cushion' to manage these risks".
- 2.10.5. Once the typologies testing has been underdone, the report suggests that "it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available".
- 2.10.6. The Harman Report points out the importance of minimising risk to the delivery of the plan. Noting that risks can come from policy requirements that are either too high or too low. So, planning authorities must have regard to the risks of damaging plan delivery with excessive policy costs but equally, they need to be aware of lowering standards to the point where the sustainable delivery of

the plan is not possible. Good planning in this respect is about 'striking a balance' between the competing demands for policy and plan viability.

2.11. Assessing Viability in Planning under the National Planning Policy Framework 2019 for England (2021)

- 2.11.1. The RICS 'Assessing Viability in Planning under the National Planning Policy Framework 2019 for England' is the second version of the 'Financial Viability in Planning' Guidance Note published by RICS in 2012 following the revision to the National Planning Policy Framework (NPPF) in 2019 and "the Parkhurst Case" (EWHC 991).
- 2.11.2. Whilst this guidance is not strictly relevant to Wales, given that the NPPF applies only to England, it is useful with regards to principles of viability. The Report emphasises the importance of stakeholder engagement; it advocates a testing of representative development typologies and key strategic sites at the plan preparation stage;
- 2.11.3. It says that development typologies may include a combination of sites and schemes:
 - Representative development typologies and mixes of use, covering a range of sites and schemes likely to come forward over the life of the Plan; and
 - Actual (usually strategic) development sites, identified because of their scale and/or by the fact that the Plan relies on delivery of development on these sites to meet policy objectives.
- 2.11.4. The Report states that "assessments of these development typologies should provide a profile of viability across a range of sites and schemes". Noting that "development typologies should respond to the emerging Plan policies and be representative of the expected development … and the forms of development the Plan relies on".
- 2.11.5. The Report advises that "the assessor should consider both the range of sites and the schemes likely to come forward during the Plan period when designing development typologies. They should include sites identified in planning policy

for development, with particular regard to sites with specific viability characteristics or infrastructure requirements, and any strategic sites on which the delivery of the site depends. Hypothetical site typologies should have characteristics that are shared with a number of typical sites within the Plan area [and] ...any strategic sites assessed should reflect the proposed land uses in the Plan, as well as the likely density, height and massing". Noting that "it may be appropriate (depending on how far the Plan-making task has developed) to task variations, such as alternative land use mixes".

- 2.11.6. In addition to taking into consideration national and local policy and guidance, consideration should also be given to previous LDP evidence.
- 2.11.7. Viability is a key consideration in the preparation of the RLDP as the Planning Inspectorate's Local Development Plan Examinations Procedure Guidance' (2015) suggests that viability evidence should be provided in order to demonstrate compliance with the Second Test of Soundness 'Is the Plan appropriate?' and the Third Test of Soundness 'Will the Plan deliver?'.

3. Methodology

3.1. High-Level Viability Appraisal

- 3.1.1. To inform the emerging RLDP the Council has undertaken a high-level viability appraisal to assess the broad levels of development viability within the housing market within NPT to establish thresholds for policy obligations such as affordable housing.
- 3.1.2. This work was largely completed prior to the Council stopping work on the preparation of the RLDP, ahead of re-commencing in November 2023. Given that site promoters had already used this information to provide detailed appraisals, and the Council planned to review the work ahead of the Deposit Plan when more site-specific detail would be known, rather than re-do this work twice and get site promoters to update viability appraisals twice, it was decided that we would use the high-level work already completed and do one full update ahead of the Deposit Plan. This will take into account the changing economic circumstances and detailed site-specific requirements that have come from engagement as part of the Candidate Sites work.

3.2. Site Specific Appraisals

- 3.2.1. In addition to the high-level viability appraisal site promoters have been required to provide detailed site-specific viability appraisals.
- 3.2.2. For sites submitted as part of the first CfS in 2022, site promoters were initially required to provide a high-level viability appraisal as part of the Call. Following the Stage 1 filter, site promoters were then contacted and asked to prepare a detailed viability appraisal using either the assumptions agreed as part of the high-level work or provide evidence to justify alternative values.
- 3.2.3. For sites submitted either as part of the second CfS in 2023 or Urban Capacity Call in 2023, site promoters were required to submit:
 - Viability questionnaire for sites <50 dwellings which asked whether the highlevel viability assumptions agreed as part of the high-level viability work

were appropriate assumptions for their site, and if not, to provide alternative values

- Detailed viability work, akin to the Stage 2 request for 2022 Candidate Site submissions.
- 3.2.4. Again, detailed site-specific work will be updated ahead of the Deposit Plan consultation. This will take into consideration known constraints and requirements.

3.3. Viability Model

- 3.3.1. Following the recommendations in the Arcadis Report, in 2019, eight local planning authorities in Mid and South West Wales (Brecon Beacons National Park, Carmarthen County Council, Ceredigion County Council, City and County of Swansea, NPT County Borough Council, Pembrokeshire Coast National Park, Pembrokeshire County Council and Powys County Council) procured Burrows-Hutchinson Ltd to:
 - Produce a Regional Viability Model (RVM)/ toolkit capable of making reliable and transparent high-level assessments of the financial viability of typical development typologies, and, where appropriate, of key/ allocated sites in the absence of more site-specific data.
 - Prepare a site-specific Development Viability Model (DVM) sufficiently transparent for those in the development industry.
 - Prepare a regional database of local house prices achieved on new/ recent residential developments.
 - Deliver a structured training programme for officers.
 - Provide support services to enable local planning authorities to produce financial viability reports for their administrative area based on the findings of the above.

- 3.3.2. The Council has used the RVM to undertake the high-level viability appraisal and required site promoters to use the DVM to demonstrate the viability of specific sites.
- 3.3.3. Both the site-specific DVM and the RVM for high-level assessments, are constructed to produce a residual value that represents the development profit, i.e. what is left after all development costs, including the land cost (sometimes referred to as 'site value') have been deducted from the gross development value (otherwise described as 'total revenues'). This residual estimate of profit can then be compared with whatever target margin is considered appropriate for that particular development, having regard to benchmark levels of profit that reflect a "market risk adjusted return".
- 3.3.4. The "market risk adjusted return to a developer" is a phrase used in the RICS Guidance Note (GN 94/2012) on Financial Viability in Planning. The words reflect the principle that the degree/level of risk inherent in any of the figures used in a Viability Appraisal, as well as the nature (and the relative complexity) of the development, are relevant to the percentage return that it can be expected to yield for the developer. That "return" does, and will, also vary according to the levels of supply and demand in a given set of economic and market conditions.
- 3.3.5. This "return" will typically be described either as a percentage of Gross Development Value (GDV) – where the percentage is calculated by dividing the residual profit figure by the gross development value of the project – so effectively the same as a Profit on Turnover for any other commercial enterprise; or as a Profit on Cost, where the profit is expressed as a percentage of all development costs.
- 3.3.6. Profit on GDV is the measure normally used to assess the viability of a development project; but both the DVM and the RVM provide an estimate/calculation of "Profit on GDV" and "Profit on Cost". The Models both estimate the finance/funding costs associated with a project on the basis of cash-flowed assumptions over income and expenditure, adding transparency to the Models' outputs.

3.3.7. With the RVM, all inputs are made on the same page as the outputs (in the form of an Appraisal summary) appear; making it easy to see/assess the impact of any changes that the user might want to make to those inputs. Both Models also provide facilities for sensitivity testing the initial Appraisal results; and can produce Sensitivity Tables that illustrate how, in broad terms, incremental changes in selected key variables would impact on development profit. The Tables also reveal how certain changes in the proportion of affordable housing, and in the tenure mix, could affect the developer's return. These features reflect the strong recommendation in the RICS Guidance Note (GN 94/2012), already referred to, that financial appraisals should be subject to sensitivity testing; and that with more complex schemes, further scenario/simulation analysis should also be undertaken.

4. High-Level Viability Appraisal

4.1. Viability Topic Working Group/ Steering Group

4.1.1. To inform the preparation of the viability work to inform the RLDP, in accordance with national planning guidance (DPM), the Council invited the following bodies to form a Viability Topic Working Group/ Steering Group:



Figure 3: DPM Diagram 18 Viability Study Group Model

- 4.1.2. During the preparation of the RLDP, the Viability Topic Working Group/ Steering Group met a series of times and agreed a number of assumptions which are detailed in Appendix 1.
- 4.1.3. Ahead of the Deposit Plan, the Council will undertake further engagement with the Viability Topic Working Group/ Steering Group and further work will be undertaken in order to inform revised assumptions that reflect changes in the economy since the previous work was undertaken.

4.2. High-Level Viability Testing

4.2.1. Notwithstanding this, using the assumptions agreed as part of the Viability TWG the Council undertook a series of high-level viability testing. The scenarios and results are detailed below.

Table 1: High Level Viability Scenarios

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
1	1	100%	All scenarios unviable.
2	1	0%	All scenarios viable.
3	3	100%	All scenarios unviable.
4	3	90%	The scenario has not been tested as the dwelling mix has already been tested.
5	3	80%	All scenarios unviable.
6	3	70%	The scenario has not been tested as the dwelling mix has already been tested.
7	3	60%	The scenario has not been tested as the dwelling mix has already been tested.
8	3	50%	All scenarios unviable.
9	3	40%	The scenario has not been tested as the dwelling mix has already been tested.
10	3	30%	The scenario has not been tested as the dwelling mix has already been tested.
11	3	20%	All scenarios unviable.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
12	3	10%	The scenario has not been tested as the dwelling mix has already been tested.
13	3	0%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys, and Afan Valley are unviable. Scenarios for Port Talbot and Neath are viable at a 15% profit level for all densities. Scenarios for Port Talbot are viable at a 18% profit level at a 40dph density and very marginally at a 20% profit level at 50dph (£475/ 0.46% surplus). Scenarios for Neath are viable at a 18% profit level at a 45dph density. No scenarios for Neath are viable at a 20% profit level.
14	5	100%	All scenarios unviable.
15	5	90%	The scenario has not been tested as the dwelling mix has already been tested.
16	5	80%	All scenarios unviable.
17	5	70%	The scenario has not been tested as the dwelling mix has already been tested.
18	5	60%	All scenarios unviable.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
19	5	50%	The scenario has not been tested as the dwelling mix has already been tested.
20	5	40%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys,
			and Afan Valley are unviable.
			Scenarios for Port Talbot and Neath are viable at a 15% profit level for all densities and
			viable at a 18% profit level for all densities. Scenarios for Port Talbot are viable at a 20%
			profit level at a density of 40dph. Scenarios for Neath are viable at a 20% profit level at
			a density of 45dph. Schemes are currently raising viability concerns with regards to a
			requirement of 25% affordable housing in these areas, therefore there are questions as
			to the extent to which schemes in reality would be deliverable. Further work would need
			therefore to be undertaken ahead of the Deposit Plan.
21	5	30%	The scenario has not been tested as the dwelling mix has already been tested.
22	5	20%	All scenarios for Afan Valley are unviable.
			All scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are
			unviable at a 18% profit level.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			Scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are marginally
			viable at a 15% profit level at a density of 50dph (£1,734, 1.18% surplus). It is however
			not considered that in reality this density would be achievable. The current LDP
			considers a density of 30dph to be appropriate in these areas and for smaller sites such
			as these a lower density that this may be required. It is therefore considered in reality
			that lower densities would be required and therefore schemes would not be able to
			achieve a 20% level of affordable housing provision.
			All scenarios for Neath, Port Talbot and Pontardawe are viable. For Neath and Port
			Talbot there are surpluses for all scenarios which could be used to purchase additional
			land and therefore enable sites to be delivered at a lower density. The additional cost of
			land has however not been taken into consideration. It may also be more viable to deliver
			more larger homes which would impact upon viability (this may also be the case for
			affordable housing given the small numbers being achieved on site). Again this hasn't
			been tested. Further work would therefore be required to undertaken ahead of the
			Deposit RLDP in order to understand the extent to which such schemes can provide
			affordable housing. This work will also need to take into consideration the fact that sites

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			are currently challenging the provision of 25% affordable housing in the current LDP in these areas. For Pontardawe, the surplus is limited, being only £6,051 (3.16%) at a 35pdh density and 18% profit level. It is therefore also questionable whether such sites could provide affordable housing for the same reasons.
23	5	10%	The scenario has not been tested as the dwelling mix has already been tested.
24	5	0%	All scenarios are viable.
25	10	100%	All scenarios unviable.
26	10	90%	All scenarios unviable.
27	10	80%	All scenarios unviable.
28	10	70%	All scenarios unviable.
29	10	60%	All scenarios unviable.
30	10	50%	All scenarios unviable.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
31	10	40%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. Scenarios for Port Talbot are very marginally viable with a 18% profit level at a density of 40dph and a 20% profit level with a density of 50dph (£6,410 or 1.65% at 50dph for 20% profit level). As above, it is questionable whether schemes would be able to be delivered at these densities and the surpluses are limited. It is therefore considered that sites in Port Talbot would not be able to achieve 40% affordable housing provision. Scenarios for Neath are viable at an 18% profit level with a density of 45dph. All scenarios are unviable with a 20% profit level. For the reasons above, again it is not considered to be achievable for sites in Neath to deliver a 40% level of affordable housing.
32	10	30%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. All scenarios for Neath and Port Talbot are viable. At a density of 35dph, the surpluses at a 20% profit margin are quite limited (£39,373 and 9.18% and £21,647 and 5.05%

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			surplus). Given that schemes in these areas are currently challenging the current LDP requirement for schemes in these areas to deliver 25% affordable housing, and in reality schemes may require more land than the hypothetical scenarios to offset constraints or achieve the required dwelling mix to make the site desirable etc. it is not considered to be achievable for sites in Neath and Port Talbot to deliver 30% affordable housing provision at this stage. Further work will however be undertaken to inform the Deposit RLDP.
33	10	20%	 All scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. All scenarios for Neath, Port Talbot and Pontardawe are viable. For Neath and Port Talbot, there are good levels of surpluses for all densities. Including at 35dph. Whilst more land may be required, at this stage it is considered that this could be offset with the surpluses. It is therefore considered that schemes in Neath and Port Talbot could achieve a 20% level of affordable housing provision. Further work will be

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			undertaken for Deposit RLDP to confirm the level of affordable housing provision required. Sites in Pontardawe however only have limited viability with an 18% profit threshold at 35dph. An additional scenario has been run at 20% (in line with the 15-20% threshold typically anticipated for schemes) and this shows that the site would be unviable (-£5,707, -1.29% deficit). It is therefore not considered that sites in Pontardawe would be achievable.
34	10	10%	All scenarios for the Afan Valley are unviable. Scenarios for the Neath and Dulais Valleys and Swansea and Amman Valleys are only marginally viable. For 35dph sites are very marginally viable with a surplus of only £1,171 or 0.31%. It is therefore considered that schemes would not be able to provide 10% affordable housing in these areas. This is also in line with the affordable housing policy in the current LDP, and it is noteworthy that limited sites have been developed in these areas even with a 0% affordable housing requirement.
35	10	0%	All scenarios are viable.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
36	20	100%	All scenarios unviable.
37	20	90%	All scenarios unviable.
38	20	80%	All scenarios unviable.
39	20	70%	All scenarios unviable.
40	20	60%	All scenarios unviable.
41	20	50%	All scenarios unviable.
42	20	40%	All scenarios for Pontardawe, Neath and Dulais Valley, Swansea and Amman Valleys and Afan Valley are unviable.
			Port Talbot is marginally viable at a 18% profit level at a density of 40dph (£30,406 and
			4.34% surplus) and very marginally viable at a 20% profit level at a density of 50dph
			(£20,454 and 2.65% surplus). Neath is marginally viable at a 18% profit level at a density
			of 45dph (\pounds 39,578 and 5.64% surplus). No scenarios for Neath are viable at a 20% profit
			level. The current LDP requires schemes in these areas to be built at a density of 35dph,
			and therefore it is questionable whether it would be appropriate for schemes in these

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			areas to be built at a higher density. This is in part due to viability concerns of the desirability/ demand for flats, physical constraints on sites, and requirements for on-site biodiversity off-set given the nature of sites in Neath Port Talbot. At this stage, it is therefore not considered to be achievable for schemes in these areas to deliver 40% affordable housing. Further work will be undertaken ahead of the Deposit Plan, including with regards to appropriate densities on site.
43	20	30%	 All scenarios for Pontardawe, Neath and Dulais Valley, Swansea and Amman Valleys and Afan Valley are unviable. All scenarios in Neath and Port Talbot are viable. It is however not considered to be achievable at this stage for sites in Neath and Port Talbot to provide 30% affordable housing on site given current viability issues with regards to a requirement to provide 25% affordable housing, and given that at a density of 35dph with a 20% profit margin scenarios are only marginally viable (£78,151 and 9.22% and £40,172 and 4.74% surplus).

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
44	20	20%	All scenarios for Neath and Dulais Valley, Swansea and Amman Valleys and Afan Valley are unviable. All scenarios for Neath, Port Talbot and Pontardawe are viable.
			Schemes in Neath and Port Talbot have good levels of surplus and therefore at this stage it is considered to be achievable for sites to deliver 20% affordable housing provision.
			Schemes in Pontardawe are however only marginally viable at a density of 35dph (£24,814 and 3.23% surplus). It is therefore considered that schemes in Pontardawe at this stage are not able to provide 10% affordable housing provision for reasons detailed above. Further work will be taken ahead of the Deposit Plan.
45	20	10%	All scenarios in the Afan Valley are unviable. All scenarios in Neath and Dulais Valleys and Swansea and Amman Valleys are viable. At a 35dph, the scenarios are only marginally viable (£10,826 and 1.41% viable). It is therefore not considered to be achievable to achieve a 10% affordable housing
Test	Number	Percentage	Summary
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	of	of	
	Dwellings	Affordable	
		Housing	
			requirement for such sites at this stage. Further work will be undertaken ahead of the
			Deposit Plan.
46	20	0%	All scenarios are viable.
47	30	100%	All scenarios unviable.
48	30	90%	All scenarios unviable.
49	30	80%	All scenarios unviable.
50	30	70%	All scenarios unviable.
51	30	60%	All scenarios unviable.
52	30	50%	All scenarios unviable.
53	30	40%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. Port Talbot is marginally viable with a profit margin of 18% at a density of 40dph and a profit margin of 20% at a density of 50dph (£42,121 and 3.8%, and £31,600 and 2.72%

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			surplus respectively). Neath is marginally viable at a profit margin of 18% at a density of 45dph (£49,956 and 4.72% surplus) and is not viable at a profit margin of 20%. At this stage, it is therefore not considered to be achievable to require sites in Neath and Port Talbot to provide 40% affordable housing provision. Further work will be undertaken ahead of the Deposit Plan.
54	30	30%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. All scenarios for Neath and Port Talbot are viable. At a density of 35dph and a profit margin of 20%, the surplus' for Neath and Port Talbot are marginal. Given the above points, it is therefore not considered to be achievable at this stage to require sites in Neath and Port Talbot to deliver 30% affordable housing provision. Further work will be undertaken ahead of the Deposit Plan consultation.
55	30	20%	All scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			All scenarios at Neath and Port Talbot are viable with relatively good levels of surplus. It is therefore considered at this stage that it would be achievable to require schemes in
			Neath and Port Talbot to achieve a 20% level of affordable housing provision.
			All scenarios for Pontardawe are viable. However, at 35dph with a profit level of 18%, the surplus is more limited (£88,430 and 7.58%). For the reasons above it is therefore not considered at this stage to be achievable for schemes in Pontardawe to achieve a 20% level of affordable housing provision. Further work will be undertaken ahead of the Deposit Plan consultation.
56	30	10%	All of the scenarios for the Afan Valley are unviable, apart from at a density of 50dph which is only very marginally viable (£1,588 and 0.14% surplus). It is therefore considered that it would not be achievable to require schemes in the Afan Valley to deliver a 10% affordable housing level of provision. All of the scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are viable. However, at a density of 35dph and an 18% profit level, the scenarios are only marginal (£69,560 and 5.90%). Taking into consideration the previous concerns, it is

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			 therefore not considered to be achievable to require schemes in these Valleys to provide a 10% level of housing. All scenarios for Pontardawe are viable and there are good levels of surplus. It is therefore considered to be achievable to require Pontardawe to provide a 10% level of affordable housing. Further work will be undertaken ahead of the Deposit Plan to confirm levels of affordable housing provision. All scenarios for Neath and Port Talbot are viable, with increased surpluses from the 20% level of affordable housing scenarios.
57	30	0%	All scenarios are viable.
58	50	100%	All scenarios are unviable.
59	50	90%	All scenarios are unviable.
60	50	80%	All scenarios are unviable.
61	50	70%	All scenarios are unviable.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
62	50	60%	All scenarios are unviable.
63	50	50%	All scenarios are unviable apart from Port Talbot which is very marginally viable at a
			density of 50dph with a 18% profit level (£15,439 and 1.02% surplus). It is therefore not
			considered to be appropriate for any schemes to provide 50% affordable housing at this
			stage. Further work will be undertaken ahead of the Deposit Plan consultation.
64	50	40%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys
			and Afan Valley are unviable.
			All scenarios for Port Talbot are viable. It is however only marginally viable with a 20%
			threshold at a 35dph (£45,966 and 2.42%). When taking into consideration the other
			factors, it is therefore not considered to be achievable to require an affordable housing
			threshold of 40% at this stage.
			For Neath, all scenarios at a 18% profit level threshold are viable. However, at a density
			of 35dph it is only marginally viable (\pounds 104,561 and 6.04% surplus). Scenarios with a 20%
			threshold are viable at a density of 40dph. It is however, only marginally viable at this
			threshold (£79,803 and 4.19% surplus). When taking into consideration the other factors,

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			it is therefore not considered to be achievable to require an affordable housing threshold of 40%.It is therefore not considered to be appropriate for any schemes to provide 40% affordable housing at this stage. Further work will be undertaken ahead of the Deposit Plan consultation.
65	50	30%	All scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. All scenarios for Neath and Port Talbot are viable with good levels of surplus at a density of 35dph. However, it is known that in reality schemes are struggling to provide the 25% affordable housing requirement in the current LDP. It is therefore questionable whether schemes would be able to in reality provide 30% affordable housing. At this stage it is therefore not required for schemes in Neath and Port Talbot to provide 30% affordable housing. Further work will be undertaken to inform the Deposit RLDP. For Pontardawe, all schemes are viable at an 18% profit margin. At 35dph, it is however very marginal, only £17.037 and 0.97% surplus. Schemes are only viable at a 20% profit

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			level at a density of 45dph. It is therefore not considered to be achievable to achieve a 30% level of affordable housing provision in Pontardawe.
66	50	20%	All scenarios for Afan Valley are unviable at a 20% profit level and only viable with an 18% profit level at a 50dph density. It is therefore not considered to be achievable to require sites in the Afan Valley to deliver 20% affordable housing. All scenarios in Neath and Dulais Valleys and Swansea and Amman Valleys are viable with an 18% profit level. They are however only marginally viable at a density of 35dph (£113,323 and 6.35% surplus). Scenarios with a 20% profit level are only viable at 45dph. It is therefore not considered at this stage to be achievable for schemes within these Valleys to deliver a 20% level of affordable housing. All schemes in Pontardawe are viable. At a 20% profit level and a density of 35dph there is a reasonable surplus (£308,236 and 14.31% surplus). It is therefore questionable whether schemes could deliver a 20% level of affordable housing. At this stage, sites are not required to provide a 20% level of affordable housing provision. Further work will

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			need to be undertaken for Deposit Plan in order to understand whether or not it is viable
			in reality.
			All scenarios for Neath and Port Talbot are viable with good levels of surplus. It is
			therefore considered at this stage to be achievable for sites within these areas to deliver
			20% affordable housing provision.
67	50	10%	All scenarios are viable.
			Further work will need to be undertaken to understand the extent to which scenarios in
			the Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valleys are viable.
			At this stage sites in these Valleys will not be required to provide affordable housing
			provision but further work will be undertaken ahead of the Deposit Plan consultation.
68	50	0%	All scenarios are viable.
69	70	100%	All scenarios are unviable.
70	70	90%	All scenarios are unviable.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
71	70	80%	All scenarios are unviable.
72	70	70%	All scenarios are unviable.
73	70	60%	All scenarios are unviable.
74	70	50%	All scenarios are unviable.
75	70	40%	 All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. All scenarios for Port Talbot are viable at both an 18% profit level and a 20% profit level. At a 20% profit level and a density of 35dph, the scenario for Port Talbot is only very marginally viable (£22,049 and 0.82% surplus). It is therefore not considered to be reasonable to require schemes in Port Talbot to provide 40% affordable housing at this stage. For Neath, all scenarios are viable at an 18% profit level. At a density of 35dph, it is
			however only marginally viable (£92,882 and 3.81% surplus). At a 20% profit level Neath becomes viable with a density of 40dph and it is only marginal (£137,631 and 5.14%

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			surplus). It is therefore not considered to be reasonable at this stage to require schemes
			in Neath to provide 40% affordable housing.
76	70	30%	All schemes for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. For Pontardawe, all schemes are viable with a profit margin of 18%. However, at a
			density of 35dph, it is only very marginally viable (£15,582, 0.63% surplus). At a 20% profit margin, schemes only become very marginally viable at a density of 40dph (£344 and 0.01% surplus). It is therefore not considered to be achievable for schemes in Pontardawe at this stage to provide a 30% level of affordable housing provision.
			For Neath and Port Talbot, all scenarios are viable. There is also a good level of surplus at a density of 35dph. Given the concerns/ issues known, at this stage sites in Neath and Port Talbot are not considered to be achievable. Further work will need to be undertaken for Deposit RLDP to understand whether sites in Neath and Port Talbot could provide 30% affordable housing.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
77	70	20%	All scenarios for the Afan Valley are unviable at a 20% profit level. With an 18% profit level, schemes are only marginally viable at a density of 45dph (£15,746 and 0.66% surplus). It is therefore not considered that schemes in the Afan Valley could provide a 20% level of affordable housing provision. For Neath and Dulais Valleys and Swansea and Amman Valleys, all schemes at an 18% profit margin are viable. At a density of 35dph, schemes are however only marginally viable £107,728 and 4.33% surplus). It is therefore not considered at this stage for schemes in the Neath, Dulais, Swansea and Amman Valleys to be achievable. For Pontardawe, all scenarios are viable. Further work would need to be undertaken for the Deposit Plan in order to understand whether such schemes can provide 20% affordable housing. At this stage it is not considered to be appropriate given known issues. For Neath and Port Talbot all scenarios are viable and have a good level of surplus. It is therefore considered to be achievable to require schemes in Neath and Port Talbot to provide 20% affordable housing.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
78	70	10%	All scenarios for 40dph-50dph are viable. For a 35dph, all scenarios in the Afan Valley are unviable. Scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are also unviable with a 20% profit margin. Scenarios in Neath and Port Talbot are viable with good levels of surplus, and increased levels of surpluses to the 20% level of provision. Scenarios for Pontardawe are viable with relatively good levels of surplus for both 18%
			profit margin and 20% profit margin. It is therefore considered to be achievable to obtain 10% affordable housing on such sites. Scenarios in the Neath and Dulais Valleys and Swansea and Amman Valleys are only marginally viable at 35dph with a 18% profit level (£56,959, 2.29% surplus) and not viable with a 20% profit margin. It is therefore not considered to be achievable at this stage to obtain 10% affordable housing on such sites. Further work will be undertaken ahead of the Deposit Plan consultation.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			Scenarios in the Afan Valley are unviable at a density of 35dph. It is therefore not
			considered to be achievable to obtain 10% affordable housing provision on such sites.
79	70	0%	All scenarios are viable.
80	100	100%	All scenarios are unviable.
81	100	90%	All scenarios are unviable.
82	100	80%	All scenarios are unviable.
83	100	70%	All scenarios are unviable.
84	100	60%	All scenarios are unviable.
85	100	50%	All scenarios are unviable.
86	100	40%	All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys
			and Afan Valley are unviable.
			For both Neath and Port Talbot all scenarios are viable at a 18% profit level, although at
			a density of 35dph, the viability is somewhat limited for Port Talbot (\pounds 299,147 and 8.66%

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
07	400	2001	surplus) and very marginal for Neath (£46,585 and 1.35%). At a 20% profit level, schemes become viable at a density of 40dph but viability is somewhat limited for Port Talbot (£250,495 and 6.60% surplus) and again marginal for Neath (£31,468 and 0.83%). It is therefore not considered to be viable for schemes to provide 40% affordable housing provision for schemes in Neath and Port Talbot.
87	100	30%	All scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable. For Pontardawe, at a density of 35dph all scenarios are unviable. At higher densities schemes start to become viable – at a 18% profit level at 40dph density and at a 20% profit level a density of 50dph. Given that schemes are unlikely to be delivered at these densities, it is therefore not considered to be achievable for such schemes to provide 30% affordable housing. For Neath and Port Talbot, all scenarios are viable and there are relatively good levels of surpluses for both 18% and 20% profit levels. As noted above, viability is currently being challenged on schemes with the current LDP policy requirement of 25% in Neath and Port Talbot, given this further work will need to be undertaken in order to understand

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			the extent to which schemes in Neath and Port Talbot are able to provide 30% affordable
			housing. At this stage therefore it is not considered appropriate for schemes in Neath
			and Port Talbot to achieve a 30% affordable housing provision.
88	100	20%	All scenarios in the Afan Valley are unviable with a 20% profit margin. Scenarios are
			viable at a 18% profit margin at a density of 45dph. It is however unlikely that schemes
			will be developed at this density, it is therefore not considered achievable for sites in the
			Afan Valley to provide a 20% level of affordable housing provision.
			For the Neath and Dulais Valleys and Swansea and Amman Valleys, schemes are only
			very marginally viable at a density of 35dph with an 18% profit level (\pounds 174,352 and 4.90%
			surplus) and unviable at a profit level of 20% (-£200,828 and -5.10% deficit). Schemes
			become very marginally viable at a 20% profit margin at a density of 45dph (\pounds 77,553 and
			1.97% surplus). Given that sites are likely to be developed at lower densities and there
			is only marginal viability, it is not considered to be achievable for sites in the Neath and
			Dulais Valleys and Swansea and Amman Valleys to provide 20% affordable housing
			provision.

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			For Pontardawe, all scenarios are viable at both a 18% and 20% profit margin and there are relatively healthy levels of surpluses. There are however known viability concerns, so at this stage sites will not be required to provide affordable housing provision. Further work will need to be undertaken for the Deposit RLDP in order to understand whether such sites could provide 20% affordable housing provision. In contrast, for Neath and Port Talbot all scenarios are viable and all have very good levels of surpluses. It is therefore considered to be achievable to require 20% level of affordable housing provision. Further work will however be undertaken ahead of the Deposit Plan.
89	100	10%	 All scenarios are viable. All scenarios for Neath, Port Talbot and Pontardawe are viable and have good levels of surpluses. All scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are also all viable. At a density of 35dph which is above the 30dph density requirement in the current LDP which is considered to be appropriate for these Valley areas, at a profit

Test	Number	Percentage	Summary
	of	of	
	Dwellings	Affordable	
		Housing	
			margin of 18% there is a good surplus (£984,400 and 25.36%) and at a 20% profit margin there is a relatively good surplus (£563,044 and 13.09%). The current LDP currently does not require affordable housing provision in these areas and there are known to be viability concerns, there are questions as to the extent to which schemes in these Valleys would be able to achieve 10% affordable housing provision. There may be opportunities of economy of scale with regards to larger sites but this would need to be balanced against constraints such as contamination, land required for biodiversity, gradient challenges etc. At this stage it is therefore not required for schemes in these areas to provide 10% affordable housing provision. Further work will be undertaken ahead of the Deposit Plan.
90	100	0%	All scenarios are viable.

4.2.2. This concluded that the following levels of affordable housing should be provided on sites of 10 or more dwelling units:

- Neath: 20%
- Port Talbot: 20%
- Pontardawe: 10%

- 4.2.3. These assumptions were built into the site-specific viability appraisals detailed below. Further work will be undertaken ahead of the Deposit Plan consultation.
- 4.2.4. Full detailed tables and summary are detailed in Appendix 2.

5. Site-Specific Viability Appraisals

- 5.0.1. In addition to the high-level viability appraisal site promoters were required to provide detailed site-specific viability appraisals.
- 5.0.2. For sites submitted as part of the first CfS in 2022, site promoters were initially required to provide a high-level viability appraisal as part of the Call. Following the Stage 1 filter, site promoters were then contacted and asked to prepare a detailed viability appraisal using either the assumptions agreed as part of the high-level work or provide evidence to justify alternative values.
- 5.0.3. For sites submitted either as part of the second CfS in 2023 or Urban Capacity Call in 2023, site promoters were required to submit:
 - Viability questionnaire for sites <50 dwellings which asked whether the highlevel viability assumptions agreed as part of the high-level viability work were appropriate assumptions for their site, and if not, to provide alternative values
 - Detailed viability work, akin to the Stage 2 request for 2022 Candidate Site submissions.
- 5.0.4. The Council's Estates team and consultant Burrows-Hutchinson Ltd. reviewed viability submissions. The Table below provides a summary of all viability appraisals submitted.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/AMV/0001	East Pit, New Road, Tairgwaith	Tourism; Leisure	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/AMV/0002	Brynamman Road, Gwaun Cae	Residential	Site filtered at Stage 1.
	Gurwen		
RLDP/AMV/0003	Land off Neuadd Road, Gwaun Cae	Residential	Further viability evidence required should the
	Gurwen		site be allocated for development.
RLDP/AMV/0004	Land off Leyshon Road, Gwaun Cae	Residential	Further viability evidence required should the
	Gurwen		site be allocated for development.
RLDP/AMV/0005	Land at New Road, Gwaun Cae	Residential	Further viability evidence required should the
	Gurwen		site be allocated for development.
RLDP/AMV/0006	Stryd y Parc, Brynamman / Land off	Residential	Further viability evidence required should the
	Cannon/Park Street, Brynamman		site be allocated for development.
RLDP/AMV/0007	Former Gwaun Cae Gurwen Coal	Residential;	Further viability evidence required should the
	Distribution Centre	Employment; Mixed	site be allocated for development.
		Use	
RLDP/AMV/0008	Land off Llwyncelyn Road, Tairgwaith	Residential	Site filtered at Stage 1.

Table 2: Site Specific Viability Appraisals - Candidate Sites 2022

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/AMV/0009	Land at New Road, Tairgwaith	Residential	No viability information provided as part of the
			Stage 2 assessment.
RLDP/AMV/0010	Land at King Edwards Road,	Residential	Further viability evidence required should the
	Tairgwaith (Site 1)		site be allocated for development.
RLDP/AMV/0011	Land at King Edwards Road,	Residential	Further viability evidence required should the
	Tairgwaith (Site 2)		site be allocated for development.
RLDP/AMV/0012	Land off Glyn Road / Heol Godfrey	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AMV/0013	Land at Amman Road, Lower	Residential	Site filtered at Stage 1.
	Brynamman		
RLDP/AMV/0014	Land at Brook Terrace, Tairgwaith	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AMV/0015	Land off Neuadd Road, Brynamman	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AV/0001	Land at Pen y Bryn, Croeserw	Tourism; Recreation	Further viability evidence required should the
			site be allocated for development.
RLDP/AV/0002	Davies Plots, North of Pentwyn Road,	Residential	Further viability evidence required should the
	Cynonville		site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/AV/0003	Old Allotments, Cymmer	Residential	Site filtered at Stage 1.
RLDP/AV/0004	Dunraven Court Old Ambulance Hall	Residential	Site filtered at Stage 1.
	Glyncorrwg		
RLDP/AV/0005	Land at Graig Terrace Abergwynfi	Residential	Site filtered at Stage 1.
RLDP/AV/0006	Land adjacent to 2 Station Road,	Residential	Site filtered at Stage 1.
	Pontrhydyfen		
RLDP/AV/0007	Former Tonmawr Primary School	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AV/0008	Land at Tonmawr Road	Residential	Site filtered at Stage 1.
RLDP/DV/0001	Land adjoining Cefn Coed Colliery	Employment	Further viability evidence required should the
	Museum		site be allocated for development.
RLDP/DV/0002	Land off Nant Celyn, Crynant	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/0003	Land Opposite Ynyswen Terrace	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/0004	Land off Main Road, Crynant	Residential	Site filtered at Stage 1.
RLDP/DV/0005	Plots within Crynant Business Park	Employment	No viability information provided as part of the
			stage 2 assessment.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/DV/0006	Treforgan Colliery Site	Residential;	Further viability evidence required should the
		Employment; Mixed	site be allocated for development.
		Use	
RLDP/DV/0007	Land at Ynyswen, Crynant	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/0008	Land off Hedd Aberth & Nant-y-	Residential	Further viability evidence required should the
	Mynydd		site be allocated for development.
RLDP/DV/0009	Land at Khartoum Terrace	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/0010	Site 1 - Land east of Onllwyn	Residential	Site filtered at Stage 1.
RLDP/DV/0011	Site 2 - Land to the east of Onllwyn	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/0012	Site 3 - Land at Junction of Roman	Residential	Further viability evidence required should the
	Road and A4109		site be allocated for development.
RLDP/DV/0013	Site 4 - Land South of Onllwyn	Renewable Energy	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/DV/0014	Land off A4221, Onllwyn	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/0015	Land South of Wembley Avenue,	Residential	Site filtered at Stage 1.
	Onllwyn		
RLDP/DV/0016	Re-connexa, fields adjacent to	Community Facilities;	Detailed viability work will need to be completed
	Bryndulais Farm (Submission 1)	Green Infrastructure;	should the site be allocated for development in
		Education; Natural	te Deposit Plan.
		burial ground	
RLDP/DV/0017	Re-connexa, fields adjacent to	Tourism; Education	Detailed viability work will need to be completed
	Bryndulais Farm (Submission 2)		should the site be allocated for development in
			the Deposit Plan.
RLDP/DV/0018	Land Between Blaen Cwm and Pen Y	Residential	Further viability evidence required should the
	Bryn & Land adjoining 103 Heol		site be allocated for development.
	Heddwch		
RLDP/DV/0019	Former Canolfan Sheltered Housing	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/0020	Sites 5 & 6, Nant y Cafn Business	Residential	Further viability evidence required should the
	Park		site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/DV/0021	Land adjoining Tan y Rhiw & Land	Residential	Further viability evidence required should the
	Adjoining Clos Pentre and Heol		site be allocated for development.
	Heddwch		
RLDP/DV/0022	Land at former Onllwyn Washery &	Transport	Further viability evidence required should the
	Distribution Centre	Infrastructure	site be allocated for development.
RLDP/N/0001	Land off Main Road, Cilfrew	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0002	Grey Oaks	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0003	Land North of Main Road, Cilfrew	Residential	Site filtered at Stage 1.
RLDP/N/0004	Land East of Main Road, Cilfrew	Residential;	Further viability evidence required should the
		Community Facilities	site be allocated for development.
RLDP/N/0005	Land at Fforest Farm, Aberdulais -	Residential	Further viability evidence required should the
	Site 1		site be allocated for development.
RLDP/N/0006	Land at Fforest Farm, Aberdulais -	Residential	Further viability evidence required should the
	Site 2		site be allocated for development.
RLDP/N/0007	Land Opposite 61-127 March Hywel	Residential	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/0008	Plot C4, Baglan Energy Park	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0009	Tyllwyd Newydd Field & Paddock	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0010	Land at Bryncoch Farm, Neath	Residential / Mixed	Further viability evidence required should the
		use	site be allocated for development.
RLDP/N/0011	Land at Pant Glas Farm	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0012	Former Gorffwysfa Care Home	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0013	Land at Tyllwyd, Bryncoch	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0014	Land at Bryncoch Farm, Neath	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0015	Leiros Parc, Rhyddings,Neath	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0016	Land at Cefn Saeson Farm, Cimla	Residential	No viability information provided as part of the
			Stage 2 assessment.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/0017	Land off Ridgewood Gardens, Cimla	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0018	Compton Mews, Rear of 11 - 19	Residential	Site filtered at Stage 1.
	Castle Street Skewen		
RLDP/N/0019	Sun Fields, Land off School Road,	Renewable Energy	Detailed viability work will need to be completed
	Llandarcy		should the site be allocated for development in
			the Deposit Plan.
RLDP/N/0020	Land at Gelli Bwlch Farm, Llandarcy	Residential; Mixed	Further viability evidence required should the
		use	site be allocated for development.
RLDP/N/0021	Coed Darcy	Residential;	The site is not considered to be viable.
		Employment;	
		Community Facilities;	
		Mixed use	
RLDP/N/0022	Crymlyn Parc, Skewen	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0023	Land off Ocean View	Residential	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/0024	Land north of Elba Crescent	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0025	Plot C2, Jersey Marine	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0026	Part of Beverley Gardens -	Residential	Site filtered at Stage 1.
	Submission 1		
RLDP/N/0027	Part of Beverley Gardens -	Employment	No viability information provided as part of the
	Submission 2		stage 2 assessment.
RLDP/N/0028	Land at Dwr y Felin School and	Residential	Further viability evidence required should the
	Longford Recreation Ground		site be allocated for development.
RLDP/N/0029	Plot within Neath Abbey Business	Employment	Further viability evidence required should the
	Park		site be allocated for development.
RLDP/N/0030	Neath Abbey Ironworks	Protection	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0031	Land at Milland Road	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0032	Land at Metal Box	Employment	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/0033	Pant y Lady Stables, Melyn	Renewable Energy	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/N/0034	Workshop, Davies Road	Residential	Site filtered at Stage 1.
RLDP/N/0035	Former Dairy Site and Tunnel Tavern,	Employment	No viability information provided as part of the
	Neath		stage 2 assessment.
RLDP/N/0036	Land south west of Cimla	Residential; Mixed	Further viability evidence required should the
	(Submission 1)	use	site be allocated for development.
RLDP/N/0037	Land south west of Cimla	Residential; Mixed	Further viability evidence required should the
	(Submission 2)	use	site be allocated for development.
RLDP/N/0038	Land south west of Cimla	Residential; Mixed	Further viability evidence required should the
	(Submission 3)	use	site be allocated for development.
RLDP/N/0039	Land at Cae Rhys Ddu	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0040	Land at Hillside Site 1	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0041	Land at Hillside Site 2	Residential	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/0042	Land at Hillside Site 3	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0043	Land at the Former Tudor Inn and	Residential	Further viability evidence required should the
	East of the Former Tudor Inn, Cimla		site be allocated for development.
RLDP/N/0044	Land East of Heol Y Glo, Tonna	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/0045	Land at Heol Y Glo, Tonna	Residential	Further viability evidence required should the
	(Development Option 1)		site be allocated for development.
RLDP/N/0046	Land at Heol Y Glo, Tonna	Residential	Further viability evidence required should the
	(Development Option 2)		site be allocated for development.
RLDP/NV/0001	Land at Fothergill Road, Cwmgwrach	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/NV/0002	Former Glan Yr Afon Caravan Park &	Residential	Site filtered at Stage 1.
	Land Fronting Mill Terrace, Glynneath		
	- Submission 1		
RLDP/NV/0003	Former Glan Yr Afon Caravan Park	Employment	Further viability evidence required should the
	& Land Fronting Mill Terrace,		site be allocated for development.
	Glynneath - Submission 2		

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/NV/0004	Land at top end of Lon y Bryn,	Residential	Site filtered at Stage 1.
	Glynneath		
RLDP/NV/0005	Land to rear of Brynmair, Waungron,	Residential	No viability information provided as part of the
	Glynneath		Stage 2 assessment.
RLDP/NV/0006	Land off Addoldy Road, Glynneath	Residential	Site filtered at Stage 1.
RLDP/NV/0007	Land at Morfa Glas	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/NV/0008	Plot within Glynneath Village	Employment	No viability information provided as part of the
	Workshop		stage 2 assessment.
RLDP/NV/0009	Glynneath Business Park	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/NV/0010	Land at Penmachine, Lon y Bryn,	Residential	Site filtered at Stage 1.
	Glynneath		
RLDP/NV/0011	Land at Heol y Glyn	Employment	No viability information provided as part of the
			stage 2 assessment.
RLDP/NV/0012	Land at Rheola Estate (Option 1)	Tourism	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/NV/0013	Land at Rheola Estate (Option 2)	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/NV/0014	Bryncwm Quarry	Minerals	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/NV/0015	Land off Heol Herbert, Resolven	Residential	Site filtered at Stage 1.
RLDP/NV/0016	The Rise, Glyncastle, Resolven	Residential	Site filtered at Stage 1.
RLDP/NV/0017	Land South of Neath Road,	Employment	Further viability evidence required should the
	Abergarwed		site be allocated for development.
RLDP/NV/0018	Brynfelin, Melincourt	Residential	Site filtered at Stage 1.
RLDP/NV/0019	Coves Field, Melincourt	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/NV/0020	Plot C2, Vale of Neath Business Park	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0001	Land off Penyralltwen Road, Rhos	Residential	Site filtered at Stage 1.
RLDP/P/0002	Land at The Graig, Alltwen Site A	Tourism	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/P/0003	Land at The Graig, Alltwen Site B	Renewable Energy	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/P/0004	Land at The Graig, Alltwen Site C	Commercial	The site is not considered to be viable.
RLDP/P/0005	Land rear of Heol Y Parc, Alltwen	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0006	Yard Opposite Alltwen Quarry	Residential	Site filtered at Stage 1.
RLDP/P/0007	Alltwen Quarry	Residential	Site filtered at Stage 1.
RLDP/P/0008	Land at Derwen Road, Alltwen	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0009	Land South East of Ynys y Mond	Residential	Further viability evidence required should the
	Road, Alltwen 1a (45)		site be allocated for development.
RLDP/P/0010	Land South East of Ynys y Mond	Residential	Further viability evidence required should the
	Road, Alltwen 1b (45)		site be allocated for development.
RLDP/P/0011	Land South East of Ynys y Mond	Residential	Further viability evidence required should the
	Road, Alltwen 2a (25)		site be allocated for development.
RLDP/P/0012	Land South East of Ynys y Mond	Residential	Further viability evidence required should the
	Road, Alltwen 2b (25)		site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/P/0013	Abernant	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0014	Land South West Side of James	Tourism	Detailed viability work will need to be completed
	Street (Submission 1)		should the site be allocated for development in
			the Deposit Plan.
RLDP/P/0015	Land South West Side of James	Employment	No viability information provided as part of the
	Street (Submission 2)		stage 2 assessment.
RLDP/P/0016	Land South West Side of James	Renewable Energy	Detailed viability work will need to be completed
	Street (Submission 3)		should the site be allocated for development in
			the Deposit Plan.
RLDP/P/0017	Land off Commercial Road & Heol	Residential	Further viability evidence required should the
	Gwrhyd		site be allocated for development.
RLDP/P/0018	Land known as Glanrhyd Industrial	Employment	Further viability evidence required should the
	Estate		site be allocated for development.
RLDP/P/0019	Land at Waun Penlan, Pontardawe	Residential	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/P/0020	The Former Abernant Colliery	Tourism; Recreation	Further viability evidence required should the
	(current Pwllfawatkin Landfill land		site be allocated for development.
	holding)		
RLDP/P/0021	Gelli Gron Hospital	Tourism; Mixed use	Site filtered at Stage 1.
RLDP/P/0022	Land at Bryn Brych Farm, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0023	Land to the north east of Bryn Brych	Residential	Further viability evidence required should the
	Farm, Rhos		site be allocated for development.
RLDP/P/0024	Land off Penyralltwen Park, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0025	Land at Pen Yr Alltwen, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0026	Land off Penyralltwen Road, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0027	Land to the east of Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0028	Land off Neath Road, Fforestgoch	Residential	Site filtered at Stage 1.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/P/0029	Land Adjoining 11-14 March Hywel	Residential	Further viability evidence required should the
	And 32/42 Cae Rhedyn & Land		site be allocated for development.
	Adjacent to March Hywel Rhos &		
	Land Adjacent to The Smiths Arms		
	and to the Rear of 70-114 Neath		
	Road		
RLDP/P/0030	Land Adjacent To March Hywel Rhos	Residential	Further viability evidence required should the
	& Land Adjacent to The Smiths Arms		site be allocated for development.
	And To The Rear Of 70-114 Neath		
	Road Rhos Pontardawe (Including		
	Adjoining Third Party Owned Site)		
RLDP/P/0031	Land at Plas Road	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0032	Land North of Neath Road, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0033	Land at Primrose Lane, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/0034	Land off Tramway Road	Residential	Site filtered at Stage 1.
Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
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Reference			
RLDP/PT/0001	Land at Windsor Village, Cloister	Residential	Further viability evidence required should the
	Walk & Cathedral Way		site be allocated for development.
RLDP/PT/0002	Land at Windsor Village, Cloister	Residential; Mixed	No viability information provided as part of the
	Walk & Cathedral Way, Aberavon	use	Stage 2 assessment.
	Submission 2		
RLDP/PT/0003	Land at rear of 30-41 Westlands -	Residential	Site filtered at Stage 1.
	Submission 1		
RLDP/PT/0004	Land at rear of 30-41 Westlands -	Mixed use	No viability information provided as part of the
	Submission 2		Stage 2 assessment.
RLDP/PT/0005	Former Burrows Yard	Employment; Retail	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0006	Land at Baglan Industrial Estate	Biodiversity	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/PT/0007	Plot C1 and C2, Baglan Industrial	Employment	Further viability evidence required should the
	Estate		site be allocated for development.
RLDP/PT/0008	Baglan Energy Park	Biodiversity	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0009	Blaen Baglan Land Site 1	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0010	Blaen Baglan Land Site 2	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0011	Blaenbaglan Farm (Land to Rear of	Residential	No viability information provided as part of the
	Blaenbaglan School & Blaenbaglan		Stage 2 assessment.
	Farm)		
RLDP/PT/0012	Land adjoining Laburnum Avenue,	Residential	Further viability evidence required should the
	Laurel Avenue, Rosewood Avenue		site be allocated for development.
	and Cherry Grove		
RLDP/PT/0013	Land adjacent to B4282, Bryn	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0014	Land to the South of Brynna Road,	Residential	Further viability evidence required should the
	Cwmavon		site be allocated for development.
RLDP/PT/0015	Land at Crud yr Awel, Bryn	Settlement Limit	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0016	Caer Ffynnon	Community Facilities;	Detailed viability work will need to be completed
		Green Infrastructure	should the site be allocated for development in
			the Deposit Plan.
RLDP/PT/0017	Land off Heol-y-Bwlch, Cwmafan	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0018	Land Adjacent to 2 Underbridge	Residential	Site filtered at Stage 1.
	Pontrydyfen		
RLDP/PT/0019	Land North of former Bryn Primary	Residential	Further viability evidence required should the
	School - Option A		site be allocated for development.
RLDP/PT/0020	Land North of former Bryn Primary	Residential	Further viability evidence required should the
	School - Option B		site be allocated for development.
RLDP/PT/0021	Nant y Boda, Bryn - Option A	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0022	Nant y Boda, Bryn - Option B	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0023	Land adjacent to The Willows -	Residential	Further viability evidence required should the
	Option A		site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0024	Land adjacent to The Willows -	Residential	Further viability evidence required should the
	Option B		site be allocated for development.
RLDP/PT/0025	Land at Bryn	Renewable Energy	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/PT/0026	Land at rear of Rolling Mill, Cwmavon	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0027	Land at rear of Woodland Row	Residential	Site filtered at Stage 1.
RLDP/PT/0028	Land north of College Green, Port	Residential	Further viability evidence required should the
	Talbot		site be allocated for development.
RLDP/PT/0029	Land off Riverside Road, Port Talbot	Residential:	Further viability evidence required should the
		Employment; Retail;	site be allocated for development.
		Mixed use	
RLDP/PT/0030	Water Street, Margam	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0031	Land at Lakeside Driving Range,	Residential	Further viability evidence required should the
	Margam		site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0032	Land off Abbots Close, Margam	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0033	Manor Yard (Former Sawmill), Cwrt-	Residential; Tourism	Site filtered at Stage 1.
	y-Defaid, Margam		
RLDP/PT/0034	Land at Lakeside Golf Course and	Tourism; Mixed use	Detailed viability work will need to be completed
	West of A48		should the site be allocated for development in
			the Deposit Plan.
RLDP/PT/0035	Phoenix Wharf, Port Talbot	Employment;	Further viability evidence required should the
		Renewable Energy	site be allocated for development.
RLDP/PT/0036	Land adjacent to Margam substation	Employment	Site filtered at Stage 1.
	(Submission 1)		
RLDP/PT/0037	Land adjacent to Margam substation	Natural Capital	Site filtered at Stage 1.
	(submission 2)		
RLDP/PT/0038	Land adjacent to Margam substation	Renewable Energy	Site filtered at Stage 1.
	(submission 3)		
RLDP/PT/0039	Caegarw Gypsy & Traveller Site	Gypsy and Travellers	Detailed viability work will need to be completed
		pitch provision	should the site be allocated for development in
			the Deposit Plan.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0040	Land west of J38, Margam	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0041	Port Talbot Steelworks	Employment;	Further viability evidence required should the
		Renewable Energy	site be allocated for development.
RLDP/PT/0042	Land at Coed Hirwaun, Margam	Residential;	Further viability evidence required should the
		Community Facilities;	site be allocated for development.
		Retail	
RLDP/PT/0043	Land at Tyn-y-Caeau, Margam	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0044	WBE Eco Park	Employment;	Site has been filtered for deliverability as not
		Community Facilities;	being promoted by landowners for intended use.
		Renewable Energy;	
		Transport	
		infrastructure	
RLDP/PT/0045	Land to the south-west of BOC,	Employment	Further viability evidence required should the
	Margam		site be allocated for development.
RLDP/PT/0046	Plots C1 and C4, Land West of	Employment	Further viability evidence required should the
	Junction 38 of the M4		site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0047	Harbourside, The Port of Port Talbot	Employment;	Site promoters have re-promoted the site as part
		Renewable Energy	of CS2.
RLDP/PT/0048	The Port of Port Talbot	Renewable Energy	An ammended boundary was submitted as part
		and Transport	of the stage 2 call for sites.
RLDP/PT/0049	Site A Harbourside	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0050	Site B Harbourside - Option 1	Education	No viability information provided as part of the
			stage 2 assessment.
RLDP/PT/0051	Site B at Harbourside - Option 2	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0052	Site C Harbourside	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0053	Land at Broomhill	Residential	Site filtered at Stage 1.
RLDP/PT/0054	Land near Bay View, Port Talbot	Residential	Site filtered at Stage 1.
RLDP/PT/0055	Cymric House, Port Talbot	Residential; Mixed	Further viability evidence required should the
		use	site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0056	No 139 Station Road and Units 29,	Residential;	Further viability evidence required should the
	30, 31, 32, 33, 34, 35, 36, 37, 38 and	Employment; Mixed	site be allocated for development.
	39 Riverside	Use	
RLDP/PT/0057	Under the M4, Nr Riverside Walk,	Community facilities;	Site filtered at Stage 1.
	Port Talbot	recreation	
RLDP/PT/0058	Balaclava Row, Land North of	Residential	Site filtered at Stage 1.
	Inkerman Row		
RLDP/PT/0059	Land at Aberavon Seafront	Retail	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/PT/0060	Former Gas Works Site	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/0061	Plot within Endeavour Close	Employment	Further viability evidence required should the
	Industrial Estate		site be allocated for development.
RLDP/PT/0062	Land at Tir Morfa Road, Sandfields	Residential	Further viability evidence required should the
	(Submission 1)		site be allocated for development.
RLDP/PT/0063	Land at Tir Morfa Road, Sandfields	Residential; Mixed	No viability information provided as part of the
	(Submission 2)	use	Stage 2 assessment.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/0064	Land adj to Ysbryd y Mor, Aberavon	Residential	Site filtered at Stage 1.
	Seafront		
RLDP/PT/0065	Land at Constant Road	Residential	Site filtered at Stage 1.
RLDP/PT/0066	Land adjoining 7 Heol Carodog,	Residential	Site filtered at Stage 1.
	Taibach		
RLDP/SV/0001	Land at Y Boblen, 24 Bryn Road,	Residential	Site filtered at Stage 1.
	Cwmllynfell		
RLDP/SV/0002	Land at Bryn Road, Cwmllynfell	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/SV/0003	Padog Y Coed, Rhiwfawr, Cwmllynfell	Residential	Site filtered at Stage 1.
RLDP/SV/0004	Land at Rhiwfawr	Residential	Site filtered at Stage 1.
RLDP/SV/0005	Land known as Clwyd Gwilym	Biodiversity;	Site filtered at Stage 1.
		protection	
RLDP/SV/0006	Land off Gwilym Road, Cwmllynfell	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/SV/0007	Land adjacent to 16 Chemical Row,	Residential	Site filtered at Stage 1.
	Godre'graig		
RLDP/SV/0008	Land adjoining 256 Graig Road,	Residential	Site filtered at Stage 1.
	Godre'r Graig		

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/SV/0010	Llewellyn's Yard, Land at Bryncwm	Renewable Energy	Detailed viability work will need to be completed
			should the site be allocated for development in
			the Deposit Plan.
RLDP/SV/0011	Land to the south of the GMF	Residential	Further viability evidence required should the
	Building, Ystalyfera		site be allocated for development.
RLDP/SV/0012	59 - 62 Gough Road, Ystalyfera	Residential	Site filtered at Stage 1.
RLDP/SV/0013	Land adjacent to Meadow Lodge	Residential	No viability information provided as part of the
			Stage 2 assessment.
RLDP/SV/0014	Land off Tirbach Road (Former	Residential	Further viability evidence required should the
	Tirbach Washery)		site be allocated for development.
RLDP/SV/0015	Abertwrch Farm	Residential	Site filtered at Stage 1.
RLDP/SV/0016	Former Y Wern, Primary School	Residential	Further viability evidence required should the
	Submission 1		site be allocated for development.
RLDP/SV/0017	Former Y Wern, Primary School	Residential; Mixed	No viability information provided as part of the
	Submission 2	use	Stage 2 assessment.
RLDP/SV/0018	Y Wern School, Ystalyfera	Tourism; Mixed use	Site filtered at Stage 1.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/AMV/2001	Neuadd Farm Barns	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AMV/2002	Neuadd Farm Fields	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AMV/2003	Former Swelco Factory, rear of Heol y	Residential	Further viability evidence required should the
	Gors, Cwmgors		site be allocated for development.
RLDP/AV/2003	Land on South Side of Tynant House,	Extension to	Detailed viability work will need to be completed
	Croeserw	cemetery	should the site be allocated for development in
			the Deposit Plan.
RLDP/DV/2001	Brynhyfryd Terrace, Seven Sisters	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/2002	Sites 5 & 6, Nant y Cafn Business Park	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/2003	Land at rear of 39-76 Dulais Road	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2001	Land East of New Road, Cilfrew	Residential	Further viability evidence required should the
			site be allocated for development.

Table 3: Site Specific Viability Appraisals - Candidate Sites 2023

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/2003	Land north of 14 Main Road, Cilfrew	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2004	Land North of The Pines	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2006	Land at Giants Grave	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2007	Land adjoining Bryn Teg	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2008	Land at Dyffryn Road, Bryncoch	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2009	Land adjacent to Princess Drive	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2011	Land to the west of A465	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2013	Land to the west of Tennant Grove	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2017	Land to the South of Drumau Road	Residential	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/2018	Land at Dream Fields	Tourism	Further viability evidence required should the
		Development -	site be allocated for development.
		Holiday Eco-Lodges	
RLDP/N/2019	Expansion of Land at Gelli Bwlch Farm	Residential	Further viability evidence required should the
	- Site B		site be allocated for development.
RLDP/N/2020	Land at Tyn-y-Waun Farm, Cimla	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2022	Land to the border of Dyffryn House,	Residential	Further viability evidence required should the
	Neath - Option B		site be allocated for development.
RLDP/N/2024	Land adjoining Highlands Playground	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2025	Land adjacent to Pearson Way,	Residential	Further viability evidence required should the
	Penrhiwtyn		site be allocated for development.
RLDP/N/2026	Land adjoining JCG Building	Employment	Further viability evidence required should the
			site be allocated for development.
RLDP/N/2028	Land at Cefn Saeson Fawr Farm	Residential	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/NV/2001	Cwmgwrach Railhead	Minerals processing	Further viability evidence required should the
		and distribution	site be allocated for development.
		centre	
RLDP/P/2001	Land at Alltwen	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/2002	Land off Gwrhyd Road	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/2003	Land at Bethesda	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/2004	Land adjoining Waun Penlan School,	Residential	Further viability evidence required should the
	Rhydyfro		site be allocated for development.
RLDP/P/2005	Land at Gelligron, Pontardawe	Residential and	Further viability evidence required should the
		Supported Living	site be allocated for development.
RLDP/P/2006	Land at Gellinudd, Pontardawe	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/2007	Land at Cilybebyll	Settlement boundary	Further viability evidence required should the
		amendment	site be allocated for development.
RLDP/PT/2001	Land off Owen Jones Way, Bryn	Settlement boundary	Further viability evidence required should the
		amendment	site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/2003	Grazing Land Fronting Former Cornish	Residential	Further viability evidence required should the
	Row, Cwmavon		site be allocated for development.
RLDP/PT/2005	Land off Cramic Way - Site 1	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/2006	Land off Cramic Way - Site 2	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/2007	Land at Longlands Farm	Residential and	Further viability evidence required should the
		Renewable Energy	site be allocated for development.
RLDP/PT/2009	The Port of Port Talbot	Employment and	Further viability evidence required should the
		Transportation	site be allocated for development.
		Infrastructure	
RLDP/PT/2012	Land at Old Park Farm	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/2013	Land at Old Park and Newlands Farm	Mixed uses – leisure,	Further viability evidence required should the
		tourism, retail,	site be allocated for development.
		recreation and	
		renewable energy	
RLDP/PT/2014	Land at Old Park Farm (2)	Residential	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/2015	Land Adjacent to Coed Hirwaun	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/2016	Longland Lane Playing Fields	Extension of Margam	Detailed viability work will need to be completed
		Crematorium and	should the site be allocated for development in
		Cemetery with solar	the Deposit Plan.
		development	
RLDP/PT/2017	Land South and West of Goytre	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/2018	Mynyddd Brombil, Brombil Farm,	Renewable Energy	Further viability evidence required should the
	Margam		site be allocated for development.
RLDP/PT/2019	Land South West of Goytre	Renewable energy	Detailed viability work will need to be completed
		generation	should the site be allocated for development in
			the Deposit Plan.
RLDP/SV/2005	Land adjoining 52 Rhiw Road -	Tourism	Detailed viability work will need to be completed
	Submission 2		should the site be allocated for development in
			the Deposit Plan.
RLDP/SV/2007	Land adjoining 50 Pen Yr Rhiw - Site B	Tourism	Further viability evidence required should the
			site be allocated for development.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/SV/2008	Land at Cwmllynfell Farm, Cwmllynfell	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AV/2001	Land adjacent to 2 Underbridge		
	Pontrhydyfen	Residential	Site filtered at stage 1.
RLDP/AV/2002	Land adjacent to 31 Commercial Street	Residential	Site filtered at stage 1.
RLDP/NV/2002	Land at Dan y Graig, Pontwalby,		Site filtered at stage 1.
	Glynneath	Residential	
RLDP/NV/2003	1 Merthyr Road, Pontwalby	Residential	Site filtered at stage 1.
RLDP/SV/2002	Land adjacent to Alltygrug House,		
	Alltygrug Farm Road, Ystalyfera	Residential	Site filtered at stage 1.
RLDP/SV/2004	Land adjoining 52 Rhiw Road,		
	Penrhiwfawr	Residential	Site filtered at stage 1.
RLDP/SV/2006	Land adjoining 50 Pen y Rhiw – Site A	Residential	Site filtered at stage 1.
RLDP/PT/2008	Land adjoining Aberbaiden Farm, Cefn		Site filtered at stage 1.
	Cribwr, Bridgend	Residential	
RLDP/N/2005	Land to the east side of Tyla Morris		
	Farm, Pant Howell Ddu Road,		
	Ynysmaerdy	Residential	Site filtered at stage 1.
RLDP/N/2010	Tanybryn, Main Road, Cadoxton	Residential	Site filtered at stage 1.

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/N/2014	Land at Park Crescent / Park Drive,		
	Lonlas - Site A	Residential	Site filtered at stage 1.
RLDP/N/2015	Land at Park Crescent / Park Drive,		
	Lonlas - Site B	Residential	Site filtered at stage 1.
RLDP/N/2016	Land at Park Crescent / Park Drive,		
	Lonlas - Site C	Residential	Site filtered at stage 1.
RLDP/N/2023	Land to the border of Dyffryn House		Site filtered at stage 1.
	Option A	Residential	
RLDP/N/2002	Land at Ynysygerwn	Residential	Site filtered at stage 1.
RLDP/N/2012	Calfaria Chapel, Skewen	Residential and	Site filtered at stage 1.
		community arts space	
RLDP/N/2021	Land South West of Cimla - Option 4	Residential-led Mixed	Site filtered at stage 1.
		Use	
RLDP/N/2027	Land west of 1 Gnoll View, Fairyland	Residential	Site filtered at stage 1.
	Road, Neath		
RLDP/PT/2002	Land at Bryn	Residential	Site filtered at stage 1.
RLDP/PT/2010	Land to the south of Aberbaiden Farm	Mixed recreational,	Site filtered at stage 1.
		leisure, tourism and	
		residential	

Candidate Site	Candidate Site Name	Proposed Use	Viability Conclusion
Reference			
RLDP/PT/2011	Land at Coed Hirwaun North of A48	Playing fields and	Site filtered at stage 1.
		residential	
RLDP/SV/2003	Land adjacent to Meadow Lodge	Residential	Site filtered at stage 1.
RLDP/SV/2001	Land fronting Graig Road, Godrergraig	Residential	Site filtered at stage 1.
RLDP/PT/2004	Land North of Heol Tabor, Cwmavon	Residential	Site filtered at stage 1.

Table 4: Site Specific Viability Appraisals - Candidate Sites 2022

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/AV/UC001	Land adjacent to 31 Commercial	Residential	The site is not considered to be deliverable.
	Street		
RLDP/N/UC023	Land to the border of Dyffryn House	Residential	Further viability evidence required should the
	Option A		site be allocated for development.
RLDP/N/UC001	Land at New Road, Cilfrew, Neath	Residential	The site is not considered to be deliverable.
RLDP/N/UC002	Part of Beverley Gardens, Bryncoch -	Residential	Further viability evidence required should the
	Submission 1		site be allocated for development.
RLDP/SV/UC015	Former Y Wern, Primary School,	Residential	Further viability evidence required should the
	Ystalyfera		site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/P/UC001	Land off Bryn Llewelyn	Residential	The site is not considered to be deliverable.
RLDP/AV/UC002	Land adjacent to Croeserw Industrial	Residential	Further viability evidence required should the
	Estate		site be allocated for development.
RLDP/N/UC003	Land North of Main Road, Cilfrew	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC001	Garages off Corporation Road	Residential	The site is not considered to be deliverable.
RLDP/P/UC002	Land rear of 57-71 Pen Yr Allt,	Residential	Further viability evidence required should the
	Alltwen		site be allocated for development.
RLDP/SV/UC014	Land adjacent to16 Chemical Row,	Residential	Further viability evidence required should the
	Godre'rgraig		site be allocated for development.
RLDP/SV/UC013	Land adjoining 256 Graig Road,	Residential	Further viability evidence required should the
	Godre'r Graig		site be allocated for development.
RLDP/N/UC004	Station House, Briton Ferry	Residential	The site is not considered to be deliverable.
RLDP/N/UC005	Ty Canol Farm – Site 1	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC003	Land Adjoining Glen View, High	Residential	Further viability evidence required should the
	Street, Alltwen		site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/N/UC006	Ty Canol Farm – Site 2	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AMV/UC001	Land at Llwyn Nant	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AMV/UC002	90 Heol Y Gors, Cwmgors	Residential	The site is not considered to be deliverable.
RLDP/AMV/UC003	Brynamman Road, Gwaun Cae	Residential	Further viability evidence required should the
	Gurwen		site be allocated for development.
RLDP/AV/UC003	Land at Hillcroft Crescent	Residential	The site is not considered to be deliverable.
RLDP/AV/UC004	Garages Fairfield Road, Croeserw	Residential	The site is not considered to be deliverable.
RLDP/AV/UC005	Davies Plots, North of Pentwyn Road,	Residential	Further viability evidence required should the
	Cynonville		site be allocated for development.
RLDP/AV/UC006	Old Allotments, Cymmer	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AV/UC007	Dunraven Court Old Ambulance Hall	Residential	Further viability evidence required should the
	Glyncorrwg		site be allocated for development.
RLDP/AV/UC008	Land at Scotch Street, Abergwynfi	Residential	The site is not considered to be deliverable.
RLDP/N/UC007	Land at Fforest Farm, Aberdulais	Residential	Further viability evidence required should the
			site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/DV/UC001	Ynysfadog Farm, Crynant	Residential	The site is not considered to be deliverable.
RLDP/DV/UC002	Land off Main Road, Crynant	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/UC003	Land adjacent to Dyffryn Cellwen	Residential	The site is not considered to be deliverable.
	Cemetery		
RLDP/N/UC008	Land to the east side of Tyla Morris	Residential	Whilst no viability information has been
	Farm, Pant Howell Ddu Road,		submitted, planning permission has been
	Ynysmaerdy		granted for the type and scale of development
			envisaged.
RLDP/N/UC009	Garden Cottage, Cylma (rear of	Residential	Further viability evidence required should the
	Seaeson school) Site 1		site be allocated for development.
RLDP/N/UC010	Garden Cottage, Cylma (rear of	Residential	Further viability evidence required should the
	Seaeson school) Site 2		site be allocated for development.
RLDP/N/UC011	Tanybryn, Main Road, Cadoxton	Residential	The site is not considered to be deliverable.
RLDP/NV/UC001	Land off Church Crescent	Residential	The site is not considered to be deliverable.
RLDP/NV/UC002	Lon y Nant, Glynneath	Residential	Further viability evidence required should the
			site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/NV/UC003	Land across the river Neath, Opposite	Residential	Further viability evidence required should the
	High Street, Glynneath		site be allocated for development.
RLDP/AV/UC009	Land adjacent to Waun Street,	Residential	The site is not considered to be deliverable.
	Abergwynfi		
RLDP/NV/UC004	1 Merthyr Road, Pontwalby	Residential	The site is not considered to be deliverable.
RLDP/NV/UC005	Land off Addoldy Road, Glynneath	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC004	Land off Penyralltwen Road, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC005	Yard Opposite Alltwen Quarry	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC006	Alltwen Quarry	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC007	Land adjacent to Rhyd y Fro Primary	Residential	Further viability evidence required should the
	School		site be allocated for development.
RLDP/PT/UC002	Land adjacent to 6 Newton Avenue	Residential	The site is not considered to be deliverable.
RLDP/PT/UC003	Land at Blaenbaglan	Residential	Further viability evidence required should the
			site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/PT/UC004	Garages and Land off Thorney Road	Residential	The site is not considered to be deliverable.
RLDP/PT/UC005	Garages of Sycamore Crescent	Residential	The site is not considered to be deliverable.
RLDP/PT/UC006	Western Logs	Residential	The site is not considered to be deliverable.
RLDP/PT/UC007	Land at Western Logs and Hawthorn Close	Residential	The site is not considered to be deliverable.
RLDP/PT/UC008	Land at Forest Lodge Lane	Residential	The site is not considered to be deliverable.
RLDP/SV/UC012	Land at Maengwyn	Residential	The site is not considered to be deliverable.
RLDP/SV/UC011	59-62 Gough Road, Ystalyfera	Residential	Further viability evidence required should the site be allocated for development.
RLDP/SV/UC010	Land adjacent to Alltygrug House, Alltygrug Farm Road, Ystalyfera	Residential	The site is not considered to be deliverable.
RLDP/SV/UC008	Land adjoining 50 Pen y Rhiw – Site A	Residential	Further viability evidence required should the site be allocated for development.
RLDP/SV/UC007	Land adjoining 52 Rhiw Road, Penrhiwfawr	Residential	The site is not considered to be deliverable.
RLDP/SV/UC006	Padog Y Coed, Rhiwfawr	Residential	Further viability evidence required should the site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/SV/UC005	Land at Rhiwfawr	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC009	Land adjoining B4282 Forest Lodge,	Residential	The site is not considered to be deliverable.
	Cwmafan		
RLDP/PT/UC010	Land Off B4282 Maesteg Road Bryn	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC011	Land at rear of Woodland Row,	Residential	Further viability evidence required should the
	Cwmavon		site be allocated for development.
RLDP/PT/UC012	Land at Maes y Bettws	Residential	The site is not considered to be deliverable.
	Garages at Cwmclais Road	Residential	The site is not considered to be deliverable
RLDP/PT/UC014	Land off Tabernacle Terrace	Residential	The site is not considered to be deliverable.
RLDP/PT/UC015	Land at Heol Cwm Mawr	Residential	The site is not considered to be deliverable.
			
RLDP/PT/UC016	Land at Eglwys Nunydd – Site 1	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC017	Land at Eglwys Nunydd – Site 2	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC018	Land at Eglwys Nunydd – Site 3	Residential	Further viability evidence required should the
			site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/PT/UC019	Graig Madoc	Residential	The site is not considered to be deliverable.
RLDP/PT/UC020	Land from Pyle Road to Longlands	Residential	The site is not considered to be deliverable.
	Farm		
RLDP/PT/UC021	Land lying on the west side of	Residential	The site is not considered to be deliverable.
	Longlands Farm, Pyle		
RLDP/PT/UC022	Land lying on the west side of	Residential	The site is not considered to be deliverable.
	Longlands Farm, Site B		
RLDP/PT/UC023	Land at Ten Acre Wood	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC024	Land opposite Coed Hirwaun	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC025	Land adjacent to Afan Landscapes	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC026	Land off Sandy Close	Residential	The site is not considered to be deliverable.
RLDP/PT/UC027	Land off Cronin Avenue	Residential	The site is not considered to be deliverable.
RLDP/PT/UC028	Land at Morrison Crescent	Residential	The site is not considered to be deliverable.
RLDP/PT/UC029	Garages off St Asaphs Drive Site 1	Residential	The site is not considered to be deliverable.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/N/UC012	Garden at rear of 9 Maes Llwynonn	Residential	Further viability evidence required should the
	Cadoxton		site be allocated for development.
RLDP/N/UC013	Compton Mews, Rear of 11-19 Castle	Residential	Further viability evidence required should the
	Street Skewen		site be allocated for development.
RLDP/AMV/UC004	St. David's Road Tairgwaith	Residential	The site is not considered to be deliverable.
RLDP/NV/UC006	Land at Dan y Graig, Pontwalby,	Residential	Further viability evidence required should the
	Glynneath		site be allocated for development.
RLDP/NV/UC007	Land at top end of Lon y Bryn,	Residential	The site is not considered to be deliverable.
	Glynneath		
RLDP/NV/UC008	Land at Maes y Ffynon	Residential	The site is not considered to be deliverable.
RLDP/NV/UC009	Land R/O Morfa Glas	Residential	The site is not considered to be deliverable.
RLDP/N/UC014	Lonlas Cottage	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/UC015	Land to the south of Fabian Way	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/UC016	Land at Drummau Road, Skewen	Residential	The site is not considered to be deliverable.
RLDP/N/UC017	Land at Park Crescent / Park Drive,	Residential	The site is not considered to be deliverable.
	Lonlas - Site A		

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/SV/UC004	Land at Y Boblen, 24 Bryn Road,	Residential	Whilst no viability information has been
	Cwmllynfell		submitted, planning permission has been
			granted for the type and scale of development
			envisaged.
RLDP/PT/UC030	Garages off St Asaphs Drive Site 2	Residential	The site is not considered to be deliverable.
RLDP/NV/UC010	Land at Maes y Pergwm	Residential	The site is not considered to be deliverable.
RLDP/SV/UC003	Land off Y Clos, Cwmllynfell	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/NV/UC011	Land at Penmachine, Lon y Bryn,	Residential	The site is not considered to be deliverable.
	Glynneath		
RLDP/N/UC018	Land at Park Crescent / Park Drive,	Residential	The site is not considered to be deliverable.
	Lonlas - Site B		
RLDP/N/UC019	Land at Park Crescent / Park Drive,	Residential	The site is not considered to be deliverable.
	Lonlas - Site C		
RLDP/N/UC020	Land adjoining 14 Cruewd Heol,	Residential	The site is not considered to be deliverable.
	Longford		
RLDP/P/UC008	Land adjacent to 35 New Road,	Residential	Further viability evidence required should the
	Ynysmeudwy		site be allocated for development.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/NV/UC012	Land at 1 The Bungalow, Abergarwed	Residential	The site is not considered to be deliverable.
RLDP/NV/UC013	The Rise, Glyncastle, Resolven	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC031	Garages Southdown View	Residential	The site is not considered to be deliverable.
RLDP/PT/UC032	Garages Sable Road	Residential	The site is not considered to be deliverable.
RLDP/AMV/UC005	Land off Brynneuadd	Residential	The site is not considered to be deliverable.
RLDP/P/UC009	Land off Commercial Road	Residential	The site is not considered to be deliverable.
RLDP/N/UC021	TiLand West of Neath Abbey Iron Dam	Residential	The site is not considered to be deliverable.
RLDP/N/UC022	Land off Longford Lane	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC010	Tawe House	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/UC024	Garages off Wheatley Road	Residential	The site is not considered to be deliverable.
RLDP/N/UC025	42 Windsor Road, Neath	Residential	The site is not considered to be deliverable.
RLDP/N/UC026	3 Orchard Street	Residential	The site is not considered to be deliverable.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/N/UC027	Workshop, Davies Road	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/AMV/UC006	Land off Llwyncelyn Road, Tairgwaith	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/UC028	Land off Iltyd Street	Residential	The site is not considered to be deliverable.
RLDP/N/UC029	Land off Lime Grove	Residential	The site is not considered to be deliverable.
RLDP/DV/UC004	Junction of Roman Road and A4109,	Residential	The site is not considered to be deliverable.
	Banwen (Site 1)		
RLDP/NV/UC014	Brynfelin, Melincourt	Residential	The site is not considered to be deliverable.
RLDP/N/UC030	Land bordering Quarry Road, Tonna	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC033	Garages Citrine Close	Residential	The site is not considered to be deliverable.
RLDP/PT/UC034	Garages of Kern Close Site 1	Residential	The site is not considered to be deliverable.
RLDP/PT/UC035	Land off Kern Close Site 2	Residential	The site is not considered to be deliverable.
RLDP/DV/UC005	Junction of Roman Road and the	Residential	The site is not considered to be deliverable.
	A4109, Banwen (Site 2)		

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/SV/UC002	Land at Lewis Avenue, Cwmllynfell –	Residential	Whilst no viability information has been
	Site 2		submitted, planning permission has been
			granted for the type and scale of development
			envisaged.
RLDP/P/UC011	Land on the south side of 1 Primrose	Residential	The site is not considered to be deliverable.
	Lane, Rhos		
RLDP/P/UC012	Tyrwaun, Rhos	Residential	The site is not considered to be deliverable.
RLDP/AMV/UC007	Land at Amman Road, Lower	Residential	Further viability evidence required should the
	Brynamman		site be allocated for development.
RLDP/N/UC031	Part of Cydgoed Quarry	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC013	Land at New Primrose House, Rhos	Residential	The site is not considered to be deliverable.
RLDP/N/UC032	Land at Quarry Road, Tonna	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/N/UC033	Land at Heol Caredig	Residential	The site is not considered to be deliverable.
RLDP/N/UC034	Garages at Heol Caredig	Residential	The site is not considered to be deliverable.
RLDP/PT/UC036	Garage Compound Scarlett Avenue	Residential	The site is not considered to be deliverable.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/PT/UC037	Garages at Pier Way	Residential	The site is not considered to be deliverable.
RLDP/PT/UC038	Garage Compound Parry Road	Residential	The site is not considered to be deliverable.
RLDP/PT/UC039	Garages at Marine Drive	Residential	The site is not considered to be deliverable.
RLDP/DV/UC006	Site 1 Land East of Onllwyn	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC040	Garages off Amber Close	Residential	The site is not considered to be deliverable.
RLDP/PT/UC041	Land off Poppy Close	Residential	The site is not considered to be deliverable.
RLDP/PT/UC042	Garages off Iris Close	Residential	The site is not considered to be deliverable.
RLDP/DV/UC007	Land South of Wembley Avenue,	Residential	Further viability evidence required should the
	Onllwyn		site be allocated for development.
RLDP/P/UC014	Land off Tramway Road, Rhos	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/P/UC015	Graig View	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/DV/UC008	Land at Heol Hen Seven Sisters	Residential	The site is not considered to be deliverable.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/AV/UC010	Land at Graig Terrace Abergwynfi	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC043	Land off Brahma Avenue	Residential	The site is not considered to be deliverable.
RLDP/AV/UC011	Land adjacent to Brookside,	Residential	The site is not considered to be deliverable.
	Pontrhydyfen		
RLDP/AV/UC012	Land at Tonmawr Road.	Residential	The site is not considered to be deliverable.
	Tonmawrmawr		
RLDP/NV/UC015	Land off Heol Herbert, Resolven	Residential	The site is not considered to be deliverable.
RLDP/AV/UC013	Land adjacent to 2 Station Road,	Residential	Further viability evidence required should the
	Pontrhydyfen		site be allocated for development.
RLDP/PT/UC044	Land adj to Ysbryd y Môr, Aberavon	Residential	Further viability evidence required should the
	Seafront		site be allocated for development.
RLDP/PT/UC045	Land at Broomhill	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC046	Goytre Close (top of Parsons Lane)	Residential	Further viability evidence required should the
	Goytre		site be allocated for development.
RLDP/PT/UC047	Goytre Close	Residential	The site is not considered to be deliverable.
RLDP/PT/UC048	Land R/O Goytre Road	Residential	The site is not considered to be deliverable.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/DV/UC009	Land Adj 78 Church Road, Seven	Residential	The site is not considered to be deliverable.
	Sisters		
RLDP/P/UC016	Glyn-meirch Road, Trebanos	Residential	The site is not considered to be deliverable.
RLDP/PT/UC049	Land at Pen y Bryn	Residential	Whilst no viability information has been
			provided, planning permission has been
			granted for the type and scale of development
			envisaged. The site is therefore considered to
			be deliverable.
RLDP/PT/UC050	Land adjoining 7 Heol Carodog,	Residential	Further viability evidence required should the
	Taibach		site be allocated for development.
RLDP/PT/UC051	Land near Bay View, Port Talbot	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC052	Balaclava Row, Land North of	Residential	The site is not considered to be deliverable.
	Inkerman Row		
RLDP/PT/UC053	Land at Constant Road	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/PT/UC054	Land adjoining Aberbaiden Farm, Cefn	Residential	Further viability evidence required should the
	Cribwr, Bridgend		site be allocated for development.
RLDP/N/UC035	Land off Heol y Gors Parcel 1, Tonna	Residential	The site is not considered to be deliverable.

Site Reference	Site Name	Proposed Use	Viability Conclusion
RLDP/AV/UC014	Land adjacent to 2 Underbridge	Residential	The site is not considered to be deliverable.
	Pontrhydyfen		
RLDP/SV/UC001	Land at Lewis Avenue, Cwmllynfell –	Residential	Whilst no viability information has been
	Site 1		submitted, planning permission has been
			granted for the type and scale of development
			envisaged.
RLDP/SV/UC009	Abertwrch Farm	Residential	Further viability evidence required should the
			site be allocated for development.
RLDP/NV/UC016	Land opposite Stag House / Garwed	Residential	Further viability evidence required should the
	Gardens, Abergarwed		site be allocated for development.
RLDP/P/UC017	Land off Neath Road, Fforestgoch	Residential	Further viability evidence required should the
			site be allocated for development.
6. Proposed Allocations

6.0.1. Prior to the identification of sites proposed for allocation in the Deposit Plan, the Council will undertake further detailed engagement with its Viability Topic Working Group/ Steering Group. Further detailed site-specific viability work will also be undertaken with site promoters.

Appendix 1: Viability Statement of Common Ground

Neath Port Talbot Council Viability Topic Working Group Statement of Common Ground

Between	
Neath Port Talbot County Borough Council	
AND the following stakeholders:	
Alder King	Mr Gardiner
Elev8 Land and Property	Mr Gould
Evans Banks	Turley
Herbert R Thomas	Sutton Consulting
Hale Homes	
JCR Planning	
Linc Cymru	
Neath Port Talbot Council (Estates)	
NP Linnells	
Mr Machan	
Simply Planning	
WBE Biomass	
Persimmon Homes	
Home Builders Federation	
Savills	
Geraint John Planning	
MM Design	
Pobl	
St Modwen	
Castell Group	
Tai Tarian	
The Brook Group	
Mr Richards	
Mr Murray	

1. Background

- 1.1. This Statement of Common Ground (SoCG) has been prepared to inform the high-level viability work undertaken to inform the preparation of the Neath Port Talbot (NPT) Replacement Local Development Plan (RLDP).
- 1.2. To inform the SoCG the Council held a series of Viability Topic Working Group (TWG) meetings in:
 - December 2021;
 - June 2022; and
 - February 2023
- 1.3 Those listed on the cover sheet have attended some or all of those meetings and have contributed to and reviewed this document.

2. Assumptions

2.1. Housing Market Areas

- 2.1.1. It is noted that within the Housing Market Areas there is variability in the prices that can be achieved. Nonetheless for the purpose of high-level viability work the steering group **unanimously supported** the approach (in line with the current LDP and LHMA) of using the following six housing submarket areas:
 - Port Talbot;
 - Neath;
 - Pontardawe;
 - Neath Valley and Dulais Valley;
 - Swansea Valley and Amman Valley; and
 - Afan Valley.

Figure 4: Housing Market Areas



2.2. Dwelling Sizes

- 2.2.1. The high-level Regional Viability Model (RVM) purposely confines the number of house types for testing and therefore assumes the same standard for market and affordable units. The logic is threefold. Firstly, a limited range of house types allows the user to seamlessly test how different tenures and percentages of affordable housing will have an impact on viability. Secondly, it future proofs the model irrespective of the potential multi-tenure application of the Welsh Government (WG) Welsh Development Quality Requirements 2021 Creating Beautiful Homes and Places. Thirdly, the model is geared towards "per square metre" values and percentages, ultimately arriving at the common denominator.
- 2.2.2. To inform the high-level viability work, the Council therefore proposed to use the WG Welsh Development Quality Requirements (DQR) 2021 – Creating Beautiful Homes and Places. Consensus achieved.

Home Designation	House Type	Gross Internal (Floor) Area (sqm)
7P4B	2 storey house	114
6P4B	2 storey house	110
5P3B	2 storey house	93
4P3B	2 storey house	88
4P2B	2 storey house	83
3P2B	2 storey house	74
3P2B	Bungalow	58
3P2B	Flat – walk up	65
3P2B	Flat – Common access	58
2P1B	Flat – walk up	53

Figure 5: WG Welsh DQR 2021 - Creating Beautiful Homes and Places

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2.3. Dwelling Mix and Types

2.3.1. To inform the RLDP, the Council has commissioned Turleys to undertake a Local Housing Market Assessment (LHMA) to identify the need for affordable and market housing. Emerging evidence suggests the need to provide:

Type of Bedroom	Proportion Market	Proportion Affordable
1-bed	3%	57%
2-bed	21%	18%
3-bed	62%	19%
4-bed	14%	6%

Figure 6: LHMA Identified Housing Needs

- 2.3.2. Engagement with WG suggests that market accommodation should be influenced by market demand and engagement with developers.
- 2.3.3. Several of those attending the Viability TWG in February 2023 suggested that a greater proportion of 3-bed and 4-bed market dwellings should be tested than the need figures presented suggest; and that there would be limited market demand for 1-bed accommodation away from flatted schemes on the seafront; or as a small element of a much larger scheme.
- 2.3.4. Discussion also took place regarding market dynamics post-Covid and the demand for larger properties to accommodate working from home.
- 2.3.5. On this basis, the Council proposed to test a mix of units with a greater proportion of 3- and 4-bed properties for market accommodation and the revised figures are proposed. The Council will also test a further greater proportion where viability is not achieved using the revised figures above. Consensus achieved.

2.4. House Prices

2.4.1. As part of the February Viability TWG, the following slides were presented:

нма	June TWG (E/sqm)	Candidate Sites Sales Values (£/sqm)	New build stock February 2020- March 2022 (E/sqm)	New build stock (February 2020 – March 2022) Plus House Price Index Uplift
Port Talbot	€2,300	£2,164- £2,930	£2,665	£3,091
Neath	£2,475	£1,992 - £3,289	£2,279	£2,644
Pontardawe	£2,150	£2,080 - £3,378	£2,304	£2,673
Neath Valley and Dulais Valley	£1,925	£1,925 - £2,818	No data	No data
Swansea Valley and Amman Valley	£1,925	£1,643-£2,594	No data	No data
Afan Valley	£1,500	£2,174 (only one submission)	No data	No data



нма	Sales Values (£/sqm)	Source
Port Talbot	£3,091	Updated house price plus house price index
Neath	£2,644	Updated house price plus house price index
Pontardawe	£2,673	Updated house price plus house price index
Neath Valley and Dulais Valley	£2,818	Higher range Candidate Site submission
Swansea Valley and Amman Valley	£2,594	Higher range Candidate Site submission
Afan Valley	£1,823	June TWG uplifted by House Price Index

2.4.2. Discussion took place regarding appropriate sales values for new stock within the housing market areas, as well as the current state of the market. As part of this discussion it was noted that the values that will/could be achieved varies within the housing market areas; but it was decided that the following values should be used for high level work. **Broad consensus achieved.**

Figure 7: Proposed Sales Values

Housing Market Area	Proposed Sales Vales (£) per Square Metre (sqm)
Port Talbot	£3,100
Neath	£3,100
Pontardawe	£2,850
Neath Valley and Dulais Valley	£2,600
Swansea Valley and Amman Valley	£2,600
Afan Valley	£2,500

2.5. Affordable Housing

2.5.1. The Development Plans Manual, Edition 3, 2020 states that *"discussions with RSLs will be essential to ensure the tenure mix proposed is indicative of what*

can be delivered in practice. It would be inappropriate to include in the model a large element of intermediate homes if there is no track record of delivering them". A number of Registered Social Landlords (RSL) attended the first two viability TWGs. Following these meetings, the Council met separately with Pobl, Coastal, Tai Tarian and Linc Cymru to gain a deeper understanding of the affordable housing market in NPT. As part of these discussions it was noted that there is a considerable demand for small (1 and 2-bed) social rented homes. It was also noted that there is a considerable reliance on social housing grant to deliver affordable housing within NPT.

- 2.5.2. To inform the RLDP, the Council commissioned Turleys to undertake a LHMA as part of a more general study of Housing and Economic Growth. The interim results of this work were presented as part of the February viability TWG.
- 2.5.3. As part of these discussions, it was noted that the emerging LHMA had identified a need for 2,775 affordable homes over the Plan period, of which 87 dwellings per annum (1,305 over the RLDP Plan period) was newly arising need and 294 dwellings per annum for the first five years (1,305 total first five years).
- 2.5.4. At the February Viability TWG, the Council proposed that viability work only seeks to make provision for newly arising need; leaving SHG/other means to meet <u>existing</u> unmet need. This would then equate to 32% affordable housing need per annum and form the maximum affordable housing level to be tested. No comments were raised, **consensus achieved.**
- 2.5.5. Turning to the tenure need for affordable housing, the Council noted that the emerging LHMA identifies the backlog of affordable housing for social rent; and for newly arising need, the emerging work identifies the need for 29% intermediate/low-cost home ownership and 71% social rent which can be summarised as a 30/70 ratio.
- 2.5.6. The Council noted that the current LDP requires all affordable housing to be transferred as tenure neutral. The viability of higher social rent transfer values were also discussed with RSLs. Moving forward, a proportional approach, with different transfer values for different tenures, is now suggested. This approach

would enable the Council to have a greater understanding of what is being delivered; and some flexibility could be built into policy.

- 2.5.7. The Council proposed the following transfer values:
 - Social rent: 40% of open market value; and
 - Intermediate/low cost home ownership: 70% of open market value.

2.5.8. Broad consensus achieved.

2.6. Net Developable Area

- 2.6.1. National planning guidance (DPM, Table 24) advises that detailed considerations such as whether sites are tested at gross site area (i.e. total land available) or net developable area (i.e. land available for development) should be decided as part of the viability work. Net site area in this context is taken to include land to accommodate dwellings, services and infrastructure directly associated with their use and enjoyment (such as access roads, private garden space, car parking and incidental open space). Conversely, infrastructure serving a wider area such as schools, major distributor roads and landscaping buffers are not included and are considered to be part of the gross site area.
- 2.6.2. At the June 2022 TWG it was suggested that there was a need to take into account Sustainable Urban Drainage Systems (SuDS) requirements when considering net/gross site area assumptions, as these may give rise to a greater land requirement. It was suggested therefore that an additional 10% allowance should be included.
- 2.6.3. **Broad consensus achieved** on the following net/gross ratios for different site typologies:
 - 100% ratio for sites up to 1ha
 - 85% ratio for sites of 1ha to less than 2ha
 - 80% ratio for sites of 2ha to less than 4ha
 - 75% ratio for sites of 4ha and above

• PLUS 10% allowance for SuDS on all sites.

2.7. Density

- 2.7.1. At the June 2022 TWG, the Council presented:
 - Current LDP Policy BE1 'Design' requiring 35 dwellings per hectare in the Coastal Corridor Strategy Area and 30 dwellings per hectare in the Valleys Strategy Area); and
 - Future Wales Policy 2 which says in the supporting text that "new developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations".

Development Mix
(b) Density:
 Council currently requires through Policy BE1: Sites to make the best and most efficient use of land available through being of an appropriate density taking into account the character and appearance of the area, normally a minimum of: 35 dwellings per hectare in Coastal Corridor Strategy Area; and 30 dwellings per hectare in Valleys Strategy Area
 Future Wales Policy 2 Supporting Text: New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations.
Cyngor Castell-nedd Port Talbot Neath Port Talbot Council

2.7.2. The Council took away from that TWG an action to review gross densities achieved on recent schemes (completed since 2016). That review suggests that schemes in the Coastal Corridor are achieving higher densities than the current LDP Policy (53.6 dwellings per hectare on average) and schemes in the Valleys are achieving densities in line with the current LDP Policy (24.9 dwellings per hectare). The higher densities being achieved in the Coastal Corridor on average are, however, more reflective of flatted schemes.

- 2.7.3. Noting comments in the February 2023 TWG with regards to the demand for 3- and 4-bedroomed properties, the Council proposed as part of the circulation of the draft SoCG to test schemes at a range of densities from 35 dwellings per hectare to 50. Respondents were supportive of this noting that schemes of 50 dwellings per hectare would be more 1- and 2-bed led and be more town centre/ transit-oriented locations. **Consensus achieved**.
- 2.8. Basic Build/Plot Costs
- 2.8.1. At the June 2022 TWG the Council presented the following build costs which were based upon BCIS data. As part of discussions it was suggested that the Council should include a greater range of costs for residential schemes (more akin to the Carmarthenshire/Pembrokeshire approach).

Type of Dwelling	Draft Assumption
House	 Sites less than 50 units: £1,049/sqm Sites of 50 units or more: £944/sqm
Flats	• £1,264/sqm
Offices	 Air conditioned (generally): £1,496/sqm Non-air conditioned (generally): £1,308/sqm
Offices with shops, banks, flats etc.	• £1,795/sqm
Shops	• £815/sam

2.8.2. Taking on board the discussion at the June 2022 TWG, and after reviewing all Candidate Site viability submissions, the Council proposed the following build/ plot cost rates at the February 2023 TWG:

Figure 8: Candidate Site Build Costs



Single unit	£1,150
2 to 4 units	£1,250
5 to 9 units	£1,126
10 to 19 units	£1,104
20 to 50 units	£1,079
51 to 100 units	£1,069
Over 100 units	£947
Average	£1,063

- 2.8.3. A number of participants at the February 2023 TWG suggested these cost rates were too low. It was noted that it can be difficult to come up with an average build/plot cost, particularly one without inclusions for SuDS/Part L/ Category A EPC adjustments; as developers do not always separate these, but are more aware of an "all-in" rate.
- 2.8.4. Reviewing the BCIS data, and based upon thoughts in the room, it was suggested (and agreed) that the following "plot cost" rates should be used for high-level viability testing:
 - for sites of up to 50 units, £1,200/sqm; and
 - for sites of more than 50 units, £1,100/sqm.

These rates compare to BCIS lower quartile £1,100/sqm re-based to West Glamorgan; and £1,122/sqm re-based to Wales more generally. **Broad consensus achieved**.

2.9. Additional Build Costs

- 2.9.1. In addition to basic build/plot costs, allowance needs to be made for additional costs relating to certain Building Regulation requirements in Wales.
- 2.9.2. At the June 2022 TWG the following slide was presented:

Additional Requirements	Draft Assumption			
Sprinklers: House	House: £3,075/unit			
	Flat: £879/unit			
Part L Building Regulations	£3,000/unit			
ULEV	£300/unit			
our views please on:				
Support assumptions				
Whether there is some "blurring" between basic "plot costs" and additional cost				

- 2.9.3. <u>With regards to sprinklers</u> it was noted that the cost associated with sprinklers is dependent upon water pressure. It was however agreed that the Council should use a value of £2,000 per dwelling.
- 2.9.4. Whilst consensus was achieved as part of the TWG, following the circulation of the draft SoCG it was suggested by two parties that this figure should be increased to £3,000 per dwelling. In the absence of further evidence submitted, the Council has not amended the figure. **Broad consensus achieved.**
- 2.9.5. <u>With regards to ULEV charging points</u>, whilst a £200 per dwelling cost was mooted, it was noted as part of the June 2022 TWG that the Part S requirement in England for all new homes to have ULEV charging points is not yet coming into force in Wales. Noted that WG have said that they will consult on the proposal but that this consultation has been delayed. This is something to keep an eye on; but no objection was raised to the proposed approach of including £200 per dwelling in the meeting.
- 2.9.6. Following the circulation of the draft SoCG it was suggested by two parties that this figure should be increased to £300 per dwelling and £600 per dwelling. Reviewing other evidence the Council has increased the value to £550 per dwelling. Broad consensus achieved.

- 2.9.7. <u>With regards to Part L requirements</u> which are due to come into force within the RLDP Plan period, at the June 2022 TWG it was noted that WG have provided estimates of potential costs. It was suggested that, whilst the building specification already used some developers may include certain elements in the new Regulations, the Council should use the WG cost estimates unless there is alternative evidence of costings.
- 2.9.8. In the consultation on the changes to Part L, WG presented two options to improve energy efficiency standards in new dwellings. Option 1 is expected to be delivered through natural ventilation, whilst Option 2 is expected to be delivered through mechanical ventilation with heat recovery (MVHR) with a higher standard of airtightness. WG estimated the potential cost impacts ranging from £5,900 per dwelling (Option 1) to £8,300 per dwelling (Option 2). Option 1 is WG's preferred option for the reasons set out in the consultation document. Following the June 2022 TWG, there was **broad consensus** on using £5,900 per dwelling.
- 2.9.9. Prior to the February 2023 TWG, the Council considered the approach taken by other authorities and reviewed Candidate Site submissions. This supports a different allowance of £3,000 per dwelling for Part L. This was raised at the February 2023 TWG, noting in particular that reducing the value to this level reflects the overwhelming evidence from discussions with site promoters elsewhere and other authorities' approaches. No dissenting comments were made on this issue.
- 2.9.10. Following the circulation of the draft SOCG two parties questioned this approach suggesting values of £4,500 and the £5,900 WG recommendation. In the absence of evidence submitted to support these values, the Council has not increased them. Broad consensus achieved.

2.10. Normal External Site Costs

2.10.1. In addition to basic 'plot costs' further allowance needs to be made for the range of external costs typically associated with developments. These encompass a range of infrastructure costs over and above plot costs, including roads, footpaths, landscaping, drainage and services within the site; that will be typical for any development site.

2.10.2. At the June 2022 TWG, the following slide was presented and it was **agreed** that for the purpose of high-level work the Council would estimate external site costs at 15%-20% of plot costs on sites of less than 10 units; and on sites of more than 10 units, a rate of £16,500 per unit would be used.



2.10.3. At the February 2023 TWG this assumption was re-visited. A number of the participants considered that this approach was still relevant. It was however **agreed** that the value should be increased to £17,500 per dwelling for sites of 10 units or more and kept at 15% for sites of less than 10 units.

2.11. Abnormal Costs

2.11.1. Whilst it is acknowledged that abnormal costs will arise on certain sites, including (for example) land remediation, ecological constraints, additional foundation works and/or significant retaining wall construction; abnormal costs can vary considerably between sites. Given that any attempt to determine a representative allowance for 'abnormal costs' would be highly speculative, it was accepted (at the June 2022 TWG) that such costs should be reflected in the land value. **Consensus achieved**.

2.12. SuDS

2.12.1. As part of the Council's viability (and more generally site assessment) work, the Council has engaged extensively with the SuDS Approval Body (SAB) who

have highlighted that the costs for adopting SuDS vary widely depending on the type of system utilised.

- 2.12.2. Discussions have in particular highlighted the difficulty at arriving at 'average costs' for assumptions to inform high level viability appraisal work; and for site-specific appraisals, where further SuDS work has not been undertaken. Sites and solutions inevitably vary.
- 2.12.3. During discussions with the Council's SAB, it was suggested that £3,000 per dwelling would be a reasonable assumption to make for high-level viability studies; providing that it was caveated so that site promoters are aware that costs may be more or less than this. It has also been agreed that the SAB will appraise all sites submitted and filtered to Candidate Sites Stage 2 assessment; and will highlight instances where greater costs may be needed. It is noted, however, that this will not be a detailed assessment; and that site promoters should engage in preliminary discussions with the Council's SAB and undertake site-specific work for sites that may be allocated in the RLDP.
- 2.12.4. At the June 2022 TWG, the Council presented the proposed allowance of £3,000 per dwelling; and explained that there had been no schemes permitted within NPT that have SuDS costs attributable to them. There was a general consensus on this figure; but it was noted that costs vary significantly and that this allowance is lower than costs sought in several other locations; suggesting that might be an emphasis on a "greener" approach to SuDS in NPT. If so, it was suggested that this needs to be taken into account as part of the density assumptions; and that consideration should be given to whether SuDS and public open space/recreational space requirements could be combined.
- 2.12.5. Following circulation of June 2022 TWG meeting notes it was queried whether agreement had been reached on this issue.
- 2.12.6. At the February 2023 TWG the topic was re-addressed; and the Council outlined the £3,000 per unit allowance, noting more detailed site-specific work would be undertaken. This was considered to be a reasonable assumption. Following the circulation of the draft SoCG one party suggested increasing the value to £3,500. As outlined above, costs can vary considerably and whilst the Council had proposed a figure of £3,000 for high level testing, on review, and

discussing the experiences of other authorities and the development sector, it appears that £3,000 could be at the lower end of costs of SuDS. Therefore the Council have decided to use a higher figure in testing of £4,500 based on recent experiences across the region. For site specific work, the Council's Planning Policy team will engage with the SAB. Further discussions and work will also be undertaken with the SAB and Green Infrastructure teams. **Broad consensus achieved**.

2.13. Development Profit

- 2.13.1. National planning guidance (DPM, Table 24) advises that when considering profit margins it is important to understand the type of developers operating in an area; and how land is brought forward. In rural areas, smaller developers (for example) may work on a different model to larger, volume house builders. Larger sites can carry more risk, where they take a long time to build out, and an increased profit margin may be required; whereas smaller sites may be developed more quickly and carry a lower level of risk for the developer.
- 2.13.2. WG guidance (ibid) advises that the normal range of profit expected by developers and necessary to meet most lenders' requirements is between 15% and 20% of Gross Development Value (GDV) for dwellings that will be let or sold on the open market. A lower profit margin, based on 6% of cost, is normally applied to the provision of affordable housing.
- 2.13.3. As part of the June 2022 TWG, the Council presented11 the following slides:





- 2.13.4. The stakeholder group **agreed** that the Council should follow the approach used in Carmarthenshire/Pembrokeshire (the second slide above) rather than Bridgend.
- 2.13.5. At the February 2023 TWG, the Council suggested the following approach:



- 2.13.6. Discussion took place regarding the Council's proposed 17% profit margin for sites of 10+ units.
- 2.13.7. A participant suggested that rather than split the percentages as per the slide, that a better approach would be to bracket:
 - 1 to 10 units: 15-20%
 - 10-50 units: 15-20%
 - 50+ units: 20%+.
- 2.13.8. A number of participants considered these values to be low; particularly from the perspective taken by most lenders, who look for higher profit margins than those listed, typically in a range from 18%-20%. A number of participants noted that large scale developers will regard anything less than 20% as "not viable", unless risks associated with the development are particularly low.
- 2.13.9. It was suggested by one participant that margins of 15%-20% may be seen as reasonable in an area such as NPT, where there is less national housebuilder activity and greater reliance on RSLs and smaller/regional housebuilders; who would expect/accept lower profit margins because they develop sites in a different way a more piecemeal/ad hoc/slower approach, carrying less risk. Discussion therefore took place regarding the appropriateness of applying different thresholds in different parts of the County Borough, for example, lower levels in the Valleys and on smaller sites.

2.13.10. No final consensus was reached on profit levels.

- 2.13.11. It is therefore proposed that the Council initially models:
 - 1 unit: 10%
 - 2-9 units: 15%
 - 10-49 units: 18%
 - 50+ units: 20%
- 2.13.12. And then considers applying 20% on sites of 10+ in the Coastal Corridor (Neath and Port Talbot Spatial planning areas).

2.14. Interest

2.14.1. Interest rates will vary depending on the site promoter's ability to access finance. As part of the June 2022 TWG the Council proposed 6.0% debit interest and 0.5% p.a. credit. No objections were raised. Consensus achieved.

2.15. Contingency

2.15.1. At the June 2022 TWG, the Council proposed using a contingency allowance of 5.0% on total build cost. No objections were raised. **Consensus achieved**.

2.16. s.106 Costs

2.16.1. At the June 2022 TWG the Council presented the following slide on current s.106 requirements:



- 2.16.2. It was noted that the Council is not currently achieving these values and is in the process of reviewing the evidence base.
- 2.16.3. The Council also presented the following slide which was based on an initial analysis of levels of s.106 being achieved on a number of sites, noting that further work would be done.

s.106 Obligations	
Size of Site (Residential)	Average s.106 Obligation
Sites up to 3 units	£931.75
Sites of 3 to 10 units	£3,390.51
Sites of 11 to 20 units	£2,516.16
Sites of 21 to 30 units	£636.67
Sites of 31 to 40 units	£963.34
Sites of 41 to 50 units	£1,897.77
Sites of 51 to 100 units	£1,533.39
Sites of 101 to 150 units	£1,582.32
Your views please on: • Current s.106 requi • Suggested assumption	rements; and ions and approach

2.16.4. To inform the February 2023 TWG the Council reviewed all s.106 agreements since the adoption of the current LDP in 2016.

Other s.106						
Size of Site	Average of Total Contributions Required (Per Dwelling)	Average of Total Contributions collected (Per Dwelling)	Average of Difference	Average of Total Contributions Required (Per Dwelling) (Excl. AH)	Average of Total Contribution s collected (Per Dwelling) (Excl. AH)	Average of Difference
3 to 10	£22,350	£956	-£21,393	£6,152	£726	-£5,426
11 to 20	£19,240	£1,362	-£17,878	£3,464	£1,362	-£2,102
21 to 30	£19,515	£0	-£19,515	£9,465	£0	-£9,465
31 to 40	£23,387	£1,304	-£22,084	£3,437	£1,304	-£2,134
41 to 50	£20,178	£291	-£19,887	£5,742	£291	-£5,451
101 to 150 All	£34,439 £22,544	£26,024 £2,150	-£8,415 - £20,393	£11,307 £6,128	£2,892 £844	-£8,415 - £5,284

- 2.16.5. At the February 2023 TWG the Council noted the following:
 - the analysis shown in the slide above had been undertaken;
 - s.106 requirements have considerable importance, both for placemaking and in the context of "sustainability" in general;
 - initial discussions with open space and education colleagues indicate that contributions based on current policy/SPG's (see below) are likely to be the minimum; but there may be some flexibility in terms of threshold/site size.

(6) Ot	6) Other s.106 Requirements										
Туре	Estimated Requirement (£/sqm)	Open Space Requirement Per Dwelling (sqm)	D	ost per welling	Education <u>Current LDP:</u> 10 units 2-beds. <u>Required</u> : Primary: £4,666 Secondary: £4,257						
Outdoor Sport - Pitch	£15.97	26.3	£	420.10							
Outdoor Sport - Non-Pitch	£147.90	10.3	£1	,523.38	• Total: £8,933 per dwelling.						
Children's Play	£221.85	5.7	£1	,264.56	Active Travel Ourrent LDP: Site specific costs						
Informal Space	£7.40	12.6	f	93.18							
Allotments	£16.12	4.4	í	70.93							
Recreational	space				Туре	Standard					
<u>Current L</u>	<u>DP:</u> 3 units			Outdo	or Sport	1.6 hectares per 1,000 population					
Welsh Langu	age			Childre	n's Play	0.25 hectares per 1,000 population					
 Reduced to £200 per dwelling in language 				Informal Space		0.55 hectares per 1,000 population					
sensitive	areas			Allotm	ents	0.19 hectares per 1,000 population					

- As stated above, the costs presented at the TWG were likely to be a minimum. Since the TWG, further discussions have taken place with education and the costs required have increased and now incorporate an allowance for the move towards net zero. Revised education costs are as follows:
 - Primary: £7,297
 - Secondary: £3,735
 - o Total: £11,032

2.17. Professional Fees

- 2.17.1. At the June 2022 TWG, the Council proposed the following allowances for professional fees:
 - 4% 12% on 'plot' costs, depending on site size
 - 10% on major infrastructure/abnormal costs.
- 2.17.2. No objections were raised to the proposed levels. Consensus achieved.

2.18. Land Cost Fees

- 2.18.1. At the June 2022 TWG the Council proposed:
 - Land transaction tax at appropriate rate
 - Legal and agent's fees: 1.5% of land cost
- 2.18.2. No objections were raised to the proposed levels. **Consensus achieved**.
- 2.19. Sales and Marketing Fees
- 2.19.1. At the June 2022 TWG the Council proposed 2.5% of open market GDV as an assumption for sales and marketing costs. No objections were raised to the proposed approach. **Consensus achieved**.
- 2.19.2. With regards to legal fees, at the June 2022 TWG, the Council proposed £600 per residential dwelling as an assumption for legal fees. No objections were raised to this proposed level. **Consensus achieved**.

2.20. Land Value Benchmarks

2.20.1. At the June 2022 TWG, the Council presented the following slide:

Housing Market Area	Residential Benchmark Land Value Per Hectar Draft Assumption
Port Talbot	£470,000
Neath	£520,000
Pontardawe	£430,000
Neath Valley and Dulais Valley	£245,000
Swansea Valley and Amman Valley	£245,000
Afan Valley	£175,000
Commercial: • Limited evidence • Site-specific viability appraisals: R support assumptions	Require site promoters to provide evidence to

- 2.20.2. There was **general consensus** that these values were realistic. One participant observed that a number of land transactions were pending in NPT.
- 2.20.3. Given the lapse of time between June 2022 and February 2023, the Council re-presented the values in the slide below at the February 2023 TWG.

June TWG: Port Talbo Neath: £5 Pontarday Neath and Swansea Afan Valle	t: : £470,000/ha 20,000/ha ve: £430,000/ha d Dulais Valleys: £245,000/ha and Amman Valleys: £245,000/ha ys: £175,000	Allt y Celyn, Rhos
00	"the evidence should be clear as to w realistically entice a landowner to se	what financial return (or benchmark land value) would Il for the proposed use in an area or sub-market area" (DPM,pp.1

- 2.20.4. At the February 2023 TWG it was confirmed that these are based on net developable site areas. The values assume serviced land with planning permission, i.e. without abnormal costs.
- 2.20.5. One participant noted that abnormal costs are often not (fully) identified until after the initial land negotiations/purchase; and suggested that benchmark land values might be based on a multiplier of between 10 and 20 applied to existing use (e.g. agricultural) value. It was noted that, whilst this is an approach often used in England, Welsh national planning guidance (e.g. DPM) refers to "a value sufficient to encourage a landowner to sell for the proposed use".
- 2.20.6. A comment was made that landowners are always looking for more; but it was agreed that the benchmark land values in the slide reflect market experience and are appropriate for high-level viability work. **Consensus achieved**.

2.21. Commercial Schemes

2.21.1. Given the specific nature of schemes, the use of specific funding mechanisms (such as grant funding), rather than provide specific assumptions, site specific assumptions to be provided by site promoter with evidence to support specific assumptions.

Appendix 2: High-Level Viability Testing

Summary Tables

1.1. This Appendix provides a summary of the high-level viability testing.

Scenario 1: 1 dwelling, 100% affordable housing

1.2. The Table below shows that all scenarios are unviable.

Table 5: Scenario	1: 1	Dwelling,	100%	Affordable	Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1	Port Talbot	1	100%	35	10%	-£172,279	-1434.94%	Not Viable
Scenario 2	Neath	1	100%	35	10%	-£175,348	-1460.50%	Not Viable
Scenario 3	Pontardawe	1	100%	35	10%	-£192,434	-1602.82%	Not Viable
Scenario 4	Neath and Dulais Valleys	1	100%	35	10%	-£182,206	-1517.62%	Not Viable
Scenario 5	Swansea and Amman Valleys	1	100%	35	10%	-£182,206	-1517.62%	Not Viable
Scenario 6	Afan Valley	1	100%	35	10%	-£182,500	-1520.07%	Not Viable

Scenario 2: 1 dwelling, 0% affordable housing

1.3. The Table below shows that all scenarios are viable.

Table 6: Scenario 2: 1 Dwelling, 0% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 7	Port Talbot	1	0%	35	10%	£64,417	223.44%	Viable
Scenario 8	Neath	1	0%	35	10%	£62,571	217.04%	Viable
Scenario 9	Pontardawe	1	0%	35	10%	£38,913	146.81%	Viable
Scenario 10	Neath and Dulais Valleys	1	0%	35	10%	£31,365	129.72%	Viable
Scenario 11	Swansea and Amman Valleys	1	0%	35	10%	£31,365	129.72%	Viable
Scenario 12	Afan Valley	1	0%	35	10%	£25,868	111.26%	Viable

Scenario 3: 3 dwellings, 100% affordable housing

1.4. The Table below shows that all scenarios are unviable.

Table 7: Scenario 3: 3 Dwellings,	100% Affordable	Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 13	Port Talbot	3	100%	35	15%	-£438,243	-1599.31%	Not Viable
Scenario 14	Port Talbot	3	100%	35	18%	-£438,243	-1599.31%	Not Viable
Scenario 15	Port Talbot	3	100%	35	20%	-£438,243	-1599.31%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 16	Neath	3	100%	35	15%	-£446,949	-1631.08%	Not Viable
Scenario 17	Neath	3	100%	35	18%	-£446,949	-1631.08%	Not Viable
Scenario 18	Neath	3	100%	35	20%	-£446,949	-1631.08%	Not Viable
Scenario 19	Pontardawe	3	100%	35	15%	-£455,521	-1662.36%	Not Viable
Scenario 20	Pontardawe	3	100%	35	18%	-£455,521	-1662.36%	Not Viable
Scenario 21	Neath and Dulais Valleys	3	100%	35	15%	-£446,952	-1631.09%	Not Viable
Scenario 22	Neath and Dulais Valleys	3	100%	35	18%	-£446,952	-1631.09%	Not Viable
Scenario 23	Swansea and Amman Valleys	3	100%	35	15%	-£446,952	-1631.09%	Not Viable
Scenario 24	Swansea and Amman Valleys	3	100%	35	18%	-£446,952	-1631.09%	Not Viable
Scenario 25	Afan Valley	3	100%	35	15%	-£443,621	-1618.94%	Not Viable
Scenario 26	Afan Valley	3	100%	35	18%	-£443,621	-1618.94%	Not Viable
Scenario 27	Port Talbot	3	100%	40	15%	-£428,014	-1561.98%	Not Viable
Scenario 28	Port Talbot	3	100%	40	18%	-£428,014	-1561.98%	Not Viable
Scenario 29	Port Talbot	3	100%	40	20%	-£428,014	-1561.98%	Not Viable
Scenario 30	Neath	3	100%	40	15%	-£435,631	-1589.78%	Not Viable
Scenario 31	Neath	3	100%	40	18%	-£435,631	-1589.78%	Not Viable
Scenario 32	Neath	3	100%	40	20%	-£4,356,331	-1589.78%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 33	Pontardawe	3	100%	40	15%	-£446,162	-1628.21%	Not Viable
Scenario 34	Pontardawe	3	100%	40	18%	-£446,162	-1628.21%	Not Viable
Scenario 35	Neath and Dulais Valleys	3	100%	40	15%	-£441,619	-1611.63%	Not Viable
Scenario 36	Neath and Dulais Valleys	3	100%	40	18%	-£441,619	-1611.63%	Not Viable
Scenario 37	Swansea and Amman Valleys	3	100%	40	15%	-£441,619	-1611.63%	Not Viable
Scenario 38	Swansea and Amman Valleys	3	100%	40	18%	-£441,619	-1611.63%	Not Viable
Scenario 39	Afan Valley	3	100%	40	15%	-£439,812	-1605.04%	Not Viable
Scenario 40	Afan Valley	3	100%	40	18%	-£439,812	-1605.04%	Not Viable
Scenario 41	Port Talbot	3	100%	45	15%	-£420,057	-1532.94%	Not Viable
Scenario 42	Port Talbot	3	100%	45	18%	-£420,057	-1532.94%	Not Viable
Scenario 43	Port Talbot	3	100%	45	20%	-£420,057	-1532.94%	Not Viable
Scenario 44	Neath	3	100%	45	15%	-£426,829	-1557.66%	Not Viable
Scenario 45	Neath	3	100%	45	18%	-£426,829	-1557.66%	Not Viable
Scenario 46	Neath	3	100%	45	20%	-£426,829	-1557.66%	Not Viable
Scenario 47	Pontardawe	3	100%	45	15%	-£438,883	-161.65%	Not Viable
Scenario 48	Pontardawe	3	100%	45	18%	-£438,883	-161.65%	Not Viable
Scenario 49	Neath and Dulais Valleys	3	100%	45	15%	-£437,472	-1596.60%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 50	Neath and Dulais Valleys	3	100%	45	18%	-£437,472	-1596.60%	Not Viable
Scenario 51	Swansea and Amman Valleys	3	100%	45	15%	-£437,472	-1596.60%	Not Viable
Scenario 52	Swansea and Amman Valleys	3	100%	45	18%	-£437,472	-1596.60%	Not Viable
Scenario 53	Afan Valley	3	100%	45	15%	-£436,849	-1594.22%	Not Viable
Scenario 54	Afan Valley	3	100%	45	18%	-£436,849	-1594.22%	Not Viable
Scenario 55	Port Talbot	3	100%	50	15%	-£413,693	-1509.72%	Not Viable
Scenario 56	Port Talbot	3	100%	50	18%	-£413,693	-1509.72%	Not Viable
Scenario 57	Port Talbot	3	100%	50	20%	-£413,693	-1509.72%	Not Viable
Scenario 58	Neath	3	100%	50	15%	-£419,787	-1531.96%	Not Viable
Scenario 59	Neath	3	100%	50	18%	-£419,787	-1531.96%	Not Viable
Scenario 60	Neath	3	100%	50	20%	-£419,787	-1531.96%	Not Viable
Scenario 61	Pontardawe	3	100%	50	15%	-£433,060	-1580.39%	Not Viable
Scenario 62	Pontardawe	3	100%	50	18%	-£433,060	-1580.39%	Not Viable
Scenario 63	Neath and Dulais Valleys	3	100%	50	15%	-£434,154	-1584.39%	Not Viable
Scenario 64	Neath and Dulais Valleys	3	100%	50	18%	-£434,154	-1584.39%	Not Viable
Scenario 65	Swansea and Amman Valleys	3	100%	50	15%	-£434,154	-1584.39%	Not Viable
Scenario 66	Swansea and Amman Valleys	3	100%	50	18%	-£434,154	-1584.39%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 67	Afan Valley	3	100%	50	15%	-£434,480	-1585.58%	Not Viable
Scenario 68	Afan Valley	3	100%	50	18%	-£434,480	-1585.58%	Not Viable

Scenario 4: 3 dwellings, 90% affordable housing

1.5. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 5: 3 dwellings, 80% affordable housing

1.6. The Table below shows that all scenarios are unviable.

Table 8: Scenario 5: 3 Dwellings	, 80% Affordable	Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 69	Port Talbot	3	80%	35	15%	-£5,350,051	-9609.09%	Not Viable
Scenario 70	Port Talbot	3	80%	35	18%	-£5,357,770	-8451.27%	Not Viable
Scenario 71	Port Talbot	3	80%	35	20%	-£5,362,916	-7824.28%	Not Viable
Scenario 72	Neath	3	80%	35	15%	-£5,358,757	-9624.72%	Not Viable
Scenario 73	Neath	3	80%	35	18%	-£5,336,476	-8465.01%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 74	Neath	3	80%	35	20%	-£5,371,622	-7836.98%	Not Viable
Scenario 75	Pontardawe	3	80%	35	15%	-£4,973,771	-9462.22%	Not Viable
Scenario 76	Pontardawe	3	80%	35	18%	-£4,921,207	-8342.68%	Not Viable
Scenario 77	Neath and Dulais Valleys	3	80%	35	15%	-£4,571,247	-9243.81%	Not Viable
Scenario 78	Neath and Dulais Valleys	3	80%	35	18%	-£4,577,721	-8185.32%	Not Viable
Scenario 79	Swansea and Amman Valleys	3	80%	35	15%	-£4,571,247	-9243.81%	Not Viable
Scenario 80	Swansea and Amman Valleys	3	80%	35	18%	-£4,577,721	-8185.32%	Not Viable
Scenario 81	Afan Valley	3	80%	35	15%	-£4,409,936	-9147.92%	Not Viable
Scenario 82	Afan Valley	3	80%	35	18%	-£4,416,161	-8113.17%	Not Viable
Scenario 83	Port Talbot	3	80%	40	15%	-£5,339,821	-8590.71%	Not Viable
Scenario 84	Port Talbot	3	80%	40	18%	-£5,347,540	-8435.14%	Not Viable
Scenario 85	Port Talbot	3	80%	40	20%	-£5,352,686	-7809.35%	Not Viable
Scenario 86	Neath	3	80%	40	15%	-£5,347,439	-9604.04%	Not Viable
Scenario 87	Neath	3	80%	40	18%	-£5,355,158	-8447.15%	Not Viable
Scenario 88	Neath	3	80%	40	20%	-£5,360,304	-7820.47%	Not Viable
Scenario 89	Pontardawe	3	80%	40	15%	-£4,964,412	-9444.42%	Not Viable
Scenario 90	Pontardawe	3	80%	40	18%	-£4,911,848	-8332.93%	Not Viable
Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
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		Units			Level			Viable
Scenario 91	Neath and Dulais Valleys	3	80%	40	15%	-£4,565,915	-9233.02%	Not Viable
Scenario 92	Neath and Dulais Valleys	3	80%	40	18%	-£4,572,389	-8175.78%	Not Viable
Scenario 93	Swansea and Amman Valleys	3	80%	40	15%	-£4,565,915	-9233.02%	Not Viable
Scenario 94	Swansea and Amman Valleys	3	80%	40	18%	-£4,572,389	-8175.78%	Not Viable
Scenario 95	Afan Valley	3	80%	40	15%	-£4,406,127	-9140.01%	Not Viable
Scenario 96	Afan Valley	3	80%	40	18%	-£4,412,352	-8106.17%	Not Viable
Scenario 97	Port Talbot	3	80%	45	15%	-£5,331,865	-9576.42%	Not Viable
Scenario 98	Port Talbot	3	80%	45	18%	-£5,339,584	-8422.59%	Not Viable
Scenario 99	Port Talbot	3	80%	45	18%	-£5,339,584	-8422.59%	Not Viable
Scenario 100	Port Talbot	3	80%	45	20%	-£5,344,730	-7797.74%	Not Viable
Scenario 101	Neath	3	80%	45	15%	-£5,338,636	-9588.59%	Not Viable
Scenario 102	Neath	3	80%	45	18%	-£5,346,355	-8433.27%	Not Viable
Scenario 103	Neath	3	80%	45	20%	-£5,351,501	-7807.62%	Not Viable
Scenario 104	Pontardawe	3	80%	45	15%	-£4,957,133	-9430.57%	Not Viable
Scenario 105	Pontardawe	3	80%	45	18%	-£4,964,230	-8320.73%	Not Viable
Scenario 106	Neath and Dulais Valleys	3	80%	45	15%	-£4,561,767	-9224.64%	Not Viable
Scenario 107	Neath and Dulais Valleys	3	80%	45	18%	-£4,568,241	-8168.37%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 108	Swansea and Amman Valleys	3	80%	45	15%	-£4,561,767	-9224.64%	Not Viable
Scenario 109	Swansea and Amman Valleys	3	80%	45	18%	-£4,568,241	-8168.37%	Not Viable
Scenario 110	Afan Valley	3	80%	45	15%	-£4,403,165	-9133.87%	Not Viable
Scenario 111	Afan Valley	3	80%	45	18%	-£4,409,390	-8100.73%	Not Viable
Scenario 112	Port Talbot	3	80%	50	15%	-£5,325,500	-9564.99%	Not Viable
Scenario 113	Port Talbot	3	80%	50	18%	-£5,333,219	-8412.55%	Not Viable
Scenario 114	Port Talbot	3	80%	50	20%	-£5,338,365	-7788.46%	Not Viable
Scenario 115	Neath	3	80%	50	15%	-£5,331,594	-9575.94%	Not Viable
Scenario 116	Neath	3	80%	50	18%	-£5,339,313	-8422.16%	Not Viable
Scenario 117	Neath	3	80%	50	20%	-£5,344,459	-7797.35%	Not Viable
Scenario 118	Pontardawe	3	80%	50	15%	-£4,951,310	-9419.49%	Not Viable
Scenario 119	Pontardawe	3	80%	50	18%	-£4,958,407	-8310.97%	Not Viable
Scenario 120	Neath and Dulais Valleys	3	80%	50	15%	-£4,558,449	-9217.93%	Not Viable
Scenario 121	Neath and Dulais Valleys	3	80%	50	18%	-£4,564,923	-8162.43%	Not Viable
Scenario 122	Swansea and Amman Valleys	3	80%	50	15%	-£4,558,449	-9217.93%	Not Viable
Scenario 123	Swansea and Amman Valleys	3	80%	50	18%	-£4,564,923	-8162.43%	Not Viable
Scenario 124	Afan Valley	3	80%	50	15%	-£4,400,795	-9128.95%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 125	Afan Valley	3	80%	50	18%	-£4,407,020	-8096.38%	Not Viable

Scenario 6: 3 dwellings, 70% affordable housing

1.7. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 7: 3 dwellings, 60% affordable housing

1.8. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 8: 3 dwellings, 50% affordable housing

1.9. The Table below shows that no scenarios were viable.

Table 9: Scenario 8: 3 Dwellings,	50% Affordable Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 126	Port Talbot	3	50%	35	15%	-£45,727	-78.95%	Not Viable
Scenario 127	Port Talbot	3	50%	35	18%	-£55,771	-82.06%	Not Viable
Scenario 128	Port Talbot	3	50%	35	20%	-£62,467	-83.67%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 129	Neath	3	50%	35	15%	-£50,512	-87.21%	Not Viable
Scenario 130	Neath	3	50%	35	18%	-£60,556	-89.10%	Not Viable
Scenario 131	Neath	3	50%	35	20%	-£67,252	-90.08%	Not Viable
Scenario 132	Pontardawe	3	50%	35	15%	-£70,899	-131.62%	Not Viable
Scenario 133	Pontardawe	3	50%	35	18%	-£80,133	-126.99%	Not Viable
Scenario 134	Neath and Dulais Valleys	3	50%	35	15%	-£81,595	-163.79%	Not Viable
Scenario 135	Neath and Dulais Valleys	3	50%	35	18%	-£90,019	-154.56%	Not Viable
Scenario 136	Swansea and Amman Valleys	3	50%	35	15%	-£81,595	-163.79%	Not Viable
Scenario 137	Swansea and Amman Valleys	3	50%	35	18%	-£90,019	-154.56%	Not Viable
Scenario 138	Afan Valley	3	50%	35	15%	-£85,656	-177.72%	Not Viable
Scenario 139	Afan Valley	3	50%	35	18%	-£93,756	-166.54%	Not Viable
Scenario 140	Port Talbot	3	50%	40	15%	-£40,105	-69.24%	Not Viable
Scenario 141	Port Talbot	3	50%	40	18%	-£50,149	-73.79%	Not Viable
Scenario 142	Port Talbot	3	50%	40	20%	-£56,845	-76.14%	Not Viable
Scenario 143	Neath	3	50%	40	15%	-£44,292	-76.47%	Not Viable
Scenario 144	Neath	3	50%	40	18%	-£54,336	-79.95%	Not Viable
Scenario 145	Neath	3	50%	40	20%	-£61,032	-81.75%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 146	Pontardawe	3	50%	40	15%	-£81,146	-117.16%	Not Viable
Scenario 147	Pontardawe	3	50%	40	18%	-£74,990	-118.84%	Not Viable
Scenario 148	Neath and Dulais Valleys	3	50%	40	15%	-£78,664	-157.90%	Not Viable
Scenario 149	Neath and Dulais Valleys	3	50%	40	18%	-£87,088	-149.53%	Not Viable
Scenario 150	Swansea and Amman Valleys	3	50%	40	15%	-£78,664	-157.90%	Not Viable
Scenario 151	Swansea and Amman Valleys	3	50%	40	18%	-£87,088	-149.53%	Not Viable
Scenario 152	Afan Valley	3	50%	40	15%	-£83,562	-173.37%	Not Viable
Scenario 153	Afan Valley	3	50%	40	18%	-£91,662	-162.82%	Not Viable
Scenario 154	Port Talbot	3	50%	45	15%	-£35,732	-61.69%	Not Viable
Scenario 155	Port Talbot	3	50%	45	18%	-£45,776	-67.36%	Not Viable
Scenario 156	Port Talbot	3	50%	45	20%	-£52,472	-70.28%	Not Viable
Scenario 157	Neath	3	50%	45	15%	-£39,454	-68.12%	Not Viable
Scenario 158	Neath	3	50%	45	18%	-£49,498	-72.83%	Not Viable
Scenario 159	Neath	3	50%	45	20%	-£56,194	-75.27%	Not Viable
Scenario 160	Pontardawe	3	50%	45	15%	-£61,755	-114.64%	Not Viable
Scenario 161	Pontardawe	3	50%	45	18%	-£70,989	-112.50%	Not Viable
Scenario 162	Neath and Dulais Valleys	3	50%	45	15%	-£76,385	-153.33%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 163	Neath and Dulais Valleys	3	50%	45	18%	-£84,809	-145.61%	Not Viable
Scenario 164	Swansea and Amman Valleys	3	50%	45	15%	-£76,385	-153.33%	Not Viable
Scenario 165	Swansea and Amman Valleys	3	50%	45	18%	-£84,809	-145.61%	Not Viable
Scenario 166	Afan Valley	3	50%	45	15%	-£81,934	-170.00%	Not Viable
Scenario 167	Afan Valley	3	50%	45	18%	-£90,034	-159.92%	Not Viable
Scenario 168	Port Talbot	3	50%	50	15%	-£32,234	-55.65%	Not Viable
Scenario 169	Port Talbot	3	50%	50	18%	-£42,278	-62.21%	Not Viable
Scenario 170	Port Talbot	3	50%	50	20%	-£48,974	-65.60%	Not Viable
Scenario 171	Neath	3	50%	50	15%	-£35,583	-61.44%	Not Viable
Scenario 172	Neath	3	50%	50	18%	-£45,627	-67.14%	Not Viable
Scenario 173	Neath	3	50%	50	20%	-£52,323	-70.08%	Not Viable
Scenario 174	Pontardawe	3	50%	50	15%	-£58,554	-108.70%	Not Viable
Scenario 175	Pontardawe	3	50%	50	18%	-£67,788	-107.43%	Not Viable
Scenario 176	Neath and Dulais Valleys	3	50%	50	15%	-£74,561	-149.67%	Not Viable
Scenario 177	Neath and Dulais Valleys	3	50%	50	18%	-£82,985	-142.48%	Not Viable
Scenario 178	Swansea and Amman Valleys	3	50%	50	15%	-£74,561	-149.67%	Not Viable
Scenario 179	Swansea and Amman Valleys	3	50%	50	18%	-£82,985	-142.48%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 180	Afan Valley	3	50%	50	15%	-£80,632	-167.29%	Not Viable
Scenario 181	Afan Valley	3	50%	50	18%	-£88,732	-157.61%	Not Viable

Scenario 9: 3 dwellings, 40% affordable housing

1.10. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 10: 3 dwellings, 30% affordable housing

1.11. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 11: 3 dwellings, 20% affordable housing

1.12. The Table below shows that all scenarios were unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 182	Port Talbot	3	20%	35	15%	-£45,727	-78.95%	Not Viable
Scenario 183	Port Talbot	3	20%	35	18%	-£55,771	-82.06%	Not Viable

Table 10: Scenario 11: 3 Dwellings, 20% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 184	Port Talbot	3	20%	35	20%	-£62,467	-83.67%	Not Viable
Scenario 185	Neath	3	20%	35	15%	-£50,512	-87.21%	Not Viable
Scenario 186	Neath	3	20%	35	18%	-£60,556	-89.10%	Not Viable
Scenario 187	Neath	3	20%	35	20%	-£67,252	-90.08%	Not Viable
Scenario 188	Pontardawe	3	20%	35	15%	-£70,899	-131.62%	Not Viable
Scenario 189	Pontardawe	3	20%	35	18%	-£80,133	-126.99%	Not Viable
Scenario 190	Neath and Dulais Valleys	3	20%	35	15%	-£81,595	-163.79%	Not Viable
Scenario 191	Neath and Dulais Valleys	3	20%	35	18%	-£90,019	-154.56%	Not Viable
Scenario 192	Swansea and Amman Valleys	3	20%	35	15%	-£81,595	-163.79%	Not Viable
Scenario 193	Swansea and Amman Valleys	3	20%	35	18%	-£90,019	-154.56%	Not Viable
Scenario 194	Afan Valley	3	20%	35	15%	-£85,656	-177.72%	Not Viable
Scenario 195	Afan Valley	3	20%	35	18%	-£93,756	-166.54%	Not Viable
Scenario 196	Port Talbot	3	20%	40	15%	-£40,105	-69.24%	Not Viable
Scenario 197	Port Talbot	3	20%	40	18%	-£50,149	-73.79%	Not Viable
Scenario 198	Port Talbot	3	20%	40	20%	-£56,845	-76.14%	Not Viable
Scenario 199	Neath	3	20%	40	15%	-£44,292	-76.47%	Not Viable
Scenario 200	Neath	3	20%	40	18%	-£54,336	-79.95%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 201	Neath	3	20%	40	20%	-£61,032	-81.75%	Not Viable
Scenario 202	Pontardawe	3	20%	40	15%	-£65,756	-122.07%	Not Viable
Scenario 203	Pontardawe	3	20%	40	18%	-£74,990	-118.84%	Not Viable
Scenario 204	Neath and Dulais Valleys	3	20%	40	15%	-£78,664	-157.90%	Not Viable
Scenario 205	Neath and Dulais Valleys	3	20%	40	18%	-£87,088	-149.53%	Not Viable
Scenario 206	Swansea and Amman Valleys	3	20%	40	15%	-£78,664	-157.90%	Not Viable
Scenario 207	Swansea and Amman Valleys	3	20%	40	18%	-£87,088	-149.53%	Not Viable
Scenario 208	Afan Valley	3	20%	40	15%	-£83,562	-173.37%	Not Viable
Scenario 209	Afan Valley	3	20%	40	18%	-£91,662	-162.82%	Not Viable
Scenario 210	Port Talbot	3	20%	45	15%	-£35,732	-61.69%	Not Viable
Scenario 211	Port Talbot	3	20%	45	18%	-£45,776	-67.36%	Not Viable
Scenario 212	Port Talbot	3	20%	45	20%	-£52,472	-70.28%	Not Viable
Scenario 213	Neath	3	20%	45	15%	-£39,454	-68.12%	Not Viable
Scenario 214	Neath	3	20%	45	18%	-£49,498	-72.83%	Not Viable
Scenario 215	Neath	3	20%	45	20%	-£56,194	-75.27%	Not Viable
Scenario 216	Pontardawe	3	20%	45	15%	-£61,755	-114.64%	Not Viable
Scenario 217	Pontardawe	3	20%	45	18%	-£70,989	-112.50%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 218	Neath and Dulais Valleys	3	20%	45	15%	-£90,425	-141.60%	Not Viable
Scenario 219	Neath and Dulais Valleys	3	20%	45	18%	-£84,809	-145.61%	Not Viable
Scenario 220	Swansea and Amman Valleys	3	20%	45	15%	-£90,425	-141.60%	Not Viable
Scenario 221	Swansea and Amman Valleys	3	20%	45	18%	-£84,809	-145.61%	Not Viable
Scenario 222	Afan Valley	3	20%	45	15%	-£81,934	-170.00%	Not Viable
Scenario 223	Afan Valley	3	20%	45	18%	-£90,034	-159.92%	Not Viable
Scenario 224	Port Talbot	3	20%	50	15%	-£32,234	-55.65%	Not Viable
Scenario 225	Port Talbot	3	20%	50	18%	-£42,278	-62.21%	Not Viable
Scenario 226	Port Talbot	3	20%	50	20%	-£48,974	-65.60%	Not Viable
Scenario 227	Neath	3	20%	50	15%	-£35,583	-61.44%	Not Viable
Scenario 228	Neath	3	20%	50	18%	-£45,627	-67.14%	Not Viable
Scenario 229	Neath	3	20%	50	20%	-£52,323	-70.08%	Not Viable
Scenario 230	Pontardawe	3	20%	50	15%	-£58,554	-108.70%	Not Viable
Scenario 231	Pontardawe	3	20%	50	18%	-£67,788	-107.43%	Not Viable
Scenario 232	Neath and Dulais Valleys	3	20%	50	15%	-£74,561	-149.67%	Not Viable
Scenario 233	Neath and Dulais Valleys	3	20%	50	18%	-£82,985	-142.48%	Not Viable
Scenario 234	Swansea and Amman Valleys	3	20%	50	15%	-£74,561	-149.67%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 235	Swansea and Amman Valleys	3	20%	50	18%	-£82,985	-142.48%	Not Viable
Scenario 236	Afan Valley	3	20%	50	15%	-£80,632	-167.29%	Not Viable
Scenario 237	Afan Valley	3	20%	50	18%	-£88,732	-157.61%	Not Viable

Scenario 12: 3 dwellings, 10% affordable housing

1.13. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 13: 3 dwellings, 0% affordable housing

- 1.14. All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys, and Afan Valley are unviable.
- 1.15. Scenarios for Port Talbot and Neath are viable at a 15% profit level for all densities.
- 1.16. Scenarios for Port Talbot are viable at a 18% profit level at a 40dph density and very marginally at a 20% profit level at 50dph (£475/ 0.46% surplus).
- 1.17. Scenarios for Neath are viable at a 18% profit level at a 45dph density. No scenarios for Neath are viable at a 20% profit level.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 238	Port Talbot	3	0%	35	15%	£12,711	16.47%	Viable
Scenario 239	Port Talbot	3	0%	35	18%	-£2,727	-2.94%	Not Viable
Scenario 240	Port Talbot	3	0%	35	20%	-£13,019	-12.65%	Not Viable
Scenario 241	Neath	3	0%	35	15%	£7,926	10.27%	Viable
Scenario 242	Neath	3	0%	35	18%	-£7,512	-8.11%	Not Viable
Scenario 243	Neath	3	0%	35	20%	-£17,804	-17.30%	Not Viable
Scenario 244	Pontardawe	3	0%	35	15%	-£18,298	-25.79%	Not Viable
Scenario 245	Pontardawe	3	0%	35	18%	-£32,491	-38.15%	Not Viable
Scenario 246	Neath and Dulais Valleys	3	0%	35	15%	-£34,831	-53.80%	Not Viable
Scenario 247	Neath and Dulais Valleys	3	0%	35	18%	-£47,779	-61.50%	Not Viable
Scenario 248	Swansea and Amman Valleys	3	0%	35	15%	-£34,831	-53.80%	Not Viable
Scenario 249	Swansea and Amman Valleys	3	0%	35	18%	-£47,779	-61.50%	Not Viable
Scenario 250	Afan Valley	3	0%	35	15%	-£41,227	-66.23%	Not Viable
Scenario 251	Afan Valley	3	0%	35	18%	-£53,677	-71.86%	Not Viable
Scenario 252	Port Talbot	3	0%	40	15%	£18,333	23.75%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 253	Port Talbot	3	0%	40	18%	£2,895	3.13%	Viable
Scenario 254	Port Talbot	3	0%	40	20%	-£7,397	-7.19%	Not Viable
Scenario 255	Neath	3	0%	40	15%	£14,147	18.33%	Viable
Scenario 256	Neath	3	0%	40	18%	-£1,291	-1.39%	Not Viable
Scenario 257	Neath	3	0%	40	20%	-£11,583	-11.25%	Not Viable
Scenario 258	Pontardawe	3	0%	40	15%	-£13,155	-18.54%	Not Viable
Scenario 259	Pontardawe	3	0%	40	18%	-£27,348	-32.11%	Not Viable
Scenario 260	Neath and Dulais Valleys	3	0%	40	15%	-£31,900	-49.27%	Not Viable
Scenario 261	Neath and Dulais Valleys	3	0%	40	18%	-£44,848	-57.73%	Not Viable
Scenario 262	Swansea and Amman Valleys	3	0%	40	15%	-£31,900	-49.27%	Not Viable
Scenario 263	Swansea and Amman Valleys	3	0%	40	18%	-£44,848	-57.73%	Not Viable
Scenario 264	Afan Valley	3	0%	40	15%	-£31,134	-62.87%	Not Viable
Scenario 265	Afan Valley	3	0%	40	18%	-£51,584	-69.05%	Not Viable
Scenario 266	Port Talbot	3	0%	45	15%	£22,706	29.42%	Viable
Scenario 267	Port Talbot	3	0%	45	18%	£7,268	7.85%	Viable
Scenario 268	Port Talbot	3	0%	45	20%	-£3,024	-2.94%	Not Viable
Scenario 269	Neath	3	0%	45	15%	£18,995	24.59%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 270	Neath	3	0%	45	18%	£3,547	3.83%	Viable
Scenario 271	Neath	3	0%	45	20%	-£6,745	-6.55%	Not Viable
Scenario 272	Pontardawe	3	0%	45	15%	-£9,154	-12.90%	Not Viable
Scenario 273	Pontardawe	3	0%	45	18%	-£23,347	-27.42%	Not Viable
Scenario 274	Neath and Dulais Valleys	3	0%	45	15%	-£29,621	-45.75%	Not Viable
Scenario 275	Neath and Dulais Valleys	3	0%	45	18%	-£42,569	-54.79%	Not Viable
Scenario 276	Swansea and Amman Valleys	3	0%	45	15%	-£29,621	-45.75%	Not Viable
Scenario 277	Swansea and Amman Valleys	3	0%	45	18%	-£42,569	-54.79%	Not Viable
Scenario 278	Afan Valley	3	0%	45	15%	-£37,506	-60.25%	Not Viable
Scenario 279	Afan Valley	3	0%	45	18%	-£49,956	-66.88%	Not Viable
Scenario 280	Port Talbot	3	0%	50	15%	£26,205	33.95%	Viable
Scenario 281	Port Talbot	3	0%	50	18%	£10,767	11.62%	Viable
Scenario 282	Port Talbot	3	0%	50	20%	£475	0.46%	Viable
Scenario 283	Neath	3	0%	50	15%	£22,855	29.61%	Viable
Scenario 284	Neath	3	0%	50	18%	£7,417	8.01%	Viable
Scenario 285	Neath	3	0%	50	20%	-£2,875	-2.79%	Not Viable
Scenario 286	Pontardawe	3	0%	50	15%	-£5,953	-8.39%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 287	Pontardawe	3	0%	50	18%	-£20,146	-23.66%	Not Viable
Scenario 288	Neath and Dulais Valleys	3	0%	50	15%	-£27,797	-42.94%	Not Viable
Scenario 289	Neath and Dulais Valleys	3	0%	50	18%	-£40,745	-52.45%	Not Viable
Scenario 290	Swansea and Amman Valleys	3	0%	50	15%	-£27,797	-42.94%	Not Viable
Scenario 291	Swansea and Amman Valleys	3	0%	50	18%	-£40,745	-52.45%	Not Viable
Scenario 292	Afan Valley	3	0%	50	15%	-£36,203	-58.16%	Not Viable
Scenario 293	Afan Valley	3	0%	50	18%	-£48,653	-65.13%	Not Viable

Scenario 14: 5 dwellings, 100% affordable housing

1.18. The Table below shows that all scenarios are unviable.

Table 12: Scenario 14: 5 Dwellings,	100% Affordable Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 294	Port Talbot	5	100%	35	15%	-£726,930	-1634.14%	Not Viable
Scenario 295	Port Talbot	5	100%	35	18%	-£726,930	-1634.14%	Not Viable
Scenario 296	Port Talbot	5	100%	35	20%	-£726,930	-1634.14%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 297	Neath	5	100%	35	15%	-£741,439	-1666.75%	Not Viable
Scenario 298	Neath	5	100%	35	18%	-£741,439	-1666.75%	Not Viable
Scenario 299	Neath	5	100%	35	20%	-£741,439	-1666.75%	Not Viable
Scenario 300	Pontardawe	5	100%	35	15%	-£753,194	-1693.18%	Not Viable
Scenario 301	Pontardawe	5	100%	35	18%	-£753,194	-1693.18%	Not Viable
Scenario 302	Neath and Dulais Valleys	5	100%	35	15%	-£736,381	-1655.38%	Not Viable
Scenario 303	Neath and Dulais Valleys	5	100%	35	18%	-£736,381	-1655.38%	Not Viable
Scenario 304	Swansea and Amman Valleys	5	100%	35	15%	-£736,381	-1655.38%	Not Viable
Scenario 305	Swansea and Amman Valleys	5	100%	35	18%	-£736,381	-1655.38%	Not Viable
Scenario 306	Afan Valley	5	100%	35	15%	-£729,816	-1640.63%	Not Viable
Scenario 307	Afan Valley	5	100%	35	18%	-£729,816	-1640.63%	Not Viable
Scenario 308	Port Talbot	5	100%	40	15%	-£709,881	-1595.81%	Not Viable
Scenario 309	Port Talbot	5	100%	40	18%	-£709,881	-1595.81%	Not Viable
Scenario 310	Port Talbot	5	100%	40	20%	-£709,881	-1595.81%	Not Viable
Scenario 311	Neath	5	100%	40	15%	-£722,577	-1624.35%	Not Viable
Scenario 312	Neath	5	100%	40	18%	-£722,577	-1624.35%	Not Viable
Scenario 313	Neath	5	100%	40	20%	-£722,577	-1624.35%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 314	Pontardawe	5	100%	40	15%	-£737,596	-1658.12%	Not Viable
Scenario 315	Pontardawe	5	100%	40	18%	-£737,596	-1658.12%	Not Viable
Scenario 316	Neath and Dulais Valleys	5	100%	40	15%	-£727,494	-1635.41%	Not Viable
Scenario 317	Neath and Dulais Valleys	5	100%	40	18%	-£727,494	-1635.41%	Not Viable
Scenario 318	Swansea and Amman Valleys	5	100%	40	15%	-£727,494	-1635.41%	Not Viable
Scenario 319	Swansea and Amman Valleys	5	100%	40	18%	-£727,494	-1635.41%	Not Viable
Scenario 320	Afan Valley	5	100%	40	15%	-£723,468	-1626.36%	Not Viable
Scenario 321	Afan Valley	5	100%	40	18%	-£723,468	-1626.36%	Not Viable
Scenario 322	Port Talbot	5	100%	45	15%	-£696,620	-1566.00%	Not Viable
Scenario 323	Port Talbot	5	100%	45	18%	-£696,620	-1566.00%	Not Viable
Scenario 324	Port Talbot	5	100%	45	20%	-£696,620	-1566.00%	Not Viable
Scenario 325	Neath	5	100%	45	15%	-£707,906	-1591.37%	Not Viable
Scenario 326	Neath	5	100%	45	18%	-£707,906	-1591.37%	Not Viable
Scenario 327	Neath	5	100%	45	20%	-£707,906	-1591.37%	Not Viable
Scenario 328	Pontardawe	5	100%	45	15%	-£725,465	-1630.84%	Not Viable
Scenario 329	Pontardawe	5	100%	45	18%	-£725,465	-1630.84%	Not Viable
Scenario 330	Neath and Dulais Valleys	5	100%	45	15%	-£719,658	-1617.79%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 331	Neath and Dulais Valleys	5	100%	45	18%	-£719,658	-1617.79%	Not Viable
Scenario 332	Swansea and Amman Valleys	5	100%	45	15%	-£719,658	-1617.79%	Not Viable
Scenario 333	Swansea and Amman Valleys	5	100%	45	18%	-£719,658	-1617.79%	Not Viable
Scenario 334	Afan Valley	5	100%	45	15%	-£718,531	-1615.26%	Not Viable
Scenario 335	Afan Valley	5	100%	45	18%	-£718,531	-1615.26%	Not Viable
Scenario 336	Port Talbot	5	100%	50	15%	-£696,169	-1564.99%	Not Viable
Scenario 337	Port Talbot	5	100%	50	18%	-£696,169	-1564.99%	Not Viable
Scenario 338	Port Talbot	5	100%	50	20%	-£696,169	-1564.99%	Not Viable
Scenario 339	Neath	5	100%	50	15%	-£707,906	-1591.37%	Not Viable
Scenario 340	Neath	5	100%	50	18%	-£707,906	-1591.37%	Not Viable
Scenario 341	Neath	5	100%	50	20%	-£707,906	-1591.37%	Not Viable
Scenario 342	Pontardawe	5	100%	50	15%	-£715,759	-1609.03%	Not Viable
Scenario 343	Pontardawe	5	100%	50	18%	-£715,759	-1609.03%	Not Viable
Scenario 344	Neath and Dulais Valleys	5	100%	50	15%	-£715,052	-1607.44%	Not Viable
Scenario 345	Neath and Dulais Valleys	5	100%	50	18%	-£715,052	-1607.44%	Not Viable
Scenario 346	Swansea and Amman Valleys	5	100%	50	15%	-£715,052	-1607.44%	Not Viable
Scenario 347	Swansea and Amman Valleys	5	100%	50	18%	-£715,052	-1607.44%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 348	Afan Valley	5	100%	50	15%	-£718,531	-1615.26%	Not Viable
Scenario 349	Afan Valley	5	100%	50	18%	-£718,531	-1615.26%	Not Viable

Scenario 15: 5 dwellings, 90% affordable housing

1.19. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 16: 5 dwellings, 80% affordable housing

1.20. All scenarios were unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 350	Port Talbot	5	80%	35	15%	-£13,633,992	-1676.41%	Not Viable
Scenario 351	Port Talbot	5	80%	35	18%	-£13,642,641	-15162.53%	Not Viable
Scenario 352	Port Talbot	5	80%	35	20%	-£13,648,407	-14255.40%	Not Viable
Scenario 353	Neath	5	80%	35	15%	-£13,648,502	-16782.25%	Not Viable
Scenario 354	Neath	5	80%	35	18%	-£13,657,151	-15178.66%	Not Viable

Scenario	Area	No.	AH	Density	Profit Profit		% GDV	Viable/ Not
		Units			Level			Viable
Scenario 355	Neath	5	80%	35	20%	-£13,662,917	-14270.56%	Not Viable
Scenario 356	Pontardawe	5	80%	35	15%	-£12,633,871	-16230.67%	Not Viable
Scenario 357	Pontardawe	5	80%	35	18%	-£12,641,823	-14735.61%	Not Viable
Scenario 358	Neath and Dulais Valleys	5	80%	35	15%	-£11,590,010	-15588.03%	Not Viable
Scenario 359	Neath and Dulais Valleys	5	80%	35	18%	-£11,597,264	-14211.29%	Not Viable
Scenario 360	Swansea and Amman Valleys	5	80%	35	15%	-£11,590,010	-15588.03%	Not Viable
Scenario 361	Swansea and Amman Valleys	5	80%	35	18%	-£11,597,264	-14211.29%	Not Viable
Scenario 362	Afan Valley	5	80%	35	15%	-£11,171,963	-15313.08%	Not Viable
Scenario 363	Afan Valley	5	80%	35	18%	-£11,178,938	-13985.56%	Not Viable
Scenario 364	Port Talbot	5	80%	40	15%	-£13,616,943	-16743.45%	Not Viable
Scenario 365	Port Talbot	5	80%	40	18%	-£13,625,592	-15143.58%	Not Viable
Scenario 366	Port Talbot	5	80%	40	20%	-£13,631,358	-14237.59%	Not Viable
Scenario 367	Neath	5	80%	40	15%	-£13,629,639	-16759.06%	Not Viable
Scenario 368	Neath	5	80%	40	18%	-£13,638,288	-15157.70%	Not Viable
Scenario 369	Neath	5	80%	40	20%	-£13,644,054	-14250.86%	Not Viable
Scenario 370	Pontardawe	5	80%	40	15%	-£12,618,274	-16210.63%	Not Viable
Scenario 371	Pontardawe	5	80%	40	18%	-£12,626,225	-14717.42%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 372	Neath and Dulais Valleys	5	80%	40	15%	-£11,581,123	-15576.07%	Not Viable
Scenario 373	Neath and Dulais Valleys	5	80%	40	18%	-£11,588,377	-14200.40%	Not Viable
Scenario 374	Swansea and Amman Valleys	5	80%	40	15%	-£11,581,123	-15576.07%	Not Viable
Scenario 375	Swansea and Amman Valleys	5	80%	40	18%	-£11,588,377	-14200.40%	Not Viable
Scenario 376	Afan Valley	5	80%	40	15%	-£11,165,615	-15304.38%	Not Viable
Scenario 377	Afan Valley	5	80%	40	18%	-£11,172,590	-13977.62%	Not Viable
Scenario 378	Port Talbot	5	80%	45	15%	-£13,603,683	-16727.14%	Not Viable
Scenario 379	Port Talbot	5	80%	45	18%	-£13,612,332	-15128.85%	Not Viable
Scenario 380	Port Talbot	5	80%	45	20%	-£13,618,098	-14223.74%	Not Viable
Scenario 381	Neath	5	80%	45	15%	-£13,614,968	-16741.02%	Not Viable
Scenario 382	Neath	5	80%	45	18%	-£13,623,617	-15141.39%	Not Viable
Scenario 383	Neath	5	80%	45	20%	-£13,629,383	-14235.53%	Not Viable
Scenario 384	Pontardawe	5	80%	45	15%	-£1,266,142	-16195.04%	Not Viable
Scenario 385	Pontardawe	5	80%	45	18%	-£12,614,093	-14703.28%	Not Viable
Scenario 386	Neath and Dulais Valleys	5	80%	45	15%	-£11,574,210	-15566.78%	Not Viable
Scenario 387	Neath and Dulais Valleys	5	80%	45	18%	-£11,581,464	-14191.93%	Not Viable
Scenario 388	Swansea and Amman Valleys	5	80%	45	15%	-£11,574,210	-15566.78%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 389	Swansea and Amman Valleys	5	80%	45	18%	-£11,581,464	-14191.93%	Not Viable
Scenario 390	Afan Valley	5	80%	45	15%	-£11,160,677	-15297.61%	Not Viable
Scenario 391	Afan Valley	5	80%	45	18%	-£11,167,652	-13971.44%	Not Viable
Scenario 392	Port Talbot	5	80%	50	15%	-£13,593,075	-16714.10%	Not Viable
Scenario 393	Port Talbot	5	80%	50	18%	-£13,601,724	-14214.66%	Not Viable
Scenario 394	Port Talbot	5	80%	50	20%	-£13,607,490	-14214.66%	Not Viable
Scenario 395	Neath	5	80%	50	15%	-£13,603,231	-16726.59%	Not Viable
Scenario 396	Neath	5	80%	50	18%	-£13,611,880	-15128.35%	Not Viable
Scenario 397	Neath	5	80%	50	20%	-£13,617,646	-14223.27%	Not Viable
Scenario 398	Pontardawe	5	80%	50	15%	-£12,596,991	-16183.29%	Not Viable
Scenario 399	Pontardawe	5	80%	50	18%	-£12,604,942	-14692.62%	Not Viable
Scenario 400	Neath and Dulais Valleys	5	80%	50	15%	-£11,568,681	-15559.34%	Not Viable
Scenario 401	Neath and Dulais Valleys	5	80%	50	18%	-£11,575,935	-14185.15%	Not Viable
Scenario 402	Swansea and Amman Valleys	5	80%	50	15%	-£11,568,681	-15559.34%	Not Viable
Scenario 403	Swansea and Amman Valleys	5	80%	50	18%	-£11,575,935	-14185.15%	Not Viable
Scenario 404	Afan Valley	5	80%	50	15%	-£11,156,728	-15292.20%	Not Viable
Scenario 405	Afan Valley	5	80%	50	18%	-£11,163,703	-13966.50%	Not Viable

Scenario 17: 5 dwellings, 90% affordable housing

1.21. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 18: 5 dwellings, 60% affordable housing

1.22. Table below shows that all scenarios are unviable.

Table 14: Scenario 18: 5 Dwellings,	60% Affordable Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 406	Port Talbot	5	60%	35	15%	-£26,765	-21.88%	Not Viable
Scenario 407	Port Talbot	5	60%	35	18%	-£46,016	-32.50%	Not Viable
Scenario 408	Port Talbot	5	60%	35	20%	-£58,850	-38.11%	Not Viable
Scenario 409	Neath	5	60%	35	15%	-£34,740	-28.40%	Not Viable
Scenario 410	Neath	5	60%	35	18%	-£53,991	-38.13%	Not Viable
Scenario 411	Neath	5	60%	35	20%	-£66,825	-43.28%	Not Viable
Scenario 412	Pontardawe	5	60%	35	15%	-£86,497	-75.50%	Not Viable
Scenario 413	Pontardawe	5	60%	35	18%	-£104,195	-78.78%	Not Viable
Scenario 414	Neath and Dulais Valleys	5	60%	35	15%	-£122,100	-114.32%	Not Viable
Scenario 415	Neath and Dulais Valleys	5	60%	35	18%	-£138,246	-112.44%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 416	Swansea and Amman Valleys	5	60%	35	15%	-£122,100	-114.32%	Not Viable
Scenario 417	Swansea and Amman Valleys	5	60%	35	18%	-£138,246	-112.44%	Not Viable
Scenario 418	Afan Valley	5	60%	35	15%	-£135,980	-131.13%	Not Viable
Scenario 419	Afan Valley	5	60%	35	18%	-£151,505	-127.07%	Not Viable
Scenario 420	Port Talbot	5	60%	40	15%	-£17,395	-14.22%	Not Viable
Scenario 421	Port Talbot	5	60%	40	18%	-£36,646	-25.88%	Not Viable
Scenario 422	Port Talbot	5	60%	40	20%	-£49,480	-32.04%	Not Viable
Scenario 423	Neath	5	60%	40	15%	-£24,373	-19.92%	Not Viable
Scenario 424	Neath	5	60%	40	18%	-£43,624	-30.81%	Not Viable
Scenario 425	Neath	5	60%	40	20%	-£49,480	-32.04%	Not Viable
Scenario 426	Pontardawe	5	60%	40	15%	-£77,923	-68.01%	Not Viable
Scenario 427	Pontardawe	5	60%	40	18%	-£95,622	-72.29%	Not Viable
Scenario 428	Neath and Dulais Valleys	5	60%	40	15%	-£117,216	-109.75%	Not Viable
Scenario 429	Neath and Dulais Valleys	5	60%	40	18%	-£133,362	-108.47%	Not Viable
Scenario 430	Swansea and Amman Valleys	5	60%	40	15%	-£117,216	-109.75%	Not Viable
Scenario 431	Swansea and Amman Valleys	5	60%	40	18%	-£133,362	-108.47%	Not Viable
Scenario 432	Afan Valley	5	60%	40	15%	-£132,491	-127.76%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 433	Afan Valley	5	60%	40	18%	-£148,016	-124.15%	Not Viable
Scenario 434	Port Talbot	5	60%	45	15%	-£10,106	-8.26%	Not Viable
Scenario 435	Port Talbot	5	60%	45	18%	-£29,357	-20.74%	Not Viable
Scenario 436	Port Talbot	5	60%	45	20%	-£42,191	-27.32%	Not Viable
Scenario 437	Neath	5	60%	45	15%	-£16,309	-13.33%	Not Viable
Scenario 438	Neath	5	60%	45	18%	-£35,560	-25.12%	Not Viable
Scenario 439	Neath	5	60%	45	20%	-£48,394	-31.34%	Not Viable
Scenario 440	Pontardawe	5	60%	45	15%	-£71,255	-62.19%	Not Viable
Scenario 441	Pontardawe	5	60%	45	18%	-£88,954	-67.25%	Not Viable
Scenario 442	Neath and Dulais Valleys	5	60%	45	15%	-£113,416	-106.19%	Not Viable
Scenario 443	Neath and Dulais Valleys	5	60%	45	18%	-£129,562	-105.38%	Not Viable
Scenario 444	Swansea and Amman Valleys	5	60%	45	15%	-£113,416	-106.19%	Not Viable
Scenario 445	Swansea and Amman Valleys	5	60%	45	18%	-£129,562	-105.38%	Not Viable
Scenario 446	Afan Valley	5	60%	45	15%	-£129,777	-125.15%	Not Viable
Scenario 447	Afan Valley	5	60%	45	18%	-£145,302	-121.87%	Not Viable
Scenario 448	Port Talbot	5	60%	50	15%	-£4,276	-3.50%	Not Viable
Scenario 449	Port Talbot	5	60%	50	18%	-£23,527	-16.62%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 450	Port Talbot	5	60%	50	20%	-£36,361	-23.55%	Not Viable
Scenario 451	Neath	5	60%	50	15%	-£9,858	-8.06%	Not Viable
Scenario 452	Neath	5	60%	50	18%	-£29,109	-20.56%	Not Viable
Scenario 453	Neath	5	60%	50	20%	-£41,943	-27.16%	Not Viable
Scenario 454	Pontardawe	5	60%	50	15%	-£65,921	-57.54%	Not Viable
Scenario 455	Pontardawe	5	60%	50	18%	-£83,620	-63.22%	Not Viable
Scenario 456	Neath and Dulais Valleys	5	60%	50	15%	-£113,416	-106.19%	Not Viable
Scenario 457	Neath and Dulais Valleys	5	60%	50	18%	-£126,523	-102.90%	Not Viable
Scenario 458	Swansea and Amman Valleys	5	60%	50	15%	-£113,416	-106.19%	Not Viable
Scenario 459	Swansea and Amman Valleys	5	60%	50	18%	-£126,523	-102.90%	Not Viable
Scenario 460	Afan Valley	5	60%	50	15%	-£127,606	-123.05%	Not Viable
Scenario 461	Afan Valley	5	60%	50	18%	-£143,131	-120.05%	Not Viable

Scenario 19: 5 dwellings, 50% affordable housing

1.23. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 20: 5 dwellings, 40% affordable housing

- 1.24. All scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys, and Afan Valley are unviable.
- 1.25. Scenarios for Port Talbot and Neath are viable at a 15% profit level for all densities and viable at a 18% profit level for all densities. Scenarios for Port Talbot are viable at a 20% profit level at a density of 40dph. Scenarios for Neath are viable at a 20% profit level at a density of 45dph. Schemes are currently raising viability concerns with regards to a requirement of 25% affordable housing in these areas, therefore there are questions as to the extent to which schemes in reality would be deliverable. Further work would need therefore to be undertaken ahead of the Deposit Plan.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 462	Port Talbot	5	40%	35	15%	£34,159	24.03%	Viable
Scenario 463	Port Talbot	5	40%	35	18%	£9,142	5.47%	Viable
Scenario 464	Port Talbot	5	40%	35	20%	-£7,536	-4.10%	Not Viable
Scenario 465	Neath	5	40%	35	15%	£26,184	18.42%	Viable
Scenario 466	Neath	5	40%	35	18%	£1,167	0.70%	Viable
Scenario 467	Neath	5	40%	35	20%	-£15,511	-8.44%	Not Viable
Scenario 468	Pontardawe	5	40%	35	15%	-£29,172	-22.09%	Not Viable
Scenario 469	Pontardawe	5	40%	35	18%	-£52,172	-33.64%	Not Viable

Table 15: Scenario 20: 5 Dwellings, 40% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 470	Neath and Dulais Valleys	5	40%	35	15%	-£68,376	-56.05%	Not Viable
Scenario 471	Neath and Dulais Valleys	5	40%	35	18%	-£89,358	-62.50%	Not Viable
Scenario 472	Swansea and Amman Valleys	5	40%	35	15%	-£68,376	-56.05%	Not Viable
Scenario 473	Swansea and Amman Valleys	5	40%	35	18%	-£89,358	-62.50%	Not Viable
Scenario 474	Afan Valley	5	40%	35	15%	£83,695	-70.95%	Not Viable
Scenario 475	Afan Valley	5	40%	35	18%	-£103,870	-75.20%	Not Viable
Scenario 476	Port Talbot	5	40%	40	15%	£43,530	30.62%	Viable
Scenario 477	Port Talbot	5	40%	40	18%	£18,513	11.07%	Viable
Scenario 478	Port Talbot	5	40%	40	20%	£1,835	1.00%	Viable
Scenario 479	Neath	5	40%	40	15%	£36,552	25.71%	Viable
Scenario 480	Neath	5	40%	40	18%	£11,535	6.90%	Viable
Scenario 481	Neath	5	40%	40	20%	-£5,143	-2.80%	Not Viable
Scenario 482	Pontardawe	5	40%	40	15%	-£20,599	-15.60%	Not Viable
Scenario 483	Pontardawe	5	40%	40	18%	-£43,598	-28.11%	Not Viable
Scenario 484	Neath and Dulais Valleys	5	40%	40	15%	-£63,491	-52.04%	Not Viable
Scenario 485	Neath and Dulais Valleys	5	40%	40	18%	-£84,473	-59.08%	Not Viable
Scenario 486	Swansea and Amman Valleys	5	40%	40	15%	-£63,491	-52.04%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 487	Swansea and Amman Valleys	5	40%	40	18%	-£84,473	-59.08%	Not Viable
Scenario 488	Afan Valley	5	40%	40	15%	-£80,206	-68.00%	Not Viable
Scenario 489	Afan Valley	5	40%	40	18%	-£100,381	-72.67%	Not Viable
Scenario 490	Port Talbot	5	40%	45	15%	£50,818	35.75%	Viable
Scenario 491	Port Talbot	5	40%	45	18%	£25,801	15.43%	Viable
Scenario 492	Port Talbot	5	40%	45	20%	£9,123	4.96%	Viable
Scenario 493	Neath	5	40%	45	15%	£44,615	31.38%	Viable
Scenario 494	Neath	5	40%	45	18%	£19,598	11.72%	Viable
Scenario 495	Neath	5	40%	45	20%	£2,920	1.59%	Viable
Scenario 496	Pontardawe	5	40%	45	15%	-£13,931	-10.55%	Not Viable
Scenario 497	Pontardawe	5	40%	45	18%	-£36,930	-23.81%	Not Viable
Scenario 498	Neath and Dulais Valleys	5	40%	45	15%	-£59,692	-48.93%	Not Viable
Scenario 499	Neath and Dulais Valleys	5	40%	45	18%	-£80,674	-56.43%	Not Viable
Scenario 500	Swansea and Amman Valleys	5	40%	45	15%	-£59,692	-48.93%	Not Viable
Scenario 501	Swansea and Amman Valleys	5	40%	45	18%	-£80,674	-56.43%	Not Viable
Scenario 502	Afan Valley	5	40%	45	15%	-£77,493	-65.70%	Not Viable
Scenario 503	Afan Valley	5	40%	45	18%	-£97,668	-70.71%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 504	Port Talbot	5	40%	50	15%	£56,649	39.85%	Viable
Scenario 505	Port Talbot	5	40%	50	18%	£31,632	18.92%	Viable
Scenario 506	Port Talbot	5	40%	50	20%	£14,954	8.13%	Viable
Scenario 507	Neath	5	40%	50	15%	£51,066	35.92%	Viable
Scenario 508	Neath	5	40%	50	18%	£26,049	15.58%	Viable
Scenario 509	Neath	5	40%	50	20%	£9,371	5.10%	Viable
Scenario 510	Pontardawe	5	40%	50	15%	-£8,597	-6.51%	Not Viable
Scenario 511	Pontardawe	5	40%	50	18%	-£31,596	-20.37%	Not Viable
Scenario 512	Neath and Dulais Valleys	5	40%	50	15%	-£56,653	-46.44%	Not Viable
Scenario 513	Neath and Dulais Valleys	5	40%	50	18%	-£77,635	-54.30%	Not Viable
Scenario 514	Swansea and Amman Valleys	5	40%	50	15%	-£56,653	-46.44%	Not Viable
Scenario 515	Swansea and Amman Valleys	5	40%	50	18%	-£77,635	-54.30%	Not Viable
Scenario 516	Afan Valley	5	40%	50	15%	-£75,322	-63.86%	Not Viable
Scenario 517	Afan Valley	5	40%	50	18%	-£95,497	-69.13%	Not Viable

Scenario 21: 5 dwellings, 30% affordable housing

1.26. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 22: 5 dwellings, 20% affordable housing

- 1.27. All scenarios for Afan Valley are unviable.
- 1.28. All scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are unviable at a 18% profit level.
- 1.29. Scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are marginally viable at a 15% profit level at a density of 50dph (£1,734, 1.18% surplus). It is however not considered that in reality this density would be achievable. The current LDP considers a density of 30dph to be appropriate in these areas and for smaller sites such as these a lower density that this may be required. It is therefore considered in reality that lower densities would be required and therefore schemes would not be able to achieve a 20% level of affordable housing provision.
- 1.30. All scenarios for Neath, Port Talbot and Pontardawe are viable. For Neath and Port Talbot there are surpluses for all scenarios which could be used to purchase additional land and therefore enable sites to be delivered at a lower density. The additional cost of land has however not been taken into consideration. It may also be more viable to deliver more larger homes which would impact upon viability (this may also be the case for affordable housing given the small numbers being achieved on site). Again this hasn't been tested. Further work would therefore be required to undertaken ahead of the Deposit RLDP in order to understand the extent to which such schemes can provide affordable housing. This work will also need to take into consideration the fact that sites are currently challenging the provision of 25% affordable housing in the current LDP in these areas.
- 1.31. For Pontardawe, the surplus is limited, being only £6,051 (3.16%) at a 35pdh density and 18% profit level. It is therefore also questionable whether such sites could provide affordable housing for the same reasons.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 518	Port Talbot	5	20%	35	15%	£111,113	63.80%	Viable
Scenario 519	Port Talbot	5	20%	35	18%	£77,819	37.51%	Viable
Scenario 520	Port Talbot	5	20%	35	20%	£55,623	24.22%	Viable
Scenario 521	Neath	5	20%	35	15%	£102,298	58.74%	Viable
Scenario 522	Neath	5	20%	35	18%	£69,004	33.26%	Viable
Scenario 523	Neath	5	20%	35	20%	£46,808	20.38%	Viable
Scenario 524	Pontardawe	5	20%	35	15%	£36,660	22.81%	Viable
Scenario 525	Pontardawe	5	20%	35	18%	£6,051	3.16%	Viable
Scenario 526	Neath and Dulais Valleys	5	20%	35	15%	-£11,224	-7.62%	Not Viable
Scenario 527	Neath and Dulais Valleys	5	20%	35	18%	-£39,148	-22.34%	Not Viable
Scenario 528	Swansea and Amman Valleys	5	20%	35	15%	-£11,224	-7.62%	Not Viable
Scenario 529	Swansea and Amman Valleys	5	20%	35	18%	-£39,148	-22.34%	Not Viable
Scenario 530	Afan Valley	5	20%	35	15%	-£30,077	-21.19%	Not Viable
Scenario 531	Afan Valley	5	20%	35	18%	-£56,927	-33.73%	Not Viable
Scenario 532	Port Talbot	5	20%	40	15%	£121,471	69.74%	Viable
Scenario 533	Port Talbot	5	20%	40	18%	£88,177	42.50%	Viable

Table 16: Scenario 22: 5 Dwellings, 20% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 534	Port Talbot	5	20%	40	20%	£65,981	28.73%	Viable
Scenario 535	Neath	5	20%	40	15%	£113,758	65.31%	Viable
Scenario 536	Neath	5	20%	40	18%	£80,464	38.78%	Viable
Scenario 537	Neath	5	20%	40	20%	£58,268	25.37%	Viable
Scenario 538	Pontardawe	5	20%	40	15%	£46,136	28.70%	Viable
Scenario 539	Pontardawe	5	20%	40	18%	£15,527	8.11%	Viable
Scenario 540	Neath and Dulais Valleys	5	20%	40	15%	-£5,825	-3.95%	Not Viable
Scenario 541	Neath and Dulais Valleys	5	20%	40	18%	-£33,749	-19.26%	Not Viable
Scenario 542	Swansea and Amman Valleys	5	20%	40	15%	-£5,825	-3.95%	Not Viable
Scenario 543	Swansea and Amman Valleys	5	20%	40	18%	-£33,749	-19.26%	Not Viable
Scenario 544	Afan Valley	5	20%	40	15%	-£26,221	-18.47%	Not Viable
Scenario 545	Afan Valley	5	20%	40	18%	-£53,071	-31.44%	Not Viable
Scenario 546	Port Talbot	5	20%	45	15%	£129,527	74.37%	Viable
Scenario 547	Port Talbot	5	20%	45	18%	£96,233	46.39%	Viable
Scenario 548	Port Talbot	5	20%	45	20%	£74,037	32.24%	Viable
Scenario 549	Neath	5	20%	45	15%	£122,671	70.43%	Viable
Scenario 550	Neath	5	20%	45	18%	£89,377	43.08%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 551	Neath	5	20%	45	20%	£67,181	29.25%	Viable
Scenario 552	Pontardawe	5	20%	45	15%	£53,507	33.29%	Viable
Scenario 553	Pontardawe	5	20%	45	18%	£22,898	11.97%	Viable
Scenario 554	Neath and Dulais Valleys	5	20%	45	15%	-£1,625	-1.10%	Not Viable
Scenario 555	Neath and Dulais Valleys	5	20%	45	18%	-£29,549	-16.86%	Not Viable
Scenario 556	Swansea and Amman Valleys	5	20%	45	15%	-£1,625	-1.10%	Not Viable
Scenario 557	Swansea and Amman Valleys	5	20%	45	18%	-£29,549	-16.86%	Not Viable
Scenario 558	Afan Valley	5	20%	45	15%	-£23,221	-16.36%	Not Viable
Scenario 559	Afan Valley	5	20%	45	18%	-£50,071	-29.66%	Not Viable
Scenario 560	Port Talbot	5	20%	50	15%	£135,972	78.07%	Viable
Scenario 561	Port Talbot	5	20%	50	18%	£102,678	49.49%	Viable
Scenario 562	Port Talbot	5	20%	50	20%	£80,482	35.04%	Viable
Scenario 563	Neath	5	20%	50	15%	£128,801	74.53%	Viable
Scenario 564	Neath	5	20%	50	18%	£96,507	46.52%	Viable
Scenario 565	Neath	5	20%	50	20%	£74,311	32.36%	Viable
Scenario 566	Pontardawe	5	20%	50	15%	£59,403	36.96%	Viable
Scenario 567	Pontardawe	5	20%	50	18%	£28,794	15.05%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 568	Neath and Dulais Valleys	5	20%	50	15%	£1,734	1.18%	Viable
Scenario 569	Neath and Dulais Valleys	5	20%	50	18%	-£26,190	-14.94%	Not Viable
Scenario 570	Swansea and Amman Valleys	5	20%	50	15%	£1,734	1.18%	Viable
Scenario 571	Swansea and Amman Valleys	5	20%	50	18%	-£26,190	-14.94%	Not Viable
Scenario 572	Afan Valley	5	20%	50	15%	-£20,821	-14.67%	Not Viable
Scenario 573	Afan Valley	5	20%	50	18%	-£47,671	-28.24%	Not Viable

Scenario 23: 5 dwellings, 10% affordable housing

1.32. This scenario was not tested as same dwelling mix as other scenarios.

Scenario 24: 5 dwellings, 0% affordable housing

1.33. The Table below shows that all scenarios are viable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 574	Port Talbot	5	0%	35	15%	£282,841	122.39%	Viable
Scenario 575	Port Talbot	5	0%	35	18%	£236,620	85.32%	Viable
Scenario 576	Port Talbot	5	0%	35	20%	£250,557	69.68%	Viable
Scenario 577	Neath	5	0%	35	15%	£274,023	118.57%	Viable
Scenario 578	Neath	5	0%	35	18%	£227,802	82.14%	Viable
Scenario 579	Neath	5	0%	35	20%	£196,988	63.93%	Viable
Scenario 580	Pontardawe	5	0%	35	15%	£185,842	87.47%	Viable
Scenario 581	Pontardawe	5	0%	35	18%	£143,349	56.22%	Viable
Scenario 582	Neath and Dulais Valleys	5	0%	35	15%	£115,422	59.55%	Viable
Scenario 583	Neath and Dulais Valleys	5	0%	35	18%	£76,656	32.96%	Viable
Scenario 584	Swansea and Amman Valleys	5	0%	35	15%	£115,422	59.55%	Viable
Scenario 585	Swansea and Amman Valleys	5	0%	35	18%	£76,656	32.96%	Viable
Scenario 586	Afan Valley	5	0%	35	15%	£87,530	46.96%	Viable
Scenario 587	Afan Valley	5	0%	35	18%	£50,255	22.47%	Viable
Scenario 588	Port Talbot	5	0%	40	15%	£293,204	126.87%	Viable
Scenario 589	Port Talbot	5	0%	40	18%	£246,983	89.06%	Viable

Table 17: Scenario 24: 5 Dwellings, 0% Affordable Housing
Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 590	Port Talbot	5	0%	40	20%	£216,169	70.15%	Viable
Scenario 591	Neath	5	0%	40	15%	£285,487	123.53%	Viable
Scenario 592	Neath	5	0%	40	18%	£239,266	86.28%	Viable
Scenario 593	Neath	5	0%	40	20%	£208,452	67.65%	Viable
Scenario 594	Pontardawe	5	0%	40	15%	£195,322	91.93%	Viable
Scenario 595	Pontardawe	5	0%	40	18%	£152,829	59.94%	Viable
Scenario 596	Neath and Dulais Valleys	5	0%	40	15%	£120,823	62.33%	Viable
Scenario 597	Neath and Dulais Valleys	5	0%	40	18%	£82,057	35.28%	Viable
Scenario 598	Swansea and Amman Valleys	5	0%	40	15%	£120,823	62.33%	Viable
Scenario 599	Swansea and Amman Valleys	5	0%	40	18%	£82,057	35.28%	Viable
Scenario 600	Afan Valley	5	0%	40	15%	£91,405	49.04%	Viable
Scenario 601	Afan Valley	5	0%	40	18%	£54,130	24.20%	Viable
Scenario 602	Port Talbot	5	0%	45	15%	£301,263	130.36%	Viable
Scenario 603	Port Talbot	5	0%	45	18%	£255,042	91.96%	Viable
Scenario 604	Port Talbot	5	0%	45	20%	£224,228	72.77%	Viable
Scenario 605	Neath	5	0%	45	15%	£294,404	127.39%	Viable
Scenario 606	Neath	5	0%	45	18%	£248,183	89.49%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 607	Neath	5	0%	45	20%	£217,369	70.54%	Viable
Scenario 608	Pontardawe	5	0%	45	15%	£202,696	95.40%	Viable
Scenario 609	Pontardawe	5	0%	45	18%	£160,202	62.83%	Viable
Scenario 610	Neath and Dulais Valleys	5	0%	45	15%	£125,025	64.50%	Viable
Scenario 611	Neath and Dulais Valleys	5	0%	45	18%	£86,259	37.09%	Viable
Scenario 612	Swansea and Amman Valleys	5	0%	45	15%	£125,025	64.50%	Viable
Scenario 613	Swansea and Amman Valleys	5	0%	45	18%	£86,259	37.09%	Viable
Scenario 614	Afan Valley	5	0%	45	15%	£94,412	50.66%	Viable
Scenario 615	Afan Valley	5	0%	45	18%	£57,137	25.55%	Viable
Scenario 616	Port Talbot	5	0%	50	15%	£307,711	133.15%	Viable
Scenario 617	Port Talbot	5	0%	50	18%	£261,490	94.29%	Viable
Scenario 618	Port Talbot	5	0%	50	20%	£230,676	74.86%	Viable
Scenario 619	Neath	5	0%	50	15%	£301,537	130.48%	Viable
Scenario 620	Neath	5	0%	50	18%	£255,316	92.06%	Viable
Scenario 621	Neath	5	0%	50	20%	£224,502	72.86%	Viable
Scenario 622	Pontardawe	5	0%	50	15%	£208,595	98.18%	Viable
Scenario 623	Pontardawe	5	0%	50	18%	£166,101	65.15%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 624	Neath and Dulais Valleys	5	0%	50	15%	£128,836	66.24%	Viable
Scenario 625	Neath and Dulais Valleys	5	0%	50	18%	£89,620	38.53%	Viable
Scenario 626	Swansea and Amman Valleys	5	0%	50	15%	£128,836	66.24%	Viable
Scenario 627	Swansea and Amman Valleys	5	0%	50	18%	£89,620	38.53%	Viable
Scenario 628	Afan Valley	5	0%	50	15%	£96,813	51.95%	Viable
Scenario 629	Afan Valley	5	0%	50	18%	£59,538	26.62%	Viable

Scenario 25: 10 dwellings, 100% affordable housing

1.34. The Table below shows that all scenarios are unviable.

Table 18: Scenario 25: 10 Dwellings,	100% Affordable Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 630	Port Talbot	10	100%	35	18%	-£1,573,242	-1715.23%	Not Viable
Scenario 631	Port Talbot	10	100%	35	20%	-£1,573,242	-1715.23%	Not Viable
Scenario 632	Neath	10	100%	35	18%	-£1,602,262	-1746.87%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 633	Neath	10	100%	35	20%	-£1,602,262	-1746.87%	Not Viable
Scenario 634	Pontardawe	10	100%	35	18%	-£1,628,344	-1775.30%	Not Viable
Scenario 635	Neath and Dulais Valleys	10	100%	35	18%	-£1,597,290	-1741.45%	Not Viable
Scenario 636	Swansea and Amman Valleys	10	100%	35	18%	-£1,597,290	-1741.45%	Not Viable
Scenario 637	Afan Valley	10	100%	35	18%	-£1,585,190	-1728.25%	Not Viable
Scenario 638	Port Talbot	10	100%	40	18%	-£1,539,145	-1678.05%	Not Viable
Scenario 639	Port Talbot	10	100%	40	20%	-£1,539,145	-1678.05%	Not Viable
Scenario 640	Neath	10	100%	40	18%	-£1,564,536	-1705.74%	Not Viable
Scenario 641	Neath	10	100%	40	20%	-£1,564,536	-1705.74%	Not Viable
Scenario 642	Pontardawe	10	100%	40	18%	-£1,597,148	-1741.29%	Not Viable
Scenario 643	Neath and Dulais Valleys	10	100%	40	18%	-£1,579,516	-1722.07%	Not Viable
Scenario 644	Swansea and Amman Valleys	10	100%	40	18%	-£1,579,516	-1722.07%	Not Viable
Scenario 645	Afan Valley	10	100%	40	18%	-£1,572,494	-1714.41%	Not Viable
Scenario 646	Port Talbot	10	100%	45	18%	-£1,512,624	-1649.14%	Not Viable
Scenario 647	Port Talbot	10	100%	45	20%	-£1,512,624	-1649.14%	Not Viable
Scenario 648	Neath	10	100%	45	18%	-£1,535,195	-1673.75%	Not Viable
Scenario 649	Neath	10	100%	45	20%	-£1,535,195	-1673.75%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 650	Pontardawe	10	100%	45	18%	-£1,572,885	-1714.84%	Not Viable
Scenario 651	Neath and Dulais Valleys	10	100%	45	18%	-£1,565,691	-1707.00%	Not Viable
Scenario 652	Swansea and Amman Valleys	10	100%	45	18%	-£1,565,691	-1707.00%	Not Viable
Scenario 653	Afan Valley	10	100%	45	18%	-£1,562,619	-1703.65%	Not Viable
Scenario 654	Port Talbot	10	100%	50	18%	-£1,491,408	-1626.01%	Not Viable
Scenario 655	Port Talbot	10	100%	50	20%	-£1,491,408	-1626.01%	Not Viable
Scenario 656	Neath	10	100%	50	18%	-£1,511,721	-1648.16%	Not Viable
Scenario 657	Neath	10	100%	50	20%	-£1,511,721	-1648.16%	Not Viable
Scenario 658	Pontardawe	10	100%	50	18%	-£1,553,474	-1693.68%	Not Viable
Scenario 659	Neath and Dulais Valleys	10	100%	50	18%	-£1,554,632	-1694.94%	Not Viable
Scenario 660	Swansea and Amman Valleys	10	100%	50	18%	-£1,554,632	-1694.94%	Not Viable
Scenario 661	Afan Valley	10	100%	50	18%	-£1,554,720	-1695.03%	Not Viable

Scenario 26: 10 dwellings, 90% affordable housing

1.35. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 662	Port Talbot	10	90%	35	18%	-£27,622,739	-20743.40%	Not Viable
Scenario 663	Port Talbot	10	90%	35	20%	-£27,628,505	-19886.64%	Not Viable
Scenario 664	Neath	10	90%	35	18%	-£27,651,758	-20765.19%	Not Viable
Scenario 665	Neath	10	90%	35	20%	-£27,657,524	-19907.52%	Not Viable
Scenario 666	Pontardawe	10	90%	35	18%	-£25,587,586	-19838.57%	Not Viable
Scenario 667	Neath and Dulais Valleys	10	90%	35	18%	-£23,464,950	-18802.95%	Not Viable
Scenario 668	Swansea and Amman Valleys	10	90%	35	18%	-£23,464,950	-18802.95%	Not Viable
Scenario 669	Afan Valley	10	90%	35	18%	-£22,615,956	-18369.03%	Not Viable
Scenario 670	Port Talbot	10	90%	40	18%	-£27,589,705	-20718.59%	Not Viable
Scenario 671	Port Talbot	10	90%	40	20%	-£27,595,471	-19862.86%	Not Viable
Scenario 672	Neath	10	90%	40	18%	-£27,615,097	-20737.66%	Not Viable
Scenario 673	Neath	10	90%	40	20%	-£27,620,863	-19881.14%	Not Viable
Scenario 674	Pontardawe	10	90%	40	18%	-£25,557,454	-19815.21%	Not Viable
Scenario 675	Neath and Dulais Valleys	10	90%	40	18%	-£23,448,240	-18789.56%	Not Viable
Scenario 676	Swansea and Amman Valleys	10	90%	40	18%	-£23,448,240	-18789.56%	Not Viable
Scenario 677	Afan Valley	10	90%	40	18%	-£22,603,260	-18358.72%	Not Viable

Table 19: Scenario 26: 10 Dwellings, 90% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 678	Port Talbot	10	90%	45	18%	-£27,562,120	-20697.88%	Not Viable
Scenario 679	Port Talbot	10	90%	45	20%	-£27,567,886	-19843.00%	Not Viable
Scenario 680	Neath	10	90%	45	18%	-£27,584,691	-20714.83%	Not Viable
Scenario 681	Neath	10	90%	45	20%	-£27,590,457	-19859.25%	Not Viable
Scenario 682	Pontardawe	10	90%	45	18%	-£25,532,126	-19795.57%	Not Viable
Scenario 683	Neath and Dulais Valleys	10	90%	45	18%	-£23,433,351	-18777.63%	Not Viable
Scenario 684	Swansea and Amman Valleys	10	90%	45	18%	-£23,433,351	-18777.63%	Not Viable
Scenario 685	Afan Valley	10	90%	45	18%	-£22,592,321	-18349.84%	Not Viable
Scenario 686	Port Talbot	10	90%	50	18%	-£27,541,968	-20682.74%	Not Viable
Scenario 687	Port Talbot	10	90%	50	20%	-£27,547,734	-19828.50%	Not Viable
Scenario 688	Neath	10	90%	50	18%	-£27,562,282	-20698.00%	Not Viable
Scenario 689	Neath	10	90%	50	20%	-£27,568,048	-19843.12%	Not Viable
Scenario 690	Pontardawe	10	90%	50	18%	-£25,513,780	-19781.34%	Not Viable
Scenario 691	Neath and Dulais Valleys	10	90%	50	18%	-£23,423,356	-18769.62%	Not Viable
Scenario 692	Swansea and Amman Valleys	10	90%	50	18%	-£23,423,356	-18769.62%	Not Viable
Scenario 693	Afan Valley	10	90%	50	18%	-£22,585,485	-18344.29%	Not Viable

Scenario 27: 10 dwellings, 80% affordable housing

1.36. The Table below shows that all scenarios are unviable.

Table 20: Scenario 27: 10 Dwellings, 80% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 694	Port Talbot	10	80%	35	18%	-£392,481	-223.41%	Not Viable
Scenario 695	Port Talbot	10	80%	35	20%	-£404,013	-215.81%	Not Viable
Scenario 696	Neath	10	80%	35	18%	-£408,431	-232.49%	Not Viable
Scenario 697	Neath	10	80%	35	20%	-£419,963	-224.33%	Not Viable
Scenario 698	Pontardawe	10	80%	35	18%	-£479,203	-286.43%	Not Viable
Scenario 699	Neath and Dulais Valleys	10	80%	35	18%	-£517,671	-325.71%	Not Viable
Scenario 700	Swansea and Amman Valleys	10	80%	35	18%	-£517,671	-325.71%	Not Viable
Scenario 701	Afan Valley	10	80%	35	18%	-£532,334	-342.15%	Not Viable
Scenario 702	Port Talbot	10	80%	40	18%	-£373,739	-212.75%	Not Viable
Scenario 703	Port Talbot	10	80%	40	20%	-£385,271	-205.80%	Not Viable
Scenario 704	Neath	10	80%	40	18%	-£387,696	-220.69%	Not Viable
Scenario 705	Neath	10	80%	40	20%	-£399,228	-213.26%	Not Viable
Scenario 706	Pontardawe	10	80%	40	18%	-£462,057	-276.18%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 707	Neath and Dulais Valleys	10	80%	40	18%	-£507,901	-319.57%	Not Viable
Scenario 708	Swansea and Amman Valleys	10	80%	40	18%	-£507,901	-319.57%	Not Viable
Scenario 709	Afan Valley	10	80%	40	18%	-£525,356	-337.66%	Not Viable
Scenario 710	Port Talbot	10	80%	45	18%	-£359,163	-204.45%	Not Viable
Scenario 711	Port Talbot	10	80%	45	20%	-£370,695	-198.01%	Not Viable
Scenario 712	Neath	10	80%	45	18%	-£371,568	-211.51%	Not Viable
Scenario 713	Neath	10	80%	45	20%	-£383,100	-204.64%	Not Viable
Scenario 714	Pontardawe	10	80%	45	18%	-£448,721	-268.21%	Not Viable
Scenario 715	Neath and Dulais Valleys	10	80%	45	18%	-£500,303	-314.79%	Not Viable
Scenario 716	Swansea and Amman Valleys	10	80%	45	18%	-£500,303	-314.79%	Not Viable
Scenario 717	Afan Valley	10	80%	45	18%	-£519,928	-334.17%	Not Viable
Scenario 718	Port Talbot	10	80%	50	18%	-£347,502	-197.81%	Not Viable
Scenario 719	Port Talbot	10	80%	50	20%	-£359,034	-191.79%	Not Viable
Scenario 720	Neath	10	80%	50	18%	-£358,667	-204.17%	Not Viable
Scenario 721	Neath	10	80%	50	20%	-£370,199	-197.75%	Not Viable
Scenario 722	Pontardawe	10	80%	50	18%	-£438,052	-261.83%	Not Viable
Scenario 723	Neath and Dulais Valleys	10	80%	50	18%	-£494,224	-310.96%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 724	Swansea and Amman Valleys	10	80%	50	18%	-£494,224	-310.96%	Not Viable

Scenario 28: 10 dwellings, 70% affordable housing

1.37. The Table below shows that all scenarios are unviable.

Table 21: Scenario 28: 10 Dwellings, 70% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 725	Port Talbot	10	70%	35	18%	-£318,774	-150.60%	Not Viable
Scenario 726	Port Talbot	10	70%	35	20%	-£335,452.00	-146.91%	Not Viable
Scenario 727	Neath	10	70%	35	18%	-£334,724	-158.14%	Not Viable
Scenario 728	Neath	10	70%	35	20%	-£351,402.00	-153.89%	Not Viable
Scenario 729	Pontardawe	10	70%	35	18%	-£411,580	-206.24%	Not Viable
Scenario 730	Neath and Dulais Valleys	10	70%	35	18%	-£456,131	-243.32%	Not Viable
Scenario 731	Swansea and Amman Valleys	10	70%	35	18%	-£456,131	-243.32%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 732	Afan Valley	10	70%	35	18%	-£473,228.00	-259.14%	Not Viable
Scenario 733	Port Talbot	10	70%	40	18%	-£300,033.00	-141.75%	Not Viable
Scenario 734	Port Talbot	10	70%	40	20%	-£316,711.00	-138.70%	Not Viable
Scenario 735	Neath	10	70%	40	18%	-£313,989.00	-148.34%	Not Viable
Scenario 736	Neath	10	70%	40	20%	-£330,667.00	-144.81%	Not Viable
Scenario 737	Pontardawe	10	70%	40	18%	-£394,434.00	-197.65%	Not Viable
Scenario 738	Neath and Dulais Valleys	10	70%	40	18%	-£446,362.00	-238.11%	Not Viable
Scenario 739	Swansea and Amman Valleys	10	70%	40	18%	-£446,362.00	-238.11%	Not Viable
Scenario 740	Afan Valley	10	70%	40	18%	-£466,250.00	-255.32%	Not Viable
Scenario 741	Port Talbot	10	70%	45	18%	-£285,456.00	-134.86%	Not Viable
Scenario 742	Port Talbot	10	70%	45	20%	-£302,134.00	-132.31%	Not Viable
Scenario 743	Neath	10	70%	45	18%	-£297,862.00	-140.72%	Not Viable
Scenario 744	Neath	10	70%	45	20%	-£314,540.00	-137.75%	Not Viable
Scenario 745	Pontardawe	10	70%	45	18%	-£381,098.00	-190.97%	Not Viable
Scenario 746	Neath and Dulais Valleys	10	70%	45	18%	-£438,764.00	-234.06%	Not Viable
Scenario 747	Swansea and Amman Valleys	10	70%	45	18%	-£438,764.00	-234.06%	Not Viable
Scenario 748	Afan Valley	10	70%	45	18%	-£460,822.00	-252.35%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 749	Port Talbot	10	70%	50	18%	-£273,795.00	-129.35%	Not Viable
Scenario 750	Port Talbot	10	70%	50	20%	-£290,473.00	-127.21%	Not Viable
Scenario 751	Neath	10	70%	50	18%	-£284,960.00	-134.63%	Not Viable
Scenario 752	Neath	10	70%	50	20%	-£301,638.00	-132.10%	Not Viable
Scenario 753	Pontardawe	10	70%	50	18%	-£370,429.00	-185.62%	Not Viable
Scenario 754	Neath and Dulais Valleys	10	70%	50	18%	-£432,685.00	-230.82%	Not Viable
Scenario 755	Swansea and Amman Valleys	10	70%	50	18%	-£432,685.00	-230.82%	Not Viable
Scenario 756	Afan Valley	10	70%	50	18%	-£456,480.00	-249.97%	Not Viable

Scenario 29: 10 dwellings, 60% affordable housing

1.38. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 757	Port Talbot	10	60%	35	18%	-£194,581	-68.30%	Not Viable
Scenario 758	Port Talbot	10	60%	35	20%	-£220,249	-70.92%	Not Viable
Scenario 759	Neath	10	60%	35	18%	-£212,212	-74.49%	Not Viable
Scenario 760	Neath	10	60%	35	20%	-£237,880	-76.60%	Not Viable
Scenario 761	Pontardawe	10	60%	35	18%	-£309,954	-116.41%	Not Viable
Scenario 762	Neath and Dulais Valleys	10	60%	35	18%	-£372,358	-150.37%	Not Viable
Scenario 763	Swansea and Amman Valleys	10	60%	35	18%	-£372,358	-150.37%	Not Viable
Scenario 764	Afan Valley	10	60%	35	18%	-£396,717	-165.18%	Not Viable
Scenario 765	Port Talbot	10	60%	40	18%	-£173,866	-61.03%	Not Viable
Scenario 766	Port Talbot	10	60%	40	20%	-£199,534	-64.25%	Not Viable
Scenario 767	Neath	10	60%	40	18%	-£189,292	-66.45%	Not Viable
Scenario 768	Neath	10	60%	40	20%	-£214,960	-69.22%	Not Viable
Scenario 769	Pontardawe	10	60%	40	18%	-£290,915	-109.26%	Not Viable
Scenario 770	Neath and Dulais Valleys	10	60%	40	18%	-£361,510	-145.99%	Not Viable
Scenario 771	Swansea and Amman Valleys	10	60%	40	18%	-£361,510	-145.99%	Not Viable
Scenario 772	Afan Valley	10	60%	40	18%	-£388,968	-161.96%	Not Viable

Table 22: Scenario 29: 10 Dwellings, 60% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 773	Port Talbot	10	60%	45	18%	-£157,753	-55.38%	Not Viable
Scenario 774	Port Talbot	10	60%	45	20%	-£183,421	-59.06%	Not Viable
Scenario 775	Neath	10	60%	45	18%	-£171,466	-60.19%	Not Viable
Scenario 776	Neath	10	60%	45	20%	-£197,134	-63.48%	Not Viable
Scenario 777	Pontardawe	10	60%	45	18%	-£276,106	-103.70%	Not Viable
Scenario 778	Neath and Dulais Valleys	10	60%	45	18%	-£353,073	-142.59%	Not Viable
Scenario 779	Swansea and Amman Valleys	10	60%	45	18%	-£353,073	-142.59%	Not Viable
Scenario 780	Afan Valley	10	60%	45	18%	-£382,941	-159.45%	Not Viable
Scenario 781	Port Talbot	10	60%	50	18%	-£144,864	-50.85%	Not Viable
Scenario 782	Port Talbot	10	60%	50	20%	-£170,532	-54.91%	Not Viable
Scenario 783	Neath	10	60%	50	18%	-£157,205	-55.18%	Not Viable
Scenario 784	Neath	10	60%	50	20%	-£182,873	-58.89%	Not Viable
Scenario 785	Pontardawe	10	60%	50	18%	-£264,268	-99.26%	Not Viable
Scenario 786	Neath and Dulais Valleys	10	60%	50	18%	-£346,323	-139.86%	Not Viable
Scenario 787	Swansea and Amman Valleys	10	60%	50	18%	-£346,323	-139.86%	Not Viable
Scenario 788	Afan Valley	10	60%	50	18%	-£378,120	-157.44%	Not Viable

Scenario 30: 10 dwellings, 50% affordable housing

1.39. The Table below shows that all scenarios are unviable.

Table 23: Scenario 30: 10 Dwellings, 50% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 789	Port Talbot	10	50%	35	18%	-£111,873	-36.08%	Not Viable
Scenario 790	Port Talbot	10	50%	35	20%	-£141,385	-41.63%	Not Viable
Scenario 791	Neath	10	50%	35	18%	-£129,592	-41.79%	Not Viable
Scenario 792	Neath	10	50%	35	20%	-£159,104	-46.85%	Not Viable
Scenario 793	Pontardawe	10	50%	35	18%	-£232,592	-80.57%	Not Viable
Scenario 794	Neath and Dulais Valleys	10	50%	35	18%	-£300,060	-112.28%	Not Viable
Scenario 795	Swansea and Amman Valleys	10	50%	35	18%	-£300,060	-112.28%	Not Viable
Scenario 796	Afan Valley	10	50%	35	18%	-£326,549	-126.23%	Not Viable
Scenario 797	Port Talbot	10	50%	40	18%	-£91,054	-29.36%	Not Viable
Scenario 798	Port Talbot	10	50%	40	20%	-£120,566	-35.50%	Not Viable
Scenario 799	Neath	10	50%	40	18%	-£106,557	-34.36%	Not Viable
Scenario 800	Neath	10	50%	40	20%	-£136,069	-40.07%	Not Viable
Scenario 801	Pontardawe	10	50%	40	18%	-£213,544	-73.97%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 802	Neath and Dulais Valleys	10	50%	40	18%	-£289,158	-108.20%	Not Viable
Scenario 803	Swansea and Amman Valleys	10	50%	40	18%	-£289,158	-108.20%	Not Viable
Scenario 804	Afan Valley	10	50%	40	18%	-£318,762	-123.22%	Not Viable
Scenario 805	Port Talbot	10	50%	45	18%	-£74,861	-24.14%	Not Viable
Scenario 806	Port Talbot	10	50%	45	20%	-£104,373	-30.73%	Not Viable
Scenario 807	Neath	10	50%	45	18%	-£88,642	-28.59%	Not Viable
Scenario 808	Neath	10	50%	45	20%	-£118,154	-34.79%	Not Viable
Scenario 809	Pontardawe	10	50%	45	18%	-£198,729	-68.84%	Not Viable
Scenario 810	Neath and Dulais Valleys	10	50%	45	18%	-£280,678	-105.02%	Not Viable
Scenario 811	Swansea and Amman Valleys	10	50%	45	18%	-£280,678	-105.02%	Not Viable
Scenario 812	Afan Valley	10	50%	45	18%	-£312,705	-120.88%	Not Viable
Scenario 813	Port Talbot	10	50%	50	18%	-£61,907	-19.96%	Not Viable
Scenario 814	Port Talbot	10	50%	50	20%	-£91,419	-26.92%	Not Viable
Scenario 815	Neath	10	50%	50	18%	-£74,310	-23.96%	Not Viable
Scenario 816	Neath	10	50%	50	20%	-£103,822	-30.57%	Not Viable
Scenario 817	Pontardawe	10	50%	50	18%	-£186,878	-64.74%	Not Viable
Scenario 818	Neath and Dulais Valleys	10	50%	50	18%	-£273,894	-102.49%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 819	Swansea and Amman Valleys	10	50%	50	18%	-£273,894	-102.49%	Not Viable
Scenario 820	Afan Valley	10	50%	50	18%	-£307,859	-119.01%	Not Viable

Scenario 31: 10 dwellings, 40% affordable housing

- 1.40. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.41. Scenarios for Port Talbot are very marginally viable with a 18% profit level at a density of 40dph and a 20% profit level with a density of 50dph (£6,410 or 1.65% at 50dph for 20% profit level). As above, it is questionable whether schemes would be able to be delivered at these densities and the surpluses are limited. It is therefore considered that sites in Port Talbot would not be able to achieve 40% affordable housing provision.
- 1.42. Scenarios for Neath are viable at an 18% profit level with a density of 45dph. All scenarios are unviable with a 20% profit level. For the reasons above, again it is not considered to be achievable for sites in Neath to deliver a 40% level of affordable housing.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 821	Port Talbot	10	40%	35	18%	-£8,299	-2.34%	Not Viable
Scenario 822	Port Talbot	10	40%	35	20%	-£43,577	-11.19%	Not Viable
Scenario 823	Neath	10	40%	35	18%	-£26,025	-7.35%	Not Viable
Scenario 824	Neath	10	40%	35	20%	-£61,303	-15.74%	Not Viable
Scenario 825	Pontardawe	10	40%	35	18%	-£141,674	-43.10%	Not Viable
Scenario 826	Neath and Dulais Valleys	10	40%	35	18%	-£221,553	-73.10%	Not Viable
Scenario 827	Swansea and Amman Valleys	10	40%	35	18%	-£221,553	-73.10%	Not Viable
Scenario 828	Afan Valley	10	40%	35	18%	-£252,908	-86.37%	Not Viable
Scenario 829	Port Talbot	10	40%	40	18%	£12,529	3.54%	Viable
Scenario 830	Port Talbot	10	40%	40	20%	-£22,749	-5.84%	Not Viable
Scenario 831	Neath	10	40%	40	18%	-£2,981	-0.84%	Not Viable
Scenario 832	Neath	10	40%	40	20%	-£38,259	-9.82%	Not Viable
Scenario 833	Pontardawe	10	40%	40	18%	-£122,532	-37.28%	Not Viable
Scenario 834	Neath and Dulais Valleys	10	40%	40	18%	-£210,646	-69.50%	Not Viable
Scenario 835	Swansea and Amman Valleys	10	40%	40	18%	-£210,646	-69.50%	Not Viable
Scenario 836	Afan Valley	10	40%	40	18%	-£245,118	-83.70%	Not Viable

Table 24: Scenario 31: 10 Dwellings, 40% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 837	Port Talbot	10	40%	45	18%	£28,729	8.11%	Viable
Scenario 838	Port Talbot	10	40%	45	20%	-£6,549	-1.68%	Not Viable
Scenario 839	Neath	10	40%	45	18%	£14,942	4.22%	Viable
Scenario 840	Neath	10	40%	45	20%	-£20,336	-5.22%	Not Viable
Scenario 841	Pontardawe	10	40%	45	18%	-£107,643	-32.75%	Not Viable
Scenario 842	Neath and Dulais Valleys	10	40%	45	18%	-£202,163	-66.70%	Not Viable
Scenario 843	Swansea and Amman Valleys	10	40%	45	18%	-£202,163	-66.70%	Not Viable
Scenario 844	Afan Valley	10	40%	45	18%	-£239,058	-81.64%	Not Viable
Scenario 845	Port Talbot	10	40%	50	18%	£41,688	11.77%	Viable
Scenario 846	Port Talbot	10	40%	50	20%	£6,410	1.65%	Viable
Scenario 847	Neath	10	40%	50	18%	£29,280	8.26%	Viable
Scenario 848	Neath	10	40%	50	20%	-£5,998	-1.54%	Not Viable
Scenario 849	Pontardawe	10	40%	50	18%	-£95,732	-29.13%	Not Viable
Scenario 850	Neath and Dulais Valleys	10	40%	50	18%	-£195,377	-64.46%	Not Viable
Scenario 851	Swansea and Amman Valleys	10	40%	50	18%	-£195,377	-64.46%	Not Viable
Scenario 852	Afan Valley	10	40%	50	18%	-£234,211	-79.98%	Not Viable

Scenario 32: 10 dwellings, 30% affordable housing

- 1.43. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.44. All scenarios for Neath and Port Talbot are viable. At a density of 35dph, the surpluses at a 20% profit margin are quite limited (£39,373 and 9.18% and £21,647 and 5.05% surplus). Given that schemes in these areas are currently challenging the current LDP requirement for schemes in these areas to deliver 25% affordable housing, and in reality schemes may require more land than the hypothetical scenarios to offset constraints or achieve the required dwelling mix to make the site desirable etc. it is not considered to be achievable for sites in Neath and Port Talbot to deliver 30% affordable housing provision at this stage. Further work will however be undertaken to inform the Deposit RLDP.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Levei			NOt
								viable
Scenario 853	Port Talbot	10	30%	35	18%	£79,797	20.53%	Viable
Scenario 854	Port Talbot	10	30%	35	20%	£39,373	9.18%	Viable
Scenario 855	Neath	10	30%	35	18%	£62,071	15.97%	Viable
Scenario 856	Neath	10	30%	35	20%	£21,647	5.05%	Viable
Scenario 857	Pontardawe	10	30%	35	18%	-£58,386	-16.25%	Not viable
Scenario 858	Neath and Dulais Valleys	10	30%	35	18%	-£143,403	-43.47%	Not viable

Table 25: Scenario 32: 10 Dwellings, 30% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 859	Swansea and Amman Valleys	10	30%	35	18%	-£143,403	-43.47%	Not viable
Scenario 860	Afan Valley	10	30%	35	18%	-£176,814	-55.57%	Not viable
Scenario 861	Port Talbot	10	30%	40	18%	£100,625	25.89%	Viable
Scenario 862	Port Talbot	10	30%	40	20%	£60,201	14.03%	Viable
Scenario 863	Neath	10	30%	40	18%	£85,115	21.90%	Viable
Scenario 864	Neath	10	30%	40	20%	£44,691	1042.00%	Viable
Scenario 865	Pontardawe	10	30%	40	18%	-£39,243	-10.92%	Not viable
Scenario 866	Neath and Dulais Valleys	10	30%	40	18%	-£132,496	-40.16%	Not viable
Scenario 867	Swansea and Amman Valleys	10	30%	40	18%	-£132,496	-40.16%	Not viable
Scenario 868	Afan Valley	10	30%	40	18%	-£169,023	-53.12%	Not viable
Scenario 869	Port Talbot	10	30%	45	18%	£116,825	30.06%	Viable
Scenario 870	Port Talbot	10	30%	45	20%	£76,401	17.81%	Viable
Scenario 871	Neath	10	30%	45	18%	£103,038	26.52%	Viable
Scenario 872	Neath	10	30%	45	20%	£62,614	14.59%	Viable
Scenario 873	Pontardawe	10	30%	45	18%	-£41,067	-11.23%	Not viable
Scenario 874	Neath and Dulais Valleys	10	30%	45	18%	-£124,013	-37.59%	Not viable
Scenario 875	Swansea and Amman Valleys	10	30%	45	18%	-£124,013	-37.59%	Not viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 876	Afan Valley	10	30%	45	18%	-£162,964	-51.22%	Not viable
Scenario 877	Port Talbot	10	30%	50	18%	£129,784	33.40%	Viable
Scenario 878	Port Talbot	10	30%	50	20%	£89,360	20.83%	Viable
Scenario 879	Neath	10	30%	50	18%	£117,376	30.21%	Viable
Scenario 880	Neath	10	30%	50	20%	£76,952	17.94%	Viable
Scenario 881	Pontardawe	10	30%	50	18%	-£12,530	-3.49%	Not viable
Scenario 882	Neath and Dulais Valleys	10	30%	50	18%	-£117,227	-35.53%	Not viable
Scenario 883	Swansea and Amman Valleys	10	30%	50	18%	-£117,227	-35.53%	Not viable
Scenario 884	Afan Valley	10	30%	50	18%	-£158,117	-49.69%	Not viable

Scenario 33: 10 dwellings, 20% affordable housing

- 1.45. The Table below shows that all scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.46. All scenarios for Neath, Port Talbot and Pontardawe are viable.

- 1.47. For Neath and Port Talbot, there are good levels of surpluses for all densities. Including at 35dph. Whilst more land may be required, at this stage it is considered that this could be offset with the surpluses. It is therefore considered that schemes in Neath and Port Talbot could achieve a 20% level of affordable housing provision. Further work will be undertaken for Deposit RLDP to confirm the level of affordable housing provision required.
- 1.48. Sites in Pontardawe however only have limited viability with an 18% profit threshold at 35dph. An additional scenario has been run at 20% (in line with the 15-20% threshold typically anticipated for schemes) and this shows that the site would be unviable (-£5,707, -1.29% deficit). It is therefore not considered that sites in Pontardawe would be achievable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 885	Port Talbot	10	20%	35	18%	£187,661	43.36%	Viable
Scenario 886	Port Talbot	10	20%	35	20%	£141,471	29.54%	Viable
Scenario 887	Neath	10	20%	35	18%	£169,847	39.24%	Viable
Scenario 888	Neath	10	20%	35	20%	£123,657	25.82%	Viable
Scenario 889	Pontardawe	10	20%	35	18%	£36,758	9.21%	Viable
Scenario 890	Neath and Dulais Valleys	10	20%	35	18%	-£60,465	-16.53%	Not viable
Scenario 891	Swansea and Amman Valleys	10	20%	35	18%	-£60,465	-16.53%	Not viable
Scenario 892	Afan Valley	10	20%	35	18%	-£98,850	-28.06%	Not viable

Table 26: Scenario 33: 10 Dwellings, 20% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 893	Port Talbot	10	20%	40	18%	£208,079	48.08%	Viable
Scenario 894	Port Talbot	10	20%	40	20%	£161,889	33.80%	Viable
Scenario 895	Neath	10	20%	40	18%	£192,491	44.48%	Viable
Scenario 896	Neath	10	20%	40	20%	£146,301	30.54%	Viable
Scenario 897	Pontardawe	10	20%	40	18%	£55,394	13.87%	Viable
Scenario 898	Neath and Dulais Valleys	10	20%	40	18%	-£50,069	-13.69%	Not viable
Scenario 899	Swansea and Amman Valleys	10	20%	40	18%	-£50,069	-13.69%	Not viable
Scenario 900	Afan Valley	10	20%	40	18%	-£51,015	-14.48%	Not viable
Scenario 901	Port Talbot	10	20%	45	18%	£224,874	51.96%	Viable
Scenario 902	Port Talbot	10	20%	45	20%	£178,684	37.30%	Viable
Scenario 903	Neath	10	20%	45	18%	£211,018	48.76%	Viable
Scenario 904	Neath	10	20%	45	20%	£164,828	34.41%	Viable
Scenario 905	Pontardawe	10	20%	45	18%	£70,803	17.73%	Viable
Scenario 906	Neath and Dulais Valleys	10	20%	45	18%	-£41,067	-11.23%	Not viable
Scenario 907	Swansea and Amman Valleys	10	20%	45	18%	-£41,067	-11.23%	Not viable
Scenario 908	Afan Valley	10	20%	45	18%	-£84,930	-24.11%	Not viable
Scenario 909	Port Talbot	10	20%	50	18%	£237,898	54.97%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 910	Port Talbot	10	20%	50	20%	£191,708	40.02%	Viable
Scenario 911	Neath	10	20%	50	18%	£225,428	52.09%	Viable
Scenario 912	Neath	10	20%	50	20%	£179,238	37.42%	Viable
Scenario 913	Pontardawe	10	20%	50	18%	£82,719	20.72%	Viable
Scenario 914	Neath and Dulais Valleys	10	20%	50	18%	-£34,278	-9.37%	Not viable
Scenario 915	Swansea and Amman Valleys	10	20%	50	18%	-£34,278	-9.37%	Not viable
Scenario 916	Afan Valley	10	20%	50	18%	-£80,059	-22.72%	Not viable

Scenario 34: 10 dwellings, 10% affordable housing

- 1.49. The Table below shows that all scenarios for the Afan Valley are unviable.
- 1.50. Scenarios for the Neath and Dulais Valleys and Swansea and Amman Valleys are only marginally viable. For 35dph sites are very marginally viable with a surplus of only £1,171 or 0.31%. It is therefore considered that schemes would not be able to provide 10% affordable housing in these areas. This is also in line with the affordable housing policy in the current LDP, and it is noteworthy that limited sites have been developed in these areas even with a 0% affordable housing requirement.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 917	Port Talbot	10	10%	35	18%	£255,256	56.56%	Viable
Scenario 918	Port Talbot	10	10%	35	20%	£205,966	41.14%	Viable
Scenario 919	Neath	10	10%	35	18%	£237,434	52.61%	Viable
Scenario 920	Neath	10	10%	35	20%	£188,144	37.58%	Viable
Scenario 921	Pontardawe	10	10%	35	18%	£101,398	24.40%	Viable
Scenario 922	Neath and Dulais Valleys	10	10%	35	18%	£1,171	0.31%	Viable
Scenario 923	Swansea and Amman Valleys	10	10%	35	18%	£1,171	0.31%	Viable
Scenario 924	Afan Valley	10	10%	35	18%	-£38,329	-10.49%	Not viable
Scenario 925	Port Talbot	10	10%	40	18%	£276,358	61.23%	Viable
Scenario 926	Port Talbot	10	10%	40	20%	£227,068	4536.00%	Viable
Scenario 927	Neath	10	10%	40	18%	£260,764	57.78%	Viable
Scenario 928	Neath	10	10%	40	20%	£211,474	4224.00%	Viable
Scenario 929	Pontardawe	10	10%	40	18%	£120,645	29.03%	Viable
Scenario 930	Neath and Dulais Valleys	10	10%	40	18%	£12,299	3.24%	Viable
Scenario 931	Swansea and Amman Valleys	10	10%	40	18%	£12,299	3.24%	Viable
Scenario 932	Afan Valley	10	10%	40	18%	-£30,334	-8.30%	Not viable

Table 27: Scenario 34: 10 Dwellings, 10% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 933	Port Talbot	10	10%	45	18%	£292,484	64.81%	Viable
Scenario 934	Port Talbot	10	10%	45	20%	£243,194	48.58%	Viable
Scenario 935	Neath	10	10%	45	18%	£278,623	61.74%	Viable
Scenario 936	Neath	10	10%	45	20%	£229,333	45.81%	Viable
Scenario 937	Pontardawe	10	10%	45	18%	£135,614	32.64%	Viable
Scenario 938	Neath and Dulais Valleys	10	10%	45	18%	£20,666	5.44%	Viable
Scenario 939	Swansea and Amman Valleys	10	10%	45	18%	£20,666	5.44%	Viable
Scenario 940	Afan Valley	10	10%	45	18%	-£24,404	-6.68%	Not viable
Scenario 941	Port Talbot	10	10%	50	18%	£305,514	67.70%	Viable
Scenario 942	Port Talbot	10	10%	50	20%	£256,224	51.18%	Viable
Scenario 943	Neath	10	10%	50	18%	£293,039	64.93%	Viable
Scenario 944	Neath	10	10%	50	20%	£243,749	48.69%	Viable
Scenario 945	Pontardawe	10	10%	50	18%	£147,590	35.52%	Viable
Scenario 946	Neath and Dulais Valleys	10	10%	50	18%	£27,489	7.24%	Viable
Scenario 947	Swansea and Amman Valleys	10	10%	50	18%	£27,489	7.24%	Viable
Scenario 948	Afan Valley	10	10%	50	18%	-£19,530	-5.34%	Not viable

Scenario 35: 10 dwellings, 0% affordable housing

1.51. The Table below shows that all scenarios are viable.

Table 28: Scenario 34: 10 Dwellings, 0% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 949	Port Talbot	10	0%	35	18%	£399,486	77.73%	Viable
Scenario 951	Port Talbot	10	0%	35	20%	£342,384	59.96%	Viable
Scenario 952	Neath	10	0%	35	18%	£381,657	74.26%	Viable
Scenario 953	Neath	10	0%	35	20%	£324,555	56.84%	Viable
Scenario 954	Pontardawe	10	0%	35	18%	£226,678	47.98%	Viable
Scenario 955	Neath and Dulais Valleys	10	0%	35	18%	£107,533	24.95%	Viable
Scenario 956	Swansea and Amman Valleys	10	0%	35	18%	£107,533	24.95%	Viable
Scenario 957	Afan Valley	10	0%	35	18%	£60,287	14.55%	Viable
Scenario 958	Port Talbot	10	0%	40	18%	£417,866	81.31%	Viable
Scenario 959	Port Talbot	10	0%	40	20%	£360,764	63.18%	Viable
Scenario 960	Neath	10	0%	40	18%	£402,265	78.27%	Viable
Scenario 961	Neath	10	0%	40	20%	£345,163	60.45%	Viable
Scenario 962	Pontardawe	10	0%	40	18%	£243,355	51.51%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 963	Neath and Dulais Valleys	10	0%	40	18%	£115,927	26.90%	Viable
Scenario 964	Swansea and Amman Valleys	10	0%	40	18%	£115,927	26.90%	Viable
Scenario 965	Afan Valley	10	0%	40	18%	£110,560	26.68%	Viable
Scenario 966	Port Talbot	10	0%	45	18%	£436,730	84.98%	Viable
Scenario 967	Port Talbot	10	0%	45	20%	£379,628	66.48%	Viable
Scenario 968	Neath	10	0%	45	18%	£422,862	82.28%	Viable
Scenario 969	Neath	10	0%	45	20%	£365,760	64.05%	Viable
Scenario 970	Pontardawe	10	0%	45	18%	£260,908	55.22%	Viable
Scenario 971	Neath and Dulais Valleys	10	0%	45	18%	£127,036	29.47%	Viable
Scenario 972	Swansea and Amman Valleys	10	0%	45	18%	£127,036	29.47%	Viable
Scenario 973	Afan Valley	10	0%	45	18%	£74,282	17.92%	Viable
Scenario 974	Port Talbot	10	0%	50	18%	£449,765	87.52%	Viable
Scenario 975	Port Talbot	10	0%	50	20%	£392,663	68.77%	Viable
Scenario 976	Neath	10	0%	50	18%	£437,284	85.09%	Viable
Scenario 977	Neath	10	0%	50	20%	£380,182	66.58%	Viable
Scenario 978	Pontardawe	10	0%	50	18%	£293,099	62.04%	Viable
Scenario 979	Neath and Dulais Valleys	10	0%	50	18%	£133,863	31.06%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 980	Swansea and Amman Valleys	10	0%	50	18%	£133,863	31.06%	Viable
Scenario 981	Afan Valley	10	0%	50	18%	£79,180	19.10%	Viable

Scenario 36: 20 dwellings, 100% affordable housing

1.52. The Table below shows that all scenarios are viable.

Table 29: Scenario 36: 20 Dwellings, 100% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 982	Port Talbot	20	100%	35	18%	-£3,161,160	-1708.75%	Not Viable
Scenario 983	Port Talbot	20	100%	35	20%	-£3,161,160	-1708.75%	Not Viable
Scenario 984	Neath	20	100%	35	18%	-£3,222,058	-1741.67%	Not Viable
Scenario 985	Neath	20	100%	35	20%	-£3,222,058	-1741.67%	Not Viable
Scenario 986	Pontardawe	20	100%	35	18%	-£3,271,772	-1768.54%	Not Viable
Scenario 987	Neath and Dulais Valleys	20	100%	35	18%	-£3,210,058	-1735.19%	Not Viable
Scenario 988	Swansea and Amman Valleys	20	100%	35	18%	-£3,210,058	-1735.19%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 989	Afan Valley	20	100%	35	18%	-£3,186,936	-1722.69%	Not Viable
Scenario 990	Port Talbot	20	100%	40	18%	-£3,089,605	-1670.07%	Not Viable
Scenario 991	Port Talbot	20	100%	40	20%	-£3,089,605	-1670.07%	Not Viable
Scenario 992	Neath	20	100%	40	18%	-£3,142,891	-1698.88%	Not Viable
Scenario 993	Neath	20	100%	40	20%	-£3,142,891	-1698.88%	Not Viable
Scenario 994	Pontardawe	20	100%	40	18%	-£3,207,289	-1733.69%	Not Viable
Scenario 995	Neath and Dulais Valleys	20	100%	40	18%	-£3,174,509	-1715.97%	Not Viable
Scenario 996	Swansea and Amman Valleys	20	100%	40	18%	-£3,174,509	-1715.97%	Not Viable
Scenario 997	Afan Valley	20	100%	40	18%	-£3,161,544	-1708.96%	Not Viable
Scenario 998	Port Talbot	20	100%	45	18%	-£3,035,423	-1640.79%	Not Viable
Scenario 999	Port Talbot	20	100%	45	20%	-£3,035,423	-1640.79%	Not Viable
Scenario 1000	Neath	20	100%	45	18%	-£3,081,316	-1665.59%	Not Viable
Scenario 1001	Neath	20	100%	45	20%	-£3,081,316	-1665.59%	Not Viable
Scenario 1002	Pontardawe	20	100%	45	18%	-£3,158,553	-1707.34%	Not Viable
Scenario 1003	Neath and Dulais Valleys	20	100%	45	18%	-£3,146,860	-1701.02%	Not Viable
Scenario 1004	Swansea and Amman Valleys	20	100%	45	18%	-£3,146,860	-1701.02%	Not Viable
Scenario 1005	Afan Valley	20	100%	45	18%	-£3,141,794	-1698.29%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1006	Port Talbot	20	100%	50	18%	-£2,992,903	-1617.80%	Not Viable
Scenario 1007	Port Talbot	20	100%	50	20%	-£2,992,903	-1617.80%	Not Viable
Scenario 1008	Neath	20	100%	50	18%	-£3,033,599	-1639.80%	Not Viable
Scenario 1009	Neath	20	100%	50	20%	-£3,033,599	-1639.80%	Not Viable
Scenario 1010	Pontardawe	20	100%	50	18%	-£3,119,731	-1686.36%	Not Viable
Scenario 1011	Neath and Dulais Valleys	20	100%	50	18%	-£3,124,741	-1689.07%	Not Viable
Scenario 1012	Swansea and Amman Valleys	20	100%	50	18%	-£3,124,741	-1689.07%	Not Viable
Scenario 1013	Afan Valley	20	100%	50	18%	-£3,125,995	-1689.75%	Not Viable

Scenario 37: 20 dwellings, 90% affordable housing

1.53. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1014	Port Talbot	20	90%	35	18%	-£983,297	-352.29%	Not Viable
Scenario 1015	Port Talbot	20	90%	35	20%	-£996,131	-341.20%	Not Viable
Scenario 1016	Neath	20	90%	35	18%	-£1,016,769	-364.28%	Not Viable
Scenario 1017	Neath	20	90%	35	20%	-£1,029,603	-352.67%	Not Viable
Scenario 1018	Pontardawe	20	90%	35	18%	-£1,138,494	-421.98%	Not Viable
Scenario 1019	Neath and Dulais Valleys	20	90%	35	18%	-£1,197,173	-459.60%	Not Viable
Scenario 1020	Swansea and Amman Valleys	20	90%	35	18%	-£1,197,173	-459.60%	Not Viable
Scenario 1021	Afan Valley	20	90%	35	18%	-£1,219,703	-475.04%	Not Viable
Scenario 1022	Port Talbot	20	90%	40	18%	-£943,968	-338.20%	Not Viable
Scenario 1023	Port Talbot	20	90%	40	20%	-£956,802	-327.73%	Not Viable
Scenario 1024	Neath	20	90%	40	18%	-£973,256	-348.69%	Not Viable
Scenario 1025	Neath	20	90%	40	20%	-£986,090	-337.76%	Not Viable
Scenario 1026	Pontardawe	20	90%	40	18%	-£1,103,052	-408.84%	Not Viable
Scenario 1027	Neath and Dulais Valleys	20	90%	40	18%	-£1,177,634	-452.09%	Not Viable
Scenario 1028	Swansea and Amman Valleys	20	90%	40	18%	-£1,177,634	-452.09%	Not Viable
Scenario 1029	Afan Valley	20	90%	40	18%	-£1,205,746	-469.60%	Not Viable

Table 30: Scenario 37: 20 Dwellings, 90% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1030	Port Talbot	20	90%	45	18%	-£914,188	-327.53%	Not Viable
Scenario 1031	Port Talbot	20	90%	45	20%	-£927,022	-317.53%	Not Viable
Scenario 1032	Neath	20	90%	45	18%	-£939,412	-336.57%	Not Viable
Scenario 1033	Neath	20	90%	45	20%	-£952,246	-326.17%	Not Viable
Scenario 1034	Pontardawe	20	90%	45	18%	-£1,076,265	-398.91%	Not Viable
Scenario 1035	Neath and Dulais Valleys	20	90%	45	18%	-£1,162,438	-446.26%	Not Viable
Scenario 1036	Swansea and Amman Valleys	20	90%	45	18%	-£1,162,438	-446.26%	Not Viable
Scenario 1037	Afan Valley	20	90%	45	18%	-£1,194,892	-465.38%	Not Viable
Scenario 1038	Port Talbot	20	90%	50	18%	-£890,818	-319.16%	Not Viable
Scenario 1039	Port Talbot	20	90%	50	20%	-£903,652	-309.52%	Not Viable
Scenario 1040	Neath	20	90%	50	18%	-£913,186	-327.17%	Not Viable
Scenario 1041	Neath	20	90%	50	20%	-£926,020	-317.19%	Not Viable
Scenario 1042	Pontardawe	20	90%	50	18%	-£1,054,927	-391.00%	Not Viable
Scenario 1043	Neath and Dulais Valleys	20	90%	50	18%	-£1,150,280	-441.59%	Not Viable
Scenario 1044	Swansea and Amman Valleys	20	90%	50	18%	-£1,150,280	-441.59%	Not Viable
Scenario 1045	Afan Valley	20	90%	50	18%	-£1,186,208	-461.99%	Not Viable

Scenario 38: 20 dwellings, 80% affordable housing

1.54. The Table below shows that all scenarios are unviable.

Table 31: Scenario 38: 20 Dwellings, 80% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1046	Port Talbot	20	80%	35	18%	-£866,628	-239.45%	Not Viable
Scenario 1047	Port Talbot	20	80%	35	20%	-£866,628	-239.45%	Not Viable
Scenario 1048	Neath	20	80%	35	18%	-£903,795	-249.72%	Not Viable
Scenario 1049	Neath	20	80%	35	20%	-£927,541	-240.50%	Not Viable
Scenario 1050	Pontardawe	20	80%	35	18%	-£1,044,453	-303.01%	Not Viable
Scenario 1051	Neath and Dulais Valleys	20	80%	35	18%	-£1,115,505	-340.66%	Not Viable
Scenario 1052	Swansea and Amman Valleys	20	80%	35	18%	-£1,115,505	-340.66%	Not Viable
Scenario 1053	Afan Valley	20	80%	35	18%	-£1,143,281	-356.65%	Not Viable
Scenario 1054	Port Talbot	20	80%	40	18%	-£822,957	-227.38%	Not Viable
Scenario 1055	Port Talbot	20	80%	40	20%	-£846,703	-219.54%	Not Viable
Scenario 1056	Neath	20	80%	40	18%	-£855,478	-236.37%	Not Viable
Scenario 1057	Neath	20	80%	40	20%	-£879,224	-227.97%	Not Viable
Scenario 1058	Pontardawe	20	80%	40	18%	-£1,005,098	-291.59%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1059	Neath and Dulais Valleys	20	80%	40	18%	-£1,093,808	-334.03%	Not Viable
Scenario 1060	Swansea and Amman Valleys	20	80%	40	18%	-£1,093,808	-334.03%	Not Viable
Scenario 1061	Afan Valley	20	80%	40	18%	-£1,127,783	-351.81%	Not Viable
Scenario 1062	Port Talbot	20	80%	45	18%	-£789,888	-218.25%	Not Viable
Scenario 1063	Port Talbot	20	80%	45	20%	-£813,634	-210.97%	Not Viable
Scenario 1064	Neath	20	80%	45	18%	-£817,898	-225.98%	Not Viable
Scenario 1065	Neath	20	80%	45	20%	-£841,644	-218.23%	Not Viable
Scenario 1066	Pontardawe	20	80%	45	18%	-£975,353	-282.96%	Not Viable
Scenario 1067	Neath and Dulais Valleys	20	80%	45	18%	-£1,076,934	-328.88%	Not Viable
Scenario 1068	Swansea and Amman Valleys	20	80%	45	18%	-£1,076,934	-328.88%	Not Viable
Scenario 1069	Afan Valley	20	80%	45	18%	-£1,115,730	-348.05%	Not Viable
Scenario 1070	Port Talbot	20	80%	50	18%	-£763,937	-211.08%	Not Viable
Scenario 1071	Port Talbot	20	80%	50	20%	-£787,683	-204.24%	Not Viable
Scenario 1072	Neath	20	80%	50	18%	-£788,775	-217.94%	Not Viable
Scenario 1073	Neath	20	80%	50	20%	-£812,521	-210.68%	Not Viable
Scenario 1074	Pontardawe	20	80%	50	18%	-£951,659	-276.09%	Not Viable
Scenario 1075	Neath and Dulais Valleys	20	80%	50	18%	-£1,063,434	-324.76%	Not Viable
Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
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		Units			Level			Not
								Viable
Scenario 1076	Swansea and Amman Valleys	20	80%	50	18%	-£1,063,434	-324.76%	Not Viable
Scenario 1077	Afan Valley	20	80%	50	18%	-£1,106,087	-345.05%	Not Viable

Scenario 39: 20 dwellings, 70% affordable housing

1.55. The Table below shows that all scenarios are unviable.

Table 32: Scenario 39: 20 Dwellings, 70% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1078	Port Talbot	20	70%	35	18%	-£666,231	-150.30%	Not Viable
Scenario 1079	Port Talbot	20	70%	35	20%	-£701,509	-146.60%	Not Viable
Scenario 1080	Neath	20	70%	35	18%	-£703,771	-158.77%	Not Viable
Scenario 1081	Neath	20	70%	35	20%	-£739,049	-154.44%	Not Viable
Scenario 1082	Pontardawe	20	70%	35	18%	-£862,042	-206.40%	Not Viable
Scenario 1083	Neath and Dulais Valleys	20	70%	35	18%	-£950,029	-242.33%	Not Viable
Scenario 1084	Swansea and Amman Valleys	20	70%	35	18%	-£950,029	-242.33%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1085	Afan Valley	20	70%	35	18%	-£984,593	-257.88%	Not Viable
Scenario 1086	Port Talbot	20	70%	40	18%	-£622,122	-140.35%	Not Viable
Scenario 1087	Port Talbot	20	70%	40	20%	-£657,400	-137.38%	Not Viable
Scenario 1088	Neath	20	70%	40	18%	-£659,030	-148.68%	Not Viable
Scenario 1089	Neath	20	70%	40	20%	-£694,308	-145.09%	Not Viable
Scenario 1090	Pontardawe	20	70%	40	18%	-£822,292	-196.88%	Not Viable
Scenario 1091	Neath and Dulais Valleys	20	70%	40	18%	-£928,115	-236.74%	Not Viable
Scenario 1092	Swansea and Amman Valleys	20	70%	40	18%	-£928,115	-236.74%	Not Viable
Scenario 1093	Afan Valley	20	70%	40	18%	-£968,940	-253.78%	Not Viable
Scenario 1094	Port Talbot	20	70%	45	18%	-£588,722	-132.82%	Not Viable
Scenario 1095	Port Talbot	20	70%	45	20%	-£624,000	-130.40%	Not Viable
Scenario 1096	Neath	20	70%	45	18%	-£617,012	-139.20%	Not Viable
Scenario 1097	Neath	20	70%	45	20%	-£652,290	-136.31%	Not Viable
Scenario 1098	Neath and Dulais Valleys	20	70%	45	18%	-£911,071	-232.39%	Not Viable
Scenario 1099	Swansea and Amman Valleys	20	70%	45	18%	-£911,071	-232.39%	Not Viable
Scenario 1100	Afan Valley	20	70%	45	18%	-£956,766	-250.59%	Not Viable
Scenario 1101	Port Talbot	20	70%	50	18%	-£562,511	-126.90%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1102	Port Talbot	20	70%	50	20%	-£597,789	-124.92%	Not Viable
Scenario 1103	Neath	20	70%	50	18%	-£587,598	-132.56%	Not Viable
Scenario 1104	Neath	20	70%	50	20%	-£622,876	-130.16%	Not Viable
Scenario 1105	Pontardawe	20	70%	50	18%	-£768,318	-183.96%	Not Viable
Scenario 1106	Neath and Dulais Valleys	20	70%	50	18%	-£897,436	-228.91%	Not Viable
Scenario 1107	Swansea and Amman Valleys	20	70%	50	18%	-£897,436	-228.91%	Not Viable
Scenario 1108	Afan Valley	20	70%	50	18%	-£947,027	-248.04%	Not Viable

Scenario 40: 20 dwellings, 60% affordable housing

1.56. The Table below shows that all scenarios are unviable.

Table 33: Scenario	40: 20 Dwellings,	60% Affordable	Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1109	Port Talbot	20	60%	35	18%	-£454,250	-86.17%	Not Viable
Scenario 1110	Port Talbot	20	60%	35	20%	-£500,440	-87.29%	Not Viable
Scenario 1111	Neath	20	60%	35	18%	-£491,806	-93.30%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1112	Neath	20	60%	35	20%	-£537,996	-93.84%	Not Viable
Scenario 1113	Pontardawe	20	60%	35	18%	-£675,044	-136.76%	Not Viable
Scenario 1114	Neath and Dulais Valleys	20	60%	35	18%	-£787,820	-171.23%	Not Viable
Scenario 1115	Swansea and Amman Valleys	20	60%	35	18%	-£787,820	-171.23%	Not Viable
Scenario 1116	Afan Valley	20	60%	35	18%	-£832,306	-186.33%	Not Viable
Scenario 1117	Port Talbot	20	60%	40	18%	-£410,122	-77.80%	Not Viable
Scenario 1118	Port Talbot	20	60%	40	20%	-£456,312	-79.59%	Not Viable
Scenario 1119	Neath	20	60%	40	18%	-£442,983	-84.04%	Not Viable
Scenario 1120	Neath	20	60%	40	20%	-£489,173	-85.32%	Not Viable
Scenario 1121	Pontardawe	20	60%	40	18%	-£635,096	-128.66%	Not Viable
Scenario 1122	Neath and Dulais Valleys	20	60%	40	18%	-£765,797	-166.45%	Not Viable
Scenario 1123	Swansea and Amman Valleys	20	60%	40	18%	-£765,797	-166.45%	Not Viable
Scenario 1124	Afan Valley	20	60%	40	18%	-£820,646	-183.72%	Not Viable
Scenario 1125	Port Talbot	20	60%	45	18%	-£376,708	-71.46%	Not Viable
Scenario 1126	Port Talbot	20	60%	45	20%	-£422,898	-73.76%	Not Viable
Scenario 1127	Neath	20	60%	45	18%	-£405,011	-76.83%	Not Viable
Scenario 1128	Neath	20	60%	45	20%	-£451,201	-78.70%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1129	Pontardawe	20	60%	45	18%	-£604,903	-122.55%	Not Viable
Scenario 1130	Neath and Dulais Valleys	20	60%	45	18%	-£748,668	-162.72%	Not Viable
Scenario 1131	Swansea and Amman Valleys	20	60%	45	18%	-£748,668	-162.72%	Not Viable
Scenario 1132	Afan Valley	20	60%	45	18%	-£804,340	-180.07%	Not Viable
Scenario 1133	Port Talbot	20	60%	50	18%	-£350,486	-66.49%	Not Viable
Scenario 1134	Port Talbot	20	60%	50	20%	-£396,676	-69.19%	Not Viable
Scenario 1135	Neath	20	60%	50	18%	-£375,584	-71.25%	Not Viable
Scenario 1136	Neath	20	60%	50	20%	-£421,774	-73.57%	Not Viable
Scenario 1137	Pontardawe	20	60%	50	18%	-£580,852	-117.67%	Not Viable
Scenario 1138	Neath and Dulais Valleys	20	60%	50	18%	-£734,964	-159.74%	Not Viable
Scenario 1139	Swansea and Amman Valleys	20	60%	50	18%	-£734,964	-159.74%	Not Viable
Scenario 1140	Afan Valley	20	60%	50	18%	-£794,552	-177.88%	Not Viable

Scenario 41: 20 dwellings, 50% affordable housing

1.57. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1141	Port Talbot	20	50%	35	18%	-£226,411	-36.51%	Not Viable
Scenario 1142	Port Talbot	20	50%	35	20%	-£285,435	-42.02%	Not Viable
Scenario 1143	Neath	20	50%	35	18%	-£264,170	-42.60%	Not Viable
Scenario 1144	Neath	20	50%	35	20%	-£323,194	-47.58%	Not Viable
Scenario 1145	Pontardawe	20	50%	35	18%	-£264,170	-42.60%	Not Viable
Scenario 1146	Neath and Dulais Valleys	20	50%	35	18%	-£602,645	-112.75%	Not Viable
Scenario 1147	Swansea and Amman Valleys	20	50%	35	18%	-£602,645	-112.75%	Not Viable
Scenario 1148	Afan Valley	20	50%	35	18%	-£655,827	-126.76%	Not Viable
Scenario 1149	Port Talbot	20	50%	40	18%	-£182,044	-29.35%	Not Viable
Scenario 1150	Port Talbot	20	50%	40	20%	-£241,068	-35.49%	Not Viable
Scenario 1151	Neath	20	50%	40	18%	-£215,083	-34.68%	Not Viable
Scenario 1152	Neath	20	50%	40	20%	-£274,107	-40.36%	Not Viable
Scenario 1153	Pontardawe	20	50%	40	18%	-£428,499	-74.22%	Not Viable
Scenario 1154	Neath and Dulais Valleys	20	50%	40	18%	-£580,401	-108.59%	Not Viable
Scenario 1155	Swansea and Amman Valleys	20	50%	40	18%	-£580,401	-108.59%	Not Viable
Scenario 1156	Afan Valley	20	50%	40	18%	-£639,939	-123.69%	Not Viable

Table 34: Scenario 41: 20 Dwellings, 50% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1157	Port Talbot	20	50%	45	18%	-£148,449	-23.94%	Not Viable
Scenario 1158	Port Talbot	20	50%	45	20%	-£207,473	-30.55%	Not Viable
Scenario 1159	Neath	20	50%	45	18%	-£176,904	-28.52%	Not Viable
Scenario 1160	Neath	20	50%	45	20%	-£235,928	-34.74%	Not Viable
Scenario 1161	Pontardawe	20	50%	45	18%	-£398,142	-68.96%	Not Viable
Scenario 1162	Neath and Dulais Valleys	20	50%	45	18%	-£563,100	-105.35%	Not Viable
Scenario 1163	Swansea and Amman Valleys	20	50%	45	18%	-£563,100	-105.35%	Not Viable
Scenario 1164	Afan Valley	20	50%	45	18%	-£627,581	-121.30%	Not Viable
Scenario 1165	Port Talbot	20	50%	50	18%	-£122,085	-19.69%	Not Viable
Scenario 1166	Port Talbot	20	50%	50	20%	-£181,109	-26.66%	Not Viable
Scenario 1167	Neath	20	50%	50	18%	-£147,318	-23.75%	Not Viable
Scenario 1168	Neath	20	50%	50	20%	-£206,342	-30.38%	Not Viable
Scenario 1169	Pontardawe	20	50%	50	18%	-£373,961	-64.77%	Not Viable
Scenario 1170	Neath and Dulais Valleys	20	50%	50	18%	-£549,260	-102.76%	Not Viable
Scenario 1171	Swansea and Amman Valleys	20	50%	50	18%	-£549,260	-102.76%	Not Viable
Scenario 1172	Afan Valley	20	50%	50	18%	-£617,694	-119.39%	Not Viable

Scenario 42: 20 dwellings, 40% affordable housing

- 1.58. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valley, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.59. Port Talbot is marginally viable at a 18% profit level at a density of 40dph (£30,406 and 4.34% surplus) and very marginally viable at a 20% profit level at a density of 50dph (£20,454 and 2.65% surplus). Neath is marginally viable at a 18% profit level at a density of 45dph (£39,578 and 5.64% surplus). No scenarios for Neath are viable at a 20% profit level. The current LDP requires schemes in these areas to be built at a density of 35dph, and therefore it is questionable whether it would be appropriate for schemes in these areas to be built at a higher density. This is in part due to viability concerns of the desirability/ demand for flats, physical constraints on sites, and requirements for on-site biodiversity off-set given the nature of sites in Neath Port Talbot. At this stage, it is therefore not considered to be achievable for schemes in these areas to deliver 40% affordable housing. Further work will be undertaken ahead of the Deposit Plan, including with regards to appropriate densities on site.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1173	Port Talbot	20	40%	35	18%	-£9,949	-1.42%	Not Viable
Scenario 1174	Port Talbot	20	40%	35	20%	-£79,885	-10.36%	Not Viable
Scenario 1175	Neath	20	40%	35	18%	-£47,872	-6.83%	Not Viable
Scenario 1176	Neath	20	40%	35	20%	-£117,808	-15.27%	Not Viable

Table 35: Scenario 42: 20 Dwellings, 40% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1177	Pontardawe	20	40%	35	18%	-£274,150	-42.14%	Not Viable
Scenario 1178	Neath and Dulais Valleys	20	40%	35	18%	-£429,929	-71.68%	Not Viable
Scenario 1179	Swansea and Amman Valleys	20	40%	35	18%	-£429,929	-71.68%	Not Viable
Scenario 1180	Afan Valley	20	40%	35	18%	-£491,759	-84.86%	Not Viable
Scenario 1181	Port Talbot	20	40%	40	18%	£30,406	4.34%	Viable
Scenario 1182	Port Talbot	20	40%	40	20%	-£39,530	-5.13%	Not Viable
Scenario 1183	Neath	20	40%	40	18%	-£2,647	-0.38%	Not Viable
Scenario 1184	Neath	20	40%	40	20%	-£72,583	-9.41%	Not Viable
Scenario 1185	Pontardawe	20	40%	40	18%	-£238,014	-36.59%	Not Viable
Scenario 1186	Neath and Dulais Valleys	20	40%	40	18%	-£411,738	-68.65%	Not Viable
Scenario 1187	Swansea and Amman Valleys	20	40%	40	18%	-£411,738	-68.65%	Not Viable
Scenario 1188	Afan Valley	20	40%	40	18%	-£479,926	-82.82%	Not Viable
Scenario 1189	Port Talbot	20	40%	45	18%	£68,046	9.70%	Viable
Scenario 1190	Port Talbot	20	40%	45	20%	-£1,890	-0.25%	Not Viable
Scenario 1191	Neath	20	40%	45	18%	£39,578	5.64%	Viable
Scenario 1192	Neath	20	40%	45	20%	-£30,358	-3.94%	Not Viable
Scenario 1193	Pontardawe	20	40%	45	18%	-£203,599	-31.30%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1194	Neath and Dulais Valleys	20	40%	45	18%	-£390,368	-65.08%	Not Viable
Scenario 1195	Swansea and Amman Valleys	20	40%	45	18%	-£390,368	-65.08%	Not Viable
Scenario 1196	Afan Valley	20	40%	45	18%	-£463,500	-79.98%	Not Viable
Scenario 1197	Port Talbot	20	40%	50	18%	£90,390	12.89%	Viable
Scenario 1198	Port Talbot	20	40%	50	20%	£20,454	2.65%	Viable
Scenario 1199	Neath	20	40%	50	18%	£65,146	9.29%	Viable
Scenario 1200	Neath	20	40%	50	20%	-£4,790	-0.62%	Not Viable
Scenario 1201	Pontardawe	20	40%	50	18%	-£183,454	-28.20%	Not Viable
Scenario 1202	Neath and Dulais Valleys	20	40%	50	18%	-£380,583	-63.45%	Not Viable
Scenario 1203	Swansea and Amman Valleys	20	40%	50	18%	-£380,583	-63.45%	Not Viable
Scenario 1204	Afan Valley	20	40%	50	18%	-£457,672	-78.98%	Not Viable

Scenario 43: 20 dwellings, 30% affordable housing

- 1.60. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valley, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.61. All scenarios in Neath and Port Talbot are viable.

1.62. It is however not considered to be achievable at this stage for sites in Neath and Port Talbot to provide 30% affordable housing on site given current viability issues with regards to a requirement to provide 25% affordable housing, and given that at a density of 35dph with a 20% profit margin scenarios are only marginally viable (£78,151 and 9.22% and £40,172 and 4.74% surplus).

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1205	Port Talbot	20	30%	35	18%	£157,697	20.53%	Viable
Scenario 1206	Port Talbot	20	30%	35	20%	£78,151	9.22%	Viable
Scenario 1207	Neath	20	30%	35	18%	£119,718	15.59%	Viable
Scenario 1208	Neath	20	30%	35	20%	£40,172	4.74%	Viable
Scenario 1209	Pontardawe	20	30%	35	18%	-£119,915	-16.88%	Not Viable
Scenario 1210	Neath and Dulais Valleys	20	30%	35	18%	-£289,147	-44.31%	Not Viable
Scenario 1211	Swansea and Amman Valleys	20	30%	35	18%	-£289,147	-44.31%	Not Viable
Scenario 1212	Afan Valley	20	30%	35	18%	-£238,199	-74.86%	Not Viable
Scenario 1213	Port Talbot	20	30%	40	18%	£200,323	26.34%	Viable
Scenario 1214	Port Talbot	20	30%	40	20%	£122,777	14.48%	Viable
Scenario 1215	Neath	20	30%	40	18%	£169,091	22.01%	Viable
Scenario 1216	Neath	20	30%	40	20%	£89,545	10.56%	Viable

Table 36: Scenario 43: 20 Dwellings, 30% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1217	Pontardawe	20	30%	40	18%	-£79,516	-10.68%	Not Viable
Scenario 1218	Neath and Dulais Valleys	20	30%	40	18%	-£266,773	-40.88%	Not Viable
Scenario 1219	Swansea and Amman Valleys	20	30%	40	18%	-£266,773	-40.88%	Not Viable
Scenario 1220	Afan Valley	20	30%	40	18%	-£222,618	-69.97%	Not Viable
Scenario 1221	Port Talbot	20	30%	45	18%	£236,114	30.74%	Viable
Scenario 1222	Port Talbot	20	30%	45	20%	£156,568	18.47%	Viable
Scenario 1223	Neath	20	30%	45	18%	£207,492	27.01%	Viable
Scenario 1224	Neath	20	30%	45	20%	£127,946	15.09%	Viable
Scenario 1225	Pontardawe	20	30%	45	18%	-£48,982	-6.90%	Not Viable
Scenario 1226	Neath and Dulais Valleys	20	30%	45	18%	-£249,371	-38.21%	Not Viable
Scenario 1227	Swansea and Amman Valleys	20	30%	45	18%	-£249,371	-38.21%	Not Viable
Scenario 1228	Afan Valley	20	30%	45	18%	-£210,499	-66.16%	Not Viable
Scenario 1229	Port Talbot	20	30%	50	18%	£262,632	34.19%	Viable
Scenario 1230	Port Talbot	20	30%	50	20%	£183,086	21.60%	Viable
Scenario 1231	Neath	20	30%	50	18%	£237,251	30.89%	Viable
Scenario 1232	Neath	20	30%	50	20%	£157,705	18.61%	Viable
Scenario 1233	Pontardawe	20	30%	50	18%	-£24,659	-3.47%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1234	Neath and Dulais Valleys	20	30%	50	18%	-£235,449	-36.08%	Not Viable
Scenario 1235	Swansea and Amman Valleys	20	30%	50	18%	-£235,449	-36.08%	Not Viable
Scenario 1236	Afan Valley	20	30%	50	18%	-£200,804	-63.11%	Not Viable

Scenario 44: 20 dwellings, 20% affordable housing

- 1.63. The Table below shows that all scenarios for Neath and Dulais Valley, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.64. All scenarios for Neath, Port Talbot and Pontardawe are viable.
- 1.65. Schemes in Neath and Port Talbot have good levels of surplus and therefore at this stage it is considered to be achievable for sites to deliver 20% affordable housing provision.
- 1.66. Schemes in Pontardawe are however only marginally viable at a density of 35dph (£24,814 and 3.23% surplus). It is therefore considered that schemes in Pontardawe at this stage are not able to provide 10% affordable housing provision for reasons detailed above. Further work will be taken ahead of the Deposit Plan.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1237	Port Talbot	20	20%	35	18%	£305,652	36.72%	Viable
Scenario 1238	Port Talbot	20	20%	35	20%	£217,240	23.59%	Viable
Scenario 1239	Neath	20	20%	35	18%	£280,427	33.69%	Viable
Scenario 1240	Neath	20	20%	35	20%	£192,015	20.85%	Viable
Scenario 1241	Pontardawe	20	20%	35	18%	£24,814	3.23%	Viable
Scenario 1242	Neath and Dulais Valleys	20	20%	35	18%	-£160,294	-22.76%	Not Viable
Scenario 1243	Swansea and Amman Valleys	20	20%	35	18%	-£160,294	-22.76%	Not Viable
Scenario 1244	Afan Valley	20	20%	35	18%	-£254,649	-37.53%	Not Viable
Scenario 1245	Port Talbot	20	20%	40	18%	£363,067	43.61%	Viable
Scenario 1246	Port Talbot	20	20%	40	20%	£274,655	29.82%	Viable
Scenario 1247	Neath	20	20%	40	18%	£329,821	39.62%	Viable
Scenario 1248	Neath	20	20%	40	20%	£241,409	26.21%	Viable
Scenario 1249	Pontardawe	20	20%	40	18%	£65,230	8.49%	Viable
Scenario 1250	Neath and Dulais Valleys	20	20%	40	18%	-£137,911	-19.59%	Not Viable
Scenario 1251	Swansea and Amman Valleys	20	20%	40	18%	-£137,911	-19.59%	Not Viable
Scenario 1252	Afan Valley	20	20%	40	18%	-£218,106	-32.15%	Not Viable

Table 37: Scenario 44: 20 Dwellings, 20% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1253	Port Talbot	20	20%	45	18%	£396,872	47.67%	Viable
Scenario 1254	Port Talbot	20	20%	45	20%	£308,460	33.50%	Viable
Scenario 1255	Neath	20	20%	45	18%	£368,239	44.23%	Viable
Scenario 1256	Neath	20	20%	45	20%	£279,827	30.39%	Viable
Scenario 1257	Pontardawe	20	20%	45	18%	£95,777	12.47%	Viable
Scenario 1258	Neath and Dulais Valleys	20	20%	45	18%	-£120,502	-17.11%	Not Viable
Scenario 1259	Swansea and Amman Valleys	20	20%	45	18%	-£120,502	-17.11%	Not Viable
Scenario 1260	Afan Valley	20	20%	45	18%	-£205,614	-30.30%	Not Viable
Scenario 1261	Port Talbot	20	20%	50	18%	£423,312	50.85%	Viable
Scenario 1262	Port Talbot	20	20%	50	20%	£334,900	36.37%	Viable
Scenario 1263	Neath	20	20%	50	18%	£398,010	47.81%	Viable
Scenario 1264	Neath	20	20%	50	20%	£309,598	33.62%	Viable
Scenario 1265	Pontardawe	20	20%	50	18%	£120,109	15.63%	Viable
Scenario 1266	Neath and Dulais Valleys	20	20%	50	18%	-£106,574	-15.14%	Not Viable
Scenario 1267	Swansea and Amman Valleys	20	20%	50	18%	-£106,574	-15.14%	Not Viable
Scenario 1268	Afan Valley	20	20%	50	18%	-£195,620	-28.83%	Not Viable

Scenario 45: 20 dwellings, 10% affordable housing

- 1.67. The Table below shows that all scenarios in the Afan Valley are unviable.
- 1.68. All scenarios in Neath and Dulais Valleys and Swansea and Amman Valleys are viable. At a 35dph, the scenarios are only marginally viable (£10,826 and 1.41% viable). It is therefore not considered to be achievable to achieve a 10% affordable housing requirement for such sites at this stage. Further work will be undertaken ahead of the Deposit Plan.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1269	Port Talbot	20	10%	35	18%	£532,456	58.28%	Viable
Scenario 1270	Port Talbot	20	10%	35	20%	£433,132	42.76%	Viable
Scenario 1271	Neath	20	10%	35	18%	£494,429	54.12%	Viable
Scenario 1272	Neath	20	10%	35	20%	£395,105	39.01%	Viable
Scenario 1273	Pontardawe	20	10%	35	18%	£217,268	25.82%	Viable
Scenario 1274	Neath and Dulais Valleys	20	10%	35	18%	£10,826	1.41%	Viable
Scenario 1275	Swansea and Amman Valleys	20	10%	35	18%	£10,826	1.41%	Viable
Scenario 1276	Afan Valley	20	10%	35	18%	-£71,475	-9.65%	Not Viable
Scenario 1277	Port Talbot	20	10%	40	18%	£577,137	63.17%	Viable
Scenario 1278	Port Talbot	20	10%	40	20%	£477,813	47.17%	Viable

Table 38: Scenario 45: 20 Dwellings, 10% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1279	Neath	20	10%	40	18%	£543,864	59.53%	Viable
Scenario 1280	Neath	20	10%	40	20%	£444,540	43.89%	Viable
Scenario 1281	Pontardawe	20	10%	40	18%	£257,718	30.62%	Viable
Scenario 1282	Neath and Dulais Valleys	20	10%	40	18%	£33,228	4.32%	Viable
Scenario 1283	Swansea and Amman Valleys	20	10%	40	18%	£33,228	4.32%	Viable
Scenario 1284	Afan Valley	20	10%	40	18%	-£55,400	-7.48%	Not Viable
Scenario 1285	Port Talbot	20	10%	45	18%	£610,971	66.87%	Viable
Scenario 1286	Port Talbot	20	10%	45	20%	£511,647	50.51%	Viable
Scenario 1287	Neath	20	10%	45	18%	£582,313	63.74%	Viable
Scenario 1288	Neath	20	10%	45	20%	£482,989	47.68%	Viable
Scenario 1289	Pontardawe	20	10%	45	18%	£288,290	34.26%	Viable
Scenario 1290	Neath and Dulais Valleys	20	10%	45	18%	£50,652	6.58%	Viable
Scenario 1291	Swansea and Amman Valleys	20	10%	45	18%	£50,652	6.58%	Viable
Scenario 1292	Afan Valley	20	10%	45	18%	-£42,898	-5.79%	Not Viable
Scenario 1293	Port Talbot	20	10%	50	18%	£637,429	69.77%	Viable
Scenario 1294	Port Talbot	20	10%	50	20%	£538,105	53.12%	Viable
Scenario 1295	Neath	20	10%	50	18%	£582,313	63.74%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1296	Neath	20	10%	50	20%	£482,989	47.68%	Viable
Scenario 1297	Pontardawe	20	10%	50	18%	£312,643	37.15%	Viable
Scenario 1298	Neath and Dulais Valleys	20	10%	50	18%	£64,591	8.39%	Viable
Scenario 1299	Swansea and Amman Valleys	20	10%	50	18%	£64,591	8.39%	Viable
Scenario 1300	Afan Valley	20	10%	50	18%	-£32,896	-4.44%	Not viable

Scenario 46: 20 dwellings, 0% affordable housing

1.69. The Table below shows that all scenarios are viable.

Table 39: Scenario 46: 20 Dwellings, 0% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1301	Port Talbot	20	0%	35	18%	£763,037	75.59%	Viable
Scenario 1302	Port Talbot	20	0%	35	20%	£650,879	58.03%	Viable
Scenario 1303	Neath	20	0%	35	18%	£724,995	71.82%	Viable
Scenario 1304	Neath	20	0%	35	20%	£612,837	54.64%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1305	Pontardawe	20	0%	35	18%	£424,404	45.73%	Viable
Scenario 1306	Neath and Dulais Valleys	20	0%	35	18%	£194,583	22.98%	Viable
Scenario 1307	Swansea and Amman Valleys	20	0%	35	18%	£194,583	22.98%	Viable
Scenario 1308	Afan Valley	20	0%	35	18%	£103,007	12.65%	Viable
Scenario 1309	Port Talbot	20	0%	40	18%	£807,590	80.01%	Viable
Scenario 1310	Port Talbot	20	0%	40	20%	£695,432	62.00%	Viable
Scenario 1311	Neath	20	0%	40	18%	£774,450	76.72%	Viable
Scenario 1312	Neath	20	0%	40	20%	£662,292	59.05%	Viable
Scenario 1313	Pontardawe	20	0%	40	18%	£464,868	50.09%	Viable
Scenario 1314	Neath and Dulais Valleys	20	0%	40	18%	£216,983	25.63%	Viable
Scenario 1315	Swansea and Amman Valleys	20	0%	40	18%	£216,983	25.63%	Viable
Scenario 1316	Afan Valley	20	0%	40	18%	£119,015	14.62%	Viable
Scenario 1317	Port Talbot	20	0%	45	18%	£841,284	83.34%	Viable
Scenario 1318	Port Talbot	20	0%	45	20%	£729,126	65.01%	Viable
Scenario 1319	Neath	20	0%	45	18%	£812,745	80.52%	Viable
Scenario 1320	Neath	20	0%	45	20%	£700,587	62.46%	Viable
Scenario 1321	Pontardawe	20	0%	45	18%	£495,314	53.37%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1322	Neath and Dulais Valleys	20	0%	45	18%	£234,335	27.68%	Viable
Scenario 1323	Swansea and Amman Valleys	20	0%	45	18%	£234,335	27.68%	Viable
Scenario 1324	Afan Valley	20	0%	45	18%	£131,466	16.15%	Viable
Scenario 1325	Port Talbot	20	0%	50	18%	£867,725	85.96%	Viable
Scenario 1326	Port Talbot	20	0%	50	20%	£755,567	67.37%	Viable
Scenario 1327	Neath	20	0%	50	18%	£842,418	83.46%	Viable
Scenario 1328	Neath	20	0%	50	20%	£730,260	65.11%	Viable
Scenario 1329	Pontardawe	20	0%	50	18%	£519,565	55.99%	Viable
Scenario 1330	Neath and Dulais Valleys	20	0%	50	18%	£248,216	29.32%	Viable
Scenario 1331	Swansea and Amman Valleys	20	0%	50	18%	£248,216	29.32%	Viable
Scenario 1332	Afan Valley	20	0%	50	18%	£141,426	17.37%	Viable

Scenario 47: 30 dwellings, 100% affordable housing

1.70. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1333	Port Talbot	30	100%	35	18%	-£4,753,026	-1701.51%	Not Viable
Scenario 1334	Port Talbot	30	100%	35	20%	-£4,753,026	-1701.51%	Not Viable
Scenario 1335	Neath	30	100%	35	18%	-£4,844,373	-1734.21%	Not Viable
Scenario 1336	Neath	30	100%	35	20%	-£4,844,373	-1734.21%	Not Viable
Scenario 1337	Pontardawe	30	100%	35	18%	-£4,921,884	-1761.96%	Not Viable
Scenario 1338	Neath and Dulais Valleys	30	100%	35	18%	-£4,821,219	-1725.92%	Not Viable
Scenario 1339	Swansea and Amman Valleys	30	100%	35	18%	-£4,821,219	-1725.92%	Not Viable
Scenario 1340	Afan Valley	30	100%	35	18%	-£4,787,602	-1713.89%	Not Viable
Scenario 1341	Port Talbot	30	100%	40	18%	-£4,645,694	-1663.08%	Not Viable
Scenario 1342	Port Talbot	30	100%	40	20%	-£4,645,694	-1663.08%	Not Viable
Scenario 1343	Neath	30	100%	40	18%	-£4,725,622	-1691.70%	Not Viable
Scenario 1344	Neath	30	100%	40	20%	-£4,725,622	-1691.70%	Not Viable
Scenario 1345	Pontardawe	30	100%	40	18%	-£4,823,686	-1726.80%	Not Viable
Scenario 1346	Neath and Dulais Valleys	30	100%	40	18%	-£4,767,787	-1706.79%	Not Viable
Scenario 1347	Swansea and Amman Valleys	30	100%	40	18%	-£4,767,787	-1706.79%	Not Viable
Scenario 1348	Afan Valley	30	100%	40	18%	-£4,749,514	-1700.25%	Not Viable

Table 40: Scenario 47: 30 Dwellings, 100% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1349	Port Talbot	30	100%	45	18%	-£4,563,713	-1633.74%	Not Viable
Scenario 1350	Port Talbot	30	100%	45	20%	-£4,563,713	-1633.74%	Not Viable
Scenario 1351	Neath	30	100%	45	18%	-£4,633,261	-1658.63%	Not Viable
Scenario 1352	Neath	30	100%	45	20%	-£4,633,261	-1658.63%	Not Viable
Scenario 1353	Pontardawe	30	100%	45	18%	-£4,747,310	-1699.46%	Not Viable
Scenario 1354	Neath and Dulais Valleys	30	100%	45	18%	-£4,726,313	-1691.94%	Not Viable
Scenario 1355	Swansea and Amman Valleys	30	100%	45	18%	-£4,726,313	-1691.94%	Not Viable
Scenario 1356	Afan Valley	30	100%	45	18%	-£4,719,890	-1689.65%	Not Viable
Scenario 1357	Port Talbot	30	100%	50	18%	-£4,495,429	-1609.29%	Not Viable
Scenario 1358	Port Talbot	30	100%	50	20%	-£4,495,429	-1609.29%	Not Viable
Scenario 1359	Neath	30	100%	50	18%	-£4,559,371	-1632.18%	Not Viable
Scenario 1360	Neath	30	100%	50	20%	-£4,559,371	-1632.18%	Not Viable
Scenario 1361	Pontardawe	30	100%	50	18%	-£4,686,209	-1677.59%	Not Viable
Scenario 1362	Neath and Dulais Valleys	30	100%	50	18%	-£4,693,134	-1680.07%	Not Viable
Scenario 1363	Swansea and Amman Valleys	30	100%	50	18%	-£4,693,134	-1680.07%	Not Viable
Scenario 1364	Afan Valley	30	100%	50	18%	-£4,696,191	-1681.16%	Not Viable

Scenario 48: 30 dwellings, 90% affordable housing

1.71. The Table below shows that all scenarios are unviable.

Table 41: Scenario 48: 30 Dwellings, 90% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1365	Port Talbot	30	90%	35	18%	-£1,531,411	-380.91%	Not Viable
Scenario 1366	Port Talbot	30	90%	35	20%	-£1,548,089	-369.72%	Not Viable
Scenario 1367	Neath	30	90%	35	18%	-£1,581,618	-393.40%	Not Viable
Scenario 1368	Neath	30	90%	35	20%	-£1,598,296	-381.71%	Not Viable
Scenario 1369	Pontardawe	30	90%	35	18%	-£1,763,002	-452.12%	Not Viable
Scenario 1370	Neath and Dulais Valleys	30	90%	35	18%	-£1,843,752	-487.98%	Not Viable
Scenario 1371	Swansea and Amman Valleys	30	90%	35	18%	-£1,843,752	-487.98%	Not Viable
Scenario 1372	Afan Valley	30	90%	35	18%	-£1,877,004	-503.23%	Not Viable
Scenario 1373	Port Talbot	30	90%	40	18%	-£1,472,418	-366.23%	Not Viable
Scenario 1374	Port Talbot	30	90%	40	20%	-£1,489,096	-355.63%	Not Viable
Scenario 1375	Neath	30	90%	40	18%	-£1,516,349	-377.16%	Not Viable
Scenario 1376	Neath	30	90%	40	20%	-£1,533,027	-366.12%	Not Viable
Scenario 1377	Pontardawe	30	90%	40	18%	-£1,709,029	-438.28%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1378	Neath and Dulais Valleys	30	90%	40	18%	-£1,814,384	-480.21%	Not Viable
Scenario 1379	Swansea and Amman Valleys	30	90%	40	18%	-£1,814,384	-480.21%	Not Viable
Scenario 1380	Afan Valley	30	90%	40	18%	-£1,856,070	-497.62%	Not Viable
Scenario 1381	Port Talbot	30	90%	45	18%	-£1,426,534	-354.82%	Not Viable
Scenario 1382	Port Talbot	30	90%	45	20%	-£1,443,212	-344.67%	Not Viable
Scenario 1383	Neath	30	90%	45	18%	-£1,465,584	-364.54%	Not Viable
Scenario 1384	Neath	30	90%	45	20%	-£1,482,262	-354.00%	Not Viable
Scenario 1385	Pontardawe	30	90%	45	18%	-£1,667,050	-427.52%	Not Viable
Scenario 1386	Neath and Dulais Valleys	30	90%	45	18%	-£1,791,588	-474.18%	Not Viable
Scenario 1387	Swansea and Amman Valleys	30	90%	45	18%	-£1,791,588	-474.18%	Not Viable
Scenario 1388	Afan Valley	30	90%	45	18%	-£1,839,787	-493.25%	Not Viable
Scenario 1389	Port Talbot	30	90%	50	18%	-£1,389,827	-345.69%	Not Viable
Scenario 1390	Port Talbot	30	90%	50	20%	-£1,406,505	-335.91%	Not Viable
Scenario 1391	Neath	30	90%	50	18%	-£1,424,972	-354.43%	Not Viable
Scenario 1392	Neath	30	90%	50	20%	-£1,441,650	-344.30%	Not Viable
Scenario 1393	Pontardawe	30	90%	50	18%	-£1,633,467	-418.91%	Not Viable
Scenario 1394	Neath and Dulais Valleys	30	90%	50	18%	-£1,773,352	-469.35%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1395	Swansea and Amman Valleys	30	90%	50	18%	-£1,773,352	-469.35%	Not Viable
Scenario 1396	Afan Valley	30	90%	50	18%	-£1,826,762	-489.76%	Not Viable

Scenario 49: 30 dwellings, 80% affordable housing

1.72. The Table below shows that all scenarios are unviable.

Table 42: Scenario 49: 30 Dwellings, 80% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1397	Port Talbot	30	80%	35	18%	-£1,312,660	-244.17%	Not Viable
Scenario 1398	Port Talbot	30	80%	35	20%	-£1,347,938	-235.29%	Not Viable
Scenario 1399	Neath	30	80%	35	18%	-£1,368,970	-254.64%	Not Viable
Scenario 1400	Neath	30	80%	35	20%	-£1,404,248	-245.12%	Not Viable
Scenario 1401	Pontardawe	30	80%	35	18%	-£1,577,715	-308.15%	Not Viable
Scenario 1402	Neath and Dulais Valleys	30	80%	35	18%	-£1,674,232	-344.22%	Not Viable
Scenario 1403	Swansea and Amman Valleys	30	80%	35	18%	-£1,674,232	-344.22%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1404	Afan Valley	30	80%	35	18%	-£1,714,547	-360.09%	Not Viable
Scenario 1405	Port Talbot	30	80%	40	18%	-£1,246,496	-231.86%	Not Viable
Scenario 1406	Port Talbot	30	80%	40	20%	-£1,281,774	-223.74%	Not Viable
Scenario 1407	Neath	30	80%	40	18%	-£1,295,767	-241.03%	Not Viable
Scenario 1408	Neath	30	80%	40	20%	-£1,331,045	-232.34%	Not Viable
Scenario 1409	Pontardawe	30	80%	40	18%	-£1,517,182	-296.33%	Not Viable
Scenario 1410	Neath and Dulais Valleys	30	80%	40	18%	-£1,641,295	-337.44%	Not Viable
Scenario 1411	Swansea and Amman Valleys	30	80%	40	18%	-£1,641,295	-337.44%	Not Viable
Scenario 1412	Afan Valley	30	80%	40	18%	-£1,691,068	-355.16%	Not Viable
Scenario 1413	Port Talbot	30	80%	45	18%	-£1,195,035	-222.29%	Not Viable
Scenario 1414	Port Talbot	30	80%	45	20%	-£1,230,313	-214.76%	Not Viable
Scenario 1415	Neath	30	80%	45	18%	-£1,238,832	-230.44%	Not Viable
Scenario 1416	Neath	30	80%	45	20%	-£1,274,110	-222.41%	Not Viable
Scenario 1417	Pontardawe	30	80%	45	18%	-£1,470,100	-287.13%	Not Viable
Scenario 1418	Neath and Dulais Valleys	30	80%	45	18%	-£1,615,729	-332.19%	Not Viable
Scenario 1419	Swansea and Amman Valleys	30	80%	45	18%	-£1,615,729	-332.19%	Not Viable
Scenario 1420	Afan Valley	30	80%	45	18%	-£1,672,806	-351.32%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1421	Port Talbot	30	80%	50	18%	-£1,153,866	-214.63%	Not Viable
Scenario 1422	Port Talbot	30	80%	50	20%	-£1,189,144	-207.57%	Not Viable
Scenario 1423	Neath	30	80%	50	18%	-£1,193,283	-221.96%	Not Viable
Scenario 1424	Neath	30	80%	50	20%	-£1,228,561	-214.45%	Not Viable
Scenario 1425	Pontardawe	30	80%	50	18%	-£1,432,435	-279.78%	Not Viable
Scenario 1426	Neath and Dulais Valleys	30	80%	50	18%	-£1,595,276	-327.98%	Not Viable
Scenario 1427	Swansea and Amman Valleys	30	80%	50	18%	-£1,595,276	-327.98%	Not Viable
Scenario 1428	Afan Valley	30	80%	50	18%	-£1,658,197	-348.25%	Not Viable

Scenario 50: 30 dwellings, 70% affordable housing

1.73. The Table below shows that all scenarios are unviable.

Table 43: Scenario 50: 30 Dwellings, 70% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1429	Port Talbot	30	70%	35	18%	-£1,013,165	-153.44%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1430	Port Talbot	30	70%	35	20%	-£1,065,121	-149.54%	Not Viable
Scenario 1431	Neath	30	70%	35	18%	-£1,070,040	-162.05%	Not Viable
Scenario 1432	Neath	30	70%	35	20%	-£1,121,996	-157.53%	Not Viable
Scenario 1433	Pontardawe	30	70%	35	18%	-£1,310,002	-210.41%	Not Viable
Scenario 1434	Neath and Dulais Valleys	30	70%	35	18%	-£1,436,642	-245.63%	Not Viable
Scenario 1435	Swansea and Amman Valleys	30	70%	35	18%	-£1,436,642	-245.63%	Not Viable
Scenario 1436	Afan Valley	30	70%	35	18%	-£1,489,053	-261.33%	Not Viable
Scenario 1437	Port Talbot	30	70%	40	18%	-£946,638	-143.36%	Not Viable
Scenario 1438	Port Talbot	30	70%	40	20%	-£998,594	-140.20%	Not Viable
Scenario 1439	Neath	30	70%	40	18%	-£996,176	-150.87%	Not Viable
Scenario 1440	Neath	30	70%	40	20%	-£1,048,132	-147.16%	Not Viable
Scenario 1441	Pontardawe	30	70%	40	18%	-£1,248,862	-200.59%	Not Viable
Scenario 1442	Neath and Dulais Valleys	30	70%	40	18%	-£1,403,374	-239.94%	Not Viable
Scenario 1443	Swansea and Amman Valleys	30	70%	40	18%	-£1,403,374	-239.94%	Not Viable
Scenario 1444	Afan Valley	30	70%	40	18%	-£1,465,339	-257.17%	Not Viable
Scenario 1445	Port Talbot	30	70%	45	18%	-£894,898	-135.53%	Not Viable
Scenario 1446	Port Talbot	30	70%	45	20%	-£946,854	-132.94%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1447	Neath	30	70%	45	18%	-£938,932	-142.20%	Not Viable
Scenario 1448	Neath	30	70%	45	20%	-£990,888	-139.12%	Not Viable
Scenario 1449	Pontardawe	30	70%	45	18%	-£1,201,308	-192.95%	Not Viable
Scenario 1450	Neath and Dulais Valleys	30	70%	45	18%	-£1,377,552	-235.53%	Not Viable
Scenario 1451	Swansea and Amman Valleys	30	70%	45	18%	-£1,377,552	-235.53%	Not Viable
Scenario 1452	Afan Valley	30	70%	45	18%	-£1,446,894	-253.93%	Not Viable
Scenario 1453	Port Talbot	30	70%	50	18%	-£853,506	-129.26%	Not Viable
Scenario 1454	Port Talbot	30	70%	50	20%	-£905,462	-127.13%	Not Viable
Scenario 1455	Neath	30	70%	50	18%	-£893,136	-135.26%	Not Viable
Scenario 1456	Neath	30	70%	50	20%	-£945,092	-132.69%	Not Viable
Scenario 1457	Pontardawe	30	70%	50	18%	-£1,163,266	-186.84%	Not Viable
Scenario 1458	Neath and Dulais Valleys	30	70%	50	18%	-£1,356,894	-232.00%	Not Viable
Scenario 1459	Swansea and Amman Valleys	30	70%	50	18%	-£1,356,894	-232.00%	Not Viable
Scenario 1460	Afan Valley	30	70%	50	18%	-£1,432,138	-251.34%	Not Viable

Scenario 51: 30 dwellings, 60% affordable housing

1.74. The Table below shows that all scenarios are unviable.

Table 44: Scenario 51: 30 Dwellings, 60% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1461	Port Talbot	30	60%	35	18%	-£696,194	-87.60%	Not Viable
Scenario 1462	Port Talbot	30	60%	35	20%	-£766,130	-88.61%	Not Viable
Scenario 1463	Neath	30	60%	35	18%	-£753,377	-94.80%	Not Viable
Scenario 1464	Neath	30	60%	35	20%	-£823,313	-95.22%	Not Viable
Scenario 1465	Pontardawe	30	60%	35	18%	-£1,029,102	-138.33%	Not Viable
Scenario 1466	Neath and Dulais Valleys	30	60%	35	18%	-£1,190,588	-171.75%	Not Viable
Scenario 1467	Swansea and Amman Valleys	30	60%	35	18%	-£1,190,588	-171.75%	Not Viable
Scenario 1468	Afan Valley	30	60%	35	18%	-£1,256,986	-186.80%	Not Viable
Scenario 1469	Port Talbot	30	60%	40	18%	-£629,005	-79.15%	Not Viable
Scenario 1470	Port Talbot	30	60%	40	20%	-£698,941	-80.83%	Not Viable
Scenario 1471	Neath	30	60%	40	18%	-£679,040	-85.44%	Not Viable
Scenario 1472	Neath	30	60%	40	20%	-£748,976	-86.62%	Not Viable
Scenario 1473	Pontardawe	30	60%	40	18%	-£967,349	-130.03%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1474	Neath and Dulais Valleys	30	60%	40	18%	-£1,156,987	-166.91%	Not Viable
Scenario 1475	Swansea and Amman Valleys	30	60%	40	18%	-£1,156,987	-166.91%	Not Viable
Scenario 1476	Afan Valley	30	60%	40	18%	-£1,233,034	-183.24%	Not Viable
Scenario 1477	Port Talbot	30	60%	45	18%	-£576,746	-72.57%	Not Viable
Scenario 1478	Port Talbot	30	60%	45	20%	-£646,682	-74.79%	Not Viable
Scenario 1479	Neath	30	60%	45	18%	-£621,222	-78.17%	Not Viable
Scenario 1480	Neath	30	60%	45	20%	-£691,158	-79.93%	Not Viable
Scenario 1481	Pontardawe	30	60%	45	18%	-£919,319	-123.57%	Not Viable
Scenario 1482	Neath and Dulais Valleys	30	60%	45	18%	-£1,130,905	-163.14%	Not Viable
Scenario 1483	Swansea and Amman Valleys	30	60%	45	18%	-£1,130,905	-163.14%	Not Viable
Scenario 1484	Afan Valley	30	60%	45	18%	-£1,214,404	-180.47%	Not Viable
Scenario 1485	Port Talbot	30	60%	50	18%	-£534,939	-67.31%	Not Viable
Scenario 1486	Port Talbot	30	60%	50	20%	-£604,875	-69.96%	Not Viable
Scenario 1487	Neath	30	60%	50	18%	-£574,967	-72.35%	Not Viable
Scenario 1488	Neath	30	60%	50	20%	-£644,903	-74.59%	Not Viable
Scenario 1489	Pontardawe	30	60%	50	18%	-£880,894	-118.41%	Not Viable
Scenario 1490	Neath and Dulais Valleys	30	60%	50	18%	-£1,110,041	-160.13%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1491	Swansea and Amman Valleys	30	60%	50	18%	-£1,110,041	-160.13%	Not Viable
Scenario 1492	Afan Valley	30	60%	50	18%	-£1,199,501	-178.26%	Not Viable

Scenario 52: 30 dwellings, 50% affordable housing

1.75. The Table below shows that all scenarios are unviable.

Table 45: Scenario 52: 30 Dwellings, 50% Affordable Housing

Scenario	Area	No. Units	AH	Density	Profit Level	Profit	% GDV	Viable/ Not Viable
Scenario 1492	Port Talbot	30	50%	35	18%	-£346,737	-37.27%	Not Viable
Scenario 1493	Port Talbot	30	50%	35	20%	-£435,273	-42.72%	Not Viable
Scenario 1494	Neath	30	50%	35	18%	-£404,229	-43.45%	Not Viable
Scenario 1495	Neath	30	50%	35	20%	-£492,765	-48.37%	Not Viable
Scenario 1496	Pontardawe	30	50%	35	18%	-£712,446	-82.27%	Not Viable
Scenario 1497	Neath and Dulais Valleys	30	50%	35	18%	-£906,935	-113.12%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1498	Swansea and Amman Valleys	30	50%	35	18%	-£906,935	-113.12%	Not Viable
Scenario 1499	Afan Valley	30	50%	35	18%	-£986,864	-127.16%	Not Viable
Scenario 1500	Port Talbot	30	50%	40	18%	-£279,183	-30.01%	Not Viable
Scenario 1501	Port Talbot	30	50%	40	20%	-£367,719	-36.09%	Not Viable
Scenario 1502	Neath	30	50%	40	18%	-£329,489	-35.42%	Not Viable
Scenario 1503	Neath	30	50%	40	20%	-£418,025	-41.03%	Not Viable
Scenario 1504	Pontardawe	30	50%	40	18%	-£650,359	-75.10%	Not Viable
Scenario 1505	Neath and Dulais Valleys	30	50%	40	18%	-£872,997	-108.89%	Not Viable
Scenario 1506	Swansea and Amman Valleys	30	50%	40	18%	-£872,997	-108.89%	Not Viable
Scenario 1507	Afan Valley	30	50%	40	18%	-£962,672	-124.05%	Not Viable
Scenario 1508	Port Talbot	30	50%	45	18%	-£226,663	-24.37%	Not Viable
Scenario 1509	Port Talbot	30	50%	45	20%	-£315,199	-30.94%	Not Viable
Scenario 1510	Neath	30	50%	45	18%	-£271,357	-29.17%	Not Viable
Scenario 1511	Neath	30	50%	45	20%	-£359,893	-35.32%	Not Viable
Scenario 1512	Pontardawe	30	50%	45	18%	-£602,068	-69.52%	Not Viable
Scenario 1513	Neath and Dulais Valleys	30	50%	45	18%	-£846,654	-105.60%	Not Viable
Scenario 1514	Swansea and Amman Valleys	30	50%	45	18%	-£846,654	-105.60%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1515	Afan Valley	30	50%	45	18%	-£943,856	-121.62%	Not Viable
Scenario 1516	Port Talbot	30	50%	50	18%	-£184,821	-19.87%	Not Viable
Scenario 1517	Port Talbot	30	50%	50	20%	-£273,357	-26.83%	Not Viable
Scenario 1518	Neath	30	50%	50	18%	-£224,882	-24.17%	Not Viable
Scenario 1519	Neath	30	50%	50	20%	-£313,418	-30.76%	Not Viable
Scenario 1520	Pontardawe	30	50%	50	18%	-£563,436	-65.06%	Not Viable
Scenario 1521	Neath and Dulais Valleys	30	50%	50	18%	-£825,580	-102.97%	Not Viable
Scenario 1522	Swansea and Amman Valleys	30	50%	50	18%	-£825,580	-102.97%	Not Viable
Scenario 1523	Afan Valley	30	50%	50	18%	-£928,803	-119.68%	Not Viable

Scenario 53: 30 dwellings, 40% affordable housing

- 1.76. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.77. Port Talbot is marginally viable with a profit margin of 18% at a density of 40dph and a profit margin of 20% at a density of 50dph (£42,121 and 3.8%, and £31,600 and 2.72% surplus respectively). Neath is marginally viable at a profit margin of 18% at a density of 45dph (£49,956 and 4.72% surplus) and is not viable at a profit margin of 20%. At this stage, it is

therefore not considered to be achievable to require sites in Neath and Port Talbot to provide 40% affordable housing provision. Further work will be undertaken ahead of the Deposit Plan.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units		Assumption	Level			Not
								Viable
Scenario 1524	Port Talbot	30	40%	35	18%	-£25,606	-2.42%	Not Viable
Scenario 1525	Port Talbot	30	40%	35	20%	-£130,820	-11.24%	Not Viable
Scenario 1526	Neath	30	40%	35	18%	-£83,434	-7.88%	Not Viable
Scenario 1527	Neath	30	40%	35	20%	-£188,648	-16.21%	Not Viable
Scenario 1528	Pontardawe	30	40%	35	18%	-£428,966	-43.68%	Not Viable
Scenario 1529	Neath and Dulais Valleys	30	40%	35	18%	-£660,419	-72.92%	Not Viable
Scenario 1530	Swansea and Amman Valleys	30	40%	35	18%	-£660,419	-72.92%	Not Viable
Scenario 1531	Afan Valley	30	40%	35	18%	-£755,379	-86.32%	Not Viable
Scenario 1532	Port Talbot	30	40%	40	18%	£42,121	3.98%	Viable
Scenario 1533	Port Talbot	30	40%	40	20%	-£63,093	-5.42%	Not Viable
Scenario 1534	Neath	30	40%	40	18%	-£8,258	-0.78%	Not Viable
Scenario 1535	Neath	30	40%	40	20%	-£113,472	-9.75%	Not Viable
Scenario 1536	Pontardawe	30	40%	40	18%	-£366,293	-37.30%	Not Viable

Table 46: Scenario 53: 30 Dwellings, 40% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units		Assumption	Level			Not
								Viable
Scenario 1537	Neath and Dulais Valleys	30	40%	40	18%	-£626,163	-69.14%	Not Viable
Scenario 1538	Swansea and Amman Valleys	30	40%	40	18%	-£626,163	-69.14%	Not Viable
Scenario 1539	Afan Valley	30	40%	40	18%	-£730,934	-83.53%	Not Viable
Scenario 1540	Port Talbot	30	40%	45	18%	£94,728	8.95%	Viable
Scenario 1541	Port Talbot	30	40%	45	20%	-£10,486	-0.90%	Not Viable
Scenario 1542	Neath	30	40%	45	18%	£49,956	4.72%	Viable
Scenario 1543	Neath	30	40%	45	20%	-£55,258	-4.75%	Not Viable
Scenario 1544	Pontardawe	30	40%	45	18%	-£317,721	-32.35%	Not Viable
Scenario 1545	Neath and Dulais Valleys	30	40%	45	18%	-£599,667	-66.22%	Not Viable
Scenario 1546	Swansea and Amman Valleys	30	40%	45	18%	-£599,667	-66.22%	Not Viable
Scenario 1547	Afan Valley	30	40%	45	18%	-£711,922	-81.36%	Not Viable
Scenario 1548	Port Talbot	30	40%	50	18%	£136,814	12.93%	Viable
Scenario 1549	Port Talbot	30	40%	50	20%	£31,600	2.72%	Viable
Scenario 1550	Neath	30	40%	50	18%	£96,519	9.12%	Viable
Scenario 1551	Neath	30	40%	50	20%	-£8,695	-0.75%	Not Viable
Scenario 1552	Pontardawe	30	40%	50	18%	-£278,863	-28.40%	Not Viable
Scenario 1553	Neath and Dulais Valleys	30	40%	50	18%	-£578,470	-63.88%	Not Viable
Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
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		Units		Assumption	Level			Not
								Viable
Scenario 1554	Swansea and Amman Valleys	30	40%	50	18%	-£578,470	-63.88%	Not Viable
Scenario 1555	Afan Valley	30	40%	50	18%	-£696,712	-79.62%	Not Viable

Scenario 54: 30 dwellings, 30% affordable housing

- 1.78. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.79. All scenarios for Neath and Port Talbot are viable. At a density of 35dph and a profit margin of 20%, the surplus' for Neath and Port Talbot are marginal. Given the above points, it is therefore not considered to be achievable at this stage to require sites in Neath and Port Talbot to deliver 30% affordable housing provision. Further work will be undertaken ahead of the Deposit Plan consultation.

Table 47: Scenario 54: 30 Dwellings, 30% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units		Assumption	Level			Not
								Viable
Scenario 1556	Port Talbot	30	30%	35	18%	£237,011	20.70%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units		Assumption	Level			Not
								Viable
Scenario 1557	Port Talbot	30	30%	35	20%	£119,087	9.43%	Viable
Scenario 1558	Neath	30	30%	35	18%	£179,134	15.64%	Viable
Scenario 1559	Neath	30	30%	35	20%	£61,210	4.85%	Viable
Scenario 1560	Pontardawe	30	30%	35	18%	-£186,154	-17.57%	Not Viable
Scenario 1561	Neath and Dulais Valleys	30	30%	35	18%	-£437,680	-44.94%	Not Viable
Scenario 1562	Swansea and Amman Valleys	30	30%	35	18%	-£437,680	-44.94%	Not Viable
Scenario 1563	Afan Valley	30	30%	35	18%	-£540,993	-57.57%	Not Viable
Scenario 1564	Port Talbot	30	30%	40	18%	£304,722	26.61%	Viable
Scenario 1565	Port Talbot	30	30%	40	20%	£186,798	14.79%	Viable
Scenario 1566	Neath	30	30%	40	18%	£254,311	22.21%	Viable
Scenario 1567	Neath	30	30%	40	20%	£136,387	10.80%	Viable
Scenario 1568	Pontardawe	30	30%	40	18%	-£123,566	-11.66%	Not Viable
Scenario 1569	Neath and Dulais Valleys	30	30%	40	18%	-£403,349	-41.41%	Not Viable
Scenario 1570	Swansea and Amman Valleys	30	30%	40	18%	-£403,349	-41.41%	Not Viable
Scenario 1571	Afan Valley	30	30%	40	18%	-£516,415	-54.95%	Not Viable
Scenario 1572	Port Talbot	30	30%	45	18%	£357,374	31.21%	Viable
Scenario 1573	Port Talbot	30	30%	45	20%	£239,450	18.96%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units		Assumption	Level			Not
								Viable
Scenario 1574	Neath	30	30%	45	18%	£437,522	38.21%	Viable
Scenario 1575	Neath	30	30%	45	20%	£319,598	25.30%	Viable
Scenario 1576	Pontardawe	30	30%	45	18%	-£74,953	-7.07%	Not Viable
Scenario 1577	Neath and Dulais Valleys	30	30%	45	18%	-£376,709	-38.68%	Not Viable
Scenario 1578	Swansea and Amman Valleys	30	30%	45	18%	-£376,709	-38.68%	Not Viable
Scenario 1579	Afan Valley	30	30%	45	18%	-£497,300	-52.92%	Not Viable
Scenario 1580	Port Talbot	30	30%	50	18%	£399,495	34.88%	Viable
Scenario 1581	Port Talbot	30	30%	50	20%	£281,571	22.29%	Viable
Scenario 1582	Neath	30	30%	50	18%	£359,166	31.36%	Viable
Scenario 1583	Neath	30	30%	50	20%	£241,242	19.1	Viable
Scenario 1584	Pontardawe	30	30%	50	18%	-£36,063	-3.40%	Not Viable
Scenario 1585	Neath and Dulais Valleys	30	30%	50	18%	-£355,397	-36.49%	Not Viable
Scenario 1586	Swansea and Amman Valleys	30	30%	50	18%	-£355,397	-36.49%	Not Viable
Scenario 1587	Afan Valley	30	30%	50	18%	-£355,117	-37.79%	Not Viable

Scenario 55: 30 dwellings, 20% affordable housing

- 1.80. The Table below shows that all scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.81. All scenarios at Neath and Port Talbot are viable with relatively good levels of surplus. It is therefore considered at this stage that it would be achievable to require schemes in Neath and Port Talbot to achieve a 20% level of affordable housing provision.
- 1.82. All scenarios for Pontardawe are viable. However, at 35dph with a profit level of 18%, the surplus is more limited (£88,430 and 7.58%). For the reasons above it is therefore not considered at this stage to be achievable for schemes in Pontardawe to achieve a 20% level of affordable housing provision. Further work will be undertaken ahead of the Deposit Plan consultation.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1588	Port Talbot	30	20%	35	18%	£536,455	42.41%	Viable
Scenario 1589	Port Talbot	30	20%	35	20%	£401,853	28.71%	Viable
Scenario 1590	Neath	30	20%	35	18%	£1,160,348	66.27%	Viable
Scenario 1591	Neath	30	20%	35	20%	£971,744	50.10%	Viable

Table 48: Scenario 55: 30 Dwellings, 20% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1592	Pontardawe	30	20%	35	18%	£88,430	7.58%	Viable
Scenario 1593	Neath and Dulais Valleys	30	20%	35	18%	-£187,582	-17.54%	Not Viable
Scenario 1594	Swansea and Amman Valleys	30	20%	35	18%	-£187,582	-17.54%	Not Viable
Scenario 1595	Afan Valley	30	20%	35	18%	-£300,451	-29.16%	Not Viable
Scenario 1596	Port Talbot	30	20%	40	18%	£604,206	47.77%	Viable
Scenario 1597	Port Talbot	30	20%	40	20%	£469,604	33.56%	Viable
Scenario 1598	Neath	30	20%	40	18%	£553,753	43.78%	Viable
Scenario 1599	Neath	30	20%	40	20%	£419,151	29.95%	Viable
Scenario 1600	Pontardawe	30	20%	40	18%	£150,984	12.94%	Viable
Scenario 1601	Neath and Dulais Valleys	30	20%	40	18%	-£153,339	-14.34%	Not Viable
Scenario 1602	Swansea and Amman Valleys	30	20%	40	18%	-£153,339	-14.34%	Not Viable
Scenario 1603	Afan Valley	30	20%	40	18%	-£275,959	-26.78%	Not Viable
Scenario 1604	Port Talbot	30	20%	45	18%	£656,892	51.93%	Viable
Scenario 1605	Port Talbot	30	20%	45	20%	£522,290	37.32%	Viable
Scenario 1606	Neath	30	20%	45	18%	£612,054	48.39%	Viable
Scenario 1607	Neath	30	20%	45	20%	£477,452	34.12%	Viable
Scenario 1608	Pontardawe	30	20%	45	18%	£199,515	17.09%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1609	Neath and Dulais Valleys	30	20%	45	18%	-£126,799	-11.86%	Not Viable
Scenario 1610	Swansea and Amman Valleys	30	20%	45	18%	-£126,799	-11.86%	Not Viable
Scenario 1611	Afan Valley	30	20%	45	18%	-£256,915	-24.93%	Not Viable
Scenario 1612	Port Talbot	30	20%	50	18%	£698,856	55.25%	Viable
Scenario 1613	Port Talbot	30	20%	50	20%	£564,254	40.32%	Viable
Scenario 1614	Neath	30	20%	50	18%	£658,678	52.07%	Viable
Scenario 1615	Neath	30	20%	50	20%	£524,076	37.45%	Viable
Scenario 1616	Pontardawe	30	20%	50	18%	£238,260	20.41%	Viable
Scenario 1617	Neath and Dulais Valleys	30	20%	50	18%	-£105,566	-9.87%	Not Viable
Scenario 1618	Swansea and Amman Valleys	30	20%	50	18%	-£105,566	-9.87%	Not Viable
Scenario 1619	Afan Valley	30	20%	50	18%	-£241,679	-23.45%	Not Viable

Scenario 56: 30 dwellings, 10% affordable housing

1.83. The Table below shows that all of the scenarios for the Afan Valley are unviable, apart from at a density of 50dph which is only very marginally viable (£1,588 and 0.14% surplus). It is therefore considered that it would not be achievable to require schemes in the Afan Valley to deliver a 10% affordable housing level of provision.

- 1.84. All of the scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are viable. However, at a density of 35dph and an 18% profit level, the scenarios are only marginal (£69,560 and 5.90%). Taking into consideration the previous concerns, it is therefore not considered to be achievable to require schemes in these Valleys to provide a 10% level of housing.
- 1.85. All scenarios for Pontardawe are viable and there are good levels of surplus. It is therefore considered to be achievable to require Pontardawe to provide a 10% level of affordable housing. Further work will be undertaken ahead of the Deposit Plan to confirm levels of affordable housing provision.
- 1.86. All scenarios for Neath and Port Talbot are viable, with increased surpluses from the 20% level of affordable housing scenarios.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units		Assumption	Level			Viable
Scenario 1620	Port Talbot	30	10%	35	18%	£862,835	61.60%	Viable
Scenario 1621	Port Talbot	30	10%	35	20%	£710,253	45.73%	Viable
Scenario 1622	Neath	30	10%	35	18%	£805,127	57.48%	Viable
Scenario 1623	Neath	30	10%	35	20%	£652,545	42.00%	Viable
Scenario 1624	Pontardawe	30	10%	35	18%	£438,221	33.97%	Viable
Scenario 1625	Neath and Dulais Valleys	30	10%	35	18%	£69,560	5.90%	Viable

Table 49: Scenario 56: 30 Dwellings, 10% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units		Assumption	Level			Viable
Scenario 1626	Swansea and Amman Valleys	30	10%	35	18%	£69,560	5.90%	Viable
Scenario 1627	Afan Valley	30	10%	35	18%	-£56,959	-5.02%	Not viable
Scenario 1628	Port Talbot	30	10%	40	18%	£911,285	65.06%	Viable
Scenario 1629	Port Talbot	30	10%	40	20%	£758,703	48.85%	Viable
Scenario 1630	Neath	30	10%	40	18%	£880,148	62.84%	Viable
Scenario 1631	Neath	30	10%	40	20%	£727,566	46.84%	Viable
Scenario 1632	Pontardawe	30	10%	40	18%	£502,707	38.97%	Viable
Scenario 1633	Neath and Dulais Valleys	30	10%	40	18%	£103,702	8.79%	Viable
Scenario 1634	Swansea and Amman Valleys	30	10%	40	18%	£103,702	8.79%	Viable
Scenario 1635	Afan Valley	30	10%	40	18%	-£32,564	-2.87%	Not Viable
Scenario 1636	Port Talbot	30	10%	45	18%	£983,011	70.18%	Viable
Scenario 1637	Port Talbot	30	10%	45	20%	£830,429	53.46%	Viable
Scenario 1638	Neath	30	10%	45	18%	£938,332	66.99%	Viable
Scenario 1639	Neath	30	10%	45	20%	£785,750	50.59%	Viable
Scenario 1640	Pontardawe	30	10%	45	18%	£552,863	42.86%	Viable
Scenario 1641	Neath and Dulais Valleys	30	10%	45	18%	£130,143	11.04%	Viable
Scenario 1642	Swansea and Amman Valleys	30	10%	45	18%	£130,143	11.04%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units		Assumption	Level			Viable
Scenario 1643	Afan Valley	30	10%	45	18%	-£13,591	-1.20%	Not Viable
Scenario 1644	Port Talbot	30	10%	50	18%	£1,025,010	73.18%	Viable
Scenario 1645	Port Talbot	30	10%	50	20%	£872,428	56.17%	Viable
Scenario 1646	Neath	30	10%	50	18%	£984,798	70.31%	Viable
Scenario 1647	Neath	30	10%	50	20%	£832,216	53.58%	Viable
Scenario 1648	Pontardawe	30	10%	50	18%	£592,938	45.97%	Viable
Scenario 1649	Neath and Dulais Valleys	30	10%	50	18%	£151,297	12.83%	Viable
Scenario 1650	Swansea and Amman Valleys	30	10%	50	18%	£151,297	12.83%	Viable
Scenario 1651	Afan Valley	30	10%	50	18%	£1,588	0.14%	Viable

Scenario 57: 30 dwellings, 0% affordable housing

1.87. The Table below shows that all scenarios are viable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1652	Port Talbot	30	0%	35	18%	£1,127,923	74.95%	Viable
Scenario 1653	Port Talbot	30	0%	35	20%	£960,709	57.45%	Viable
Scenario 1654	Neath	30	0%	35	18%	£1,070,142	71.11%	Viable
Scenario 1655	Neath	30	0%	35	20%	£902,928	54.00%	Viable
Scenario 1656	Pontardawe	30	0%	35	18%	£622,187	44.97%	Viable
Scenario 1657	Neath and Dulais Valleys	30	0%	35	18%	£288,981	22.90%	Viable
Scenario 1658	Swansea and Amman Valleys	30	0%	35	18%	£288,981	22.90%	Viable
Scenario 1659	Afan Valley	30	0%	35	18%	£153,512	12.65%	Viable
Scenario 1660	Port Talbot	30	0%	40	18%	£1,195,657	79.45%	Viable
Scenario 1661	Port Talbot	30	0%	40	20%	£1,028,443	61.50%	Viable
Scenario 1662	Neath	30	0%	40	18%	£1,145,257	76.10%	Viable
Scenario 1663	Neath	30	0%	40	20%	£978,043	58.49%	Viable
Scenario 1664	Pontardawe	30	0%	40	18%	£684,586	49.48%	Viable
Scenario 1665	Neath and Dulais Valleys	30	0%	40	18%	£323,090	25.60%	Viable
Scenario 1666	Swansea and Amman Valleys	30	0%	40	18%	£323,090	25.60%	Viable
Scenario 1667	Afan Valley	30	0%	40	18%	£177,937	14.66%	Viable

Table 50: Scenario 57: 30 Dwellings, 0% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not
								Viable
Scenario 1668	Port Talbot	30	0%	45	18%	£1,248,222	82.94%	Viable
Scenario 1669	Port Talbot	30	0%	45	20%	£1,081,008	64.65%	Viable
Scenario 1670	Neath	30	0%	45	18%	£1,203,486	79.97%	Viable
Scenario 1671	Neath	30	0%	45	20%	£1,036,272	61.97%	Viable
Scenario 1672	Pontardawe	30	0%	45	18%	£733,118	52.99%	Viable
Scenario 1673	Neath and Dulais Valleys	30	0%	45	18%	£349,564	27.69%	Viable
Scenario 1674	Swansea and Amman Valleys	30	0%	45	18%	£349,564	27.69%	Viable
Scenario 1675	Afan Valley	30	0%	45	18%	£196,919	16.23%	Viable
Scenario 1676	Port Talbot	30	0%	50	18%	£1,290,273	85.74%	Viable
Scenario 1677	Port Talbot	30	0%	50	20%	£1,123,059	67.16%	Viable
Scenario 1678	Neath	30	0%	50	18%	£1,250,011	83.06%	Viable
Scenario 1679	Neath	30	0%	50	20%	£1,082,797	64.76%	Viable
Scenario 1680	Pontardawe	30	0%	50	18%	£771,794	55.78%	Viable
Scenario 1681	Neath and Dulais Valleys	30	0%	50	18%	£370,744	29.37%	Viable
Scenario 1682	Swansea and Amman Valleys	30	0%	50	18%	£370,744	29.37%	Viable
Scenario 1683	Afan Valley	30	0%	50	18%	£342,361	28.21%	Viable

Scenario 58: 50 dwellings, 100% affordable housing

1.88. The Table below shows that all scenarios are unviable.

Table 51: Scenario 58: 50 Dwellings, 100% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1684	Port Talbot	50	100%	35	18%	-£7,452,596	-1629.77%	Not Viable
Scenario 1685	Port Talbot	50	100%	35	20%	-£7,452,596	-1629.77%	Not Viable
Scenario 1686	Neath	50	100%	35	18%	-£7,627,677	-1668.06%	Not Viable
Scenario 1687	Neath	50	100%	35	20%	-£7,627,677	-1668.06%	Not Viable
Scenario 1688	Pontardawe	50	100%	35	18%	-£7,705,966	-1685.18%	Not Viable
Scenario 1689	Pontardawe	50	100%	35	20%	-£7,705,966	-1685.18%	Not Viable
Scenario 1690	Neath and Dulais Valleys	50	100%	35	18%	-£7,441,581	-1627.36%	Not Viable
Scenario 1691	Neath and Dulais Valleys	50	100%	35	20%	-£7,441,581	-1627.36%	Not Viable
Scenario 1692	Swansea and Amman Valleys	50	100%	35	18%	-£7,441,581	-1627.36%	Not Viable
Scenario 1693	Swansea and Amman Valleys	50	100%	35	20%	-£7,441,581	-1627.36%	Not Viable
Scenario 1694	Afan Valley	50	100%	35	18%	-£7,339,837	-1605.11%	Not Viable
Scenario 1695	Afan Valley	50	100%	35	20%	-£7,339,837	-1605.11%	Not Viable
Scenario 1696	Port Talbot	50	100%	40	18%	-£7,246,876	-1584.79%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1697	Port Talbot	50	100%	40	20%	-£7,246,876	-1584.79%	Not Viable
Scenario 1698	Neath	50	100%	40	18%	-£7,400,072	-1618.29%	Not Viable
Scenario 1699	Neath	50	100%	40	20%	-£7,400,072	-1618.29%	Not Viable
Scenario 1700	Pontardawe	50	100%	40	18%	-£7,517,744	-1644.02%	Not Viable
Scenario 1701	Pontardawe	50	100%	40	20%	-£7,517,744	-1644.02%	Not Viable
Scenario 1702	Neath and Dulais Valleys	50	100%	40	18%	-£7,334,343	-1603.91%	Not Viable
Scenario 1703	Neath and Dulais Valleys	50	100%	40	20%	-£7,334,343	-1603.91%	Not Viable
Scenario 1704	Swansea and Amman Valleys	50	100%	40	18%	-£7,334,343	-1603.91%	Not Viable
Scenario 1705	Swansea and Amman Valleys	50	100%	40	20%	-£7,334,343	-1603.91%	Not Viable
Scenario 1706	Afan Valley	50	100%	40	18%	-£7,263,239	-1588.36%	Not Viable
Scenario 1707	Afan Valley	50	100%	40	20%	-£7,263,239	-1588.36%	Not Viable
Scenario 1708	Port Talbot	50	100%	45	18%	-£7,086,871	-1549.79%	Not Viable
Scenario 1709	Port Talbot	50	100%	45	20%	-£7,086,871	-1549.79%	Not Viable
Scenario 1710	Neath	50	100%	45	18%	-£7,223,045	-1579.57%	Not Viable
Scenario 1711	Neath	50	100%	45	20%	-£7,223,045	-1579.57%	Not Viable
Scenario 1712	Pontardawe	50	100%	45	18%	-£7,371,356	-1612.01%	Not Viable
Scenario 1713	Pontardawe	50	100%	45	20%	-£7,371,356	-1612.01%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1714	Neath and Dulais Valleys	50	100%	45	18%	-£7,250,937	-1585.67%	Not Viable
Scenario 1715	Neath and Dulais Valleys	50	100%	45	20%	-£7,250,937	-1585.67%	Not Viable
Scenario 1716	Swansea and Amman Valleys	50	100%	45	18%	-£7,250,937	-1585.67%	Not Viable
Scenario 1717	Swansea and Amman Valleys	50	100%	45	20%	-£7,250,937	-1585.67%	Not Viable
Scenario 1718	Afan Valley	50	100%	45	18%	-£7,203,956	-1575.40%	Not Viable
Scenario 1719	Afan Valley	50	100%	45	20%	-£7,203,956	-1575.40%	Not Viable
Scenario 1720	Port Talbot	50	100%	50	18%	-£6,958,867	-1521.80%	Not Viable
Scenario 1721	Port Talbot	50	100%	50	20%	-£6,958,867	-1521.80%	Not Viable
Scenario 1722	Neath	50	100%	50	18%	-£7,081,424	-1548.60%	Not Viable
Scenario 1723	Neath	50	100%	50	20%	-£7,081,424	-1548.60%	Not Viable
Scenario 1724	Pontardawe	50	100%	50	18%	-£7,254,246	-1596.40%	Not Viable
Scenario 1725	Pontardawe	50	100%	50	20%	-£7,254,246	-1596.40%	Not Viable
Scenario 1726	Neath and Dulais Valleys	50	100%	50	18%	-£7,184,211	-1571.08%	Not Viable
Scenario 1727	Neath and Dulais Valleys	50	100%	50	20%	-£7,184,211	-1571.08%	Not Viable
Scenario 1728	Swansea and Amman Valleys	50	100%	50	18%	-£7,184,211	-1571.08%	Not Viable
Scenario 1729	Swansea and Amman Valleys	50	100%	50	20%	-£7,184,211	-1571.08%	Not Viable
Scenario 1730	Afan Valley	50	100%	50	18%	-£7,158,151	-1565.38%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1731	Afan Valley	50	100%	50	20%	-£7,158,151	-1565.38%	Not Viable

Scenario 59: 50 dwellings, 90% affordable housing

1.89. The Table below shows that all scenarios are unviable.

Table 52: Scenario 59: 50 Dwellings, 90% Affordable Housing

Scenario	Area	No. Unite	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Levei			VIADIC
Scenario 1732	Port Talbot	50	90%	35	18%	-£2,455,663	-361.98%	Not Viable
Scenario 1733	Port Talbot	50	90%	35	20%	-£2,485,175	-351.06%	Not Viable
Scenario 1734	Neath	50	90%	35	18%	-£2,563,054	-377.81%	Not Viable
Scenario 1735	Neath	50	90%	35	20%	-£2,592,566	-366.23%	Not Viable
Scenario 1736	Pontardawe	50	90%	35	18%	-£2,828,595	-430.54%	Not Viable
Scenario 1737	Pontardawe	50	90%	35	20%	-£2855727	-417.43%	Not Viable
Scenario 1738	Neath and Dulais Valleys	50	90%	35	18%	-£2,879,970	-453.14%	Not Viable
Scenario 1739	Neath and Dulais Valleys	50	90%	35	20%	-£2904722	-439.90%	Not Viable
Scenario 1740	Swansea and Amman Valleys	50	90%	35	18%	-£2,879,970	-453.14%	Not Viable
Scenario 1741	Swansea and Amman Valleys	50	90%	35	20%	-£2904722	-439.90%	Not Viable
Scenario 1742	Afan Valley	50	90%	35	18%	-£2,898,985	-462.36%	Not Viable

Scenario	Area	No. Units	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Onits			Levei			Viable
Scenario 1743	Afan Valley	50	90%	35	20%	-£2922785	-449.11%	Not Viable
Scenario 1744	Port Talbot	50	90%	40	18%	-£2,329,479	-343.38%	Not Viable
Scenario 1745	Port Talbot	50	90%	40	20%	-£2,358,991	-333.23%	Not Viable
Scenario 1746	Neath	50	90%	40	18%	-£2,423,446	-357.23%	Not Viable
Scenario 1747	Neath	50	90%	40	20%	-£2,452,958	-346.51%	Not Viable
Scenario 1748	Pontardawe	50	90%	40	18%	-£2,713,151	-412.97%	Not Viable
Scenario 1749	Pontardawe	50	90%	40	20%	-£2,740,283	-400.56%	Not Viable
Scenario 1750	Neath and Dulais Valleys	50	90%	40	18%	-£2,814,193	-442.79%	Not Viable
Scenario 1751	Neath and Dulais Valleys	50	90%	40	20%	-£2,838,645	-429.94%	Not Viable
Scenario 1752	Swansea and Amman Valleys	50	90%	40	18%	-£2,814,193	-442.79%	Not Viable
Scenario 1753	Swansea and Amman Valleys	50	90%	40	20%	-£2,838,645	-429.94%	Not Viable
Scenario 1754	Afan Valley	50	90%	40	18%	-£2,852,002	-454.87%	Not Viable
Scenario 1755	Afan Valley	50	90%	40	20%	-£2,875,802	-441.89%	Not Viable
Scenario 1756	Port Talbot	50	90%	45	18%	-£2,231,337	-328.91%	Not Viable
Scenario 1757	Port Talbot	50	90%	45	20%	-£2,260,849	-319.37%	Not Viable
Scenario 1758	Neath	50	90%	45	18%	-£2,314,862	-341.22%	Not Viable
Scenario 1759	Neath	50	90%	45	20%	-£2,344,374	-331.17%	Not Viable
Scenario 1760	Pontardawe	50	90%	45	18%	-£2,623,360	-399.30%	Not Viable
Scenario 1761	Pontardawe	50	90%	45	20%	-£2,650,492	-387.43%	Not Viable
Scenario 1762	Neath and Dulais Valleys	50	90%	45	18%	-£2,763,034	-434.74%	Not Viable
Scenario 1763	Neath and Dulais Valleys	50	90%	45	20%	-£2,787,786	-422.19%	Not Viable
Scenario 1764	Swansea and Amman Valleys	50	90%	45	18%	-£2,763,034	-434.74%	Not Viable
Scenario 1765	Swansea and Amman Valleys	50	90%	45	20%	-£2,787,786	-422.19%	Not Viable
Scenario 1766	Afan Valley	50	90%	45	18%	-£2,815,639	-449.07%	Not Viable
Scenario 1767	Afan Valley	50	90%	45	20%	-£2,839,439	-436.30%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Levei			Viable
Scenario 1768	Port Talbot	50	90%	50	18%	-£2,152,822	-317.34%	Not Viable
Scenario 1769	Port Talbot	50	90%	50	20%	-£2,182,334	-308.28%	Not Viable
Scenario 1770	Neath	50	90%	50	18%	-£2,227,996	-328.42%	Not Viable
Scenario 1771	Neath	50	90%	50	20%	-£2,257,508	-318.90%	Not Viable
Scenario 1772	Pontardawe	50	90%	50	18%	-£2,551,528	-388.37%	Not Viable
Scenario 1773	Pontardawe	50	90%	50	20%	-£2,578,660	-376.93%	Not Viable
Scenario 1774	Neath and Dulais Valleys	50	90%	50	18%	-£2,722,106	-428.30%	Not Viable
Scenario 1775	Neath and Dulais Valleys	50	90%	50	20%	-£2,746,858	-415.99%	Not Viable
Scenario 1776	Swansea and Amman Valleys	50	90%	50	18%	-£2,722,106	-428.30%	Not Viable
Scenario 1777	Swansea and Amman Valleys	50	90%	50	20%	-£2,746,858	-415.99%	Not Viable
Scenario 1778	Afan Valley	50	90%	50	18%	-£2,787,543	-444.59%	Not Viable
Scenario 1779	Afan Valley	50	90%	50	20%	-£2,811,343	-431.99%	Not Viable

Scenario 60: 50 dwellings, 80% affordable housing

1.90. The Table below shows that all scenarios are unviable.

Table 53: Scenario 60: 50 Dwellin	gs, 80% Affordable Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1780	Port Talbot	50	80%	35	18%	-£1,916,235	-213.00%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1781	Port Talbot	50	80%	35	20%	-£1,975,259	-206.07%	Not Viable
Scenario 1782	Neath	50	80%	35	18%	-£2,025,789	-225.21%	Not Viable
Scenario 1783	Neath	50	80%	35	20%	-£2,084,813	-217.50%	Not Viable
Scenario 1784	Pontardawe	50	80%	35	18%	-£2,351,615	-274.50%	Not Viable
Scenario 1785	Pontardawe	50	80%	35	20%	-£2,405,879	-264.11%	Not Viable
Scenario 1786	Neath and Dulais Valleys	50	80%	35	18%	-£2,459,061	-302.15%	Not Viable
Scenario 1787	Neath and Dulais Valleys	50	80%	35	20%	-£2,508,565	-290.56%	Not Viable
Scenario 1788	Swansea and Amman Valleys	50	80%	35	18%	-£2,459,061	-302.15%	Not Viable
Scenario 1789	Swansea and Amman Valleys	50	80%	35	20%	-£2,508,565	-290.56%	Not Viable
Scenario 1790	Afan Valley	50	80%	35	18%	-£2,500,576	-313.86%	Not Viable
Scenario 1791	Afan Valley	50	80%	35	20%	-£2,548,176	-301.81%	Not Viable
Scenario 1792	Port Talbot	50	80%	40	18%	-£1,787,508	-198.72%	Not Viable
Scenario 1793	Port Talbot	50	80%	40	20%	-£1,846,532	-192.64%	Not Viable
Scenario 1794	Neath	50	80%	40	18%	-£1,883,368	-209.37%	Not Viable
Scenario 1795	Neath	50	80%	40	20%	-£1,942,392	-202.64%	Not Viable
Scenario 1796	Pontardawe	50	80%	40	18%	-£2,233,844	-260.75%	Not Viable
Scenario 1797	Pontardawe	50	80%	40	20%	-£2,288,108	-251.18%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1798	Neath and Dulais Valleys	50	80%	40	18%	-£2,391,959	-293.91%	Not Viable
Scenario 1799	Neath and Dulais Valleys	50	80%	40	20%	-£2,441,463	-282.79%	Not Viable
Scenario 1800	Swansea and Amman Valleys	50	80%	40	18%	-£2,391,959	-293.91%	Not Viable
Scenario 1801	Swansea and Amman Valleys	50	80%	40	20%	-£2,441,463	-282.79%	Not Viable
Scenario 1802	Afan Valley	50	80%	40	18%	-£2,452,646	-307.85%	Not Viable
Scenario 1803	Afan Valley	50	80%	40	20%	-£2,500,246	-296.13%	Not Viable
Scenario 1804	Port Talbot	50	80%	45	18%	-£1,687,388	-187.59%	Not Viable
Scenario 1805	Port Talbot	50	80%	45	20%	-£1,746,412	-182.19%	Not Viable
Scenario 1806	Neath	50	80%	45	18%	-£1,722,597	-197.06%	Not Viable
Scenario 1807	Neath	50	80%	45	20%	-£1,831,621	-191.08%	Not Viable
Scenario 1808	Pontardawe	50	80%	45	18%	-£2,142,245	-250.06%	Not Viable
Scenario 1809	Pontardawe	50	80%	45	20%	-£2,196,509	-241.12%	Not Viable
Scenario 1810	Neath and Dulais Valleys	50	80%	45	18%	-£2,339,768	-287.50%	Not Viable
Scenario 1811	Neath and Dulais Valleys	50	80%	45	20%	-£2,389,272	-276.74%	Not Viable
Scenario 1812	Swansea and Amman Valleys	50	80%	45	18%	-£2,339,768	-287.50%	Not Viable
Scenario 1813	Swansea and Amman Valleys	50	80%	45	20%	-£2,389,272	-276.74%	Not Viable
Scenario 1814	Afan Valley	50	80%	45	18%	-£2,415,550	-303.19%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 1815	Afan Valley	50	80%	45	20%	-£2,463,150	-291.74%	Not Viable
Scenario 1816	Port Talbot	50	80%	50	18%	-£1,607,291	-178.68%	Not Viable
Scenario 1817	Port Talbot	50	80%	50	20%	-£1,666,315	-173.84%	Not Viable
Scenario 1818	Neath	50	80%	50	18%	-£1,683,979	-187.21%	Not Viable
Scenario 1819	Neath	50	80%	50	20%	-£1,743,003	-181.84%	Not Viable
Scenario 1820	Pontardawe	50	80%	50	18%	£2,068,965	-241.51%	Not Viable
Scenario 1821	Pontardawe	50	80%	50	20%	-£2,123,229	-233.08%	Not Viable
Scenario 1822	Neath and Dulais Valleys	50	80%	50	18%	-£2,298,016	-282.36%	Not Viable
Scenario 1823	Neath and Dulais Valleys	50	80%	50	20%	-£2,347,520	-271.91%	Not Viable
Scenario 1824	Swansea and Amman Valleys	50	80%	50	18%	-£2,298,016	-282.36%	Not Viable
Scenario 1825	Swansea and Amman Valleys	50	80%	50	20%	-£2,347,520	-271.91%	Not Viable
Scenario 1826	Afan Valley	50	80%	50	18%	-£2,386,888	-299.59%	Not Viable
Scenario 1827	Afan Valley	50	80%	50	20%	-£2,434,488	-288.34%	Not Viable

Scenario 61: 50 dwellings, 70% affordable housing

1.91. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1828	Port Talbot	50	70%	35	18%	-£1,358,148	-121.19%	Not Viable
Scenario 1829	Port Talbot	50	70%	35	20%	-£1,446,684	-119.64%	Not Viable
Scenario 1830	Neath	50	70%	35	18%	-£1,469,353	-131.12%	Not Viable
Scenario 1831	Neath	50	70%	35	20%	-£1,557,889	-128.84%	Not Viable
Scenario 1832	Pontardawe	50	70%	35	18%	-£1,856,445	-175.73%	Not Viable
Scenario 1833	Pontardawe	50	70%	35	20%	-£1,937,841	-170.32%	Not Viable
Scenario 1834	Neath and Dulais Valleys	50	70%	35	18%	-£2,021,940	-203.80%	Not Viable
Scenario 1835	Neath and Dulais Valleys	50	70%	35	20%	-£2,096,196	-196.57%	Not Viable
Scenario 1836	Swansea and Amman Valleys	50	70%	35	18%	-£2,021,940	-203.80%	Not Viable
Scenario 1837	Swansea and Amman Valleys	50	70%	35	20%	-£2,096,196	-196.57%	Not Viable
Scenario 1838	Afan Valley	50	70%	35	18%	-£2,086,729	-215.92%	Not Viable
Scenario 1839	Afan Valley	50	70%	35	20%	-£2,158,129	-207.95%	Not Viable
Scenario 1840	Port Talbot	50	70%	40	18%	-£1,227,481	-109.53%	Not Viable
Scenario 1841	Port Talbot	50	70%	40	20%	-£1,316,017	-108.83%	Not Viable
Scenario 1842	Neath	50	70%	40	18%	-£1,324,786	-118.22%	Not Viable
Scenario 1843	Neath	50	70%	40	20%	-£1,413,322	-116.88%	Not Viable

Table 54: Scenario 61: 50 Dwellings, 70% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1844	Pontardawe	50	70%	40	18%	-£1,736,898	-164.42%	Not Viable
Scenario 1845	Pontardawe	50	70%	40	20%	-£1,818,294	-159.81%	Not Viable
Scenario 1846	Neath and Dulais Valleys	50	70%	40	18%	-£1,953,826	-196.93%	Not Viable
Scenario 1847	Neath and Dulais Valleys	50	70%	40	20%	-£2,028,082	-190.18%	Not Viable
Scenario 1848	Swansea and Amman Valleys	50	70%	40	18%	-£1,953,826	-196.93%	Not Viable
Scenario 1849	Swansea and Amman Valleys	50	70%	40	20%	-£2,028,082	-190.18%	Not Viable
Scenario 1850	Afan Valley	50	70%	40	18%	-£2,038,077	-210.89%	Not Viable
Scenario 1851	Afan Valley	50	70%	40	20%	-£2,109,477	-203.26%	Not Viable
Scenario 1852	Port Talbot	50	70%	45	18%	-£1,125,851	-100.46%	Not Viable
Scenario 1853	Port Talbot	50	70%	45	20%	-£1,214,387	-100.43%	Not Viable
Scenario 1854	Neath	50	70%	45	18%	-£1,212,344	-108.18%	Not Viable
Scenario 1855	Neath	50	70%	45	20%	-£1,300,880	-107.58%	Not Viable
Scenario 1856	Pontardawe	50	70%	45	18%	-£1,643,918	-155.62%	Not Viable
Scenario 1857	Pontardawe	50	70%	45	20%	-£1,725,314	-151.64%	Not Viable
Scenario 1858	Neath and Dulais Valleys	50	70%	45	18%	-£1,900,849	-191.59%	Not Viable
Scenario 1859	Neath and Dulais Valleys	50	70%	45	20%	-£1,975,105	-185.21%	Not Viable
Scenario 1860	Swansea and Amman Valleys	50	70%	45	18%	-£1,900,849	-191.59%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1861	Swansea and Amman Valleys	50	70%	45	20%	-£1,975,105	-185.21%	Not Viable
Scenario 1862	Afan Valley	50	70%	45	18%	-£2,000,422	-206.99%	Not Viable
Scenario 1863	Afan Valley	50	70%	45	20%	-£2,071,822	-199.63%	Not Viable
Scenario 1864	Port Talbot	50	70%	50	18%	-£1,044,894	-93.24%	Not Viable
Scenario 1865	Port Talbot	50	70%	50	20%	-£1,133,430	-93.73%	Not Viable
Scenario 1866	Neath	50	70%	50	18%	-£1,122,391	-100.16%	Not Viable
Scenario 1867	Neath	50	70%	50	20%	-£1,210,927	-100.14%	Not Viable
Scenario 1868	Pontardawe	50	70%	50	18%	-£1,569,534	-148.58%	Not Viable
Scenario 1869	Pontardawe	50	70%	50	20%	-£1,650,930	-145.10%	Not Viable
Scenario 1870	Neath and Dulais Valleys	50	70%	50	18%	-£1,858,467	-187.32%	Not Viable
Scenario 1871	Neath and Dulais Valleys	50	70%	50	20%	-£1,932,723	-181.24%	Not Viable
Scenario 1872	Swansea and Amman Valleys	50	70%	50	18%	-£1,858,467	-187.32%	Not Viable
Scenario 1873	Swansea and Amman Valleys	50	70%	50	20%	-£1,932,723	-181.24%	Not Viable
Scenario 1874	Afan Valley	50	70%	50	18%	-£1,971,328	-203.98%	Not Viable
Scenario 1875	Afan Valley	50	70%	50	20%	-£2,042,728	-196.83%	Not Viable

Scenario 62: 50 dwellings, 60% affordable housing

1.92. The Table below shows that all scenarios are unviable.

Table 55: Scenario 62: 50 Dwellings, 60% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1876	Port Talbot	50	60%	35	18%	-£873,708	-66.90%	Not Viable
Scenario 1877	Port Talbot	50	60%	35	20%	-£987,788	-69.56%	Not Viable
Scenario 1878	Neath	50	60%	35	18%	-£986,126	-75.50%	Not Viable
Scenario 1879	Neath	50	60%	35	20%	-£986,126	-75.50%	Not Viable
Scenario 1880	Pontardawe	50	60%	35	18%	-£1,421,741	-116.23%	Not Viable
Scenario 1881	Pontardawe	50	60%	35	20%	-£1,526,621	-114.94%	Not Viable
Scenario 1882	Neath and Dulais Valleys	50	60%	35	18%	-£1,632,863	-143.18%	Not Viable
Scenario 1883	Neath and Dulais Valleys	50	60%	35	20%	-£1,728,543	-139.83%	Not Viable
Scenario 1884	Swansea and Amman Valleys	50	60%	35	18%	-£1,632,863	-143.18%	Not Viable
Scenario 1885	Swansea and Amman Valleys	50	60%	35	20%	-£1,728,543	-139.83%	Not Viable
Scenario 1886	Afan Valley	50	60%	35	18%	-£1,715,978	-154.96%	Not Viable
Scenario 1887	Afan Valley	50	60%	35	20%	-£1,807,978	-150.75%	Not Viable
Scenario 1888	Port Talbot	50	60%	40	18%	-£741,621	-56.78%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1889	Port Talbot	50	60%	40	20%	-£855,701	-60.25%	Not Viable
Scenario 1890	Neath	50	60%	40	18%	-£839,984	-64.31%	Not Viable
Scenario 1891	Neath	50	60%	40	20%	-£954,064	-67.18%	Not Viable
Scenario 1892	Pontardawe	50	60%	40	18%	-£1,299,785	-106.26%	Not Viable
Scenario 1893	Pontardawe	50	60%	40	20%	-£1,404,665	-105.76%	Not Viable
Scenario 1894	Neath and Dulais Valleys	50	60%	40	18%	-£1,563,377	-137.08%	Not Viable
Scenario 1895	Neath and Dulais Valleys	50	60%	40	20%	-£1,659,057	-134.21%	Not Viable
Scenario 1896	Swansea and Amman Valleys	50	60%	40	18%	-£1,563,377	-137.08%	Not Viable
Scenario 1897	Swansea and Amman Valleys	50	60%	40	20%	-£1,659,057	-134.21%	Not Viable
Scenario 1898	Afan Valley	50	60%	40	18%	-£1,666,345	-150.48%	Not Viable
Scenario 1899	Afan Valley	50	60%	40	20%	-£1,758,345	-146.61%	Not Viable
Scenario 1900	Port Talbot	50	60%	45	18%	-£639,004	-48.93%	Not Viable
Scenario 1901	Port Talbot	50	60%	45	20%	-£753,084	-53.03%	Not Viable
Scenario 1902	Neath	50	60%	45	18%	-£726,320	-55.61%	Not Viable
Scenario 1903	Neath	50	60%	45	20%	-£840,400	-59.18%	Not Viable
Scenario 1904	Pontardawe	50	60%	45	18%	-£1,205,015	-98.51%	Not Viable
Scenario 1905	Pontardawe	50	60%	45	20%	-£1,309,895	-98.63%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1906	Neath and Dulais Valleys	50	60%	45	18%	-£1,509,332	-132.34%	Not Viable
Scenario 1907	Neath and Dulais Valleys	50	60%	45	20%	-£1,605,012	-129.84%	Not Viable
Scenario 1908	Swansea and Amman Valleys	50	60%	45	18%	-£1,509,332	-132.34%	Not Viable
Scenario 1909	Swansea and Amman Valleys	50	60%	45	20%	-£1,605,012	-129.84%	Not Viable
Scenario 1910	Afan Valley	50	60%	45	18%	-£1,627,932	-147.01%	Not Viable
Scenario 1911	Afan Valley	50	60%	45	20%	-£1,719,932	-143.41%	Not Viable
Scenario 1912	Port Talbot	50	60%	50	18%	-£557,192	-42.66%	Not Viable
Scenario 1913	Port Talbot	50	60%	50	20%	-£671,272	-47.27%	Not Viable
Scenario 1914	Neath	50	60%	50	18%	-£635,523	-48.66%	Not Viable
Scenario 1915	Neath	50	60%	50	20%	-£749,603	-52.78%	Not Viable
Scenario 1916	Pontardawe	50	60%	50	18%	-£1,129,478	-92.33%	Not Viable
Scenario 1917	Pontardawe	50	60%	50	20%	-£1,234,358	-92.94%	Not Viable
Scenario 1918	Neath and Dulais Valleys	50	60%	50	18%	-£1,509,332	-132.34%	Not Viable
Scenario 1919	Neath and Dulais Valleys	50	60%	50	20%	-£1,605,012	-129.84%	Not Viable
Scenario 1920	Swansea and Amman Valleys	50	60%	50	18%	-£1,509,332	-132.34%	Not Viable
Scenario 1921	Swansea and Amman Valleys	50	60%	50	20%	-£1,605,012	-129.84%	Not Viable
Scenario 1922	Afan Valley	50	60%	50	18%	-£1,598,252	-144.33%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1923	Afan Valley	50	60%	50	20%	-£1,692,252	-140.93%	Not Viable

Scenario 63: 50 dwellings, 50% affordable housing

1.93. The Table below shows that all scenarios are unviable apart from Port Talbot which is very marginally viable at a density of 50dph with a 18% profit level (£15,439 and 1.02% surplus). It is therefore not considered to be appropriate for any schemes to provide 50% affordable housing at this stage. Further work will be undertaken ahead of the Deposit Plan consultation.

Table 56: Scenario 63: 50 Dwellings, 50% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1924	Port Talbot	50	50%	35	18%	-£313,275	-20.75%	Not Viable
Scenario 1925	Port Talbot	50	50%	35	20%	-£455,565	-27.57%	Not Viable
Scenario 1926	Neath	50	50%	35	18%	-£430,372	-28.50%	Not Viable
Scenario 1927	Neath	50	50%	35	20%	-£572,662	-34.66%	Not Viable
Scenario 1928	Pontardawe	50	50%	35	18%	-£949,240	-67.47%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1929	Pontardawe	50	50%	35	20%	-£1,080,155	-70.24%	Not Viable
Scenario 1930	Neath and Dulais Valleys	50	50%	35	18%	-£1,206,683	-92.57%	Not Viable
Scenario 1931	Neath and Dulais Valleys	50	50%	35	20%	-£1,326,023	-93.19%	Not Viable
Scenario 1932	Swansea and Amman Valleys	50	50%	35	18%	-£1,206,683	-92.57%	Not Viable
Scenario 1933	Swansea and Amman Valleys	50	50%	35	20%	-£1,326,023	-93.19%	Not Viable
Scenario 1934	Afan Valley	50	50%	35	18%	-£1,308,922	-103.70%	Not Viable
Scenario 1935	Afan Valley	50	50%	35	20%	-£1,423,672	-103.39%	Not Viable
Scenario 1936	Port Talbot	50	50%	40	18%	-£176,011	-11.66%	Not Viable
Scenario 1937	Port Talbot	50	50%	40	20%	-£318,301	-19.26%	Not Viable
Scenario 1938	Neath	50	50%	40	18%	-£278,146	-18.42%	Not Viable
Scenario 1939	Neath	50	50%	40	20%	-£420,436	-25.44%	Not Viable
Scenario 1940	Pontardawe	50	50%	40	18%	-£825,959	-58.71%	Not Viable
Scenario 1941	Pontardawe	50	50%	40	20%	-£956,774	-62.22%	Not Viable
Scenario 1942	Neath and Dulais Valleys	50	50%	40	18%	-£1,136,120	-87.16%	Not Viable
Scenario 1943	Neath and Dulais Valleys	50	50%	40	20%	-£1,255,460	-88.23%	Not Viable
Scenario 1944	Swansea and Amman Valleys	50	50%	40	18%	-£1,136,120	-87.16%	Not Viable
Scenario 1945	Swansea and Amman Valleys	50	50%	40	20%	-£1,255,460	-88.23%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1946	Afan Valley	50	50%	40	18%	-£1,258,307	-99.69%	Not Viable
Scenario 1947	Afan Valley	50	50%	40	20%	-£1,373,057	-99.71%	Not Viable
Scenario 1948	Port Talbot	50	50%	45	18%	-£69,485	-4.60%	Not Viable
Scenario 1949	Port Talbot	50	50%	45	20%	-£211,775	-12.82%	Not Viable
Scenario 1950	Neath	50	50%	45	18%	-£160,145	-10.61%	Not Viable
Scenario 1951	Neath	50	50%	45	20%	-£302,435	-18.30%	Not Viable
Scenario 1952	Pontardawe	50	50%	45	18%	-£730,482	-51.92%	Not Viable
Scenario 1953	Pontardawe	50	50%	45	20%	-£861,297	-56.01%	Not Viable
Scenario 1954	Neath and Dulais Valleys	50	50%	45	18%	-£1,081,237	-82.95%	Not Viable
Scenario 1955	Neath and Dulais Valleys	50	50%	45	20%	-£1,200,577	-84.38%	Not Viable
Scenario 1956	Swansea and Amman Valleys	50	50%	45	18%	-£1,081,237	-82.95%	Not Viable
Scenario 1957	Swansea and Amman Valleys	50	50%	45	20%	-£1,200,577	-84.38%	Not Viable
Scenario 1958	Afan Valley	50	50%	45	18%	-£1,219,298	-96.60%	Not Viable
Scenario 1959	Afan Valley	50	50%	45	20%	-£1,334,048	-96.88%	Not Viable
Scenario 1960	Port Talbot	50	50%	50	18%	£15,439	1.02%	Viable
Scenario 1961	Port Talbot	50	50%	50	20%	-£126,851	-7.68%	Not Viable
Scenario 1962	Neath	50	50%	50	18%	-£65,859	-4.36%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1963	Neath	50	50%	50	20%	-£200,149	-12.60%	Not Viable
Scenario 1964	Pontardawe	50	50%	50	18%	-£654,196	-46.50%	Not Viable
Scenario 1965	Pontardawe	50	50%	50	20%	-£785,011	-51.05%	Not Viable
Scenario 1966	Neath and Dulais Valleys	50	50%	50	18%	-£1,037,341	-79.58%	Not Viable
Scenario 1967	Neath and Dulais Valleys	50	50%	50	20%	-£1,156,681	-81.29%	Not Viable
Scenario 1968	Swansea and Amman Valleys	50	50%	50	18%	-£1,037,341	-79.58%	Not Viable
Scenario 1969	Swansea and Amman Valleys	50	50%	50	20%	-£1,156,681	-81.29%	Not Viable
Scenario 1970	Afan Valley	50	50%	50	18%	-£1,189,158	-94.21%	Not Viable
Scenario 1971	Afan Valley	50	50%	50	20%	-£1,303,908	-94.69%	Not Viable

Scenario 64: 50 dwellings, 40% affordable housing

- 1.94. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.95. All scenarios for Port Talbot are viable. It is however only marginally viable with a 20% threshold at a 35dph (£45,966 and 2.42%). When taking into consideration the other factors, it is therefore not considered to be achievable to require an affordable housing threshold of 40% at this stage.

- 1.96. For Neath, all scenarios at a 18% profit level threshold are viable. However, at a density of 35dph it is only marginally viable (£104,561 and 6.04% surplus). Scenarios with a 20% threshold are viable at a density of 40dph. It is however, only marginally viable at this threshold (£79,803 and 4.19% surplus). When taking into consideration the other factors, it is therefore not considered to be achievable to require an affordable housing threshold of 40%.
- 1.97. It is therefore not considered to be appropriate for any schemes to provide 40% affordable housing at this stage. Further work will be undertaken ahead of the Deposit Plan consultation.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1972	Port Talbot	50	40%	35	18%	£217,768	12.58%	Viable
Scenario 1973	Port Talbot	50	40%	35	20%	£45,966	2.42%	Viable
Scenario 1974	Neath	50	40%	35	18%	£104,561	6.04%	Viable
Scenario 1975	Neath	50	40%	35	20%	-£67,241	-3.53%	Not Viable
Scenario 1976	Pontardawe	50	40%	35	18%	-£432,198	-26.90%	Not Viable
Scenario 1977	Pontardawe	50	40%	35	20%	-£590,145	-33.45%	Not Viable
Scenario 1978	Neath and Dulais Valleys	50	40%	35	18%	-£720,046	-48.59%	Not Viable
Scenario 1979	Neath and Dulais Valleys	50	40%	35	20%	-£864,138	-53.15%	Not Viable
Scenario 1980	Swansea and Amman Valleys	50	40%	35	18%	-£720,046	-48.59%	Not Viable
Scenario 1981	Swansea and Amman Valleys	50	40%	35	20%	-£864,138	-53.15%	Not Viable

Table 57: Scenario 64: 50 Dwellings, 40% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1982	Afan Valley	50	40%	35	18%	-£869,553	-60.73%	Not Viable
Scenario 1983	Afan Valley	50	40%	35	20%	-£1,008,103	-64.19%	Not Viable
Scenario 1984	Port Talbot	50	40%	40	18%	£350,296	20.33%	Viable
Scenario 1985	Port Talbot	50	40%	40	20%	£178,494	9.38%	Viable
Scenario 1986	Neath	50	40%	40	18%	£251,605	14.53%	Viable
Scenario 1987	Neath	50	40%	40	20%	£79,803	4.19%	Viable
Scenario 1988	Pontardawe	50	40%	40	18%	-£309,275	-19.25%	Not Viable
Scenario 1989	Pontardawe	50	40%	40	20%	-£467,222	-26.48%	Not Viable
Scenario 1990	Neath and Dulais Valleys	50	40%	40	18%	-£646,927	-43.66%	Not Viable
Scenario 1991	Neath and Dulais Valleys	50	40%	40	20%	-£791,019	-48.65%	Not Viable
Scenario 1992	Swansea and Amman Valleys	50	40%	40	18%	-£646,927	-43.66%	Not Viable
Scenario 1993	Swansea and Amman Valleys	50	40%	40	20%	-£791,019	-48.65%	Not Viable
Scenario 1994	Afan Valley	50	40%	40	18%	-£818,625	-57.17%	Not Viable
Scenario 1995	Afan Valley	50	40%	40	20%	-£957,175	-60.95%	Not Viable
Scenario 1996	Port Talbot	50	40%	45	18%	£453,029	26.17%	Viable
Scenario 1997	Port Talbot	50	40%	45	20%	£281,227	14.78%	Viable
Scenario 1998	Neath	50	40%	45	18%	£365,648	21.12%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 1999	Neath	50	40%	45	20%	£193,846	10.19%	Viable
Scenario 2000	Pontardawe	50	40%	45	18%	-£214,010	-13.32%	Not Viable
Scenario 2001	Pontardawe	50	40%	45	20%	-£371,957	-21.08%	Not Viable
Scenario 2002	Neath and Dulais Valleys	50	40%	45	18%	-£590,126	-39.82%	Not Viable
Scenario 2003	Neath and Dulais Valleys	50	40%	45	20%	-£734,218	-45.16%	Not Viable
Scenario 2004	Swansea and Amman Valleys	50	40%	45	18%	-£590,126	-39.82%	Not Viable
Scenario 2005	Swansea and Amman Valleys	50	40%	45	20%	-£734,218	-45.16%	Not Viable
Scenario 2006	Afan Valley	50	40%	45	18%	-£779,372	-54.43%	Not Viable
Scenario 2007	Afan Valley	50	40%	45	20%	-£917,922	-58.45%	Not Viable
Scenario 2008	Port Talbot	50	40%	50	18%	£535,115	30.91%	Viable
Scenario 2009	Port Talbot	50	40%	50	20%	£363,313	19.09%	Viable
Scenario 2010	Neath	50	40%	50	18%	£456,522	26.37%	Viable
Scenario 2011	Neath	50	40%	50	20%	£284,720	14.96%	Viable
Scenario 2012	Pontardawe	50	40%	50	18%	-£137,902	-8.58%	Not Viable
Scenario 2013	Pontardawe	50	40%	50	20%	-£295,849	-16.77%	Not Viable
Scenario 2014	Neath and Dulais Valleys	50	40%	50	18%	-£544,883	-36.77%	Not Viable
Scenario 2015	Neath and Dulais Valleys	50	40%	50	20%	-£688,975	-42.37%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2016	Swansea and Amman Valleys	50	40%	50	18%	-£544,883	-36.77%	Not Viable
Scenario 2017	Swansea and Amman Valleys	50	40%	50	20%	-£688,975	-42.37%	Not Viable
Scenario 2018	Afan Valley	50	40%	50	18%	-£749,043	-52.31%	Not Viable
Scenario 2019	Afan Valley	50	40%	50	20%	-£887,593	-56.52%	Not Viable

Scenario 65: 50 dwellings, 30% affordable housing

- 1.98. The Table below shows that all scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.99. All scenarios for Neath and Port Talbot are viable with good levels of surplus at a density of 35dph. However, it is known that in reality schemes are struggling to provide the 25% affordable housing requirement in the current LDP. It is therefore questionable whether schemes would be able to in reality provide 30% affordable housing. At this stage it is therefore not required for schemes in Neath and Port Talbot to provide 30% affordable housing. Further work will be undertaken to inform the Deposit RLDP.
- 1.100. For Pontardawe, all schemes are viable at an 18% profit margin. At 35dph, it is however very marginal, only £17.037 and 0.97% surplus. Schemes are only viable at a 20% profit level at a density of 45dph. It is therefore not considered to be achievable to achieve a 30% level of affordable housing provision in Pontardawe.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2020	Port Talbot	50	30%	35	18%	£702,926	37.18%	Viable
Scenario 2021	Port Talbot	50	30%	35	20%	£508,122	24.37%	Viable
Scenario 2022	Neath	50	30%	35	18%	£801,167	42.38%	Viable
Scenario 2023	Neath	50	30%	35	20%	£395,192	18.95%	Viable
Scenario 2024	Pontardawe	50	30%	35	18%	£17,037	0.97%	Viable
Scenario 2025	Pontardawe	50	30%	35	20%	-£162,057	-8.40%	Not Viable
Scenario 2026	Neath and Dulais Valleys	50	30%	35	18%	-£330,984	-20.59%	Not Viable
Scenario 2027	Neath and Dulais Valleys	50	30%	35	20%	-£494,368	-27.91%	Not Viable
Scenario 2028	Swansea and Amman Valleys	50	30%	35	18%	-£330,984	-20.59%	Not Viable
Scenario 2029	Swansea and Amman Valleys	50	30%	35	20%	-£494,368	-27.91%	Not Viable
Scenario 2030	Afan Valley	50	30%	35	18%	-£469,437	-30.26%	Not Viable
Scenario 2031	Afan Valley	50	30%	35	20%	-£626,537	-36.68%	Not Viable
Scenario 2032	Port Talbot	50	30%	40	18%	£835,219	44.18%	Viable
Scenario 2033	Port Talbot	50	30%	40	20%	£640,415	30.71%	Viable
Scenario 2034	Neath	50	30%	40	18%	£736,806	38.97%	Viable
Scenario 2035	Neath	50	30%	40	20%	£542,002	25.99%	Viable

Table 58: Scenario 65: 50 Dwellings, 30% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2036	Pontardawe	50	30%	40	18%	£139,553	7.98%	Viable
Scenario 2037	Pontardawe	50	30%	40	20%	-£39,541	-2.05%	Not Viable
Scenario 2038	Neath and Dulais Valleys	50	30%	40	18%	-£260,682	-16.21%	Not Viable
Scenario 2039	Neath and Dulais Valleys	50	30%	40	20%	-£424,066	-23.94%	Not Viable
Scenario 2040	Swansea and Amman Valleys	50	30%	40	18%	-£260,682	-16.21%	Not Viable
Scenario 2041	Swansea and Amman Valleys	50	30%	40	20%	-£424,066	-23.94%	Not Viable
Scenario 2042	Afan Valley	50	30%	40	18%	-£419,025	-27.01%	Not Viable
Scenario 2043	Afan Valley	50	30%	40	20%	-£576,125	-33.72%	Not Viable
Scenario 2044	Port Talbot	50	30%	45	18%	£937,907	49.61%	Viable
Scenario 2045	Port Talbot	50	30%	45	20%	£743,103	35.63%	Viable
Scenario 2046	Neath	50	30%	45	18%	£850,520	44.99%	Viable
Scenario 2047	Neath	50	30%	45	20%	£655,716	31.44%	Viable
Scenario 2048	Pontardawe	50	30%	45	18%	£234,482	13.41%	Viable
Scenario 2049	Pontardawe	50	30%	45	20%	£55,388	2.87%	Viable
Scenario 2050	Neath and Dulais Valleys	50	30%	45	18%	-£206,141	-12.82%	Not Viable
Scenario 2051	Neath and Dulais Valleys	50	30%	45	20%	-£369,535	-20.86%	Not Viable
Scenario 2052	Swansea and Amman Valleys	50	30%	45	18%	-£206,141	-12.82%	Not Viable
Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
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		Units			Level			Viable
Scenario 2053	Swansea and Amman Valleys	50	30%	45	20%	-£369,535	-20.86%	Not Viable
Scenario 2054	Afan Valley	50	30%	45	18%	-£380,080	-24.50%	Not Viable
Scenario 2055	Afan Valley	50	30%	45	20%	-£537,180	-31.44%	Not Viable
Scenario 2056	Port Talbot	50	30%	50	18%	£1,115,723	59.01%	Viable
Scenario 2057	Port Talbot	50	30%	50	20%	920919	44.16%	Viable
Scenario 2058	Neath	50	30%	50	18%	£1,047,647	55.41%	Viable
Scenario 2059	Neath	50	30%	50	20%	£852,843	40.90%	Viable
Scenario 2060	Pontardawe	50	30%	50	18%	£398,996	22.81%	Viable
Scenario 2061	Pontardawe	50	30%	50	20%	£219,902	-11.40%	Not Viable
Scenario 2062	Neath and Dulais Valleys	50	30%	50	18%	-£111,610	-6.94%	Not Viable
Scenario 2063	Neath and Dulais Valleys	50	30%	50	20%	£274,994	-15.53%	Not Viable
Scenario 2064	Swansea and Amman Valleys	50	30%	50	18%	-£111,610	-6.94%	Not Viable
Scenario 2065	Swansea and Amman Valleys	50	30%	50	20%	£274,994	-15.53%	Not Viable
Scenario 2066	Afan Valley	50	30%	50	18%	-£315,133	-20.31%	Not Viable
Scenario 2067	Afan Valley	50	30%	50	20%	-£472,233	-27.64%	Not Viable

Scenario 66: 50 dwellings, 20% affordable housing

- 1.101. The Table below shows that all scenarios for Afan Valley are unviable at a 20% profit level and only viable with an 18% profit level at a 50dph density. It is therefore not considered to be achievable to require sites in the Afan Valley to deliver 20% affordable housing.
- 1.102. All scenarios in Neath and Dulais Valleys and Swansea and Amman Valleys are viable with an 18% profit level. They are however only marginally viable at a density of 35dph (£113,323 and 6.35% surplus). Scenarios with a 20% profit level are only viable at 45dph. It is therefore not considered at this stage to be achievable for schemes within these Valleys to deliver a 20% level of affordable housing.
- 1.103. All schemes in Pontardawe are viable. At a 20% profit level and a density of 35dph there is a reasonable surplus (£308,236 and 14.31% surplus). It is therefore questionable whether schemes could deliver a 20% level of affordable housing. At this stage, sites are not required to provide a 20% level of affordable housing provision. Further work will need to be undertaken for Deposit Plan in order to understand whether or not it is viable in reality.
- 1.104. All scenarios for Neath and Port Talbot are viable with good levels of surplus. It is therefore considered at this stage to be achievable for sites within these areas to deliver 20% affordable housing provision.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2068	Port Talbot	50	20%	35	18%	£1,253,793	59.41%	Viable
Scenario 2069	Port Talbot	50	20%	35	20%	£1,029,477	44.09%	Viable
Scenario 2070	Neath	50	20%	35	18%	£1,140,902	54.06%	Viable
Scenario 2071	Neath	50	20%	35	20%	£916,586	39.26%	Viable
Scenario 2072	Pontardawe	50	20%	35	18%	£514,462	26.42%	Viable
Scenario 2073	Pontardawe	50	20%	35	20%	£308,236	14.31%	Viable
Scenario 2074	Neath and Dulais Valleys	50	20%	35	18%	£113,323	6.35%	Viable
Scenario 2075	Neath and Dulais Valleys	50	20%	35	20%	-£74,813	-3.79%	Not Viable
Scenario 2076	Swansea and Amman Valleys	50	20%	35	18%	£113,323	6.35%	Viable
Scenario 2077	Swansea and Amman Valleys	50	20%	35	20%	-£74,813	-3.79%	Not Viable
Scenario 2078	Afan Valley	50	20%	35	18%	-£46,183	-2.69%	Not Viable
Scenario 2079	Afan Valley	50	20%	35	20%	-£227,083	-11.95%	Not Viable
Scenario 2080	Port Talbot	50	20%	40	18%	£1,386,077	65.68%	Viable
Scenario 2081	Port Talbot	50	20%	40	20%	£1,161,761	49.76%	Viable
Scenario 2082	Neath	50	20%	40	18%	£1,287,574	61.01%	Viable
Scenario 2083	Neath	50	20%	40	20%	£1,063,258	45.54%	Viable

Table 59: Scenario 66: 50 Dwellings, 20% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2084	Pontardawe	50	20%	40	18%	£636,687	32.69%	Viable
Scenario 2085	Pontardawe	50	20%	40	20%	£430,461	19.99%	Viable
Scenario 2086	Neath and Dulais Valleys	50	20%	40	18%	£183,244	10.27%	Viable
Scenario 2087	Neath and Dulais Valleys	50	20%	40	20%	-£4,892	-0.25%	Not Viable
Scenario 2088	Swansea and Amman Valleys	50	20%	40	18%	£183,244	10.27%	Viable
Scenario 2089	Swansea and Amman Valleys	50	20%	40	20%	-£4,892	-0.25%	Not Viable
Scenario 2090	Afan Valley	50	20%	40	18%	£3,932	0.23%	Viable
Scenario 2091	Afan Valley	50	20%	40	20%	-£176,968	-9.31%	Not Viable
Scenario 2092	Port Talbot	50	20%	45	18%	£1,488,514	70.53%	Viable
Scenario 2093	Port Talbot	50	20%	45	20%	£1,264,198	54.15%	Viable
Scenario 2094	Neath	50	20%	45	18%	£1,401,333	66.40%	Viable
Scenario 2095	Neath	50	20%	45	20%	£1,177,017	50.41%	Viable
Scenario 2096	Pontardawe	50	20%	45	18%	£731,431	37.56%	Viable
Scenario 2097	Pontardawe	50	20%	45	20%	£525,205	24.38%	Viable
Scenario 2098	Neath and Dulais Valleys	50	20%	45	18%	£237,510	13.31%	Viable
Scenario 2099	Neath and Dulais Valleys	50	20%	45	20%	£49,374	2.50%	Viable
Scenario 2100	Swansea and Amman Valleys	50	20%	45	18%	£237,510	13.31%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2101	Swansea and Amman Valleys	50	20%	45	20%	£49,374	2.50%	Viable
Scenario 2102	Afan Valley	50	20%	45	18%	£42,587	2.48%	Viable
Scenario 2103	Afan Valley	50	20%	45	20%	-£138,313	-7.28%	Not Viable
Scenario 2104	Port Talbot	50	20%	50	18%	£1,666,169	78.95%	Viable
Scenario 2105	Port Talbot	50	20%	50	20%	£1,441,853	61.76%	Viable
Scenario 2106	Neath	50	20%	50	18%	£1,598,251	75.73%	Viable
Scenario 2107	Neath	50	20%	50	20%	£1,373,935	58.85%	Viable
Scenario 2108	Pontardawe	50	20%	50	18%	£895,555	45.98%	Viable
Scenario 2109	Pontardawe	50	20%	50	20%	£689,329	32.00%	Viable
Scenario 2110	Neath and Dulais Valleys	50	20%	50	18%	£331,620	18.58%	Viable
Scenario 2111	Neath and Dulais Valleys	50	20%	50	20%	£143,484	7.27%	Viable
Scenario 2112	Swansea and Amman Valleys	50	20%	50	18%	£331,620	18.58%	Viable
Scenario 2113	Swansea and Amman Valleys	50	20%	50	20%	£143,484	7.27%	Viable
Scenario 2114	Afan Valley	50	20%	50	18%	£107,143	6.23%	Viable
Scenario 2115	Afan Valley	50	20%	50	20%	-£73,757	-3.88%	Not Viable

Scenario 67: 50 dwellings, 10% affordable housing

- 1.105. All scenarios are viable.
- 1.106. Further work will need to be undertaken to understand the extent to which scenarios in the Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valleys are viable.
- 1.107. At this stage sites in these Valleys will not be required to provide affordable housing provision but further work will be undertaken ahead of the Deposit Plan consultation.

Table 60: Scenario 67: 50 Dwellings,	10% Affordable Housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2116	Port Talbot	50	10%	35	18%	£1,804,703	77.45%	Viable
Scenario 2117	Port Talbot	50	10%	35	20%	£1,550,875	60.02%	Viable
Scenario 2118	Neath	50	10%	35	18%	£1,691,912	72.61%	Viable
Scenario 2119	Neath	50	10%	35	20%	£1,438,084	55.65%	Viable
Scenario 2120	Pontardawe	50	10%	35	18%	£1,011,179	47.12%	Viable
Scenario 2121	Pontardawe	50	10%	35	20%	£777,821	32.69%	Viable
Scenario 2122	Neath and Dulais Valleys	50	10%	35	18%	£555,899	28.34%	Viable
Scenario 2123	Neath and Dulais Valleys	50	10%	35	20%	£343,011	15.77%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2124	Swansea and Amman Valleys	50	10%	35	18%	£555,899	28.34%	Viable
Scenario 2125	Swansea and Amman Valleys	50	10%	35	20%	£343,011	15.77%	Viable
Scenario 2126	Afan Valley	50	10%	35	18%	£374,900	19.86%	Viable
Scenario 2127	Afan Valley	50	10%	35	20%	£170,200	8.13%	Viable
Scenario 2128	Port Talbot	50	10%	40	18%	£1,936,798	83.12%	Viable
Scenario 2129	Port Talbot	50	10%	40	20%	£1,682,970	65.13%	Viable
Scenario 2130	Neath	50	10%	40	18%	£1,838,540	78.90%	Viable
Scenario 2131	Neath	50	10%	40	20%	£1,584,712	61.33%	Viable
Scenario 2132	Pontardawe	50	10%	40	18%	£1,133,195	52.80%	Viable
Scenario 2133	Pontardawe	50	10%	40	20%	£899,837	37.82%	Viable
Scenario 2134	Neath and Dulais Valleys	50	10%	40	18%	£625,618	31.89%	Viable
Scenario 2135	Neath and Dulais Valleys	50	10%	40	20%	£412,730	18.98%	Viable
Scenario 2136	Swansea and Amman Valleys	50	10%	40	18%	£625,618	31.89%	Viable
Scenario 2137	Swansea and Amman Valleys	50	10%	40	20%	£412,730	18.98%	Viable
Scenario 2138	Afan Valley	50	10%	40	18%	£424,700	22.49%	Viable
Scenario 2139	Afan Valley	50	10%	40	20%	£220,000	10.51%	Viable
Scenario 2140	Port Talbot	50	10%	45	18%	£2,039,308	87.52%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2141	Port Talbot	50	10%	45	20%	£1,785,480	69.10%	Viable
Scenario 2142	Neath	50	10%	45	18%	£1,952,081	83.77%	Viable
Scenario 2143	Neath	50	10%	45	20%	£1,698,253	65.72%	Viable
Scenario 2144	Pontardawe	50	10%	45	18%	£1,227,812	57.21%	Viable
Scenario 2145	Pontardawe	50	10%	45	20%	£994,454	41.80%	Viable
Scenario 2146	Neath and Dulais Valleys	50	10%	45	18%	£679,613	34.64%	Viable
Scenario 2147	Neath and Dulais Valleys	50	10%	45	20%	£466,725	21.46%	Viable
Scenario 2148	Swansea and Amman Valleys	50	10%	45	18%	£679,613	34.64%	Viable
Scenario 2149	Swansea and Amman Valleys	50	10%	45	20%	£466,725	21.46%	Viable
Scenario 2150	Afan Valley	50	10%	45	18%	£463,242	24.54%	Viable
Scenario 2151	Afan Valley	50	10%	45	20%	£258,542	12.35%	Viable
Scenario 2152	Port Talbot	50	10%	50	18%	£2,216,836	95.13%	Viable
Scenario 2153	Port Talbot	50	10%	50	20%	£1,963,008	75.97%	Viable
Scenario 2154	Neath	50	10%	50	18%	£2,148,913	92.22%	Viable
Scenario 2155	Neath	50	10%	50	20%	£1,895,085	73.34%	Viable
Scenario 2156	Pontardawe	50	10%	50	18%	£1,391,613	64.85%	Viable
Scenario 2157	Pontardawe	50	10%	50	20%	£1,158,255	48.68%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2158	Neath and Dulais Valleys	50	10%	50	18%	£773,348	39.42%	Viable
Scenario 2159	Neath and Dulais Valleys	50	10%	50	20%	£560,460	25.77%	Viable
Scenario 2160	Swansea and Amman Valleys	50	10%	50	18%	£773,348	39.42%	Viable
Scenario 2161	Swansea and Amman Valleys	50	10%	50	20%	£560,460	25.77%	Viable
Scenario 2162	Afan Valley	50	10%	50	18%	£527,398	27.93%	Viable
Scenario 2163	Afan Valley	50	10%	50	20%	£32,698	15.42%	Viable

Scenario 68: 50 dwellings, 0% affordable housing

1.108. All scenarios are viable.

Table 61: Scenario 67: 50 Dwellings,	0% Affordable Housing
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Scenario	Area	No. Units	AH	Density	Profit Level	Profit	% GDV	Viable/ Not Viable
Scenario 2164	Port Talbot	50	0%	35	18%	£2,275,106	90.48%	Viable
Scenario 2165	Port Talbot	50	0%	35	20%	£1,995,734	71.44%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2166	Neath	50	0%	35	18%	£2,163,204	86.03%	Viable
Scenario 2167	Neath	50	0%	35	20%	£1,883,832	67.43%	Viable
Scenario 2168	Pontardawe	50	0%	35	18%	£1,440,649	62.32%	Viable
Scenario 2169	Pontardawe	50	0%	35	20%	£1,183,807	46.09%	Viable
Scenario 2170	Neath and Dulais Valleys	50	0%	35	18%	£943,600	44.75%	Viable
Scenario 2171	Neath and Dulais Valleys	50	0%	35	20%	£709,288	30.27%	Viable
Scenario 2172	Swansea and Amman Valleys	50	0%	35	18%	£943,600	44.75%	Viable
Scenario 2173	Swansea and Amman Valleys	50	0%	35	20%	£709,288	30.27%	Viable
Scenario 2174	Afan Valley	50	0%	40	18%	£745,896	36.79%	Viable
Scenario 2175	Afan Valley	50	0%	40	20%	£520,596	23.11%	Viable
Scenario 2176	Port Talbot	50	0%	40	18%	£2,408,267	95.78%	Viable
Scenario 2177	Port Talbot	50	0%	40	20%	£2,128,895	76.20%	Viable
Scenario 2178	Neath	50	0%	40	18%	£2,309,861	91.87%	Viable
Scenario 2179	Neath	50	0%	40	20%	£2,030,489	72.68%	Viable
Scenario 2180	Pontardawe	50	0%	40	18%	£1,562,647	67.60%	Viable
Scenario 2181	Pontardawe	50	0%	40	20%	£1,305,805	50.84%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2182	Neath and Dulais Valleys	50	0%	40	18%	£1,013,117	48.04%	Viable
Scenario 2183	Neath and Dulais Valleys	50	0%	40	20%	£778,805	33.24%	Viable
Scenario 2184	Swansea and Amman Valleys	50	0%	40	18%	£1,013,117	48.04%	Viable
Scenario 2185	Swansea and Amman Valleys	50	0%	40	20%	£778,805	33.24%	Viable
Scenario 2186	Afan Valley	50	0%	40	18%	£795,550	39.23%	Viable
Scenario 2187	Afan Valley	50	0%	40	20%	£570,250	25.31%	Viable
Scenario 2188	Port Talbot	50	0%	45	18%	£2,510,699	99.85%	Viable
Scenario 2189	Port Talbot	50	0%	45	20%	£2,231,327	79.87%	Viable
Scenario 2190	Neath	50	0%	45	18%	£2,423,575	96.39%	Viable
Scenario 2191	Neath	50	0%	45	20%	£2,144,203	76.75%	Viable
Scenario 2192	Pontardawe	50	0%	45	18%	£1,657,110	71.69%	Viable
Scenario 2193	Pontardawe	50	0%	45	20%	£1,400,268	54.52%	Viable
Scenario 2194	Neath and Dulais Valleys	50	0%	45	18%	£1,067,046	50.60%	Viable
Scenario 2195	Neath and Dulais Valleys	50	0%	45	20%	£832,734	35.54%	Viable
Scenario 2196	Swansea and Amman Valleys	50	0%	45	18%	£1,067,046	50.60%	Viable
Scenario 2197	Swansea and Amman Valleys	50	0%	45	20%	£832,734	35.54%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2198	Afan Valley	50	0%	45	18%	£833,980	41.13%	Viable
Scenario 2199	Afan Valley	50	0%	45	20%	£608,680	27.02%	Viable
Scenario 2200	Port Talbot	50	0%	50	18%	£2,688,258	106.92%	Viable
Scenario 2201	Port Talbot	50	0%	50	20%	£2,408,886	86.23%	Viable
Scenario 2202	Neath	50	0%	50	18%	£2,620,425	104.22%	Viable
Scenario 2203	Neath	50	0%	50	20%	£2,341,053	83.80%	Viable
Scenario 2204	Pontardawe	50	0%	50	18%	£1,820,853	78.77%	Viable
Scenario 2205	Pontardawe	50	0%	50	20%	£1,564,011	60.89%	Viable
Scenario 2206	Neath and Dulais Valleys	50	0%	50	18%	£1,160,600	55.04%	Viable
Scenario 2207	Neath and Dulais Valleys	50	0%	50	20%	£926,288	39.53%	Viable
Scenario 2208	Swansea and Amman Valleys	50	0%	50	18%	£1,160,600	55.04%	Viable
Scenario 2209	Swansea and Amman Valleys	50	0%	50	20%	£926,288	39.53%	Viable
Scenario 2210	Afan Valley	50	0%	50	18%	£897,946	44.28%	Viable
Scenario 2211	Afan Valley	50	0%	50	20%	£672,646	29.86%	Viable

Scenario 69: 70 dwellings, 100% affordable housing

1.109. All scenarios are unviable.

Table 62: Scenario 69: 70 Dwellings, 100% Affordable Housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2212	Port Talbot	70	100%	35	18%	-£10,577,015	-1639.70%	Not Viable
Scenario 2213	Port Talbot	70	100%	35	20%	-£10,577,015	-1639.77%	Not Viable
Scenario 2214	Neath	70	100%	35	18%	-£10,835,187	-1679.80%	Not Viable
Scenario 2215	Neath	70	100%	35	20%	-£10,835,187	-1679.80%	Not Viable
Scenario 2216	Pontardawe	70	100%	35	18%	-£10,925,804	-1693.84%	Not Viable
Scenario 2217	Pontardawe	70	100%	35	20%	-£10,925,804	-1693.84%	Not Viable
Scenario 2218	Neath and Dulais Valleys	70	100%	35	18%	-£10,518,320	-1630.67%	Not Viable
Scenario 2219	Neath and Dulais Valleys	70	100%	35	20%	-£10,518,320	-1630.67%	Not Viable
Scenario 2220	Swansea and Amman Valleys	70	100%	35	18%	-£10,518,320	-1630.67%	Not Viable
Scenario 2221	Afan Valley	70	100%	35	20%	-£10,362,772	-1606.56%	Not Viable
Scenario 2222	Afan Valley	70	100%	35	18%	-£10,362,772	-1606.56%	Not Viable
Scenario 2223	Port Talbot	70	100%	40	18%	-£10,185,184	-1579.02%	Not Viable
Scenario 2224	Port Talbot	70	100%	40	20%	-£10,185,184	-1579.02%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2225	Neath	70	100%	40	18%	-£10,401,672	-1612.59%	Not Viable
Scenario 2226	Neath	70	100%	40	20%	-£10,401,672	-1612.59%	Not Viable
Scenario 2227	Pontardawe	70	100%	40	18%	-£10,568,196	-1638.40%	Not Viable
Scenario 2228	Pontardawe	70	100%	40	20%	-£10,568,196	-1638.40%	Not Viable
Scenario 2229	Neath and Dulais Valleys	70	100%	40	18%	-£10,315,968	-1599.30%	Not Viable
Scenario 2230	Neath and Dulais Valleys	70	100%	40	20%	-£10,315,968	-1599.30%	Not Viable
Scenario 2231	Swansea and Amman Valleys	70	100%	40	18%	-£10,315,968	-1599.30%	Not Viable
Scenario 2232	Swansea and Amman Valleys	70	100%	40	20%	-£10,315,968	-1599.30%	Not Viable
Scenario 2233	Afan Valley	70	100%	40	18%	-£10,218,235	-1584.15%	Not Viable
Scenario 2234	Afan Valley	70	100%	40	20%	-£10,218,235	-1584.15%	Not Viable
Scenario 2235	Port Talbot	70	100%	45	18%	-£9,960,441	-1544.18%	Not Viable
Scenario 2236	Port Talbot	70	100%	45	20%	-£9,960,441	-1544.18%	Not Viable
Scenario 2237	Neath	70	100%	45	18%	-£10,151,508	-1573.80%	Not Viable
Scenario 2238	Neath	70	100%	45	20%	-£10,151,508	-1573.80%	Not Viable
Scenario 2239	Pontardawe	70	100%	45	18%	-£10,363,254	-1606.63%	Not Viable
Scenario 2240	Pontardawe	70	100%	45	20%	-£10,363,254	-1606.63%	Not Viable
Scenario 2241	Neath and Dulais Valleys	70	100%	45	18%	-£10,199,198	-1581.20%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2242	Neath and Dulais Valleys	70	100%	45	20%	-£10,199,198	-1581.20%	Not Viable
Scenario 2243	Swansea and Amman Valleys	70	100%	45	18%	-£10,199,198	-1581.20%	Not Viable
Scenario 2244	Swansea and Amman Valleys	70	100%	45	20%	-£10,199,198	-1581.20%	Not Viable
Scenario 2245	Afan Valley	70	100%	45	18%	-£10,134,828	-1571.22%	Not Viable
Scenario 2246	Afan Valley	70	100%	45	20%	-£10,134,828	-1571.22%	Not Viable
Scenario 2247	Port Talbot	70	100%	50	18%	-£9,781,236	-1516.40%	Not Viable
Scenario 2248	Port Talbot	70	100%	50	20%	-£9,781,236	-1516.40%	Not Viable
Scenario 2249	Neath	70	100%	50	18%	-£9,952,816	-1543.00%	Not Viable
Scenario 2250	Neath	70	100%	50	20%	-£9,952,816	-1543.00%	Not Viable
Scenario 2251	Pontardawe	70	100%	50	18%	-£10,199,300	-1581.21%	Not Viable
Scenario 2252	Pontardawe	70	100%	50	20%	-£10,199,300	-1581.21%	Not Viable
Scenario 2253	Neath and Dulais Valleys	70	100%	50	18%	-£10,105,783	-1566.72%	Not Viable
Scenario 2254	Neath and Dulais Valleys	70	100%	50	20%	-£10,105,783	-1566.72%	Not Viable
Scenario 2255	Swansea and Amman Valleys	70	100%	50	18%	-£10,105,783	-1566.72%	Not Viable
Scenario 2256	Swansea and Amman Valleys	70	100%	50	20%	-£10,105,783	-1566.72%	Not Viable
Scenario 2257	Afan Valley	70	100%	50	18%	-£10,069,102	-1560.87%	Not Viable
Scenario 2258	Afan Valley	70	100%	50	20%	-£10,069,102	-1560.87%	Not Viable

Scenario 70: 70 dwellings, 90% affordable housing

1.110. All scenarios are unviable.

Table 63: Scenario 70: 70 dwellings, 90% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2259	Port Talbot	70	90%	35	18%	-£3,485,880	-361.39%	Not Viable
Scenario 2260	Port Talbot	70	90%	35	20%	-£3,528,226	-350.40%	Not Viable
Scenario 2261	Neath	70	90%	35	18%	-£3,645,029	-377.89%	Not Viable
Scenario 2262	Neath	70	90%	35	20%	-£3,687,375	-366.20%	Not Viable
Scenario 2263	Pontardawe	70	90%	35	18%	-£4,012,161	-429.64%	Not Viable
Scenario 2264	Pontardawe	70	90%	35	20%	-£4,051,092	-416.45%	Not Viable
Scenario 2265	Neath and Dulais Valleys	70	90%	35	18%	-£4,066,662	-450.30%	Not Viable
Scenario 2266	Neath and Dulais Valleys	70	90%	35	20%	-£4,102,178	-437.04%	Not Viable
Scenario 2267	Swansea and Amman Valleys	70	90%	35	18%	-£4,066,662	-450.30%	Not Viable
Scenario 2268	Swansea and Amman Valleys	70	90%	35	20%	-£4,102,178	-437.04%	Not Viable
Scenario 2269	Afan Valley	70	90%	35	18%	-£4,109,455	-481.50%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2270	Afan Valley	70	90%	35	20%	-£4,139,455	-468.55%	Not Viable
Scenario 2271	Port Talbot	70	90%	40	18%	-£3,244,340	-336.35%	Not Viable
Scenario 2272	Port Talbot	70	90%	40	20%	-£3,286,686	-326.41%	Not Viable
Scenario 2273	Neath	70	90%	40	18%	-£3,377,792	-350.18%	Not Viable
Scenario 2274	Neath	70	90%	40	20%	-£3,420,138	-339.66%	Not Viable
Scenario 2275	Pontardawe	70	90%	40	18%	-£3,791,716	-406.03%	Not Viable
Scenario 2276	Pontardawe	70	90%	40	20%	-£3,830,647	-393.79%	Not Viable
Scenario 2277	Neath and Dulais Valleys	70	90%	40	18%	-£3,942,923	-436.48%	Not Viable
Scenario 2278	Neath and Dulais Valleys	70	90%	40	20%	-£3,977,439	-423.75%	Not Viable
Scenario 2279	Swansea and Amman Valleys	70	90%	40	18%	-£3,942,923	-436.48%	Not Viable
Scenario 2280	Swansea and Amman Valleys	70	90%	40	20%	-£3,977,439	-423.75%	Not Viable
Scenario 2281	Afan Valley	70	90%	40	18%	-£4,020,356	-471.06%	Not Viable
Scenario 2282	Afan Valley	70	90%	40	20%	-£4,050,356	-458.46%	Not Viable
Scenario 2283	Port Talbot	70	90%	45	18%	-£3,105,799	-321.99%	Not Viable
Scenario 2284	Port Talbot	70	90%	45	20%	-£3,148,145	-312.65%	Not Viable
Scenario 2285	Neath	70	90%	45	18%	-£3,223,581	-334.20%	Not Viable
Scenario 2286	Neath	70	90%	45	20%	-£3,265,927	-324.35%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2287	Pontardawe	70	90%	45	18%	-£3,665,381	-392.51%	Not Viable
Scenario 2288	Pontardawe	70	90%	45	20%	-£3,704,212	-380.80%	Not Viable
Scenario 2289	Neath and Dulais Valleys	70	90%	45	18%	-£3,869,942	-428.51%	Not Viable
Scenario 2290	Neath and Dulais Valleys	70	90%	45	20%	-£3,905,458	-416.00%	Not Viable
Scenario 2291	Swansea and Amman Valleys	70	90%	45	18%	-£3,869,942	-428.51%	Not Viable
Scenario 2292	Swansea and Amman Valleys	70	90%	45	20%	-£3,905,458	-416.00%	Not Viable
Scenario 2293	Afan Valley	70	90%	45	18%	-£3,968,941	-465.04%	Not Viable
Scenario 2294	Afan Valley	70	90%	45	20%	-£3,998,941	-452.64%	Not Viable
Scenario 2295	Port Talbot	70	90%	50	18%	-£2,995,329	-310.53%	Not Viable
Scenario 2296	Port Talbot	70	90%	50	20%	-£3,037,675	-301.68%	Not Viable
Scenario 2297	Neath	70	90%	50	18%	-£3,101,098	-321.50%	Not Viable
Scenario 2298	Neath	70	90%	50	20%	-£3,143,444	-312.18%	Not Viable
Scenario 2299	Pontardawe	70	90%	50	18%	-£3,564,313	-381.68%	Not Viable
Scenario 2300	Pontardawe	70	90%	50	20%	-£3,603,244	-370.41%	Not Viable
Scenario 2301	Neath and Dulais Valleys	70	90%	50	18%	-£3,812,357	-422.14%	Not Viable
Scenario 2302	Neath and Dulais Valleys	70	90%	50	20%	-£3,847,873	-409.95%	Not Viable
Scenario 2303	Swansea and Amman Valleys	70	90%	50	18%	-£3,812,357	-422.14%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2304	Swansea and Amman Valleys	70	90%	50	20%	-£3,847,873	-409.95%	Not Viable
Scenario 2305	Afan Valley	70	90%	50	18%	-£3,927,808	-460.22%	Not Viable
Scenario 2306	Afan Valley	70	90%	50	20%	-£3,957,888	-447.99%	Not Viable

Scenario 71: 70 dwellings, 80% affordable housing

1.111. All scenarios are unviable.

Table 64: Scenario 71: 70 dwellings, 80% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2307	Port Talbot	70	80%	35	18%	-£2,802,577	-224.26%	Not Viable
Scenario 2308	Port Talbot	70	80%	35	20%	-£2,884,145	-216.66%	Not Viable
Scenario 2309	Neath	70	80%	35	18%	-£2,996,660	-237.38%	Not Viable
Scenario 2310	Neath	70	80%	35	20%	-£3,048,128	-228.98%	Not Viable
Scenario 2311	Pontardawe	70	80%	35	18%	-£3,406,575	-286.12%	Not Viable
Scenario 2312	Pontardawe	70	80%	35	20%	-£3,481,473	-275.11%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2313	Neath and Dulais Valleys	70	80%	35	18%	-£3,524,577	-311.50%	Not Viable
Scenario 2314	Neath and Dulais Valleys	70	80%	35	20%	-£3,592,905	-299.46%	Not Viable
Scenario 2315	Swansea and Amman Valleys	70	80%	35	18%	-£3,524,577	-311.50%	Not Viable
Scenario 2316	Swansea and Amman Valleys	70	80%	35	20%	-£3,592,905	-299.46%	Not Viable
Scenario 2317	Afan Valley	70	80%	35	18%	-£3,570,972	-322.34%	Not Viable
Scenario 2318	Afan Valley	70	80%	35	20%	-£3,636,672	-309.89%	Not Viable
Scenario 2319	Port Talbot	70	80%	40	18%	-£2,553,799	-204.35%	Not Viable
Scenario 2320	Port Talbot	70	80%	40	20%	-£2,635,267	-197.96%	Not Viable
Scenario 2321	Neath	70	80%	40	18%	-£2,691,305	-215.35%	Not Viable
Scenario 2322	Neath	70	80%	40	20%	-£2,772,773	-208.29%	Not Viable
Scenario 2323	Pontardawe	70	80%	40	18%	-£3,179,433	-267.04%	Not Viable
Scenario 2324	Pontardawe	70	80%	40	20%	-£3,254,331	-257.16%	Not Viable
Scenario 2325	Neath and Dulais Valleys	70	80%	40	18%	-£3,396,050	-300.14%	Not Viable
Scenario 2326	Neath and Dulais Valleys	70	80%	40	20%	-£3,464,378	-288.75%	Not Viable
Scenario 2327	Swansea and Amman Valleys	70	80%	40	18%	-£3,396,050	-300.14%	Not Viable
Scenario 2328	Swansea and Amman Valleys	70	80%	40	20%	-£3,464,378	-288.75%	Not Viable
Scenario 2329	Afan Valley	70	80%	40	18%	-£3,479,167	-314.05%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2330	Afan Valley	70	80%	40	20%	-£3,544,867	-302.07%	Not Viable
Scenario 2331	Port Talbot	70	80%	45	18%	-£2,411,049	-192.93%	Not Viable
Scenario 2332	Port Talbot	70	80%	45	20%	-£2,492,517	-187.24%	Not Viable
Scenario 2333	Neath	70	80%	45	18%	-£2,532,409	-202.64%	Not Viable
Scenario 2334	Neath	70	80%	45	20%	-£2,613,877	-196.35%	Not Viable
Scenario 2335	Pontardawe	70	80%	45	18%	-£3,049,261	-256.11%	Not Viable
Scenario 2336	Pontardawe	70	80%	45	20%	-£3,124,159	-246.87%	Not Viable
Scenario 2337	Neath and Dulais Valleys	70	80%	45	18%	-£3,321,881	-293.59%	Not Viable
Scenario 2338	Neath and Dulais Valleys	70	80%	45	20%	-£3,390,209	-282.56%	Not Viable
Scenario 2339	Swansea and Amman Valleys	70	80%	45	18%	-£3,321,881	-293.59%	Not Viable
Scenario 2340	Swansea and Amman Valleys	70	80%	45	20%	-£3,390,209	-282.56%	Not Viable
Scenario 2341	Afan Valley	70	80%	45	18%	-£3,426,190	-309.27%	Not Viable
Scenario 2342	Afan Valley	70	80%	45	20%	-£3,491,890	-297.56%	Not Viable
Scenario 2343	Port Talbot	70	80%	50	18%	-£2,297,224	-183.82%	Not Viable
Scenario 2344	Port Talbot	70	80%	50	20%	-£2,378,692	-178.69%	Not Viable
Scenario 2345	Neath	70	80%	50	18%	-£2,406,206	-192.54%	Not Viable
Scenario 2346	Neath	70	80%	50	20%	-£2,487,674	-186.87%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2347	Pontardawe	70	80%	50	18%	-£2,945,123	-247.36%	Not Viable
Scenario 2348	Pontardawe	70	80%	50	20%	-£3,020,021	-238.64%	Not Viable
Scenario 2349	Neath and Dulais Valleys	70	80%	50	18%	-£3,262,547	-288.34%	Not Viable
Scenario 2350	Neath and Dulais Valleys	70	80%	50	20%	-£3,330,875	-277.62%	Not Viable
Scenario 2351	Swansea and Amman Valleys	70	80%	50	18%	-£3,262,547	-288.34%	Not Viable
Scenario 2352	Swansea and Amman Valleys	70	80%	50	20%	-£3,330,875	-277.62%	Not Viable
Scenario 2353	Afan Valley	70	80%	50	18%	-£3,383,808	-305.45%	Not Viable
Scenario 2354	Afan Valley	70	80%	50	20%	-£3,449,508	-293.94%	Not Viable

Scenario 72: 70 dwellings, 70% affordable housing

1.112. All scenarios are unviable.

Table 65 Scenario 72: 70 dwellings, 70% affordable housing

Scenario	Area	No. Units	AH	Density	Profit Level	Profit	% GDV	Viable/ Not Viable
Scenario 2355	Port Talbot	70	70%	35	18%	-£2,095,035	-136.85%	Not Viable

Scenario	Area	No. Units	AH	Density	Profit Level	Profit	% GDV	Viable/ Not Viable
Scenario 2356	Port Talbot	70	70%	35	20%	-£2,214,881	-134.17%	Not Viable
Scenario 2357	Neath	70	70%	35	18%	-£2,263,159	-147.83%	Not Viable
Scenario 2358	Neath	70	70%	35	20%	-£2,383,005	-144.36%	Not Viable
Scenario 2359	Pontardawe	70	70%	35	18%	-£2,778,250	-192.40%	Not Viable
Scenario 2360	Pontardawe	70	70%	35	20%	-£2,888,431	-185.85%	Not Viable
Scenario 2361	Neath and Dulais Valleys	70	70%	35	18%	-£2,963,480	-218.39%	Not Viable
Scenario 2362	Neath and Dulais Valleys	70	70%	35	20%	-£3,063,996	-210.22%	Not Viable
Scenario 2363	Swansea and Amman Valleys	70	70%	35	18%	-£2,963,480	-218.39%	Not Viable
Scenario 2364	Swansea and Amman Valleys	70	70%	35	20%	-£3,063,996	-210.22%	Not Viable
Scenario 2365	Afan Valley	70	70%	35	18%	-£3,036,928	-229.69%	Not Viable
Scenario 2366	Afan Valley	70	70%	35	20%	-£3,133,578	-220.86%	Not Viable
Scenario 2367	Port Talbot	70	70%	40	18%	-£1,839,873	-120.18%	Not Viable
Scenario 2368	Port Talbot	70	70%	40	20%	-£1,959,719	-118.71%	Not Viable
Scenario 2369	Neath	70	70%	40	18%	-£1,980,851	-129.39%	Not Viable
Scenario 2370	Neath	70	70%	40	20%	-£2,100,697	-217.25%	Not Viable
Scenario 2371	Pontardawe	70	70%	40	18%	-£2,545,373	-176.28%	Not Viable
Scenario 2372	Pontardawe	70	70%	40	20%	-£2,655,554	-170.87%	Not Viable
Scenario 2373	Neath and Dulais Valleys	70	70%	40	18%	-£2,831,707	-208.68%	Not Viable
Scenario 2374	Neath and Dulais Valleys	70	70%	40	20%	-£2,932,223	-201.18%	Not Viable
Scenario 2375	Swansea and Amman Valleys	70	70%	40	18%	-£2,831,707	-208.68%	Not Viable
Scenario 2376	Swansea and Amman Valleys	70	70%	40	20%	-£2,932,223	-201.18%	Not Viable

Scenario	Area	No. Units	AH	Density	Profit Level	Profit	% GDV	Viable/ Not Viable
Scenario 2377	Afan Valley	70	70%	40	18%	-£2,942,804	-22.57%	Not Viable
Scenario 2378	Afan Valley	70	70%	40	20%	-£3,039,454	-214.22%	Not Viable
Scenario 2379	Port Talbot	70	70%	45	18%	-£1,693,519	-110.62%	Not Viable
Scenario 2380	Port Talbot	70	70%	45	20%	-£1,813,365	-109.85%	Not Viable
Scenario 2381	Neath	70	70%	45	18%	-£1,817,943	-118.75%	Not Viable
Scenario 2382	Neath	70	70%	45	20%	-£1,937,789	-117.39%	Not Viable
Scenario 2383	Pontardawe	70	70%	45	18%	-£2,411,913	-167.03%	Not Viable
Scenario 2384	Pontardawe	70	70%	45	20%	-£2,522,094	-162.28%	Not Viable
Scenario 2385	Neath and Dulais Valleys	70	70%	45	18%	-£2,755,666	-203.07%	Not Viable
Scenario 2386	Neath and Dulais Valleys	70	70%	45	20%	-£2,856,182	-195.97%	Not Viable
Scenario 2387	Swansea and Amman Valleys	70	70%	45	18%	-£2,755,666	-203.07%	Not Viable
Scenario 2388	Swansea and Amman Valleys	70	70%	45	20%	-£2,856,182	-195.97%	Not Viable
Scenario 2389	Afan Valley	70	70%	45	18%	-£288,489	-218.46%	Not Viable
Scenario 2390	Afan Valley	70	70%	45	20%	-£2,985,139	-210.39%	Not Viable
Scenario 2391	Port Talbot	70	70%	50	18%	-£1,576,819	-103.00%	Not Viable
Scenario 2392	Port Talbot	70	70%	50	20%	-£1,696,665	-102.78%	Not Viable
Scenario 2393	Neath	70	70%	50	18%	-£1,688,553	-110.29%	Not Viable
Scenario 2394	Neath	70	70%	50	20%	-£1,808,399	-109.55%	Not Viable
Scenario 2395	Pontardawe	70	70%	50	18%	-£2,305,145	-159.64%	Not Viable
Scenario 2396	Pontardawe	70	70%	50	20%	-£2,415,326	-155.41%	Not Viable
Scenario 2397	Neath and Dulais Valleys	70	70%	50	18%	-£2,694,834	-198.59%	Not Viable

Scenario	Area	No. Units	AH	Density	Profit Level	Profit	% GDV	Viable/ Not Viable
Scenario 2398	Neath and Dulais Valleys	70	70%	50	20%	-£2.795.350	-191.79%	Not Viable
Scenario 2399	Swansea and Amman Valleys	70	70%	50	18%	-£2,694,834	-198.59%	Not Viable
Scenario 2400	Swansea and Amman Valleys	70	70%	50	20%	-£2,795,350	-191.79%	Not Viable
Scenario 2401	Afan Valley	70	70%	50	18%	-£2,845,037	-215.18%	Not Viable
Scenario 2402	Afan Valley	70	70%	50	20%	-£2,941,687	-207.33%	Not Viable

Scenario 73: 70 dwellings, 60% affordable housing

1.113. All scenarios are unviable.

Table 66 Scenario 73: 70 dwellings, 60% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2403	Port Talbot	70	60%	35	18%	-£1,315,674	-71.70%	Not Viable
Scenario 2404	Port Talbot	70	60%	35	20%	-£1,475,944	-73.98%	Not Viable
Scenario 2405	Neath	70	60%	35	18%	-£1,486,474	-81.01%	Not Viable
Scenario 2406	Neath	70	60%	35	20%	-£1,646,744	-82.54%	Not Viable
Scenario 2407	Pontardawe	70	60%	35	18%	-£2,090,173	-121.62%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2408	Pontardawe	70	60%	35	20%	-£2,237,518	-119.92%	Not Viable
Scenario 2409	Neath and Dulais Valleys	70	60%	35	18%	-£2,357,587	-147.14%	Not Viable
Scenario 2410	Neath and Dulais Valleys	70	60%	35	20%	-£2,492,007	-143.49%	Not Viable
Scenario 2411	Swansea and Amman Valleys	70	60%	35	18%	-£2,357,587	-147.14%	Not Viable
Scenario 2412	Swansea and Amman Valleys	70	60%	35	20%	-£2,492,007	-143.49%	Not Viable
Scenario 2413	Afan Valley	70	60%	35	18%	-£2,916,252	-187.46%	Not Viable
Scenario 2414	Afan Valley	70	60%	35	20%	-£3,045,502	-180.75%	Not Viable
Scenario 2415	Port Talbot	70	60%	40	18%	-£1,057,069	-57.61%	Not Viable
Scenario 2416	Port Talbot	70	60%	40	20%	-£1,217,339	-61.01%	Not Viable
Scenario 2417	Neath	70	60%	40	18%	-£1,359,942	-68.16%	Not Viable
Scenario 2418	Neath	70	60%	40	20%	-£1,359,942	-68.16%	Not Viable
Scenario 2419	Pontardawe	70	60%	40	18%	-£1,851,416	-107.73%	Not Viable
Scenario 2420	Pontardawe	70	60%	40	20%	-£1,998,761	-107.12%	Not Viable
Scenario 2421	Neath and Dulais Valleys	70	60%	40	18%	-£2,222,487	-138.71%	Not Viable
Scenario 2422	Neath and Dulais Valleys	70	60%	40	20%	-£2,356,907	-135.72%	Not Viable
Scenario 2423	Swansea and Amman Valleys	70	60%	40	18%	-£2,222,487	-138.71%	Not Viable
Scenario 2424	Swansea and Amman Valleys	70	60%	40	20%	-£2,356,907	-135.72%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2425	Afan Valley	70	60%	40	18%	-£2,771,715	-178.16%	Not Viable
Scenario 2426	Afan Valley	70	60%	40	20%	-£2,900,965	-172.17%	Not Viable
Scenario 2427	Port Talbot	70	60%	45	18%	-£909,489	-49.57%	Not Viable
Scenario 2428	Port Talbot	70	60%	45	20%	-£1,069,759	-53.62%	Not Viable
Scenario 2429	Neath	70	60%	45	18%	-£1,034,891	-56.40%	Not Viable
Scenario 2430	Neath	70	60%	45	20%	-£1,195,161	-59.90%	Not Viable
Scenario 2431	Pontardawe	70	60%	45	18%	-£1,714,605	-99.77%	Not Viable
Scenario 2432	Pontardawe	70	60%	45	20%	-£1,861,950	-99.79%	Not Viable
Scenario 2433	Neath and Dulais Valleys	70	60%	45	18%	-£2,144,526	-133.85%	Not Viable
Scenario 2434	Neath and Dulais Valleys	70	60%	45	20%	-£2,278,946	-131.23%	Not Viable
Scenario 2435	Swansea and Amman Valleys	70	60%	45	18%	-£2,144,526	-133.85%	Not Viable
Scenario 2436	Swansea and Amman Valleys	70	60%	45	20%	-£2,278,946	-131.23%	Not Viable
Scenario 2437	Afan Valley	70	60%	45	18%	-£2,688,308	-172.80%	Not Viable
Scenario 2438	Afan Valley	70	60%	45	20%	-£2,817,558	-167.22%	Not Viable
Scenario 2439	Port Talbot	70	60%	50	18%	-£792,105	-43.17%	Not Viable
Scenario 2440	Port Talbot	70	60%	50	20%	-£952,375	-47.73%	Not Viable
Scenario 2441	Neath	70	60%	50	18%	-£904,490	-49.29%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2442	Neath	70	60%	50	20%	-£1,064,760	-53.37%	Not Viable
Scenario 2443	Pontardawe	70	60%	50	18%	-£1,605,640	-93.43%	Not Viable
Scenario 2444	Pontardawe	70	60%	50	20%	-£1,752,985	-93.95%	Not Viable
Scenario 2445	Neath and Dulais Valleys	70	60%	50	18%	-£2,082,157	-129.95%	Not Viable
Scenario 2446	Neath and Dulais Valleys	70	60%	50	20%	-£2,216,577	-127.63%	Not Viable
Scenario 2447	Swansea and Amman Valleys	70	60%	50	18%	-£2,082,157	-129.95%	Not Viable
Scenario 2448	Swansea and Amman Valleys	70	60%	50	20%	-£2,216,577	-127.63%	Not Viable
Scenario 2449	Afan Valley	70	60%	50	18%	-£2,621,583	-168.51%	Not Viable
Scenario 2450	Afan Valley	70	60%	50	20%	-£2,750,833	-163.26%	Not Viable

Scenario 74: 70 dwellings, 50% affordable housing

1.114. All scenarios are unviable.

Table 67 Scena	io 74: 70 d	wellings, 50%	affordable	housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2451	Port Talbot	70	50%	35	18%	-£512,869	-24.01%	Not Viable
Scenario 2452	Port Talbot	70	50%	35	20%	-£714,183	-30.56%	Not Viable
Scenario 2453	Neath	70	50%	35	18%	-£683,806	-32.02%	Not Viable
Scenario 2454	Neath	70	50%	35	20%	-£885,120	-37.87%	Not Viable
Scenario 2455	Pontardawe	70	50%	35	18%	-£1,358,151	-68.26%	Not Viable
Scenario 2456	Pontardawe	70	50%	35	20%	-£1,543,230	-70.97%	Not Viable
Scenario 2457	Neath and Dulais Valleys	70	50%	35	18%	-£1,699,335	-92.18%	Not Viable
Scenario 2458	Neath and Dulais Valleys	70	50%	35	20%	-£1,868,179	-92.84%	Not Viable
Scenario 2459	Swansea and Amman Valleys	70	50%	35	18%	-£1,699,335	-92.18%	Not Viable
Scenario 2460	Swansea and Amman Valleys	70	50%	35	20%	-£1,868,179	-92.84%	Not Viable
Scenario 2461	Afan Valley	70	50%	35	18%	-£1,836,382	-102.88%	Not Viable
Scenario 2462	Afan Valley	70	50%	35	20%	-£1,998,732	-102.64%	Not Viable
Scenario 2463	Port Talbot	70	50%	40	18%	-£254,859	-11.93%	Not Viable
Scenario 2464	Port Talbot	70	50%	40	20%	-£456,173	-19.52%	Not Viable
Scenario 2465	Neath	70	50%	40	18%	-£397,155	-18.60%	Not Viable
Scenario 2466	Neath	70	50%	40	20%	-£397,155	-18.60%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2467	Pontardawe	70	50%	40	18%	-£1,117,274	-56.16%	Not Viable
Scenario 2468	Pontardawe	70	50%	40	20%	-£1,302,353	-59.89%	Not Viable
Scenario 2469	Neath and Dulais Valleys	70	50%	40	18%	-£1,561,493	-84.71%	Not Viable
Scenario 2470	Neath and Dulais Valleys	70	50%	40	20%	-£1,730,337	-85.99%	Not Viable
Scenario 2471	Swansea and Amman Valleys	70	50%	40	18%	-£1,561,493	-84.71%	Not Viable
Scenario 2472	Swansea and Amman Valleys	70	50%	40	20%	-£1,730,337	-85.99%	Not Viable
Scenario 2473	Afan Valley	70	50%	40	18%	-£1,737,661	-97.50%	Not Viable
Scenario 2474	Afan Valley	70	50%	40	20%	-£1,900,011	-97.57%	Not Viable
Scenario 2475	Port Talbot	70	50%	45	18%	-£107,637	-5.04%	Not Viable
Scenario 2476	Port Talbot	70	50%	45	20%	-£308,951	-13.22%	Not Viable
Scenario 2477	Neath	70	50%	45	18%	-£232,737	-10.90%	Not Viable
Scenario 2478	Neath	70	50%	45	20%	-£434,051	-18.57%	Not Viable
Scenario 2479	Pontardawe	70	50%	45	18%	-£980,100	-49.26%	Not Viable
Scenario 2480	Pontardawe	70	50%	45	20%	-£1,165,179	-53.58%	Not Viable
Scenario 2481	Neath and Dulais Valleys	70	50%	45	18%	-£1,482,291	-80.41%	Not Viable
Scenario 2482	Neath and Dulais Valleys	70	50%	45	20%	-£1,651,135	-82.05%	Not Viable
Scenario 2483	Swansea and Amman Valleys	70	50%	45	18%	-£1,482,291	-80.41%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2484	Swansea and Amman Valleys	70	50%	45	20%	-£1,651,135	-82.05%	Not Viable
Scenario 2485	Afan Valley	70	50%	45	18%	-£1,680,829	-94.17%	Not Viable
Scenario 2486	Afan Valley	70	50%	45	20%	-£1,843,179	-94.65%	Not Viable
Scenario 2487	Port Talbot	70	50%	50	18%	£9,429	0.44%	Viable
Scenario 2488	Port Talbot	70	50%	50	20%	-£191,885	-8.21%	Not Viable
Scenario 2489	Neath	70	50%	50	18%	-£102,650	-4.81%	Not Viable
Scenario 2490	Neath	70	50%	50	20%	-£303,964	-13.01%	Not Viable
Scenario 2491	Pontardawe	70	50%	50	18%	-£870,845	-43.77%	Not Viable
Scenario 2492	Pontardawe	70	50%	50	20%	-£1,055,924	-48.56%	Not Viable
Scenario 2493	Neath and Dulais Valleys	70	50%	50	18%	-£1,033,788	-56.08%	Not Viable
Scenario 2494	Neath and Dulais Valleys	70	50%	50	20%	-£1,202,632	-59.77%	Not Viable
Scenario 2495	Swansea and Amman Valleys	70	50%	50	18%	-£1,033,788	-56.08%	Not Viable
Scenario 2496	Swansea and Amman Valleys	70	50%	50	20%	-£1,202,632	-59.77%	Not Viable
Scenario 2497	Afan Valley	70	50%	50	18%	-£1,635,363	-91.62%	Not Viable
Scenario 2498	Afan Valley	70	50%	50	20%	-£1,797,713	-92.32%	Not Viable

Scenario 75: 70 dwellings, 40% affordable housing

- 1.115. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.116. All scenarios for Port Talbot are viable at both an 18% profit level and a 20% profit level. At a 20% profit level and a density of 35dph, the scenario for Port Talbot is only very marginally viable (£22,049 and 0.82% surplus). It is therefore not considered to be reasonable to require schemes in Port Talbot to provide 40% affordable housing at this stage.
- 1.117. For Neath, all scenarios are viable at an 18% profit level. At a density of 35dph, it is however only marginally viable (£92,882 and 3.81% surplus). At a 20% profit level Neath becomes viable with a density of 40dph and it is only marginal (£137,631 and 5.14% surplus). It is therefore not considered to be reasonable at this stage to require schemes in Neath to provide 40% affordable housing.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2499	Port Talbot	70	40%	35	18%	£263,787	10.83%	Viable
Scenario 2500	Port Talbot	70	40%	35	20%	£22,049	0.82%	Viable
Scenario 2501	Neath	70	40%	35	18%	£92,882	3.81%	Viable
Scenario 2502	Neath	70	40%	35	20%	-£148,856	-5.56%	Not Viable

Table 68: Scenario 75: 70 dwellings, 40% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2503	Pontardawe	70	40%	35	18%	-£650,443	-28.78%	Not Viable
Scenario 2504	Pontardawe	70	40%	35	20%	-£872,686	-35.16%	Not Viable
Scenario 2505	Neath and Dulais Valleys	70	40%	35	18%	-£1,058,744	-50.79%	Not Viable
Scenario 2506	Neath and Dulais Valleys	70	40%	35	20%	-£1,261,492	-55.16%	Not Viable
Scenario 2507	Swansea and Amman Valleys	70	40%	35	18%	-£1,058,744	-50.79%	Not Viable
Scenario 2508	Swansea and Amman Valleys	70	40%	35	20%	-£1,261,492	-55.16%	Not Viable
Scenario 2509	Afan Valley	70	40%	35	18%	-£1,223,325	-60.74%	Not Viable
Scenario 2510	Afan Valley	70	40%	35	20%	-£1,418,275	-64.20%	Not Viable
Scenario 2511	Port Talbot	70	40%	40	18%	£521,654	21.42%	Viable
Scenario 2512	Port Talbot	70	40%	40	20%	£279,916	10.46%	Viable
Scenario 2513	Neath	70	40%	40	18%	£379,369	15.58%	Viable
Scenario 2514	Neath	70	40%	40	20%	£137,631	5.14%	Viable
Scenario 2515	Pontardawe	70	40%	40	18%	-£410,474	-18.16%	Not Viable
Scenario 2516	Pontardawe	70	40%	40	20%	-£632,717	-25.49%	Not Viable
Scenario 2517	Neath and Dulais Valleys	70	40%	40	18%	-£921,310	-44.20%	Not Viable
Scenario 2518	Neath and Dulais Valleys	70	40%	40	20%	-£1,124,058	-49.15%	Not Viable
Scenario 2519	Swansea and Amman Valleys	70	40%	40	18%	-£921,310	-44.20%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2520	Swansea and Amman Valleys	70	40%	40	20%	-£1,124,058	-49.15%	Not Viable
Scenario 2521	Afan Valley	70	40%	40	18%	-£1,124,317	-55.82%	Not Viable
Scenario 2522	Afan Valley	70	40%	40	20%	-£1,319,267	-59.72%	Not Viable
Scenario 2523	Port Talbot	70	40%	45	18%	£668,815	27.46%	Viable
Scenario 2524	Port Talbot	70	40%	45	20%	£427,077	15.95%	Viable
Scenario 2525	Neath	70	40%	45	18%	£543,731	22.33%	Viable
Scenario 2526	Neath	70	40%	45	20%	£301,993	11.28%	Viable
Scenario 2527	Pontardawe	70	40%	45	18%	-£273,838	-12.12%	Not Viable
Scenario 2528	Pontardawe	70	40%	45	20%	-£496,081	-19.99%	Not Viable
Scenario 2529	Neath and Dulais Valleys	70	40%	45	18%	-£842,363	-40.41%	Not Viable
Scenario 2530	Neath and Dulais Valleys	70	40%	45	20%	-£1,045,111	-45.70%	Not Viable
Scenario 2531	Swansea and Amman Valleys	70	40%	45	18%	-£842,363	-40.41%	Not Viable
Scenario 2532	Swansea and Amman Valleys	70	40%	45	20%	-£1,045,111	-45.70%	Not Viable
Scenario 2533	Afan Valley	70	40%	45	18%	-£1,067,403	-52.99%	Not Viable
Scenario 2534	Afan Valley	70	40%	45	20%	-£1,262,353	-57.14%	Not Viable
Scenario 2535	Port Talbot	70	40%	50	18%	£785,760	32.27%	Viable
Scenario 2536	Port Talbot	70	40%	50	20%	£544,022	20.32%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2537	Neath	70	40%	50	18%	£673,792	27.62%	Viable
Scenario 2538	Neath	70	40%	50	20%	£432,054	16.14%	Viable
Scenario 2539	Pontardawe	70	40%	50	18%	-£164,952	-7.30%	Not Viable
Scenario 2540	Pontardawe	70	40%	50	20%	-£387,195	-15.60%	Not Viable
Scenario 2541	Neath and Dulais Valleys	70	40%	50	18%	-£779,420	-37.39%	Not Viable
Scenario 2542	Neath and Dulais Valleys	70	40%	50	20%	-£982,168	-42.94%	Not Viable
Scenario 2543	Swansea and Amman Valleys	70	40%	50	18%	-£779,420	-37.39%	Not Viable
Scenario 2544	Swansea and Amman Valleys	70	40%	50	20%	-£982,168	-42.94%	Not Viable
Scenario 2545	Afan Valley	70	40%	50	18%	-£1,022,031	-50.74%	Not Viable
Scenario 2546	Afan Valley	70	40%	50	20%	-£1,216,981	-55.09%	Not Viable

Scenario 76: 70 dwellings, 30% affordable housing

- 1.118. The Table below shows that all scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.119. For Pontardawe, all schemes are viable with a profit margin of 18%. However, at a density of 35dph, it is only very marginally viable (£15,582, 0.63% surplus). At a 20% profit margin, schemes only become very very marginally viable at a

density of 40dph (£344 and 0.01% surplus). It is therefore not considered to be achievable for schemes in Pontardawe at this stage to provide a 30% level of affordable housing provision.

1.120. For Neath and Port Talbot, all scenarios are viable. There is also a good level of surplus at a density of 35dph. Given the concerns/ issues known, at this stage sites in Neath and Port Talbot are not considered to be achievable. Further work will need to be undertaken for Deposit RLDP to understand whether sites in Neath and Port Talbot could provide 30% affordable housing.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2547	Port Talbot	70	30%	35	18%	£991,685	36.94%	Viable
Scenario 2548	Port Talbot	70	30%	35	20%	£715,413	24.16%	Viable
Scenario 2549	Neath	70	30%	35	18%	£821,098	30.59%	Viable
Scenario 2550	Neath	70	30%	35	20%	£544,826	18.40%	Viable
Scenario 2551	Pontardawe	70	30%	35	18%	£15,582	0.63%	Viable
Scenario 2552	Pontardawe	70	30%	35	20%	-£238,410	-8.71%	Not Viable
Scenario 2553	Neath and Dulais Valleys	70	30%	35	18%	-£454,141	-19.89%	Not Viable
Scenario 2554	Neath and Dulais Valleys	70	30%	35	20%	-£685,853	-27.27%	Not Viable
Scenario 2555	Swansea and Amman Valleys	70	30%	35	18%	-£454,141	-19.89%	Not Viable
Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
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		Units			Level			Viable
Scenario 2556	Swansea and Amman Valleys	70	30%	35	20%	-£685,853	-27.27%	Not Viable
Scenario 2557	Afan Valley	70	30%	35	18%	-£642,239	-29.15%	Not Viable
Scenario 2558	Afan Valley	70	30%	35	20%	-£865,039	-35.66%	Not Viable
Scenario 2559	Port Talbot	70	30%	40	18%	£1,249,108	46.53%	Viable
Scenario 2560	Port Talbot	70	30%	40	20%	£972,836	32.86%	Viable
Scenario 2561	Neath	70	30%	40	18%	£1,107,080	41.24%	Viable
Scenario 2562	Neath	70	30%	40	20%	£830,808	28.06%	Viable
Scenario 2563	Pontardawe	70	30%	40	18%	£254,336	10.24%	Viable
Scenario 2564	Pontardawe	70	30%	40	20%	£344	0.01%	Viable
Scenario 2565	Neath and Dulais Valleys	70	30%	40	18%	-£318,098	-13.93%	Not Viable
Scenario 2566	Neath and Dulais Valleys	70	30%	40	20%	-£549,810	-21.86%	Not Viable
Scenario 2567	Swansea and Amman Valleys	70	30%	40	18%	-£318,098	-13.93%	Not Viable
Scenario 2568	Swansea and Amman Valleys	70	30%	40	20%	-£549,810	-21.86%	Not Viable
Scenario 2569	Afan Valley	70	30%	40	18%	-£544,640	-24.72%	Not Viable
Scenario 2570	Afan Valley	70	30%	40	20%	-£767,440	-31.64%	Not Viable
Scenario 2571	Port Talbot	70	30%	45	18%	£1,395,995	52.01%	Viable
Scenario 2572	Port Talbot	70	30%	45	20%	£1,119,723	37.82%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2573	Neath	70	30%	45	18%	£1,271,130	47.35%	Viable
Scenario 2574	Neath	70	30%	45	20%	£994,858	33.60%	Viable
Scenario 2575	Pontardawe	70	30%	45	18%	£390,321	15.71%	Viable
Scenario 2576	Pontardawe	70	30%	45	20%	£136,329	4.98%	Viable
Scenario 2577	Neath and Dulais Valleys	70	30%	45	18%	-£239,973	-10.51%	Not Viable
Scenario 2578	Neath and Dulais Valleys	70	30%	45	20%	-£471,685	-18.75%	Not Viable
Scenario 2579	Swansea and Amman Valleys	70	30%	45	18%	-£239,973	-10.51%	Not Viable
Scenario 2580	Swansea and Amman Valleys	70	30%	45	20%	-£471,685	-18.75%	Not Viable
Scenario 2581	Afan Valley	70	30%	45	18%	-£488,581	-22.18%	Not Viable
Scenario 2582	Afan Valley	70	30%	45	20%	-£711,381	-29.32%	Not Viable
Scenario 2583	Port Talbot	70	30%	50	18%	£1,436,572	53.62%	Viable
Scenario 2584	Port Talbot	70	30%	50	20%	£1,160,300	39.26%	Viable
Scenario 2585	Neath	70	30%	50	18%	£1,324,852	49.45%	Viable
Scenario 2586	Neath	70	30%	50	20%	£1,048,580	35.48%	Viable
Scenario 2587	Pontardawe	70	30%	50	18%	£434,728	17.54%	Viable
Scenario 2588	Pontardawe	70	30%	50	20%	£180,736	6.61%	Viable
Scenario 2589	Neath and Dulais Valleys	70	30%	50	18%	-£229,246	-10.06%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2590	Neath and Dulais Valleys	70	30%	50	20%	-£460,958	-18.37%	Not Viable
Scenario 2591	Swansea and Amman Valleys	70	30%	50	18%	-£229,246	-10.06%	Not Viable
Scenario 2592	Swansea and Amman Valleys	70	30%	50	20%	-£460,958	-18.37%	Not Viable
Scenario 2593	Afan Valley	70	30%	50	18%	-£490,436	-22.31%	Not Viable
Scenario 2594	Afan Valley	70	30%	50	20%	-£713,236	-29.46%	Not Viable

Scenario 77: 70 dwellings, 20% affordable housing

- 1.121. The Table below shows that all scenarios for the Afan Valley are unviable at a 20% profit level. With an 18% profit level, schemes are only marginally viable at a density of 45dph (£15,746 and 0.66% surplus). It is therefore not considered that schemes in the Afan Valley could provide a 20% level of affordable housing provision.
- 1.122. For Neath and Dulais Valleys and Swansea and Amman Valleys, all schemes at an 18% profit margin are viable. At a density of 35dph, schemes are however only marginally viable £107,728 and 4.33% surplus). It is therefore not considered at this stage for schemes in the Neath, Dulais, Swansea and Amman Valleys to be achievable.
- 1.123. For Pontardawe, all scenarios are viable. Further work would need to be undertaken for the Deposit Plan in order to understand whether such schemes can provide 20% affordable housing. At this stage it is not considered to be appropriate given known issues.

1.124. For Neath and Port Talbot all scenarios are viable and have a good level of surplus. It is therefore considered to be achievable to require schemes in Neath and Port Talbot to provide 20% affordable housing.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2595	Port Talbot	70	20%	35	18%	£1,662,846	56.48%	Viable
Scenario 2596	Port Talbot	70	20%	35	20%	£1,350,118	41.45%	Viable
Scenario 2597	Neath	70	20%	35	18%	£1,492,439	50.69%	Viable
Scenario 2598	Neath	70	20%	35	20%	£1,179,711	36.22%	Viable
Scenario 2599	Pontardawe	70	20%	35	18%	£632,070	23.26%	Viable
Scenario 2600	Pontardawe	70	20%	35	20%	£344,562	11.47%	Viable
Scenario 2601	Neath and Dulais Valleys	70	20%	35	18%	£107,728	4.33%	Viable
Scenario 2602	Neath and Dulais Valleys	70	20%	35	20%	-£154,560	-5.62%	Not Viable
Scenario 2603	Swansea and Amman Valleys	70	20%	35	18%	£107,728	4.33%	Viable
Scenario 2604	Swansea and Amman Valleys	70	20%	35	20%	-£154,560	-5.62%	Not Viable
Scenario 2605	Afan Valley	70	20%	35	18%	-£101,984	-4.25%	Not Viable
Scenario 2606	Afan Valley	70	20%	35	20%	-£354,184	-13.36%	Not Viable
Scenario 2607	Port Talbot	70	20%	40	18%	£1,920,056	65.21%	Viable

Table 70: Scenario 77: 70 dwellings, 20% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2608	Port Talbot	70	20%	40	20%	£1,607,328	49.35%	Viable
Scenario 2609	Neath	70	20%	40	18%	£1,778,192	60.40%	Viable
Scenario 2610	Neath	70	20%	40	20%	£1,465,464	45.00%	Viable
Scenario 2611	Pontardawe	70	20%	40	18%	£870,120	32.02%	Viable
Scenario 2612	Pontardawe	70	20%	40	20%	£582,612	19.39%	Viable
Scenario 2613	Neath and Dulais Valleys	70	20%	40	18%	£242,770	9.75%	Viable
Scenario 2614	Neath and Dulais Valleys	70	20%	40	20%	-£19,518	-0.71%	Not Viable
Scenario 2615	Swansea and Amman Valleys	70	20%	40	18%	£242,770	9.75%	Viable
Scenario 2616	Swansea and Amman Valleys	70	20%	40	20%	-£19,518	-0.71%	Not Viable
Scenario 2617	Afan Valley	70	20%	40	18%	-£5,333	-0.22%	Not Viable
Scenario 2618	Afan Valley	70	20%	40	20%	-£257,533	-9.71%	Not Viable
Scenario 2619	Port Talbot	70	20%	45	18%	£2,009,890	68.36%	Viable
Scenario 2620	Port Talbot	70	20%	45	20%	£1,697,162	52.17%	Viable
Scenario 2621	Neath	70	20%	45	18%	£1,885,227	64.12%	Viable
Scenario 2622	Neath	70	20%	45	20%	£1,572,499	48.34	Viable
Scenario 2623	Pontardawe	70	20%	45	18%	£958,011	35.31%	Viable
Scenario 2624	Pontardawe	70	20%	45	20%	£670,503	22.34%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2625	Neath and Dulais Valleys	70	20%	45	18%	£282,066	11.34%	Viable
Scenario 2626	Neath and Dulais Valleys	70	20%	45	20%	£19,778	0.72%	Viable
Scenario 2627	Swansea and Amman Valleys	70	20%	45	18%	£282,066	11.34%	Viable
Scenario 2628	Swansea and Amman Valleys	70	20%	45	20%	£19,778	0.72%	Viable
Scenario 2629	Afan Valley	70	20%	45	18%	£15,746	0.66%	Viable
Scenario 2630	Afan Valley	70	20%	45	20%	-£236,454	-8.93%	Not Viable
Scenario 2631	Port Talbot	70	20%	50	18%	£2,126,477	72.32%	Viable
Scenario 2632	Port Talbot	70	20%	50	20%	£1,813,749	55.76%	Viable
Scenario 2633	Neath	70	20%	50	18%	£2,014,864	68.53%	Viable
Scenario 2634	Neath	70	20%	50	20%	£1,702,136	52.32%	Viable
Scenario 2635	Pontardawe	70	20%	50	18%	£1,066,038	39.29%	Viable
Scenario 2636	Pontardawe	70	20%	50	20%	£778,530	25.94%	Viable
Scenario 2637	Neath and Dulais Valleys	70	20%	50	18%	£343,959	13.83%	Viable
Scenario 2638	Neath and Dulais Valleys	70	20%	50	20%	£81,671	2.97%	Viable
Scenario 2639	Swansea and Amman Valleys	70	20%	50	18%	£343,959	13.83%	Viable
Scenario 2640	Swansea and Amman Valleys	70	20%	50	20%	£81,671	2.97%	Viable
Scenario 2641	Afan Valley	70	20%	50	18%	£60,075	2.51%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2642	Afan Valley	70	20%	50	20%	-£192,125	-7.26%	Not Viable

Scenario 78: 70 dwellings, 10% affordable housing

- 1.125. The Table below shows that all scenarios for 40dph-50dph are viable.
- 1.126. For a 35dph, all scenarios in the Afan Valley are unviable. Scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are also unviable with a 20% profit margin.
- 1.127. Scenarios in Neath and Port Talbot are viable with good levels of surplus, and increased levels of surpluses to the 20% level of provision.
- 1.128. Scenarios for Pontardawe are viable with relatively good levels of surplus for both 18% profit margin and 20% profit margin. It is therefore considered to be achievable to obtain 10% affordable housing on such sites.
- 1.129. Scenarios in the Neath and Dulais Valleys and Swansea and Amman Valleys are only marginally viable at 35dph with a 18% profit level (£56,959, 2.29% surplus) and not viable with a 20% profit margin. It is therefore not considered to be achievable at this stage to obtain 10% affordable housing on such sites. Further work will be undertaken ahead of the Deposit Plan consultation.

1.130. Scenarios in the Afan Valley are unviable at a density of 35dph. It is therefore not considered to be achievable to obtain 10% affordable housing provision on such sites.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2645	Port Talbot	70	10%	35	18%	£1,612,505	54.77%	Viable
Scenario 2646	Port Talbot	70	10%	35	20%	£1,299,777	39.91%	Viable
Scenario 2647	Neath	70	10%	35	18%	£1,442,003	48.98%	Viable
Scenario 2648	Neath	70	10%	35	20%	£1,129,275	34.67%	Viable
Scenario 2649	Pontardawe	70	10%	35	18%	£581,425	21.40%	Viable
Scenario 2650	Pontardawe	70	10%	35	20%	£293,917	9.78%	Viable
Scenario 2651	Neath and Dulais Valleys	70	10%	35	18%	£56,969	2.29%	Viable
Scenario 2652	Neath and Dulais Valleys	70	10%	35	20%	-£205,319	-7.46%	Not Viable
Scenario 2653	Swansea and Amman Valleys	70	10%	35	18%	£56,969	2.29%	Viable
Scenario 2654	Swansea and Amman Valleys	70	10%	35	20%	-£205,319	-7.46%	Not Viable
Scenario 2655	Afan Valley	70	10%	35	18%	-£152,743	-6.37%	Not Viable
Scenario 2656	Afan Valley	70	10%	35	20%	-£404,943	-15.27%	Not Viable
Scenario 2657	Port Talbot	70	10%	40	18%	£2,816,675	86.76%	Viable

Table 71: Scenario 78: 70 dwellings, 10% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2658	Port Talbot	70	10%	40	20%	£2,463,523	68.44%	Viable
Scenario 2659	Neath	70	10%	40	18%	£2,671,823	82.30%	Viable
Scenario 2660	Neath	70	10%	40	20%	£2,318,671	64.41%	Viable
Scenario 2661	Pontardawe	70	10%	40	18%	£1,554,292	51.98%	Viable
Scenario 2662	Pontardawe	70	10%	40	20%	£1,229,620	37.09%	Viable
Scenario 2663	Neath and Dulais Valleys	70	10%	40	18%	£851,031	31.13%	Viable
Scenario 2664	Neath and Dulais Valleys	70	10%	40	20%	£554,839	18.31%	Viable
Scenario 2665	Swansea and Amman Valleys	70	10%	40	18%	£851,031	31.13%	Viable
Scenario 2666	Swansea and Amman Valleys	70	10%	40	20%	£554,839	18.31%	Viable
Scenario 2667	Afan Valley	70	10%	40	18%	£572,662	21.76%	Viable
Scenario 2668	Afan Valley	70	10%	40	20%	£287,862	9.87%	Viable
Scenario 2669	Port Talbot	70	10%	45	18%	£2,807,158	86.50%	Viable
Scenario 2670	Port Talbot	70	10%	45	20%	£2,454,006	68.20%	Viable
Scenario 2671	Neath	70	10%	45	18%	£2,682,714	82.66%	Viable
Scenario 2672	Neath	70	10%	45	20%	£2,329,562	64.74%	Viable
Scenario 2673	Pontardawe	70	10%	45	18%	£1,673,460	55.99%	Viable
Scenario 2674	Pontardawe	70	10%	45	20%	£1,348,788	40.70%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2675	Neath and Dulais Valleys	70	10%	45	18%	£915,265	33.49%	Viable
Scenario 2676	Neath and Dulais Valleys	70	10%	45	20%	£619,073	20.44%	Viable
Scenario 2677	Swansea and Amman Valleys	70	10%	45	18%	£915,265	33.49%	Viable
Scenario 2678	Swansea and Amman Valleys	70	10%	45	20%	£619,073	20.44%	Viable
Scenario 2679	Afan Valley	70	10%	45	18%	£616,226	23.43%	Viable
Scenario 2680	Afan Valley	70	10%	45	20%	£331,426	11.37%	Viable
Scenario 2681	Port Talbot	70	10%	50	18%	£2,923,566	90.09%	Viable
Scenario 2682	Port Talbot	70	10%	50	20%	£2,570,414	71.43%	Viable
Scenario 2683	Neath	70	10%	50	18%	£2,812,120	86.65%	Viable
Scenario 2684	Neath	70	10%	50	20%	£2,458,968	68.33%	Viable
Scenario 2685	Pontardawe	70	10%	50	18%	£1,781,122	59.59%	Viable
Scenario 2686	Pontardawe	70	10%	50	20%	£1,456,450	43.95%	Viable
Scenario 2687	Neath and Dulais Valleys	70	10%	50	18%	£976,775	35.74%	Viable
Scenario 2688	Neath and Dulais Valleys	70	10%	50	20%	£680,583	22.47%	Viable
Scenario 2689	Swansea and Amman Valleys	70	10%	50	18%	£976,775	35.74%	Viable
Scenario 2690	Swansea and Amman Valleys	70	10%	50	20%	£680,583	22.47%	Viable
Scenario 2691	Afan Valley	70	10%	50	18%	£660,242	25.10%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2692	Afan Valley	70	10%	50	20%	£375,442	12.87%	Viable

Scenario 79: 70 dwellings, 0% affordable housing

1.131. The Table below shows that all scenarios are viable.

Table 72: Scenario 78: 70 dwellings, 0% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2693	Port Talbot	70	0%	35	18%	£3,107,728	88.49%	Viable
Scenario 2694	Port Talbot	70	0%	35	20%	£2,717,500	69.64%	Viable
Scenario 2695	Neath	70	0%	35	18%	£2,937,457	83.64%	Viable
Scenario 2696	Neath	70	0%	35	20%	£2,547,229	65.28%	Viable
Scenario 2697	Pontardawe	70	0%	35	18%	£1,942,762	60.17%	Viable
Scenario 2698	Pontardawe	70	0%	35	20%	£1,584,004	44.15%	Viable
Scenario 2699	Neath and Dulais Valleys	70	0%	35	18%	£1,283,577	43.58%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2700	Neath and Dulais Valleys	70	0%	35	20%	£956,289	29.22%	Viable
Scenario 2701	Swansea and Amman Valleys	70	0%	35	18%	£1,283,577	43.58%	Viable
Scenario 2702	Swansea and Amman Valleys	70	0%	35	20%	£956,289	29.22%	Viable
Scenario 2703	Afan Valley	70	0%	35	18%	£1,019,905	36.01%	Viable
Scenario 2704	Afan Valley	70	0%	35	20%	£705,205	22.41%	Viable
Scenario 2705	Port Talbot	70	0%	40	18%	£3,364,703	95.80%	Viable
Scenario 2706	Port Talbot	70	0%	40	20%	£2,974,475	76.22%	Viable
Scenario 2707	Neath	70	0%	40	18%	£3,222,936	91.77%	Viable
Scenario 2708	Neath	70	0%	40	20%	£2,832,708	72.59%	Viable
Scenario 2709	Pontardawe	70	0%	40	18%	£2,179,798	67.51%	Viable
Scenario 2710	Pontardawe	70	0%	40	20%	£1,821,040	50.70%	Viable
Scenario 2711	Neath and Dulais Valleys	70	0%	40	18%	£1,417,385	48.12%	Viable
Scenario 2712	Neath and Dulais Valleys	70	0%	40	20%	£1,090,097	33.31%	Viable
Scenario 2713	Swansea and Amman Valleys	70	0%	40	18%	£1,417,385	48.12%	Viable
Scenario 2714	Swansea and Amman Valleys	70	0%	40	20%	£1,090,097	33.31%	Viable
Scenario 2715	Afan Valley	70	0%	40	18%	£1,115,398	39.38%	Viable
Scenario 2716	Afan Valley	70	0%	40	20%	£800,698	25.44%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2718	Port Talbot	70	0%	45	18%	£4,236,119	120.62%	Viable
Scenario 2719	Port Talbot	70	0%	45	20%	£3,845,891	98.55%	Viable
Scenario 2720	Neath	70	0%	45	18%	£3,386,670	95.43%	Viable
Scenario 2721	Neath	70	0%	45	20%	£2,996,442	76.79%	Viable
Scenario 2722	Pontardawe	70	0%	45	18%	£2,314,805	71.69%	Viable
Scenario 2723	Pontardawe	70	0%	45	20%	£1,956,047	54.52%	Viable
Scenario 2724	Neath and Dulais Valleys	70	0%	45	18%	£1,494,255	50.73%	Viable
Scenario 2725	Neath and Dulais Valleys	70	0%	45	20%	£1,166,967	35.66%	Viable
Scenario 2726	Swansea and Amman Valleys	70	0%	45	18%	£1,494,255	50.73%	Viable
Scenario 2727	Swansea and Amman Valleys	70	0%	45	20%	£1,166,967	35.66%	Viable
Scenario 2728	Afan Valley	70	0%	45	18%	£1,170,305	41.32%	Viable
Scenario 2729	Afan Valley	70	0%	45	20%	£855,605	27.19%	Viable
Scenario 2730	Port Talbot	70	0%	50	18%	£3,627,674	103.29%	Viable
Scenario 2731	Port Talbot	70	0%	50	20%	£3,237,446	82.96%	Viable
Scenario 2732	Neath	70	0%	50	18%	£3,516,260	100.12%	Viable
Scenario 2733	Neath	70	0%	50	20%	£3,126,032	80.11%	Viable
Scenario 2734	Pontardawe	70	0%	50	18%	£2,422,355	75.02%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2735	Pontardawe	70	0%	50	20%	£2,063,597	57.52%	Viable
Scenario 2736	Neath and Dulais Valleys	70	0%	50	18%	£1,555,558	52.81%	Viable
Scenario 2737	Neath and Dulais Valleys	70	0%	50	20%	£1,228,270	37.53%	Viable
Scenario 2738	Swansea and Amman Valleys	70	0%	50	18%	£1,555,558	52.81%	Viable
Scenario 2739	Swansea and Amman Valleys	70	0%	50	20%	£1,228,270	37.53%	Viable
Scenario 2740	Afan Valley	70	0%	50	18%	£1,214,135	42.87%	Viable
Scenario 2741	Afan Valley	70	0%	50	20%	£899,435	28.58%	Viable

Scenario 80: 100 dwellings, 100% affordable housing

1.132. The Table below shows that all scenarios are unviable.

Table 73: Scenario 78: 100 dwellings, 100% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2742	Port Talbot	100	100%	35	18%	-£15,134,786	-1637.30%	Not Viable
Scenario 2743	Port Talbot	100	100%	35	20%	-£15,134,786	-1637.30%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2744	Neath	100	100%	35	18%	-£15,503,603	-1677.20%	Not Viable
Scenario 2745	Neath	100	100%	35	20%	-£15,503,603	-1677.20%	Not Viable
Scenario 2746	Pontardawe	100	100%	35	18%	-£15,636,994	-1691.63%	Not Viable
Scenario 2747	Pontardawe	100	100%	35	20%	-£15,636,994	-1691.63%	Not Viable
Scenario 2748	Neath and Dulais Valleys	100	100%	35	18%	-£15,051,014	-1628.24%	Not Viable
Scenario 2749	Neath and Dulais Valleys	100	100%	35	20%	-£15,051,014	-1628.24%	Not Viable
Scenario 2750	Swansea and Amman Valleys	100	100%	35	18%	-£15,051,014	-1628.24%	Not Viable
Scenario 2751	Swansea and Amman Valleys	100	100%	35	20%	-£15,051,014	-1628.24%	Not Viable
Scenario 2752	Afan Valley	100	100%	35	18%	-£14,830,377	-1604.37%	Not Viable
Scenario 2753	Afan Valley	100	100%	35	20%	-£14,830,377	-1604.37%	Not Viable
Scenario 2754	Port Talbot	100	100%	40	18%	-£14,701,425	-1590.42%	Not Viable
Scenario 2755	Port Talbot	100	100%	40	20%	-£14,701,425	-1590.42%	Not Viable
Scenario 2756	Neath	100	100%	40	18%	-£15,024,140	-1625.33%	Not Viable
Scenario 2757	Neath	100	100%	40	20%	-£15,024,140	-1625.33%	Not Viable
Scenario 2758	Pontardawe	100	100%	40	18%	-£15,240,515	-1648.74%	Not Viable
Scenario 2759	Pontardawe	100	100%	40	20%	-£15,240,515	-1648.74%	Not Viable
Scenario 2760	Neath and Dulais Valleys	100	100%	40	18%	-£14,827,214	-1604.03%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2761	Neath and Dulais Valleys	100	100%	40	20%	-£14,827,214	-1604.03%	Not Viable
Scenario 2762	Swansea and Amman Valleys	100	100%	40	18%	-£14,827,214	-1604.03%	Not Viable
Scenario 2763	Swansea and Amman Valleys	100	100%	40	20%	-£14,827,214	-1604.03%	Not Viable
Scenario 2764	Afan Valley	100	100%	40	18%	-£14,670,520	-1587.08%	Not Viable
Scenario 2765	Afan Valley	100	100%	40	20%	-£14,670,520	-1587.08%	Not Viable
Scenario 2766	Port Talbot	100	100%	45	18%	-£143,364,366	-1553.96%	Not Viable
Scenario 2767	Port Talbot	100	100%	45	20%	-£143,364,366	-1553.96%	Not Viable
Scenario 2768	Neath	100	100%	45	18%	-£14,651,225	-1584.99%	Not Viable
Scenario 2769	Neath	100	100%	45	20%	-£14,651,225	-1584.99%	Not Viable
Scenario 2770	Pontardawe	100	100%	45	18%	-£14,932,142	-1615.38%	Not Viable
Scenario 2771	Pontardawe	100	100%	45	20%	-£14,932,142	-1615.38%	Not Viable
Scenario 2772	Neath and Dulais Valleys	100	100%	45	18%	-£14,653,148	-1585.20%	Not Viable
Scenario 2773	Neath and Dulais Valleys	100	100%	45	20%	-£14,653,148	-1585.20%	Not Viable
Scenario 2774	Swansea and Amman Valleys	100	100%	45	18%	-£14,653,148	-1585.20%	Not Viable
Scenario 2775	Swansea and Amman Valleys	100	100%	45	20%	-£14,653,148	-1585.20%	Not Viable
Scenario 2776	Afan Valley	100	100%	45	18%	-£14,546,187	-1573.63%	Not Viable
Scenario 2777	Afan Valley	100	100%	45	20%	-£14,546,187	-1573.63%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/
		Units			Level			Not Viable
Scenario 2778	Port Talbot	100	100%	50	18%	-£14,094,720	-1524.79%	Not Viable
Scenario 2779	Port Talbot	100	100%	50	20%	-£14,094,720	-1524.79%	Not Viable
Scenario 2780	Neath	100	100%	50	18%	-£14,352,892	-1552.72%	Not Viable
Scenario 2781	Neath	100	100%	50	20%	-£14,352,892	-1552.72%	Not Viable
Scenario 2782	Pontardawe	100	100%	50	18%	-£14,685,444	-1588.69%	Not Viable
Scenario 2783	Pontardawe	100	100%	50	20%	-£14,685,444	-1588.69%	Not Viable
Scenario 2784	Neath and Dulais Valleys	100	100%	50	18%	-£14,513,895	-1570.14%	Not Viable
Scenario 2785	Neath and Dulais Valleys	100	100%	50	20%	-£14,513,895	-1570.14%	Not Viable
Scenario 2786	Swansea and Amman Valleys	100	100%	50	18%	-£14,513,895	-1570.14%	Not Viable
Scenario 2787	Swansea and Amman Valleys	100	100%	50	20%	-£14,513,895	-1570.14%	Not Viable
Scenario 2788	Afan Valley	100	100%	50	18%	-£14,446,721	-1562.87%	Not Viable
Scenario 2789	Afan Valley	100	100%	50	20%	-£14,446,721	-1562.87%	Not Viable

Scenario 81: 100 dwellings, 90% affordable housing

1.133. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2790	Port Talbot	100	90%	35	18%	-£5,082,187	-373.35%	Not Viable
Scenario 2791	Port Talbot	100	90%	35	20%	-£5,141,211	-361.99%	Not Viable
Scenario 2792	Neath	100	90%	35	18%	-£5,312,969	-390.30%	Not Viable
Scenario 2793	Neath	100	90%	35	20%	-£5,371,993	-378.24%	Not Viable
Scenario 2794	Pontardawe	100	90%	35	18%	-£5,828,568	-442.09%	Not Viable
Scenario 2795	Pontardawe	100	90%	35	20%	-£5,882,832	-428.57%	Not Viable
Scenario 2796	Neath and Dulais Valleys	100	90%	35	18%	-£5,886,091	-461.45%	Not Viable
Scenario 2797	Neath and Dulais Valleys	100	90%	35	20%	-£5,935,595	-447.95%	Not Viable
Scenario 2798	Swansea and Amman Valleys	100	90%	35	18%	-£5,886,091	-461.45%	Not Viable
Scenario 2799	Swansea and Amman Valleys	100	90%	35	20%	-£5,935,595	-447.95%	Not Viable
Scenario 2800	Afan Valley	100	90%	35	18%	-£5,909,766	-469.61%	Not Viable
Scenario 2801	Afan Valley	100	90%	35	20%	-£5,957,366	-456.14%	Not Viable
Scenario 2802	Port Talbot	100	90%	40	18%	-£4,811,019	-353.43%	Not Viable
Scenario 2803	Port Talbot	100	90%	40	20%	-£4,870,043	-342.90%	Not Viable
Scenario 2804	Neath	100	90%	40	18%	-£5,012,953	-368.26%	Not Viable
Scenario 2805	Neath	100	90%	40	20%	£5,071,977	-357.11%	Not Viable

Table 74: Scenario 78: 100 dwellings, 90% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2806	Pontardawe	100	90%	40	18%	-£5,580,477	-423.28%	Not Viable
Scenario 2807	Pontardawe	100	90%	40	20%	-£5,634,741	-410.50%	Not Viable
Scenario 2808	Neath and Dulais Valleys	100	90%	40	18%	-£5,746,052	-450.47%	Not Viable
Scenario 2809	Neath and Dulais Valleys	100	90%	40	20%	-£5,795,556	-437.38%	Not Viable
Scenario 2810	Swansea and Amman Valleys	100	90%	40	18%	-£5,746,052	-450.47%	Not Viable
Scenario 2811	Swansea and Amman Valleys	100	90%	40	20%	-£5,795,556	-437.38%	Not Viable
Scenario 2812	Afan Valley	100	90%	40	18%	-£5,809,738	-461.67%	Not Viable
Scenario 2813	Afan Valley	100	90%	40	20%	-£5,857,338	-448.48%	Not Viable
Scenario 2814	Port Talbot	100	90%	45	18%	-£4,600,109	-337.93%	Not Viable
Scenario 2815	Port Talbot	100	90%	45	20%	£4,659,133	-328.05%	Not Viable
Scenario 2816	Neath	100	90%	45	18%	-£4,779,607	-351.12%	Not Viable
Scenario 2817	Neath	100	90%	45	20%	-£4,838,631	-340.68%	Not Viable
Scenario 2818	Pontardawe	100	90%	45	18%	-£5,387,517	-408.64%	Not Viable
Scenario 2819	Pontardawe	100	90%	45	20%	-£5,441,781	-396.44%	Not Viable
Scenario 2820	Neath and Dulais Valleys	100	90%	45	18%	-£5,637,132	-441.93%	Not Viable
Scenario 2821	Neath and Dulais Valleys	100	90%	45	20%	-£5,686,636	-429.16%	Not Viable
Scenario 2822	Swansea and Amman Valleys	100	90%	45	18%	-£5,637,132	-441.93%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2823	Swansea and Amman Valleys	100	90%	45	20%	-£5,686,636	-429.16%	Not Viable
Scenario 2824	Afan Valley	100	90%	45	18%	-£5,731,939	-455.48%	Not Viable
Scenario 2825	Afan Valley	100	90%	45	20%	-£5,779,539	-442.53%	Not Viable
Scenario 2826	Port Talbot	100	90%	50	18%	-£4,431,382	-325.54%	Not Viable
Scenario 2827	Port Talbot	100	90%	50	20%	-£4,490,406	-316.17%	Not Viable
Scenario 2828	Neath	100	90%	50	18%	-£4,592,930	-337.41%	Not Viable
Scenario 2829	Neath	100	90%	50	20%	-£4,651,954	-327.54%	Not Viable
Scenario 2830	Pontardawe	100	90%	50	18%	-£5,233,150	-396.93%	Not Viable
Scenario 2831	Pontardawe	100	90%	50	20%	-£5,287,414	-385.19%	Not Viable
Scenario 2832	Neath and Dulais Valleys	100	90%	50	18%	-£5,549,997	-435.10%	Not Viable
Scenario 2833	Neath and Dulais Valleys	100	90%	50	20%	-£5,599,501	-422.58%	Not Viable
Scenario 2834	Swansea and Amman Valleys	100	90%	50	18%	-£5,549,997	-435.10%	Not Viable
Scenario 2835	Swansea and Amman Valleys	100	90%	50	20%	-£5,599,501	-422.58%	Not Viable
Scenario 2836	Afan Valley	100	90%	50	18%	-£5,669,699	-450.54%	Not Viable
Scenario 2837	Afan Valley	100	90%	50	20%	-£5,717,299	-437.76%	Not Viable

Scenario 82: 100 dwellings, 80% affordable housing

1.134. The Table below shows that all scenarios are unviable.

Table 75: Sc	enario 78: 1	100 dwellings,	80% afforda	ble housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2838	Port Talbot	100	80%	35	18%	-£4,110,652	-232.75%	Not Viable
Scenario 2839	Port Talbot	100	80%	35	20%	-£4,224,732	-224.70%	Not Viable
Scenario 2840	Neath	100	80%	35	18%	-£4,349,634	-246.29%	Not Viable
Scenario 2841	Neath	100	80%	35	20%	-£4,463,714	-237.41%	Not Viable
Scenario 2842	Pontardawe	100	80%	35	18%	-£4,974,950	-295.55%	Not Viable
Scenario 2843	Pontardawe	100	80%	35	20%	-£5,079,830	-284.08%	Not Viable
Scenario 2844	Neath and Dulais Valleys	100	80%	35	18%	-£5,033,769	-290.79%	Not Viable
Scenario 2845	Neath and Dulais Valleys	100	80%	35	20%	-£5,143,957	-279.37%	Not Viable
Scenario 2846	Swansea and Amman Valleys	100	80%	35	18%	-£5,033,769	-290.79%	Not Viable
Scenario 2847	Swansea and Amman Valleys	100	80%	35	20%	-£5,143,957	-279.37%	Not Viable
Scenario 2848	Afan Valley	100	80%	35	18%	-£5,187,864	-330.99%	Not Viable
Scenario 2849	Afan Valley	100	80%	35	20%	£5,279,864	-318.18%	Not Viable
Scenario 2850	Port Talbot	100	80%	40	18%	-£3,829,849	-216.85%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2851	Port Talbot	100	80%	40	20%	-£3,943,929	-209.76%	Not Viable
Scenario 2852	Neath	100	80%	40	18%	-£4,038,957	-228.69%	Not Viable
Scenario 2853	Neath	100	80%	40	20%	-£4,153,037	-220.89%	Not Viable
Scenario 2854	Pontardawe	100	80%	40	18%	-£4,718,045	-280.29%	Not Viable
Scenario 2855	Pontardawe	100	80%	40	20%	-£4,822,925	-269.71%	Not Viable
Scenario 2856	Neath and Dulais Valleys	100	80%	40	18%	-£4,887,301	-282.33%	Not Viable
Scenario 2857	Neath and Dulais Valleys	100	80%	40	20%	-£4,997,489	-271.42%	Not Viable
Scenario 2858	Swansea and Amman Valleys	100	80%	40	18%	-£4,887,301	-282.33%	Not Viable
Scenario 2859	Swansea and Amman Valleys	100	80%	40	20%	-£4,997,489	-271.42%	Not Viable
Scenario 2860	Afan Valley	100	80%	40	18%	-£5,084,282	-324.38%	Not Viable
Scenario 2861	Afan Valley	100	80%	40	20%	-£5,176,282	-311.94%	Not Viable
Scenario 2862	Port Talbot	100	80%	45	18%	-£3,611,446	-204.49%	Not Viable
Scenario 2863	Port Talbot	100	80%	45	20%	-£3,725,526	-198.15%	Not Viable
Scenario 2864	Neath	100	80%	45	18%	-£3,797,321	-215.02%	Not Viable
Scenario 2865	Neath	100	80%	45	20%	-£3,911,401	-208.03%	Not Viable
Scenario 2866	Pontardawe	100	80%	45	18%	-£4,518,230	-268.42%	Not Viable
Scenario 2867	Pontardawe	100	80%	45	20%	-£4,623,110	-258.54%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2868	Neath and Dulais Valleys	100	80%	45	18%	-£4,773,381	-275.75%	Not Viable
Scenario 2869	Neath and Dulais Valleys	100	80%	45	20%	-£4,883,589	-265.23%	Not Viable
Scenario 2870	Swansea and Amman Valleys	100	80%	45	18%	-£4,773,381	-275.75%	Not Viable
Scenario 2871	Swansea and Amman Valleys	100	80%	45	20%	-£4,883,589	-265.23%	Not Viable
Scenario 2872	Afan Valley	100	80%	45	18%	-£5,003,718	-319.24%	Not Viable
Scenario 2873	Afan Valley	100	80%	45	20%	-£5,095,718	-307.09%	Not Viable
Scenario 2874	Port Talbot	100	80%	50	18%	-£3,436,724	-194.59%	Not Viable
Scenario 2875	Port Talbot	100	80%	50	20%	-£3,550,804	-188.86%	Not Viable
Scenario 2876	Neath	100	80%	50	18%	-£3,604,011	-204.07%	Not Viable
Scenario 2877	Neath	100	80%	50	20%	-£3,718,091	-197.75%	Not Viable
Scenario 2878	Pontardawe	100	80%	50	18%	-£4,358,378	-258.92%	Not Viable
Scenario 2879	Pontardawe	100	80%	50	20%	-£4,463,258	-249.60%	Not Viable
Scenario 2880	Neath and Dulais Valleys	100	80%	50	18%	-£4,682,245	-270.48%	Not Viable
Scenario 2881	Neath and Dulais Valleys	100	80%	50	20%	-£4,792,433	-260.28%	Not Viable
Scenario 2882	Swansea and Amman Valleys	100	80%	50	18%	-£4,682,245	-270.48%	Not Viable
Scenario 2883	Swansea and Amman Valleys	100	80%	50	20%	-£4,792,433	-260.28%	Not Viable
Scenario 2884	Afan Valley	100	80%	50	18%	-£4,939,268	-315.13%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2885	Afan Valley	100	80%	50	20%	-£5,031,268	-303.20%	Not Viable

Scenario 83: 100 dwellings, 70% affordable housing

1.135. The Table below shows that all scenarios are unviable.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2886	Port Talbot	100	70%	35	18%	-£3,053,464	-139.35%	Not Viable
Scenario 2887	Port Talbot	100	70%	35	20%	-£3,225,266	-136.49%	Not Viable
Scenario 2888	Neath	100	70%	35	18%	-£3,302,174	-150.70%	Not Viable
Scenario 2889	Neath	100	70%	35	20%	-£3,473,976	-147.01%	Not Viable
Scenario 2890	Pontardawe	100	70%	35	18%	-£4,046,382	-195.80%	Not Viable
Scenario 2891	Pontardawe	100	70%	35	20%	-£4,204,329	-189.00%	Not Viable
Scenario 2892	Neath and Dulais Valleys	100	70%	35	18%	£4,297,728	-221.32%	Not Viable
Scenario 2893	Neath and Dulais Valleys	100	70%	35	20%	-£4,441,820	-212.94%	Not Viable
Scenario 2894	Swansea and Amman Valleys	100	70%	35	18%	£4,297,728	-221.32%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2895	Swansea and Amman Valleys	100	70%	35	20%	-£4,441,820	-212.94%	Not Viable
Scenario 2896	Afan Valley	100	70%	35	18%	-£4,399,785	-232.55%	Not Viable
Scenario 2897	Afan Valley	100	70%	35	20%	-£4,538,335	-223.50%	Not Viable
Scenario 2898	Port Talbot	100	70%	40	18%	-£2,761,230	-126.01%	Not Viable
Scenario 2899	Port Talbot	100	70%	40	20%	-£2,933,032	-124.12%	Not Viable
Scenario 2900	Neath	100	70%	40	18%	-£2,978,851	-135.94%	Not Viable
Scenario 2901	Neath	100	70%	40	20%	-£3,150,653	-133.33%	Not Viable
Scenario 2902	Pontardawe	100	70%	40	18%	-£3,779,019	-182.87%	Not Viable
Scenario 2903	Pontardawe	100	70%	40	20%	-£3,936,966	-176.98%	Not Viable
Scenario 2904	Neath and Dulais Valleys	100	70%	40	18%	-£4,146,811	-213.55%	Not Viable
Scenario 2905	Neath and Dulais Valleys	100	70%	40	20%	-£4,290,903	-205.70%	Not Viable
Scenario 2906	Swansea and Amman Valleys	100	70%	40	18%	-£4,146,811	-213.55%	Not Viable
Scenario 2907	Swansea and Amman Valleys	100	70%	40	20%	-£4,290,903	-205.70%	Not Viable
Scenario 2908	Afan Valley	100	70%	40	18%	-£4,291,986	-226.85%	Not Viable
Scenario 2909	Afan Valley	100	70%	40	20%	-£4,430,536	-218.20%	Not Viable
Scenario 2910	Port Talbot	100	70%	45	18%	-£2,533,937	-115.64%	Not Viable
Scenario 2911	Port Talbot	100	70%	45	20%	-£2,705,739	-114.50%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2912	Neath	100	70%	45	18%	-£2,727,378	-124.47%	Not Viable
Scenario 2913	Neath	100	70%	45	20%	-£2,899,180	-122.69%	Not Viable
Scenario 2914	Pontardawe	100	70%	45	18%	-£3,571,070	-172.80%	Not Viable
Scenario 2915	Pontardawe	100	70%	45	20%	-£3,729,017	167.63%	Viable
Scenario 2916	Neath and Dulais Valleys	100	70%	45	18%	-£4,029,430	-207.50%	Not Viable
Scenario 2917	Neath and Dulais Valleys	100	70%	45	20%	-£4,173,522	-200.08%	Not Viable
Scenario 2918	Swansea and Amman Valleys	100	70%	45	18%	-£4,029,430	-207.50%	Not Viable
Scenario 2919	Swansea and Amman Valleys	100	70%	45	20%	-£4,173,522	-200.08%	Not Viable
Scenario 2920	Afan Valley	100	70%	45	18%	-£4,208,143	-222.42%	Not Viable
Scenario 2921	Afan Valley	100	70%	45	20%	-£4,346,693	-214.07%	Not Viable
Scenario 2922	Port Talbot	100	70%	50	18%	-£2,352,103	-107.34%	Not Viable
Scenario 2923	Port Talbot	100	70%	50	20%	-£2,523,905	-106.81%	Not Viable
Scenario 2924	Neath	100	70%	50	18%	-£2,526,200	-115.29%	Not Viable
Scenario 2925	Neath	100	70%	50	20%	-£2,698,002	-114.17%	Not Viable
Scenario 2926	Pontardawe	100	70%	50	18%	-£3,404,711	-164.75%	Not Viable
Scenario 2927	Pontardawe	100	70%	50	20%	-£3,562,658	-160.16%	Not Viable
Scenario 2928	Neath and Dulais Valleys	100	70%	50	18%	-£3,935,526	-202.67%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2929	Neath and Dulais Valleys	100	70%	50	20%	-£4,079,618	-195.58%	Not Viable
Scenario 2930	Swansea and Amman Valleys	100	70%	50	18%	-£3,935,526	-202.67%	Not Viable
Scenario 2931	Swansea and Amman Valleys	100	70%	50	20%	-£4,079,618	-195.58%	Not Viable
Scenario 2932	Afan Valley	100	70%	50	18%	-£4,141,069	-218.87%	Not Viable
Scenario 2933	Afan Valley	100	70%	50	20%	-£4,279,619	-210.76%	Not Viable

Scenario 84: 100 dwellings, 60% affordable housing

1.136. The Table below shows that all scenarios are unviable.

Table 77: Scenario 84: 100 dwellings, 60% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2934	Port Talbot	100	60%	35	18%	-£1,883,369	-71.52%	Not Viable
Scenario 2935	Port Talbot	100	60%	35	20%	-£2,144,195	-73.81%	Not Viable
Scenario 2936	Neath	100	60%	35	18%	-£2,138,111	-81.19%	Not Viable
Scenario 2937	Neath	100	60%	35	20%	£2,368,937	-82.70%	Not Viable
Scenario 2938	Pontardawe	100	60%	35	18%	-£3,014,999	-122.26%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2939	Pontardawe	100	60%	35	20%	-£3,227,210	-120.50%	Not Viable
Scenario 2940	Neath and Dulais Valleys	100	60%	35	18%	-£3,384,943	-147.27%	Not Viable
Scenario 2941	Neath and Dulais Valleys	100	60%	35	20%	-£3,578,539	-143.60%	Not Viable
Scenario 2942	Swansea and Amman Valleys	100	60%	35	18%	-£3,384,943	-147.27%	Not Viable
Scenario 2943	Swansea and Amman Valleys	100	60%	35	20%	-£3,578,539	-143.60%	Not Viable
Scenario 2944	Afan Valley	100	60%	35	18%	-£3,534,864	-158.41%	Not Viable
Scenario 2945	Afan Valley	100	60%	35	20%	-£3,721,014	-153.92%	Not Viable
Scenario 2946	Port Talbot	100	60%	40	18%	-£1,586,221	-60.23%	Not Viable
Scenario 2947	Port Talbot	100	60%	40	20%	-£1,817,047	-63.44%	Not Viable
Scenario 2948	Neath	100	60%	40	18%	-£1,807,201	-68.62%	Not Viable
Scenario 2949	Neath	100	60%	40	20%	-£2,038,027	-71.15%	Not Viable
Scenario 2950	Pontardawe	100	60%	40	18%	-£2,738,137	-111.04%	Not Viable
Scenario 2951	Pontardawe	100	60%	40	20%	-£2,950,348	-110.16%	Not Viable
Scenario 2952	Neath and Dulais Valleys	100	60%	40	18%	-£3,228,663	-140.47%	Not Viable
Scenario 2953	Neath and Dulais Valleys	100	60%	40	20%	-£3,578,539	-143.60%	Not Viable
Scenario 2954	Swansea and Amman Valleys	100	60%	40	18%	-£3,228,663	-140.47%	Not Viable
Scenario 2955	Swansea and Amman Valleys	100	60%	40	20%	-£3,578,539	-143.60%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2956	Afan Valley	100	60%	40	18%	-£3,423,236	-153.41%	Not Viable
Scenario 2957	Afan Valley	100	60%	40	20%	-£3,609,386	-149.30%	Not Viable
Scenario 2958	Port Talbot	100	60%	45	18%	-£1,356,745	-51.52%	Not Viable
Scenario 2959	Port Talbot	100	60%	45	20%	-£1,587,571	-55.43%	Not Viable
Scenario 2960	Neath	100	60%	45	18%	-£1,551,958	-58.93%	Not Viable
Scenario 2961	Neath	100	60%	45	20%	-£1,782,784	-62.24%	Not Viable
Scenario 2962	Pontardawe	100	60%	45	18%	-£2,522,800	-102.30%	Not Viable
Scenario 2963	Pontardawe	100	60%	45	20%	-£2,735,011	-102.12%	Not Viable
Scenario 2964	Neath and Dulais Valleys	100	60%	45	18%	-£3,107,112	-135.18%	Not Viable
Scenario 2965	Neath and Dulais Valleys	100	60%	45	20%	-£3,300,708	-132.45%	Not Viable
Scenario 2966	Swansea and Amman Valleys	100	60%	45	18%	-£3,107,112	-135.18%	Not Viable
Scenario 2967	Swansea and Amman Valleys	100	60%	45	20%	-£3,300,708	-132.45%	Not Viable
Scenario 2968	Afan Valley	100	60%	45	18%	-£3,336,414	-149.52%	Not Viable
Scenario 2969	Afan Valley	100	60%	45	20%	-£3,522,564	-145.71%	Not Viable
Scenario 2970	Port Talbot	100	60%	50	18%	-£1,174,188	-44.59%	Not Viable
Scenario 2971	Port Talbot	100	60%	50	20%	-£1,405,014	-49.05%	Not Viable
Scenario 2972	Neath	100	60%	50	18%	-£1,348,950	-51.22%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2973	Neath	100	60%	50	20%	-£1,579,776	-55.15%	Not Viable
Scenario 2974	Pontardawe	100	60%	50	18%	-£2,351,056	-95.34%	Not Viable
Scenario 2975	Pontardawe	100	60%	50	20%	-£2,563,267	-95.71%	Not Viable
Scenario 2976	Neath and Dulais Valleys	100	60%	50	18%	-£3,009,872	-130.95%	Not Viable
Scenario 2977	Neath and Dulais Valleys	100	60%	50	20%	-£3,203,468	-128.55%	Not Viable
Scenario 2978	Swansea and Amman Valleys	100	60%	50	18%	-£3,009,872	-130.95%	Not Viable
Scenario 2979	Swansea and Amman Valleys	100	60%	50	20%	-£3,203,468	-128.55%	Not Viable
Scenario 2980	Afan Valley	100	60%	50	18%	-£3,266,956	-146.41%	Not Viable
Scenario 2981	Afan Valley	100	60%	50	20%	-£3,453,106	-142.83%	Not Viable

Scenario 85: 100 dwellings, 50% affordable housing

1.137. The Table below shows that all scenarios are unviable.

Table 78: Scenario 85: 100 dwellings, 50% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2982	Port Talbot	100	50%	35	18%	-£826,523	-27.25%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 2983	Port Talbot	100	50%	35	20%	-£1,112,405	-33.52%	Not Viable
Scenario 2984	Neath	100	50%	35	18%	-£1,080,821	-35.64%	Not Viable
Scenario 2985	Neath	100	50%	35	20%	-£1,366,703	-41.18%	Not Viable
Scenario 2986	Pontardawe	100	50%	35	18%	-£2,044,183	-72.35%	Not Viable
Scenario 2987	Pontardawe	100	50%	35	20%	-£2,307,010	-74.70%	Not Viable
Scenario 2988	Neath and Dulais Valleys	100	50%	35	18%	-£2,508,157	-95.81%	Not Viable
Scenario 2989	Neath and Dulais Valleys	100	50%	35	20%	-£2,747,929	-96.16%	Not Viable
Scenario 2990	Swansea and Amman Valleys	100	50%	35	18%	-£2,508,157	-95.81%	Not Viable
Scenario 2991	Swansea and Amman Valleys	100	50%	35	20%	-£2,747,929	-96.16%	Not Viable
Scenario 2992	Afan Valley	100	50%	35	18%	-£2,698,314	-106.44%	Not Viable
Scenario 2993	Afan Valley	100	50%	35	20%	-£2,928,864	-105.91%	Not Viable
Scenario 2994	Port Talbot	100	50%	40	18%	-£530,107	-17.48%	Not Viable
Scenario 2995	Port Talbot	100	50%	40	20%	-£815,989	-24.59%	Not Viable
Scenario 2996	Neath	100	50%	40	18%	-£750,614	-24.75%	Not Viable
Scenario 2997	Neath	100	50%	40	20%	-£1,036,496	-31.23%	Not Viable
Scenario 2998	Pontardawe	100	50%	40	18%	-£1,762,916	-62.39%	Not Viable
Scenario 2999	Pontardawe	100	50%	40	20%	-£2,025,743	-65.59%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3000	Neath and Dulais Valleys	100	50%	40	18%	-£2,346,286	-89.62%	Not Viable
Scenario 3001	Neath and Dulais Valleys	100	50%	40	20%	-£2,586,058	-90.49%	Not Viable
Scenario 3002	Swansea and Amman Valleys	100	50%	40	18%	-£2,346,286	-89.62%	Not Viable
Scenario 3003	Swansea and Amman Valleys	100	50%	40	20%	-£2,586,058	-90.49%	Not Viable
Scenario 3004	Afan Valley	100	50%	40	18%	-£2,582,141	-101.86%	Not Viable
Scenario 3005	Afan Valley	100	50%	40	20%	-£2,812,691	-101.71%	Not Viable
Scenario 3006	Port Talbot	100	50%	45	18%	-£301,233	-9.93%	Not Viable
Scenario 3007	Port Talbot	100	50%	45	20%	-£587,115	-17.69%	Not Viable
Scenario 3008	Neath	100	50%	45	18%	-£495,887	-16.35%	Not Viable
Scenario 3009	Neath	100	50%	45	20%	-£781,769	-23.56%	Not Viable
Scenario 3010	Pontardawe	100	50%	45	18%	-£1,546,333	-54.73%	Not Viable
Scenario 3011	Pontardawe	100	50%	45	20%	-£1,809,160	-58.58%	Not Viable
Scenario 3012	Neath and Dulais Valleys	100	50%	45	18%	-£2,220,938	-84.83%	Not Viable
Scenario 3013	Neath and Dulais Valleys	100	50%	45	20%	-£2,460,710	-86.11%	Not Viable
Scenario 3014	Swansea and Amman Valleys	100	50%	45	18%	-£2,220,938	-84.83%	Not Viable
Scenario 3015	Swansea and Amman Valleys	100	50%	45	20%	-£2,460,710	-86.11%	Not Viable
Scenario 3016	Afan Valley	100	50%	45	18%	-£2,491,982	-98.30%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3017	Afan Valley	100	50%	45	20%	-£2,722,532	-98.45%	Not Viable
Scenario 3018	Port Talbot	100	50%	50	18%	-£119,279	-3.93%	Not Viable
Scenario 3019	Port Talbot	100	50%	50	20%	-£405,161	-12.21%	Not Viable
Scenario 3020	Neath	100	50%	50	18%	-£293,483	-9.68%	Not Viable
Scenario 3021	Neath	100	50%	50	20%	-£579,365	-17.46%	Not Viable
Scenario 3022	Pontardawe	100	50%	50	18%	-£1,374,372	-48.64%	Not Viable
Scenario 3023	Pontardawe	100	50%	50	20%	-£1,637,199	-53.01%	Not Viable
Scenario 3024	Neath and Dulais Valleys	100	50%	50	18%	-£2,120,660	-81.00%	Not Viable
Scenario 3025	Neath and Dulais Valleys	100	50%	50	20%	-£2,360,432	-82.60%	Not Viable
Scenario 3026	Swansea and Amman Valleys	100	50%	50	18%	-£2,120,660	-81.00%	Not Viable
Scenario 3027	Swansea and Amman Valleys	100	50%	50	20%	-£2,360,432	-82.60%	Not Viable
Scenario 3028	Afan Valley	100	50%	50	18%	-£2,420,027	-95.47%	Not Viable
Scenario 3029	Afan Valley	100	50%	50	20%	-£2,650,577	-95.84%	Not Viable

Scenario 86: 100 dwellings, 40% affordable housing

1.138. The Table below shows that all scenarios for Pontardawe, Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.

1.139. For both Neath and Port Talbot all scenarios are viable at a 18% profit level, although at a density of 35dph, the viability is somewhat limited for Port Talbot (£299,147 and 8.66% surplus) and very marginal for Neath (£46,585 and 1.35%). At a 20% profit level, schemes become viable at a density of 40dph but viability is somewhat limited for Port Talbot (£250,495 and 6.60% surplus) and again marginal for Neath (£31,468 and 0.83%). It is therefore not considered to be viable for schemes to provide 40% affordable housing provision for schemes in Neath and Port Talbot.

Table 79: Scenario 78: 100 dwellings, 40% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3030	Port Talbot	100	40%	35	18%	£299,147	8.66%	Viable
Scenario 3031	Port Talbot	100	40%	35	20%	-£43,837	-115.00%	Not Viable
Scenario 3032	Neath	100	40%	35	18%	£46,585	1.35%	Viable
Scenario 3033	Neath	100	40%	35	20%	-£296,399	-7.80%	Not Viable
Scenario 3034	Pontardawe	100	40%	35	18%	-£1,008,275	-31.45%	Not Viable
Scenario 3035	Pontardawe	100	40%	35	20%	-£1,323,599	-37.59%	Not Viable
Scenario 3036	Neath and Dulais Valleys	100	40%	35	18%	-£1,561,185	-52.79%	Not Viable
Scenario 3037	Neath and Dulais Valleys	100	40%	35	20%	-£1,848,849	-56.98%	Not Viable
Scenario 3038	Swansea and Amman Valleys	100	40%	35	18%	-£1,561,185	-52.79%	Not Viable
Scenario 3039	Swansea and Amman Valleys	100	40%	35	20%	-£1,848,849	-56.98%	Not Viable
Scenario 3040	Afan Valley	100	40%	35	18%	-£1,786,860	-62.53%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3041	Afan Valley	100	40%	35	20%	-£2,063,460	-65.83%	Not Viable
Scenario 3042	Port Talbot	100	40%	40	18%	£593,479	17.18%	Viable
Scenario 3043	Port Talbot	100	40%	40	20%	£250,495	6.60%	Viable
Scenario 3044	Neath	100	40%	40	18%	£374,452	10.84%	Viable
Scenario 3045	Neath	100	40%	40	20%	£31,468	0.83%	Viable
Scenario 3046	Pontardawe	100	40%	40	18%	-£731,381	-22.81%	Not Viable
Scenario 3047	Pontardawe	100	40%	40	20%	-£1,046,705	-29.72%	Not Viable
Scenario 3048	Neath and Dulais Valleys	100	40%	40	18%	-£1,402,590	-47.43%	Not Viable
Scenario 3049	Neath and Dulais Valleys	100	40%	40	20%	-£1,690,254	-52.09%	Not Viable
Scenario 3050	Swansea and Amman Valleys	100	40%	40	18%	-£1,402,590	-47.43%	Not Viable
Scenario 3051	Swansea and Amman Valleys	100	40%	40	20%	-£1,690,254	-52.09%	Not Viable
Scenario 3052	Afan Valley	100	40%	40	18%	-£1,672,322	-58.52%	Not Viable
Scenario 3053	Afan Valley	100	40%	40	20%	-£1,948,922	-62.18%	Not Viable
Scenario 3054	Port Talbot	100	40%	45	18%	£820,783	23.76%	Viable
Scenario 3055	Port Talbot	100	40%	45	20%	£477,799	12.58%	Viable
Scenario 3056	Neath	100	40%	45	18%	£627,482	18.16%	Viable
Scenario 3057	Neath	100	40%	45	20%	£284,498	7.49%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3058	Pontardawe	100	40%	45	18%	-£518,036	-16.16%	Not Viable
Scenario 3059	Pontardawe	100	40%	45	20%	-£833,360	-23.66%	Not Viable
Scenario 3060	Neath and Dulais Valleys	100	40%	45	18%	-£1,280,096	-43.29%	Not Viable
Scenario 3061	Neath and Dulais Valleys	100	40%	45	20%	-£1,567,760	-48.31%	Not Viable
Scenario 3062	Swansea and Amman Valleys	100	40%	45	18%	-£1,280,096	-43.29%	Not Viable
Scenario 3063	Swansea and Amman Valleys	100	40%	45	20%	-£1,567,760	-48.31%	Not Viable
Scenario 3064	Afan Valley	100	40%	45	18%	-£1,583,849	-55.42%	Not Viable
Scenario 3065	Afan Valley	100	40%	45	20%	-£1,860,449	-59.36%	Not Viable
Scenario 3066	Port Talbot	100	40%	50	18%	£1,001,569	2899.00%	Viable
Scenario 3067	Port Talbot	100	40%	50	20%	£658,585	17.34%	Viable
Scenario 3068	Neath	100	40%	50	18%	£828,486	23.98%	Viable
Scenario 3069	Neath	100	40%	50	20%	£485,502	12.78%	Viable
Scenario 3070	Pontardawe	100	40%	50	18%	-£348,460	-10.87%	Not Viable
Scenario 3071	Pontardawe	100	40%	50	20%	-£663,784	-18.85%	Not Viable
Scenario 3072	Neath and Dulais Valleys	100	40%	50	18%	-£1,182,695	-39.99%	Not Viable
Scenario 3073	Neath and Dulais Valleys	100	40%	50	20%	-£1,470,359	-45.31%	Not Viable
Scenario 3074	Swansea and Amman Valleys	100	40%	50	18%	-£1,182,695	-39.99%	Not Viable
Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
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		Units			Level			Viable
Scenario 3075	Swansea and Amman Valleys	100	40%	50	20%	-£1,470,359	-45.31%	Not Viable
Scenario 3076	Afan Valley	100	40%	50	18%	-£1,513,403	-52.96%	Not Viable
Scenario 3077	Afan Valley	100	40%	50	20%	-£1,790,003	-57.11%	Not Viable

Scenario 87: 100 dwellings, 30% affordable housing

- 1.140. The Table below shows that all scenarios for Neath and Dulais Valleys, Swansea and Amman Valleys and Afan Valley are unviable.
- 1.141. For Pontardawe, at a density of 35dph all scenarios are unviable. At higher densities schemes start to become viable at a 18% profit level at 40dph density and at a 20% profit level a density of 50dph. Given that schemes are unlikely to be delivered at these densities, it is therefore not considered to be achievable for such schemes to provide 30% affordable housing.
- 1.142. For Neath and Port Talbot, all scenarios are viable and there are relatively good levels of surpluses for both 18% and 20% profit levels. As noted above, viability is currently being challenged on schemes with the current LDP policy requirement of 25% in Neath and Port Talbot, given this further work will need to be undertaken in order to understand the extent to which schemes in Neath and Port Talbot are able to provide 30% affordable housing. At this stage therefore it is not considered appropriate for schemes in Neath and Port Talbot to achieve a 30% affordable housing provision.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3078	Port Talbot	100	30%	35	18%	£1,319,739	34.81%	Viable
Scenario 3079	Port Talbot	100	30%	35	20%	£929,511	22.23%	Viable
Scenario 3080	Neath	100	30%	35	18%	£1,062,019	28.01%	Viable
Scenario 3081	Neath	100	30%	35	20%	£671,791	16.07%	Viable
Scenario 3082	Pontardawe	100	30%	35	18%	-£162,015	-4.62%	Not Viable
Scenario 3083	Pontardawe	100	30%	35	20%	-£520,773	-13.47%	Not Viable
Scenario 3084	Neath and Dulais Valleys	100	30%	35	18%	-£783,250	-24.29%	Not Viable
Scenario 3085	Neath and Dulais Valleys	100	30%	35	20%	-£1,110,538	-31.26%	Not Viable
Scenario 3086	Swansea and Amman Valleys	100	30%	35	18%	-£783,250	-24.29%	Not Viable
Scenario 3087	Swansea and Amman Valleys	100	30%	35	20%	-£1,110,538	-31.26%	Not Viable
Scenario 3088	Afan Valley	100	30%	35	18%	-£1,034,659	-33.25%	Not Viable
Scenario 3089	Afan Valley	100	30%	35	20%	-£1,349,359	-39.38%	Not Viable
Scenario 3090	Port Talbot	100	30%	40	18%	£1,620,238	42.73%	Viable
Scenario 3091	Port Talbot	100	30%	40	20%	£1,230,010	29.41%	Viable
Scenario 3092	Neath	100	30%	40	18%	£1,335,511	35.22%	Viable
Scenario 3093	Neath	100	30%	40	20%	£945,283	22.61%	Viable

Table 80: Scenario 78: 100 dwellings, 30% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3094	Pontardawe	100	30%	40	18%	£113,746	3.24%	Viable
Scenario 3095	Pontardawe	100	30%	40	20%	-£245,012	-6.34%	Not Viable
Scenario 3096	Neath and Dulais Valleys	100	30%	40	18%	-£626,653	-19.43%	Not Viable
Scenario 3097	Neath and Dulais Valleys	100	30%	40	20%	-£953,941	-26.85%	Not Viable
Scenario 3098	Swansea and Amman Valleys	100	30%	40	18%	-£626,653	-19.43%	Not Viable
Scenario 3099	Swansea and Amman Valleys	100	30%	40	20%	-£953,941	-26.85%	Not Viable
Scenario 3100	Afan Valley	100	30%	40	18%	-£923,349	-29.67%	Not Viable
Scenario 3101	Afan Valley	100	30%	40	20%	-£1,238,049	-36.13%	Not Viable
Scenario 3102	Port Talbot	100	30%	45	18%	£1,852,291	48.86%	Viable
Scenario 3103	Port Talbot	100	30%	45	20%	£1,462,063	34.96%	Viable
Scenario 3104	Neath	100	30%	45	18%	£1,654,905	43.65%	Viable
Scenario 3105	Neath	100	30%	45	20%	£1,264,677	30.24%	Viable
Scenario 3106	Pontardawe	100	30%	45	18%	£326,315	9.30%	Viable
Scenario 3107	Pontardawe	100	30%	45	20%	-£32,443	-0.84%	Not Viable
Scenario 3108	Neath and Dulais Valleys	100	30%	45	18%	-£505,775	-15.68%	Not Viable
Scenario 3109	Neath and Dulais Valleys	100	30%	45	20%	-£833,063	-23.45%	Not Viable
Scenario 3110	Swansea and Amman Valleys	100	30%	45	18%	-£505,775	-15.68%	Not Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3111	Swansea and Amman Valleys	100	30%	45	20%	-£833,063	-23.45%	Not Viable
Scenario 3112	Afan Valley	100	30%	45	18%	-£835,572	-26.85%	Not Viable
Scenario 3113	Afan Valley	100	30%	45	20%	-£1,150,272	-33.57%	Not Viable
Scenario 3114	Port Talbot	100	30%	50	18%	£2,105,645	55.54%	Viable
Scenario 3115	Port Talbot	100	30%	50	20%	£1,715,417	41.02%	Viable
Scenario 3116	Neath	100	30%	50	18%	£1,936,730	51.08%	Viable
Scenario 3117	Neath	100	30%	50	20%	£1,546,502	36.98%	Viable
Scenario 3118	Pontardawe	100	30%	50	18%	£558,239	15.91%	Viable
Scenario 3119	Pontardawe	100	30%	50	20%	£199,481	5.16%	Viable
Scenario 3120	Neath and Dulais Valleys	100	30%	50	18%	-£373,592	-11.58%	Not Viable
Scenario 3121	Neath and Dulais Valleys	100	30%	50	20%	-£700,880	-19.73%	Not Viable
Scenario 3122	Swansea and Amman Valleys	100	30%	50	18%	-£373,592	-11.58%	Not Viable
Scenario 3123	Swansea and Amman Valleys	100	30%	50	20%	-£700,880	-19.73%	Not Viable
Scenario 3124	Afan Valley	100	30%	50	18%	-£740,480	-23.80%	Not Viable
Scenario 3125	Afan Valley	100	30%	50	20%	-£1,055,180	-30.80%	Not Viable

Scenario 88: 100 dwellings, 20% affordable housing

- 1.143. The Table below shows that all scenarios in the Afan Valley are unviable with a 20% profit margin. Scenarios are viable at a 18% profit margin at a density of 45dph. It is however unlikely that schemes will be developed at this density, it is therefore not considered achievable for sites in the Afan Valley to provide a 20% level of affordable housing provision.
- 1.144. For the Neath and Dulais Valleys and Swansea and Amman Valleys, schemes are only very marginally viable at a density of 35dph with an 18% profit level (£174,352 and 4.90% surplus) and unviable at a profit level of 20% (-£200,828 and 5.10% deficit). Schemes become very marginally viable at a 20% profit margin at a density of 45dph (£77,553 and 1.97% surplus). Given that sites are likely to be developed at lower densities and there is only marginal viability, it is not considered to be achievable for sites in the Neath and Dulais Valleys and Swansea and Amman Valleys to provide 20% affordable housing provision.
- 1.145. For Pontardawe, all scenarios are viable at both a 18% and 20% profit margin and there are relatively healthy levels of surpluses. There are however known viability concerns, so at this stage sites will not be required to provide affordable housing provision. Further work will need to be undertaken for the Deposit RLDP in order to understand whether such sites could provide 20% affordable housing provision.
- 1.146. In contrast, for Neath and Port Talbot all scenarios are viable and all have very good levels of surpluses. It is therefore considered to be achievable to require 20% level of affordable housing provision. Further work will however be undertaken ahead of the Deposit Plan.

Table 81: Scenario 78: 100 dwellings, 20% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3126	Port Talbot	100	20%	35	18%	£2,423,131	57.54%	Viable
Scenario 3127	Port Talbot	100	20%	35	20%	£1,975,801	42.41%	Viable
Scenario 3128	Neath	100	20%	35	18%	£2,167,130	51.46%	Viable
Scenario 3129	Neath	100	20%	35	20%	£1,719,800	36.92%	Viable
Scenario 3130	Pontardawe	100	20%	35	18%	£915,002	23.54%	Viable
Scenario 3131	Pontardawe	100	20%	35	20%	£503,747	11.72%	Viable
Scenario 3132	Neath and Dulais Valleys	100	20%	35	18%	£174,352	4.90%	Viable
Scenario 3133	Neath and Dulais Valleys	100	20%	35	20%	-£200,828	-5.10%	Not Viable
Scenario 3134	Swansea and Amman Valleys	100	20%	35	18%	£174,352	4.90%	Viable
Scenario 3135	Swansea and Amman Valleys	100	20%	35	20%	-£200,828	-5.10%	Not Viable
Scenario 3136	Afan Valley	100	20%	35	18%	-£181,896	-5.30%	Not Viable
Scenario 3137	Afan Valley	100	20%	35	20%	-£542,646	-14.31%	Not Viable
Scenario 3138	Port Talbot	100	20%	40	18%	£2,721,651	64.63%	Viable
Scenario 3139	Port Talbot	100	20%	40	20%	£2,274,321	48.82%	Viable
Scenario 3140	Neath	100	20%	40	18%	£2,499,539	59.36%	Viable
Scenario 3141	Neath	100	20%	40	20%	£2,052,209	44.05%	Viable
Scenario 3142	Pontardawe	100	20%	40	18%	£1,193,358	30.71%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3143	Pontardawe	100	20%	40	20%	£782,103	18.20%	Viable
Scenario 3144	Neath and Dulais Valleys	100	20%	40	18%	£331,374	9.30%	Viable
Scenario 3145	Neath and Dulais Valleys	100	20%	40	20%	-£43,806	-1.11%	Not Viable
Scenario 3146	Swansea and Amman Valleys	100	20%	40	18%	£331,374	9.30%	Viable
Scenario 3147	Swansea and Amman Valleys	100	20%	40	20%	-£43,806	-1.11%	Not Viable
Scenario 3148	Afan Valley	100	20%	40	18%	-£71,660	-2.09%	Not Viable
Scenario 3149	Afan Valley	100	20%	40	20%	-£432,410	-11.40%	Not Viable
Scenario 3150	Port Talbot	100	20%	45	18%	£2,952,033	70.10%	Viable
Scenario 3151	Port Talbot	100	20%	45	20%	£2,504,703	53.77%	Viable
Scenario 3152	Neath	100	20%	45	18%	£2,756,019	65.45%	Viable
Scenario 3153	Neath	100	20%	45	20%	£2,308,689	49.56%	Viable
Scenario 3154	Pontardawe	100	20%	45	18%	£1,407,939	36.23%	Viable
Scenario 3155	Pontardawe	100	20%	45	20%	£996,684	23.19%	Viable
Scenario 3156	Neath and Dulais Valleys	100	20%	45	18%	£452,733	12.71%	Viable
Scenario 3157	Neath and Dulais Valleys	100	20%	45	20%	£77,553	1.97%	Viable
Scenario 3158	Swansea and Amman Valleys	100	20%	45	18%	£452,733	12.70%	Viable
Scenario 3159	Swansea and Amman Valleys	100	20%	45	20%	£77,553	1.97%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not
		Units			Level			Viable
Scenario 3160	Afan Valley	100	20%	45	18%	£13,631	0.40%	Viable
Scenario 3161	Afan Valley	100	20%	45	20%	-£347,119	-9.15%	Not Viable
Scenario 3162	Port Talbot	100	20%	50	18%	£2,302,911	76.08%	Viable
Scenario 3163	Port Talbot	100	20%	50	20%	£2,756,581	58.18%	Viable
Scenario 3164	Neath	100	20%	50	18%	£3,036,053	72.10%	Viable
Scenario 3165	Neath	100	20%	50	20%	£2,588,727	55.57%	Viable
Scenario 3166	Pontardawe	100	20%	50	18%	£1,642,228	42.26%	Viable
Scenario 3167	Pontardawe	100	20%	50	20%	£1,230,973	28.64%	Viable
Scenario 3168	Neath and Dulais Valleys	100	20%	50	18%	£585,386	16.44%	Viable
Scenario 3169	Neath and Dulais Valleys	100	20%	50	20%	£210,206	5.34%	Viable
Scenario 3170	Swansea and Amman Valleys	100	20%	50	18%	£585,386	16.44%	Viable
Scenario 3171	Swansea and Amman Valleys	100	20%	50	20%	£210,206	5.34%	Viable
Scenario 3172	Afan Valley	100	20%	50	18%	£107,007	3.12%	Viable
Scenario 3173	Afan Valley	100	20%	50	20%	-£253,743	-6.69%	Not Viable

Scenario 89: 100 dwellings, 10% affordable housing

1.147. The Table below shows that all scenarios are viable.

1.148. All scenarios for Neath, Port Talbot and Pontardawe are viable and have good levels of surpluses.

1.149. All scenarios for Neath and Dulais Valleys and Swansea and Amman Valleys are also all viable. At a density of 35dph which is above the 30dph density requirement in the current LDP which is considered to be appropriate for these Valley areas, at a profit margin of 18% there is a good surplus (£984,400 and 25.36%) and at a 20% profit margin there is a relatively good surplus (£563,044 and 13.09%). The current LDP currently does not require affordable housing provision in these areas and there are known to be viability concerns, there are questions as to the extent to which schemes in these Valleys would be able to achieve 10% affordable housing provision. There may be opportunities of economy of scale with regards to larger sites but this would need to be balanced against constraints such as contamination, land required for biodiversity, gradient challenges etc. At this stage it is therefore not required for schemes in these areas to provide 10% affordable housing provision. Further work will be undertaken ahead of the Deposit Plan.

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3174	Port Talbot	100	10%	35	18%	£3,372,129	72.14%	Viable
Scenario 3175	Port Talbot	100	10%	35	30%	£2,869,743	56.13%	Viable
Scenario 3176	Neath	100	10%	35	18%	£3,120,725	67.69%	Viable
Scenario 3177	Neath	100	10%	35	20%	£2,618,339	51.21%	Viable
Scenario 3178	Pontardawe	100	10%	35	18%	£1,801,778	42.44%	Viable
Scenario 3179	Pontardawe	100	10%	35	20%	£1,339,907	28.46%	Viable

Table 82: Scenario 78: 100 dwellings, 10% affordable housing

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3180	Neath and Dulais Valleys	100	10%	35	18%	£984,400	25.36%	Viable
Scenario 3181	Neath and Dulais Valleys	100	10%	35	20%	£563,044	13.09%	Viable
Scenario 3182	Swansea and Amman Valleys	100	10%	35	18%	£984,400	25.36%	Viable
Scenario 3183	Swansea and Amman Valleys	100	10%	35	20%	£563,044	13.09%	Viable
Scenario 3184	Afan Valley	100	10%	35	18%	£717,101	19.20%	Viable
Scenario 3185	Afan Valley	100	10%	35	20%	£311,951	7.53%	Viable
Scenario 3186	Port Talbot	100	10%	40	18%	£3,665,193	79.50%	Viable
Scenario 3187	Port Talbot	100	10%	40	20%	£3,162,807	61.66%	Viable
Scenario 3188	Neath	100	10%	40	18%	£3,447,118	74.77%	Viable
Scenario 3189	Neath	100	10%	40	20%	£2,944,732	57.59%	Viable
Scenario 3190	Pontardawe	100	10%	40	18%	£1,674,139	39.43%	Viable
Scenario 3191	Pontardawe	100	10%	40	20%	£1,212,268	25.75%	Viable
Scenario 3192	Neath and Dulais Valleys	100	10%	40	18%	£1,137,496	29.31%	Viable
Scenario 3193	Neath and Dulais Valleys	100	10%	40	20%	£716,140	16.64%	Viable
Scenario 3194	Swansea and Amman Valleys	100	10%	40	18%	£1,137,496	29.31%	Viable
Scenario 3195	Swansea and Amman Valleys	100	10%	40	20%	£716,140	16.64%	Viable
Scenario 3196	Afan Valley	100	10%	40	18%	£827,769	22.16%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3197	Afan Valley	100	10%	40	20%	£422,619	10.21%	Viable
Scenario 3198	Port Talbot	100	10%	45	18%	£3,891,481	84.41%	Viable
Scenario 3199	Port Talbot	100	10%	45	20%	£3,389,095	66.29%	Viable
Scenario 3200	Neath	100	10%	45	18%	£3,699,012	80.20%	Viable
Scenario 3201	Neath	100	10%	45	20%	£3,296,626	62.52%	Viable
Scenario 3202	Pontardawe	100	10%	45	18%	£2,284,589	53.81%	Viable
Scenario 3203	Pontardawe	100	10%	45	20%	£1,822,718	38.72%	Viable
Scenario 3204	Neath and Dulais Valleys	100	10%	45	18%	£1,255,829	32.36%	Viable
Scenario 3205	Neath and Dulais Valleys	100	10%	45	20%	£843,473	19.39%	Viable
Scenario 3206	Swansea and Amman Valleys	100	10%	45	18%	£1,255,829	32.36%	Viable
Scenario 3207	Swansea and Amman Valleys	100	10%	45	20%	£843,473	19.39%	Viable
Scenario 3208	Afan Valley	100	10%	45	18%	£913,425	24.45%	Viable
Scenario 3209	Afan Valley	100	10%	45	20%	£508,275	12.28%	Viable
Scenario 3210	Port Talbot	100	10%	50	18%	£4,138,782	89.77%	Viable
Scenario 3211	Port Talbot	100	10%	50	20%	£3,636,396	71.12%	Viable
Scenario 3212	Neath	100	10%	50	18%	£3,973,941	86.19%	Viable
Scenario 3213	Neath	100	10%	50	20%	£3,471,555	67.90%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3214	Pontardawe	100	10%	50	18%	£2,514,030	58.21%	Viable
Scenario 3215	Pontardawe	100	10%	50	20%	£2,052,159	43.59%	Viable
Scenario 3216	Neath and Dulais Valleys	100	10%	50	18%	£1,385,293	35.69%	Viable
Scenario 3217	Neath and Dulais Valleys	100	10%	50	20%	£963,937	22.40%	Viable
Scenario 3218	Swansea and Amman Valleys	100	10%	50	18%	£1,385,293	35.69%	Viable
Scenario 3219	Swansea and Amman Valleys	100	10%	50	20%	£963,937	22.40%	Viable
Scenario 3220	Afan Valley	100	10%	50	18%	£1,007,226	26.96%	Viable
Scenario 3221	Afan Valley	100	10%	50	20%	£602,076	14.54%	Viable

Scenario 90: 100 dwellings, 0% affordable housing

1.150. The Table below shows that all scenarios are viable.

Table 83: Scenario 78: 100 dwellings,	, 0% affordable housing
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Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3222	Port Talbot	100	0%	35	18%	£4,489,260	89.15%	Viable
Scenario 3223	Port Talbot	100	0%	35	20%	£3,929,772	70.24%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3224	Neath	100	0%	35	18%	£4,238,372	84.17%	Viable
Scenario 3225	Neath	100	0%	35	20%	£3,678,884	65.75%	Viable
Scenario 3226	Pontardawe	100	0%	35	18%	£2,808,750	60.67%	Viable
Scenario 3227	Pontardawe	100	0%	35	20%	£2,294,382	44.61%	Viable
Scenario 3228	Neath and Dulais Valleys	100	0%	35	18%	£1,878,667	44.48%	Viable
Scenario 3229	Neath and Dulais Valleys	100	0%	35	20%	£1,409,419	30.04%	Viable
Scenario 3230	Swansea and Amman Valleys	100	0%	35	18%	£1,878,667	44.48%	Viable
Scenario 3231	Swansea and Amman Valleys	100	0%	35	20%	£1,409,419	30.04%	Viable
Scenario 3232	Afan Valley	100	0%	35	18%	£1,503,597	37.03%	Viable
Scenario 3233	Afan Valley	100	0%	35	20%	£1,052,397	23.32%	Viable
Scenario 3234	Port Talbot	100	0%	40	18%	£4,781,823	94.96%	Viable
Scenario 3235	Port Talbot	100	0%	40	20%	£4,222,335	75.47%	Viable
Scenario 3236	Neath	100	0%	40	18%	£4,564,126	90.64%	Viable
Scenario 3237	Neath	100	0%	40	20%	£4,004,638	71.58%	Viable
Scenario 3238	Pontardawe	100	0%	40	18%	£3,080,163	66.54%	Viable
Scenario 3239	Pontardawe	100	0%	40	20%	£2,565,795	49.88%	Viable
Scenario 3240	Neath and Dulais Valleys	100	0%	40	18%	£2,030,732	48.08%	Viable
Scenario 3241	Neath and Dulais Valleys	100	0%	40	20%	£1,561,484	33.28%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3242	Swansea and Amman Valleys	100	0%	40	18%	£2,030,732	48.08%	Viable
Scenario 3243	Swansea and Amman Valleys	100	0%	40	20%	£1,561,484	33.28%	Viable
Scenario 3244	Afan Valley	100	0%	40	18%	£1,611,867	39.69%	Viable
Scenario 3245	Afan Valley	100	0%	40	20%	£1,160,667	25.72%	Viable
Scenario 3246	Port Talbot	100	0%	45	18%	£5,007,769	99.45%	Viable
Scenario 3247	Port Talbot	100	0%	45	20%	£4,448,281	79.51%	Viable
Scenario 3248	Neath	100	0%	45	18%	£4,815,592	95.63%	Viable
Scenario 3249	Neath	100	0%	45	20%	£4,256,104	76.07%	Viable
Scenario 3250	Pontardawe	100	0%	45	18%	£3,289,538	71.06%	Viable
Scenario 3251	Pontardawe	100	0%	45	20%	£22,775,170	53.95%	Viable
Scenario 3252	Neath and Dulais Valleys	100	0%	45	18%	£2,148,337	50.87%	Viable
Scenario 3253	Neath and Dulais Valleys	100	0%	45	20%	£1,679,089	35.78%	Viable
Scenario 3254	Swansea and Amman Valleys	100	0%	45	18%	£2,148,337	50.87%	Viable
Scenario 3255	Swansea and Amman Valleys	100	0%	45	20%	£1,679,089	35.78%	Viable
Scenario 3256	Afan Valley	100	0%	45	18%	£1,695,663	41.76%	Viable
Scenario 3257	Afan Valley	100	0%	45	20%	£1,244,463	27.58%	Viable
Scenario 3258	Port Talbot	100	0%	50	18%	£5,254,711	104.36%	Viable
Scenario 3259	Port Talbot	100	0%	50	20%	£4,695,223	83.92%	Viable

Scenario	Area	No.	AH	Density	Profit	Profit	% GDV	Viable/ Not Viable
		Units			Level			
Scenario 3260	Neath	100	0%	50	18%	£5,090,094	101.09%	Viable
Scenario 3261	Neath	100	0%	50	20%	£4,530,606	80.98%	Viable
Scenario 3262	Pontardawe	100	0%	50	18%	£3,518,299	76.00%	Viable
Scenario 3263	Pontardawe	100	0%	50	20%	£3,003,931	58.40%	Viable
Scenario 3264	Neath and Dulais Valleys	100	0%	50	18%	£2,277,035	53.92%	Viable
Scenario 3265	Neath and Dulais Valleys	100	0%	50	20%	£1,807,787	38.53%	Viable
Scenario 3266	Swansea and Amman Valleys	100	0%	50	18%	£2,277,035	53.92%	Viable
Scenario 3267	Swansea and Amman Valleys	100	0%	50	20%	£1,807,787	38.53%	Viable
Scenario 3268	Afan Valley	100	0%	50	18%	£1,865,077	45.88%	Viable
Scenario 3269	Afan Valley	100	0%	50	20%	£1,411,877	31.29%	Viable

Click on the QR code below for further information





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