Appendix 3: Candidate Sites

As detailed in the Candidate Sites Register, a number of sites have been promoted for employment development as part of the 2022 and 2023 Call for Candidate Sites. Sites promoted for employment uses and filtered through to Stage 2 have been assessed as part of the Employment Land Review.

The following methodology has been used to appraise the Candidate Sites

Characteristics of the Site:

Criteria	Analysis
Location of the site	Which settlement the site is located within and where this is in the settlement hierarchy.
Excellent	The site is located within the settlement limit.
Average	The site is located adjacent to the settlement limit.
Very Poor	The site is not located within the settlement limit.
Existing use	Existing use of the site from Candidate Site Register.
Greenfield/ brownfield	Analysis
Excellent	Brownfield
Average	Mixed
Very Poor	Greenfield

Criteria	Analysis
Previously developed land	Analysis
Excellent	Previously developed land
Average	Mixed.
Very Poor	Not previously developed land
Biodiversity appraisal	Biodiversity team appraisal of the site.
Planning permission	Planning permission history of the site.
Adjoining uses	Analysis
Excellent	Employment uses adjoin the site
Average	The adjoining uses include employment. Or adjoining uses would be complementary.
Very Poor	Adjoining uses do not include employment premises and development of employment uses would not be complementary to adjoining uses.
Sequential location	Analysis
Excellent	The site is located within a designated employment area in the current LDP.

Criteria	Analysis
Very good	The site is located on an allocated employment area in the current LDP but this site has not been developed. Or there are existing employment uses on the site. Or there is an extant employment planning permission for development on this site.
Average	The site is located within the urban area.
Very Poor	The site is located outside of settlement limits.
Prominence	Analysis
Excellent	The site is located on a key road (e.g. Motorway or key strategic road i.e. into town/ city centre) with direct access. Therefore visible and accessible to those passing.
Very good	The site is visible from a key road and therefore visible to those passing.
Good	The site is visible from an A road. Or located off A road.
Average	The site is visible from a B road. Or located off B road.
Poor	The site is visible from local road.
Very Poor	The site is not visible from local road.
Topography of the site	Analysis

Criteria	Analysis
Excellent	The site is relatively flat.
Very good	
Good	
Average	The topography of the site is not flat but would not prevent development coming forward. There may however be cost implications in terms of brining forward the site for development.
Poor	
Very Poor	The topography of the site would prevent development coming forward.
Proximity to services	Proximity to retail, non-residential institutions, and assembly and leisure facilities.
Excellent	There are retail, non-residential and assembly and leisure facilities within 400m of the site.
Very good	There is retail/ non-residential/ assembly and leisure facilities within 400m of the site.
Good	There is retail, non-residential and assembly and leisure facilities within 800m of the site.
Average	There is retail/ non-residential/ assembly and leisure facilities within 800m of the site.

Criteria	Analysis
Poor	There is retail/ non-residential/ assembly and leisure facilities within 800 to 1,200m from the site.
Very Poor	There is retail/ non-residential/ assembly and leisure facilities beyond 1,200m of the site.
Welsh Language Sensitive Area	Yes/ No
Would development lead to the loss of recreational space?	Would development lead to the loss of recreational space: yes/ no
Excellent	Development would not lead to the loss of any recreational space.
Average	The site is partly recreational space which may be lost should development take place.
Very Poor	The site is entirely recreational space which would be lost should development take place.
Availability and speed of broadband	Website search
Potential expansion opportunities?	Are there expansion opportunities: yes/ no
Excellent	There are potential expansion opportunities.
Average	There may be potential expansion opportunities.

Criteria	Analysis
Very Poor	There are no expansion opportunities.
Pressure for other forms of development?	Is there pressure for other forms of development: yes/ no
Excellent	There is no pressure for other forms of development.
Average	There is potential pressure for other forms of development.
Very Poor	There is pressure for other forms of development.
Planned infrastructure	Are there known planned infrastructure improvements within close proximity of the site? Yes/ no

Accessibility:

Criteria	Analysis
Road Access	Analysis
Excellent	Direct access to M4
Very good	Directly feeding onto A Road which is within a relatively short distance link to the M4.
Good	Directly feeding onto A Road which is within a relatively long distance link to the M4.

Criteria	Analysis
Average	Directly feeds onto a B Road which is within relatively close proximity of A Road.
Poor	Directly feeds onto a B Road which is not within relatively close proximity of A Road.
Very Poor	Directly feeding onto unclassified road.
Public Transport Access	Analysis
Excellent	Bus stop adjacent to the site which offers services every hour.
Very good	Bus stop adjacent to the site which offers services every couple of hours/ throughout the day.
Good	Bus stop within close proximity of the site which offers services every hour.
Average	Bus stop within close proximity of the site which offers services every couple of hours/ throughout the day.
Poor	Bus stop either adjacent to the site or within close proximity of the site which offers services once in the morning and evening.
Very Poor	No bus stop within relatively close proximity of the employment area or any bus stops within close proximity of the employment area only offer one service per day.
Public Rights of Way	Review of whether or not there are public rights of way within the site or immediately adjacent to the site.

Criteria	Analysis
Active Travel Comments	Analysis
Excellent	There are existing active travel routes to the site.
Very good	There are existing active travel routes near to the site. Connections will be required/ improved.
Good	There are future active travel routes to the site.
Average	There are future active travel routes within close proximity of the site which could be connected too.
Poor	There are no existing or future active travel routes within close proximity of the site.
Very Poor	The site is not located within a built up area for active travel.
Highway comments	Analysis
Excellent	No highway objections to the proposed type and scale of development. No improvements required.
Very good	
Good	

Criteria	Analysis
Average	No highways objection to the proposed type and scale of development. Some highway improvements required.
Poor	Highways concerns rather than objection
Very Poor	Highways object to the proposed type and scale of development.

Constraints:

Criteria	Analysis
Fundamental Constraints	Analysis
Excellent	There are no fundamental constraints.
Average	Fundamental constraints occupy a small part of the site and would not limit development potential.
Very Poor	There are fundamental constraints on the site which would limit development opportunities.
Proximity to residential accommodation	Analysis
Excellent	No residential accommodation joins the site.
Average	Residential accommodation joins the site but is not located within a purely residential area.

Criteria	Analysis
Very Poor	The site is located within a residential area.
Heritage constraints	Analysis
Excellent	There are no heritage constraints.
Very good	
Good	
Average	
Poor	There are heritage constraints that would limit development opportunities.
Very Poor	There are heritage constraints that would prevent development opportunities.
Contamination and proximity to other known environmental concerns	Environmental health comments
Excellent	No contamination issues
Average	There are contamination issues which will need to be resolved.
Very Poor	Contamination issues limit development opportunities.

Criteria	Analysis
Would development exacerbate existing environmental problems?	Is the employment area located within an AQMA? Is the site within a noise sensitive area? Proximity to nose sensitive uses? Is the site located within a dark skies area? Are there existing environmental problems within the immediate area?
Excellent	The site is not located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development of the site would not exacerbate existing environmental problems.
Very good	The site is located within relatively close proximity to an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. But, development of the site would not exacerbate existing environmental problems.
Good	The site is adjacent to a AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development of the site would not exacerbate existing environmental problems.
Average	The site is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive use/ dark skies area. Further work is required to understand the extent to which these are a constraint to development.

Criteria	Analysis
Poor	The site is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development would need to be carefully designed to not exacerbate existing environmental problems. It would however likely constrain development opportunities.
Very Poor	The site's located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development would exacerbate existing environmental problems.
Flood Risk	Analysis
Landscape Sensitivity	Proximity to SLA.
Excellent	The site is not located within SLA.
Very good	
Good	
Average	The site adjoins SLA. Further work is required to understand whether development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Poor	The site is located within SLA. Further work is required to understand whether development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.

Criteria	Analysis
Very Poor	The site is located within SLA. Development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Tree Protection Order	Analysis
Excellent	There are no TPOs within/ adjoining the employment area.
Very good	There are no TPOs within the employment area.
Good	There are no TPOs on development opportunities within the employment area.
Average	There are TPOs within/ on development opportunities in the employment area. These do not cover the entirety of development opportunities.
Poor	TPOs cover the majority of development opportunities within the employment area.
Very Poor	TPOs cover the entirety of development opportunities within the employment area.
Quiet Area	Analysis
Excellent	The site is not within a quiet area.
Very good	
Good	
Average	The site is adjacent to a quiet area.
Poor	
Very Poor	The site is located within a quiet area.

Criteria	Analysis
Green Wedge	Analysis
Excellent	The site is not located within a Green Wedge.
Very good	
Good	
Average	The site is located within a Green Wedge and the Green Wedge Assessment concluded that the site should be released for development.
Poor	
Very Poor	The site is located within a Green Wedge and the Green Wedge Assessment concluded that the site should not be released for development.
Undeveloped Coast	Analysis
Excellent	The site is not located within the undeveloped coast.
Very good	
Good	
Average	The site is located adjacent to undeveloped coast.
Poor	
Very Poor	The site is located within the undeveloped coast.
Water Quality	Analysis
Excellent	Welsh Water have confirmed no issues.
Very good	

Criteria	Analysis
Good	
Average	Further assessment required.
Poor	
Very Poor	Welsh Water have confirmed capacity constraints.
Impact on agricultural land	Analysis
Excellent	The site is classified as 3b, 4, 5 and urban ALC.
Very good	
Good	
Average	A small part of the site is classified as Grade 1-3a. Further investigation required.
Poor	
Very Poor	The majority of the site is classified as Grade 1-3a. Further investigation required.
Infrastructure constraints	Are there infrastructure constraints
Excellent	There are no known infrastructure constraints which would limit development opportunities.
Very good	

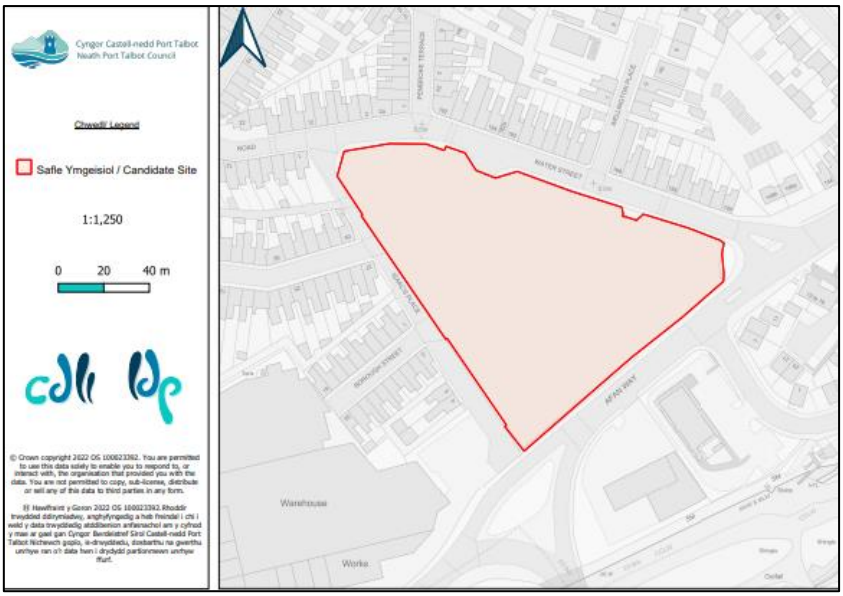
Criteria	Analysis
Good	There are infrastructure constraints, but these would not limit development opportunities.
Average	There are infrastructure constraints that may limit development opportunities. Further work is required to understand the extent to which they represent a constraint.
Poor	
Very Poor	There are infrastructure constraints that would limit development opportunities.

Availability and Deliverability

Criteria	Assessment
Has the site been promoted for development?	Yes/ No
Scale of employment proposed?	Analysis
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	Analysis
Has viability information been provided?	Yes/ No
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes/ No
Ownership	Description
Site identified/ likely to be identified for a specific user or specific end use?	Analysis
Is the site considered to be deliverable?	Analysis

RLDP/PT/0005 - Former Burrows Yard

Figure 1: RLDP/PT/0005 - Former Burrows Yard



Site Detail	Information
Site Name	Former Burrows Yard
Site Typology	Candidate Site submission
Site area (Ha)	1.2ha
Ward	Aberavon
Spatial area	Port Talbot

Characteristics of the Site

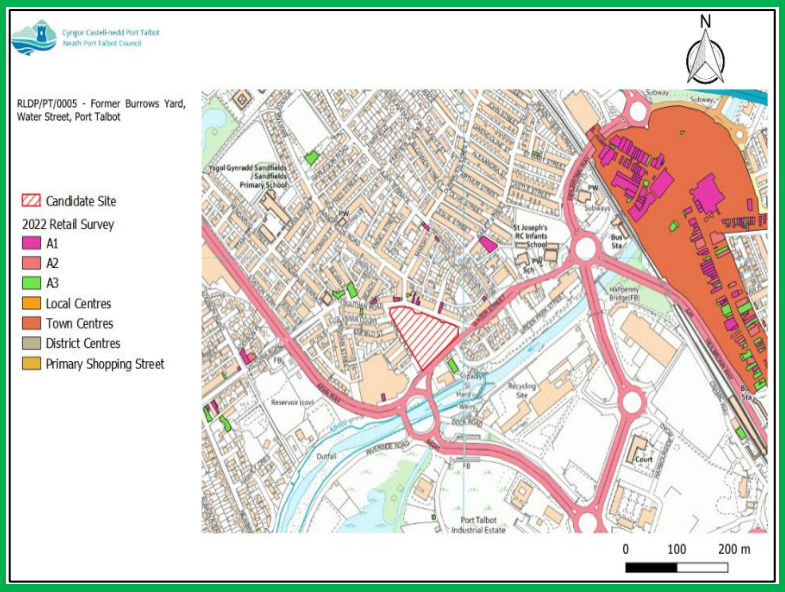
Figure 2: RLDP/PT/0005 - Former Burrows Yard - Internal Environment

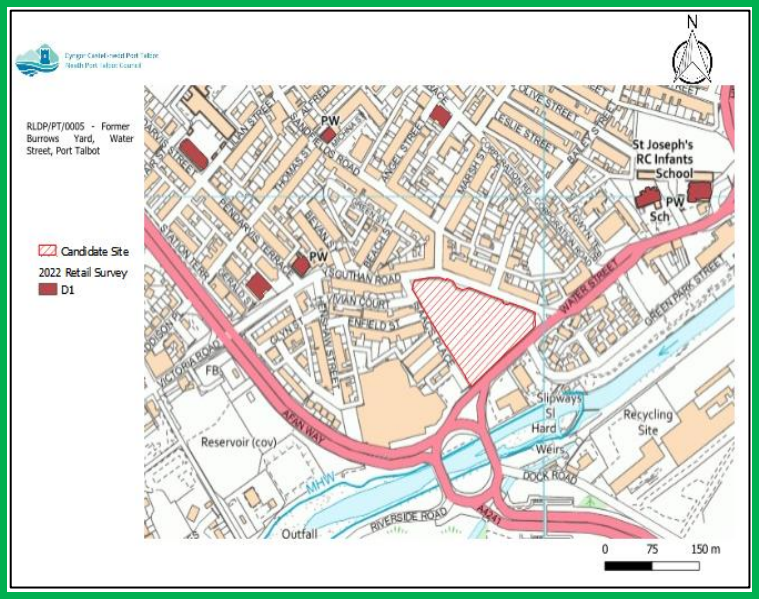


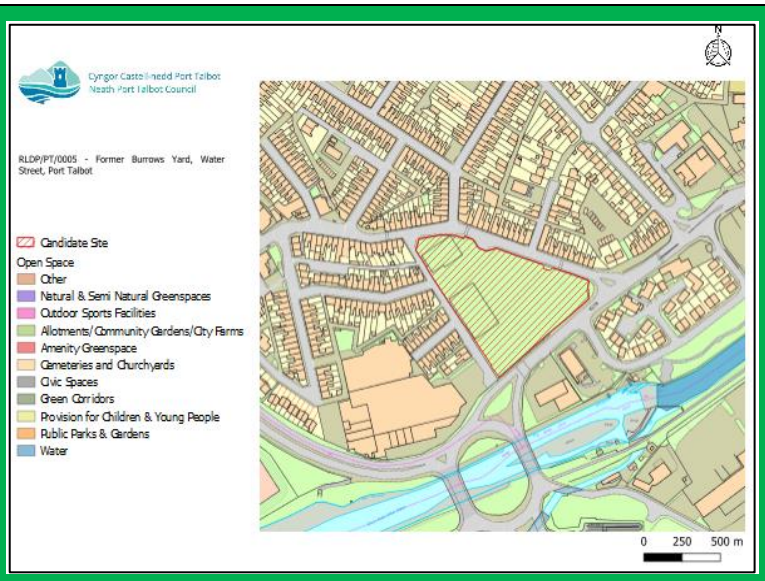
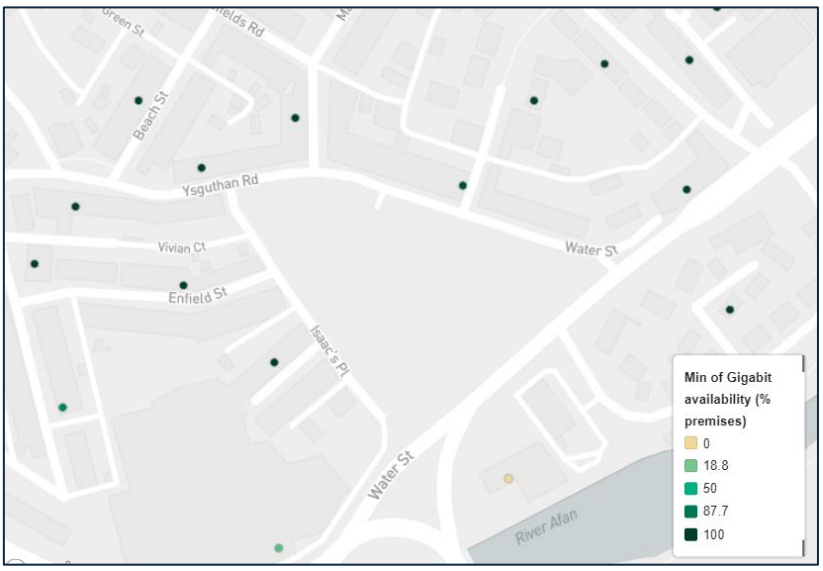
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within Aberavon which is identified as a key settlement in the Council's Settlement Hierarchy. The site is located within close proximity of Port Talbot town centre. 
Existing use	Former employment

Criteria	Analysis
Greenfield/ brownfield	Brownfield
Previously developed land	Yes
Biodiversity appraisal	 Species-rich open mosaic habitat on previously developed land. Amber level features: Open mosaic habitat. Reptiles, invertebrates. Species present: Small blue butterfly Species potential: Shrill carder bee, reptiles Further surveys required for planning: Reptile, invertebrate
Planning permission	Historic application in relation to a petrol filling station, underground fuel tanks and pumps, subdivision of units and extensions. Historic planning permission P2004/1778 for four retail units granted and implemented. Current full application has been submitted for a mixed use development including a food store (Aldi), separate coffee shop with drive through.

Criteria	Analysis
Adjoining uses	Adjoining uses are mixed including employment and residential accommodation.
Sequential location	The site is not located within a designated employment area. The site however has an established employment use, being formerly Council depot.
Prominence	The site is located off Water Street which joins the A4241 which connects Port Talbot with the M4. The site therefore has good prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Historic planning permission P2004/1778 for four retail units granted and implemented. There are a number of retail facilities within close proximity of the Candidate Site parcel, including a McDonalds adjacent to the Candidate Site parcel. There are also a number of shops, including convenience stores, adjacent to the Candidate Site parcel along Water Street. 

Criteria	Analysis
	Proximity to non-residential institutions: Sandfields Primary School is approx. 150m to the west of the Candidate Site parcel.  Proximity to assembly and leisure: RAF Air Cadets Hall is approx. 110m to the north west of the Candidate Site parcel. Aberavon Community Centre is approx. 160m to the north of the Candidate Site parcel.  The site therefore has excellent proximity to services.

Criteria	Analysis
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	 No
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.  .

Criteria	Analysis
Potential expansion opportunities?	There are employment facilities adjoining the site which could expand into the site. There is therefore potential expansion opportunities.
Pressure for other forms of development?	There have been previous proposals for residential accommodation on the site. Historic planning permission P2004/1778 for four retail units granted and implemented. Planning permission P2024/0339 awaiting determination for mixed use development comprising a food store and separate coffee shop with drive thru (Use Classes A1 and A3). There is therefore pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within a highly accessible location within close proximity of Port Talbot town centre. The site has good prominence and is relatively flat. There is pressure for other forms of development.

Accessibility

Figure 3: RLDP/PT/0005 - Former Burrows Yard - Accessibility

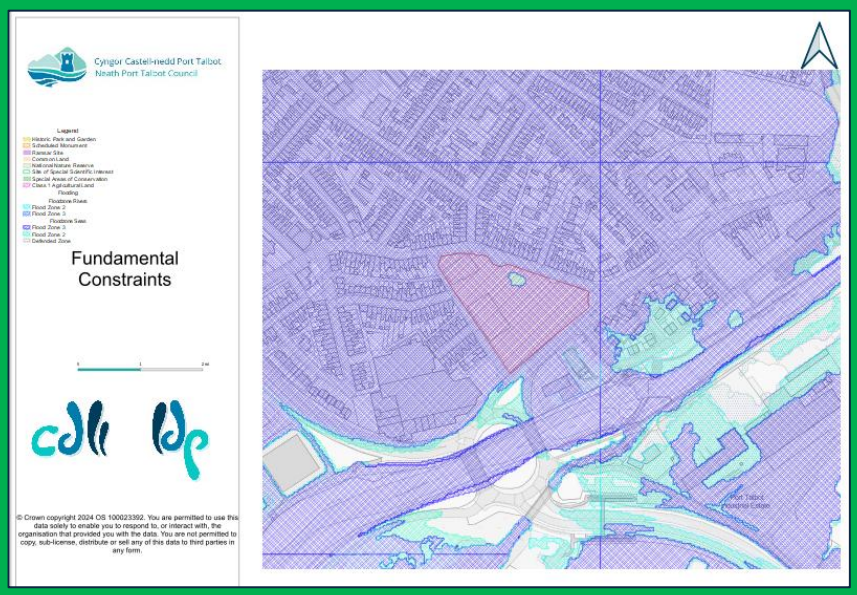


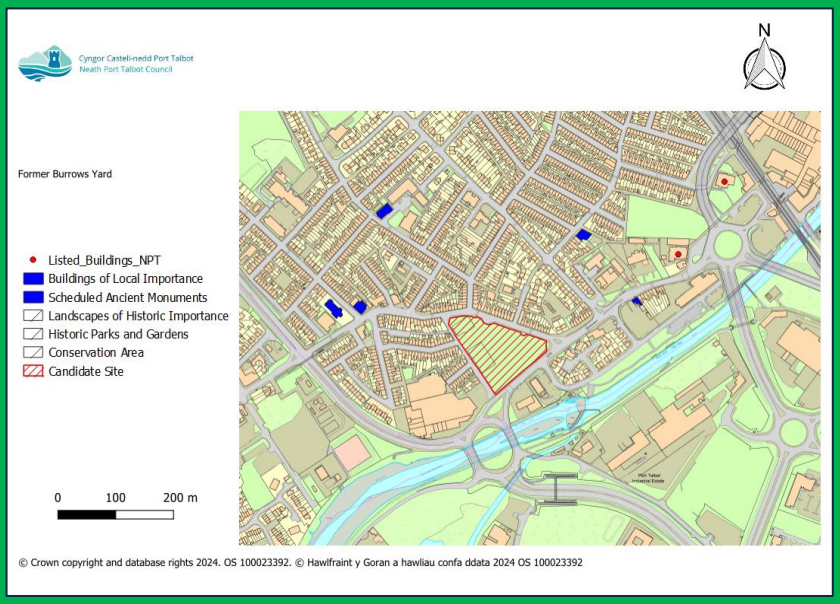
Mode	Provision
Road Access	The site is located just off the A4241 on Water Street which provides a direct link from A4241 to Port Talbot town centre. The A4241 Harbour Way dual carriageway which links Port Talbot to the M4. The site therefore has good road access.
Public Transport Access	There is a bus stop adjacent to the Site on Water Street which offers services approx. every 20 minutes throughout the day. The site therefore has excellent public transport access.
Public Rights of Way	There are no public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	Existing routes NCN 4 and NCN887 nearby, but may need to look at connections to these routes from the site and

Mode	Provision
	crossing the roundabout, as there are missing pavements on the southern part of the site. Future route adjacent to the northern part of the site, this has failed for cycling but passed for walking, and will therefore be added to our existing routes map. Might be easier to link into the NCN network via the northern part of the site rather than the southern. The site therefore has good active travel linkages.
Highway Comments	In accordance with TAN18 guidance a Transport Assessment will be required to be submitted. Any proposed junction access off Afan Way will require a dedicated right hand turn lane in accordance with TD42/95 together with NPTCBC Highway Technical Design Guide for Residential, Commercial & Industrial Developments, along with a swept path analysis for the proposed access points for the largest vehicles likely to utilise these points. Any design submitted shall also include the relevant Road Safety Audit (RSA) in accordance with HD19/03. Any proposed access from Water Street should retain its current location due to on street parking along Water Street. Cross sections will be required along the frontage of the site onto Afan Way from Afan Way roundabout to the proposed access as there is a highway retaining structure along this section of Afan Way. A traffic management scheme will be necessary to upgrade and amend the existing traffic regulation orders around the perimeter of the site.

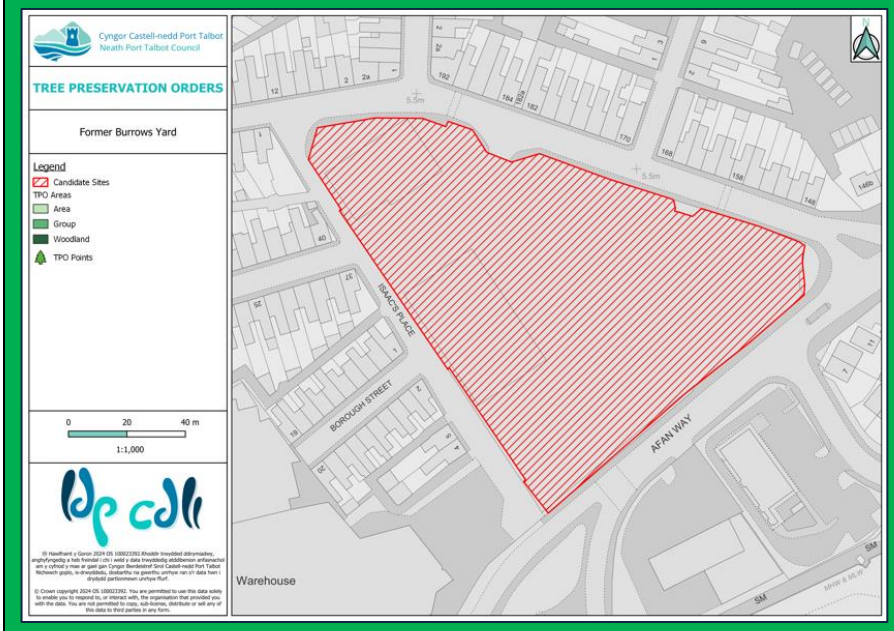
Mode	Provision
	Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required.
Accessibility summary	Overall, the site is located in a highly sustainable location. Some improvements to active travel and highways will be required.

Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No

Criteria	Assessment
	Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is residential accommodation adjoining the site. The site is located within a mixed use area.
Heritage constraints	There are no heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate	AQMA: The site is not located within AQMA.

Criteria	Assessment
existing environmental problems? (e.g. air quality, noise, light etc.?)	Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zone 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The site would feed into the Afan waste water treatment works. No capacity constraints identified. Welsh Water have therefore confirmed no capacity constraints.
Impact on agricultural land	 The site is classified as urban ALC.

Criteria	Assessment
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Dependent on end use/ mix.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	Site is proposed for retail and employment uses.
Has viability information been provided?	Yes

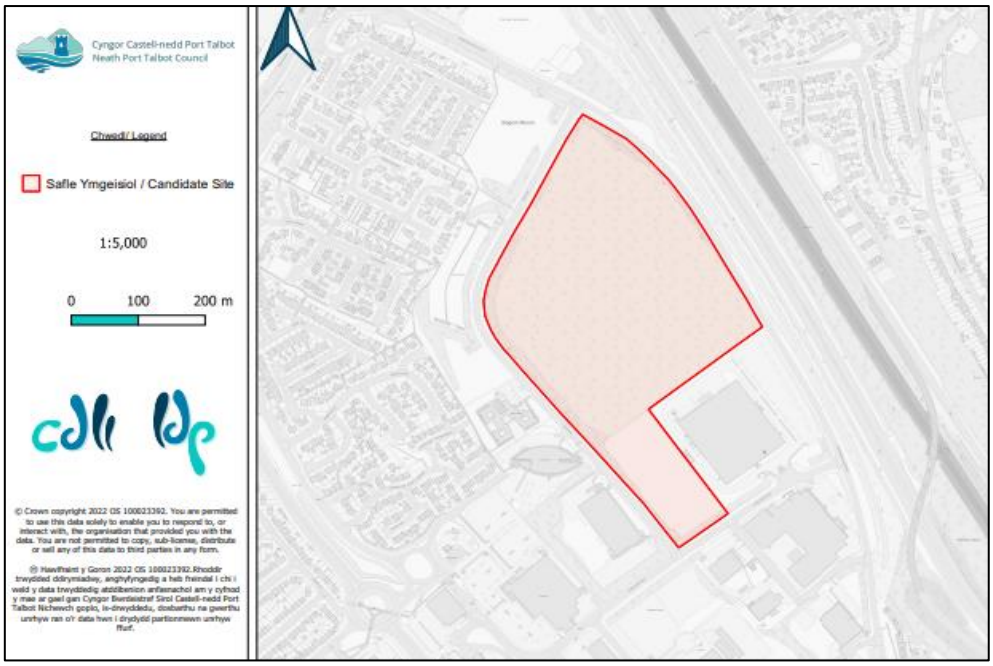
Criteria	Assessment
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by the Council who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	It is understood that the landowner is in discussions with Starbucks and Aldi. This would result in the site being brought forward for retail uses.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is considered to be suitable for employment uses. There is however a pending application for retail uses and there is understood to be discussions ongoing with retail providers. It is therefore not proposed to allocate the site for retail uses.

RLDP/PT/0007 - Plot C1 and C2, Baglan Industrial Estate

Figure 4: RLDP/PT/0007 - Plot C1 and C2, Baglan Industrial Estate



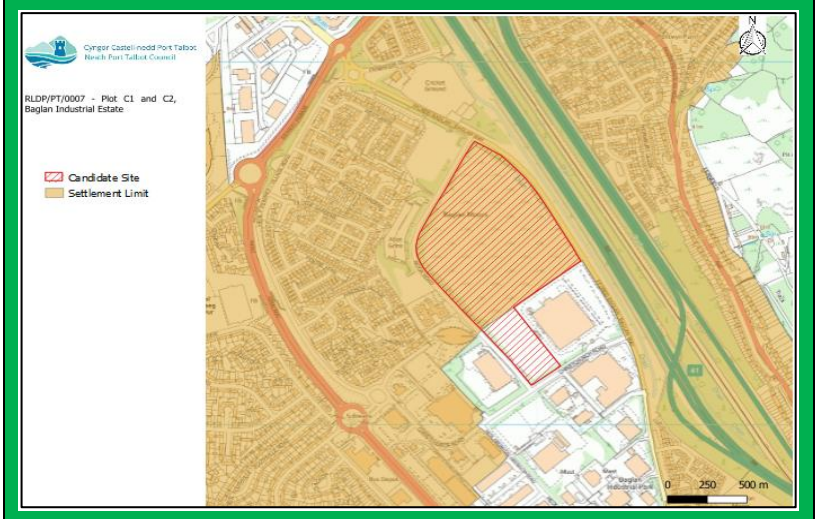
Site Detail	Information
Site Name	Plot C1 and C2, Baglan Industrial Estate
Site Typology	Candidate Site submission
Site area (Ha)	15.0ha
Ward	Aberavon
Spatial area	Port Talbot

Characteristics of the Site

Figure 5: RLDP/PT/0007 - Plot C1 and C2, Baglan Industrial Estate - Internal Environment

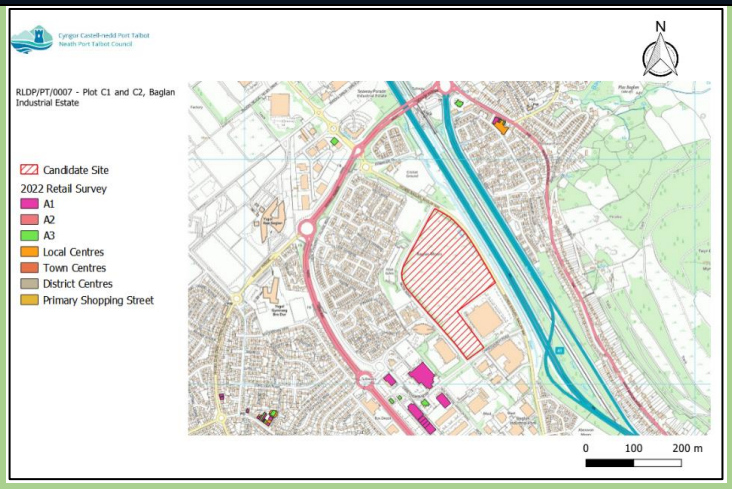
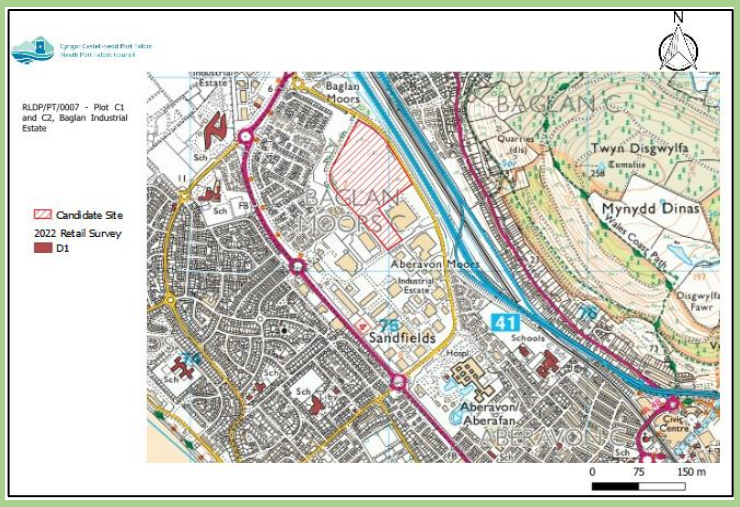


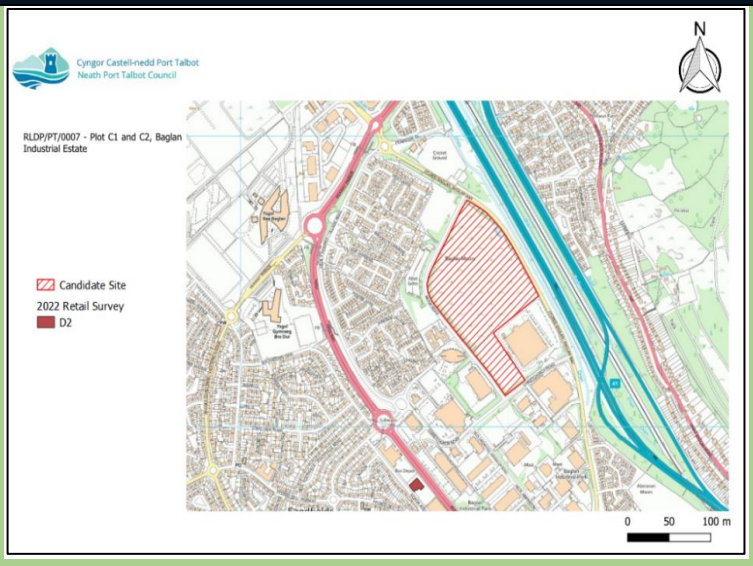
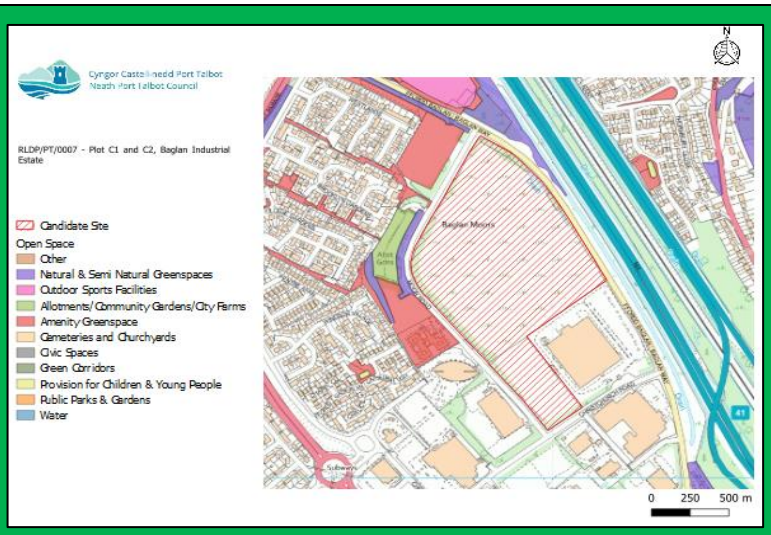
Source 1: Google Streetview (2024)

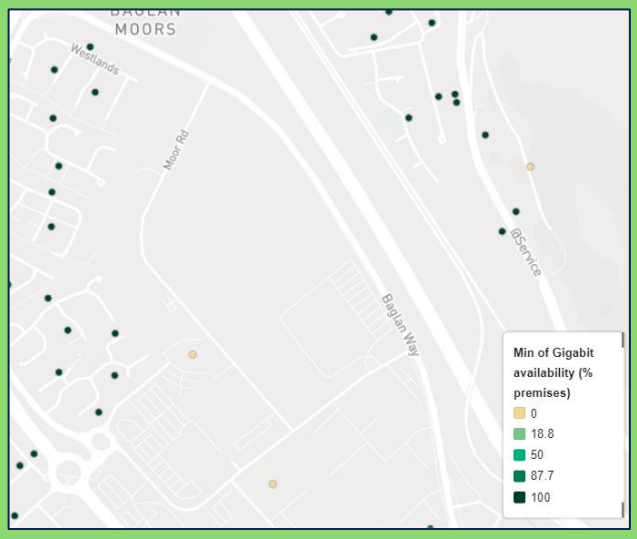
Criteria	Analysis
Location of the site	The site is located within Aberavon which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Species-rich open mosaic habitat previously developed land comprising a variety of habitats including neutral grassland, scrub communities and fen. Amber level features: Open mosaic habitat, rare invertebrates. S7 habitat and species. Red level features: Trees, well-connected scrub. Connectivity. Species potential: Shrill carder bee, reptiles, rare invertebrates Further surveys required for planning: Habitat, invertebrates, reptiles
Planning permission	Planning permission P2022/0470 granted October 2022 for erection of an industrial unit (Use Class B2) (GIA 25,545sqm). This is currently under construction.

Criteria	Analysis
Adjoining uses	The site is partly located within a designated employment area. Surrounding uses include employment and open space.
Sequential location	The site is partially within/ adjacent to Baglan Industrial Estate existing designated employment area. Planning permission P2022/0470 granted October 2022 for erection of an industrial unit (Use Class B2) (GIA 25,545sqm). This is currently under construction.
Prominence	The site is located of Moor Road and Ffordd Baglan. These link onto the A4241 which connects Port Talbot to the M4. The site is located within very close proximity of the M4. It is not visible due to a well-established boundary of trees. The site therefore has a good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Fairway Sandfields Local Centre is approx. 800m to the south of the Candidate Site parcel. Pentwyn Baglan Local Centre is approx. 440m to the north of the Candidate Site parcel. There are a number of retail facilities along Christchurch Road approx. 210m to the south of the Candidate Site parcel.

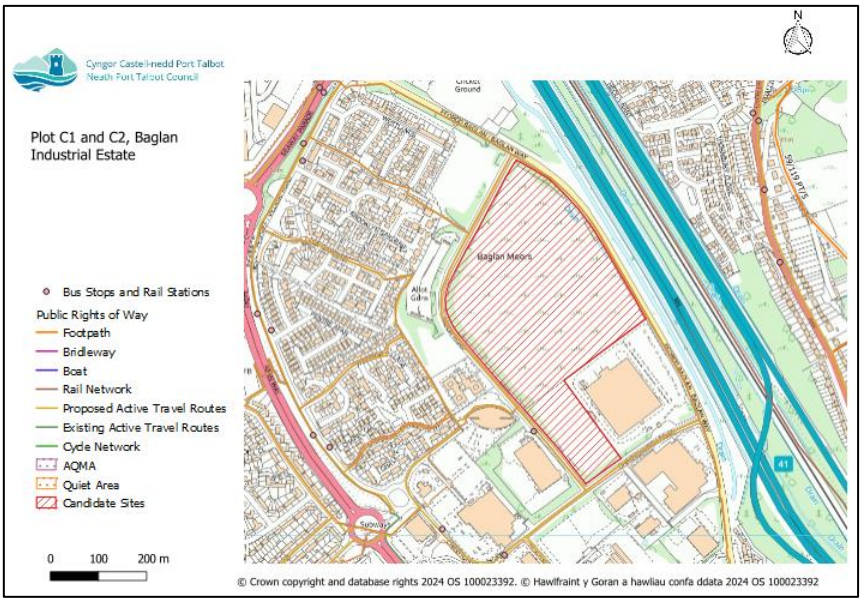
Criteria	Analysis
	 Proximity to non-residential institutions: Scallywags is approx. 490m to the west of the Candidate Site parcel. There are a number of non-residential institutions within the wider area.  Proximity to assembly and leisure: Vitality Health and Fitness is approx. 440m to the south west of the Candidate Site parcel.

Criteria	Analysis
	 There are therefore retail/ non-residential/ assembly and leisure facilities within 400m of the site. The site therefore has very good level of access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	 No.
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable

Criteria	Analysis
	broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site offers potential for expansion of neighbouring premises, however, the site is being brought forward by Glassworks, a new business in the area.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within a highly accessible location partly within a designated employment area. The site has good prominence and is relatively flat. There is no known pressure for other forms of development.

Accessibility

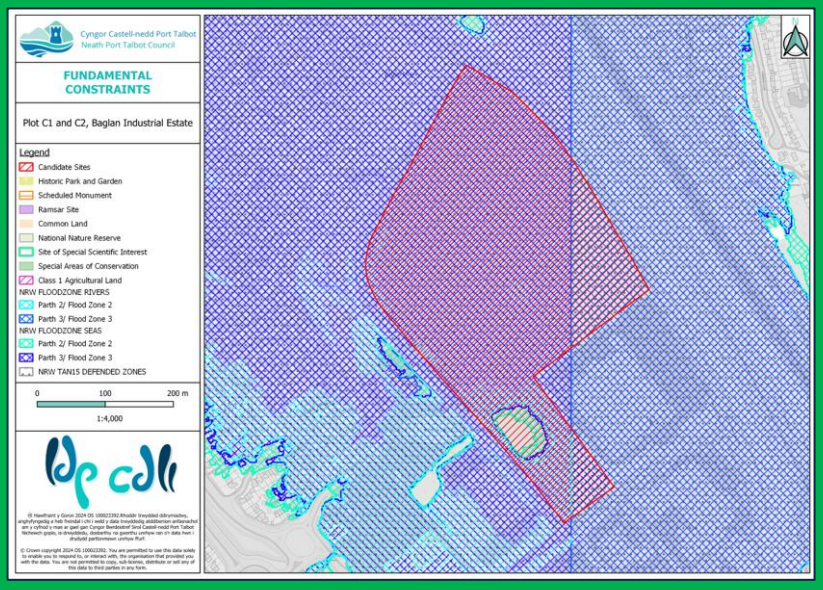
Figure 6: RLDP/PT/0007 - Plot C1 and C2, Baglan Industrial Estate - Accessibility

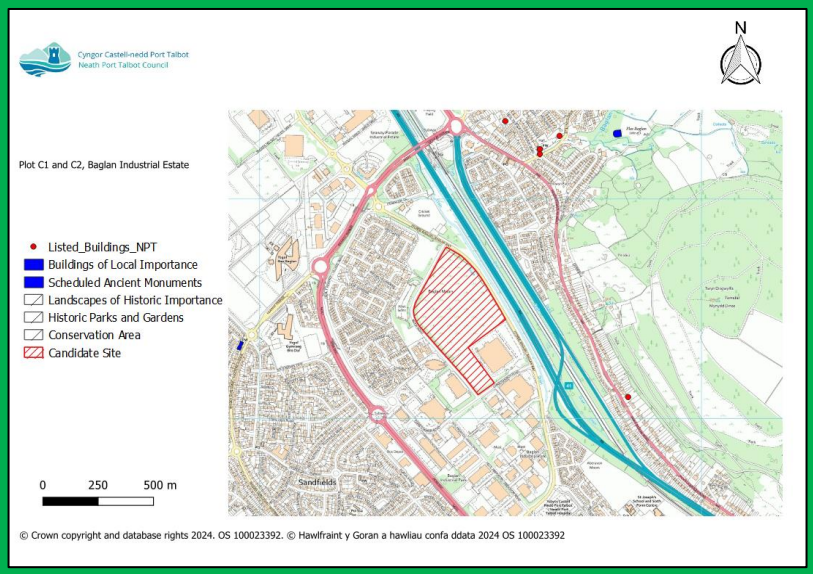
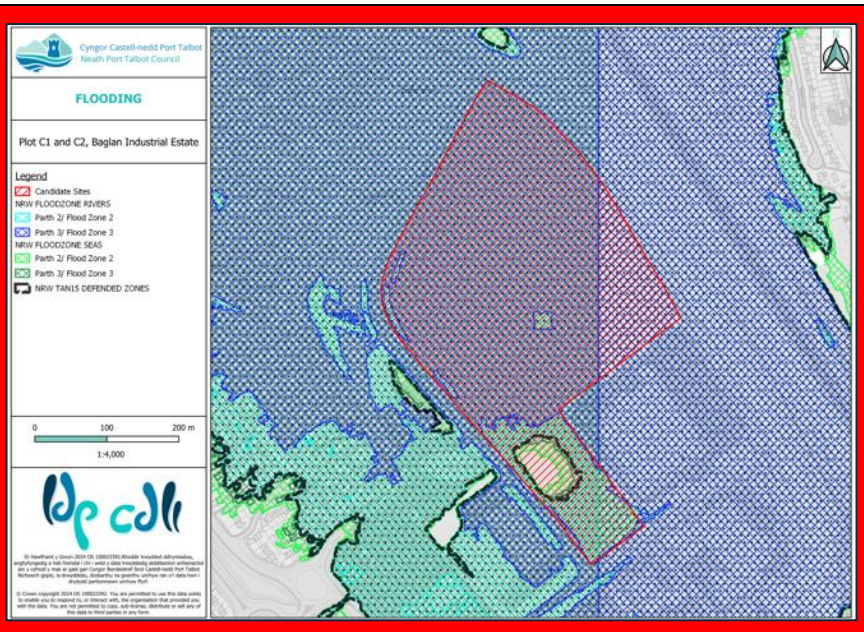


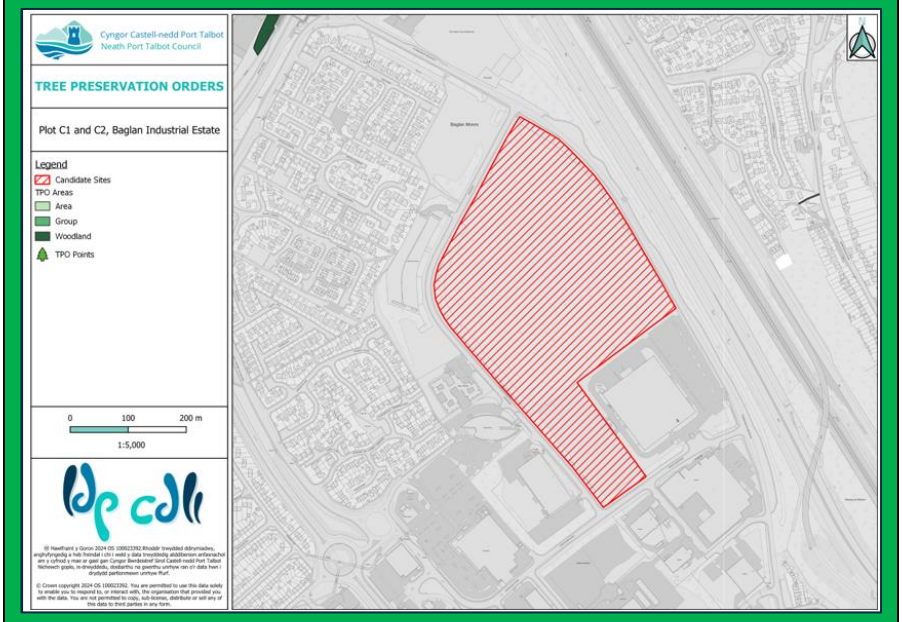
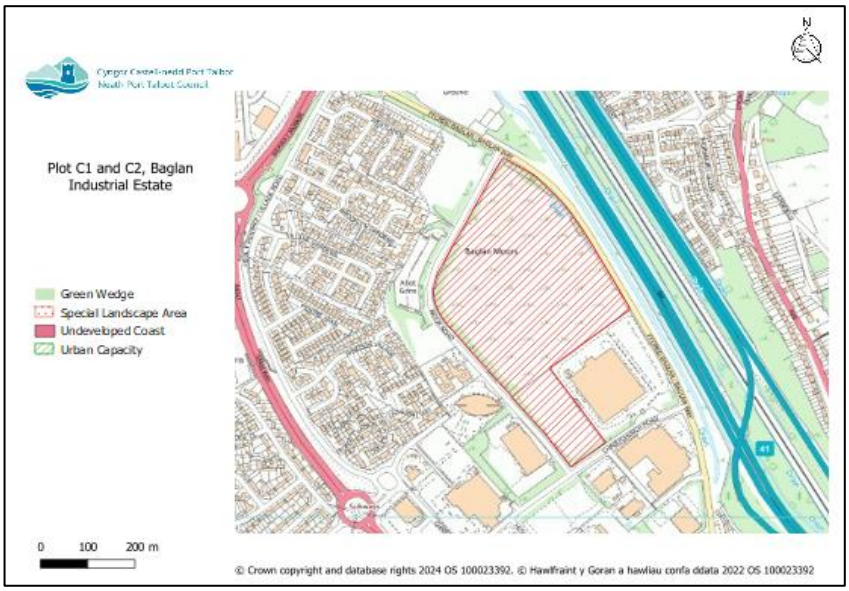
Mode	Provision
Road Access	The site is located within close proximity of the A4241 which connects Port Talbot and the M4. The site therefore has good road access.
Public Transport Access	There is a bus stop adjacent to the site. This offers services approx. every 15-20 minutes. The site therefore has excellent access to public transport.
Public Rights of Way	There are no public rights of way within the site.
Active Travel Comments	A route from Baglan Train station to NPT hospital (along Baglan way) is being looked at. As per Active Travel Guidance Transprot for Wales and Welsh Government would like us to put in raised plateaus at all junctions, so this development would need to follow that for continuity.

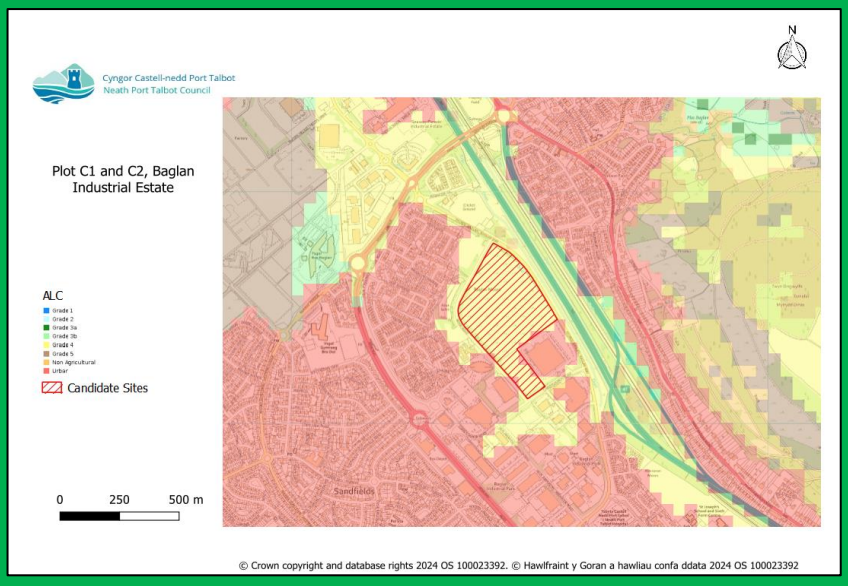
Mode	Provision
	Lot of routes in surrounding area, but a lot don't meet Active Travel standards. NCN4 nearby, this links to Swansea and Port Talbot. Overall the site is considered to have very good active transport connections.
Highway Comments	In accordance with TAN18 a Transport Assessment will be required. The proposed extent of operational assessments should cover Village Road, Fernbrook Close, Bagaln Way Roundabout, and A4241/Seaway Parade Roundabout. Any proposed vehicular accesses from Baglan Way and Moor Road, shall have a visibility setback of 4.5 meters from the edge of carriageway in line with NPTCBC Highway Technical Design Guide for Residential, Commercial & Industrial Developments.
Accessibility summary	Overall, the site is located in a highly sustainable location. Some improvements to active travel and highways will be required.

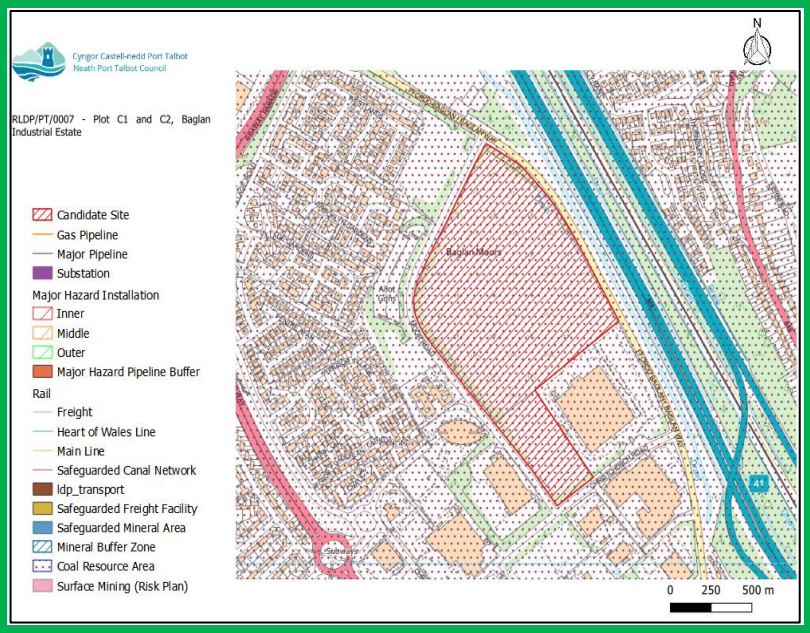
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Whilst there is residential accomodation wihtin the surrounding area, it is not directly adjacent to the site.

Criteria	Assessment
Heritage constraints	 No heritage constraints.
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Flood risk	 The site is located within flood zone 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 There are non TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	<u>Water Supply:</u> Ok <u>Water Sewerage:</u> Ok <u>Waste Water Treatment Works:</u> The site would feed into the Afan waste water treatment works. No capacity constraints identified. There are therefore no water quality constraints to development.
Impact on agricultural land	 The site is classified as Grade 4 and urban ALC.

Criteria	Assessment
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints summary	Flooding constraints limit development opportunities.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Planning permission P2022/0470 granted October 2022 for erection of an industrial unit (Use Class B2) (GIA 25,545sqm). This is currently under construction.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No

Criteria	Assessment
Has viability information been provided?	No
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	The site is under construction so assumed to be viable.
Ownership	The site is understood to be owned by one landowner who is brining the site forward for development.
Site identified/ likely to be identified for a specific user or specific end use?	Yes. Planning permission granted and currently under construction to develop a facility for Glassworks.
Is the site considered to be deliverable?	Yes. The site is considered to be deliverable. Detailed viability work will need to be completed should the site be allocated for developmetn in the Deposit Plan.

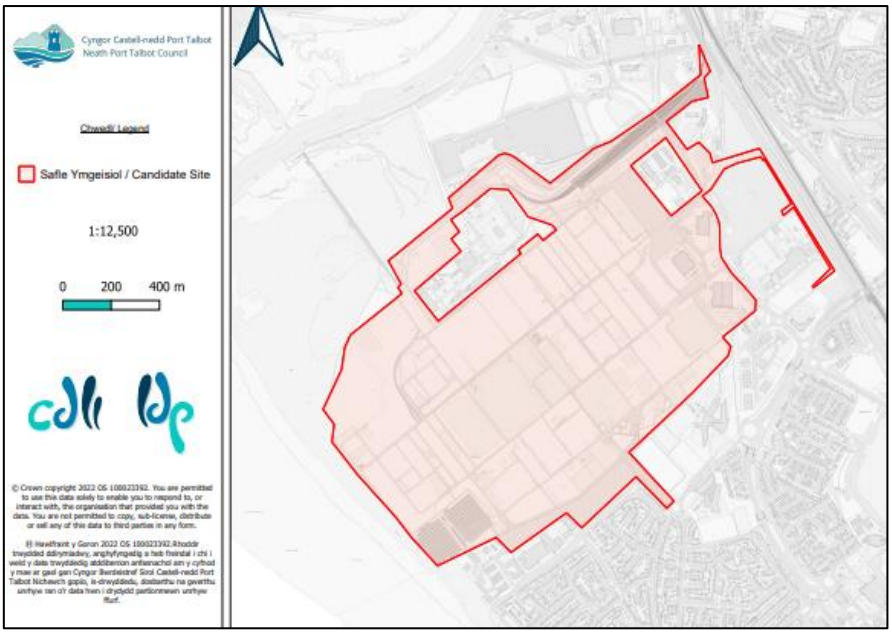
Conclusion:

Criteria	Assessment
Recommendation	Whilst there are flooding constraints, planning permission has been granted and is under construction for employment uses. The site is therefore considered to be suitable and deliverable for employment uses.

	Given that the site is under construction, the site will not be allocated for employment uses.

RLDP/PT/0008 - Baglan Energy Park

Figure 7: RLDP/PT/0008 - Baglan Energy Park



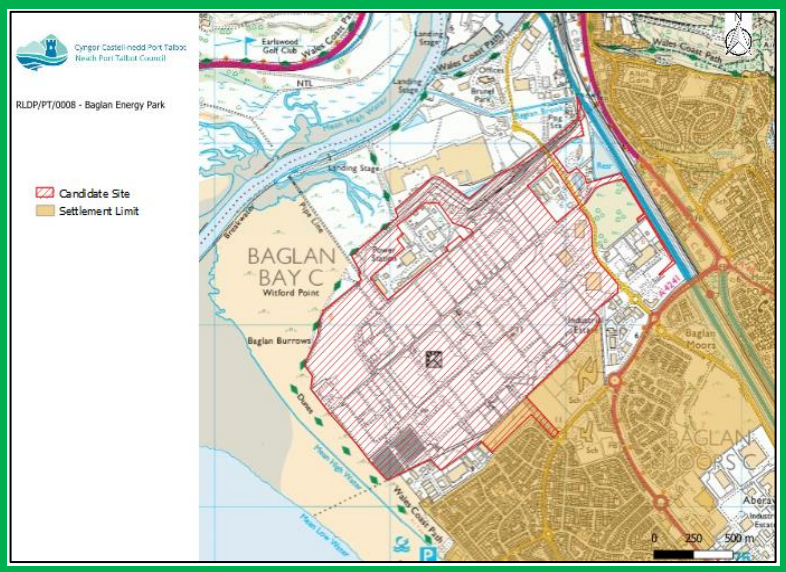
Site Detail	Information
Site Name	Baglan Energy Park
Site Typology	Candidate Site submission
Site area (Ha)	187.8ha
Ward	Baglan
Spatial area	Port Talbot

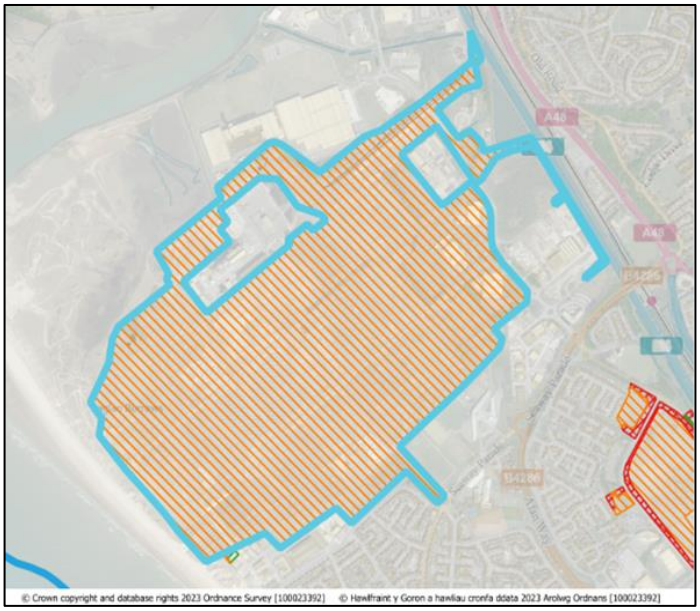
Characteristics of the Site

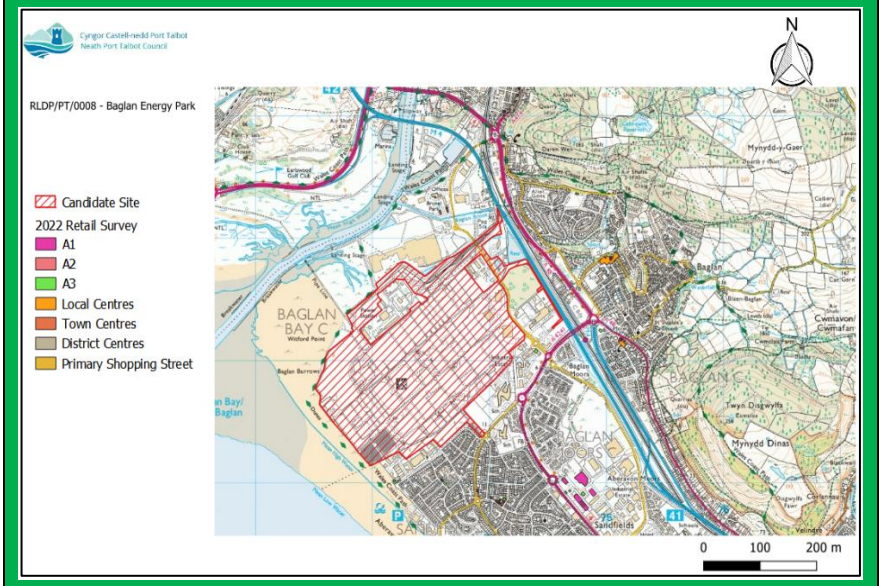
Figure 8: RLDP/PT/0008 - Baglan Energy Park - Internal Environment

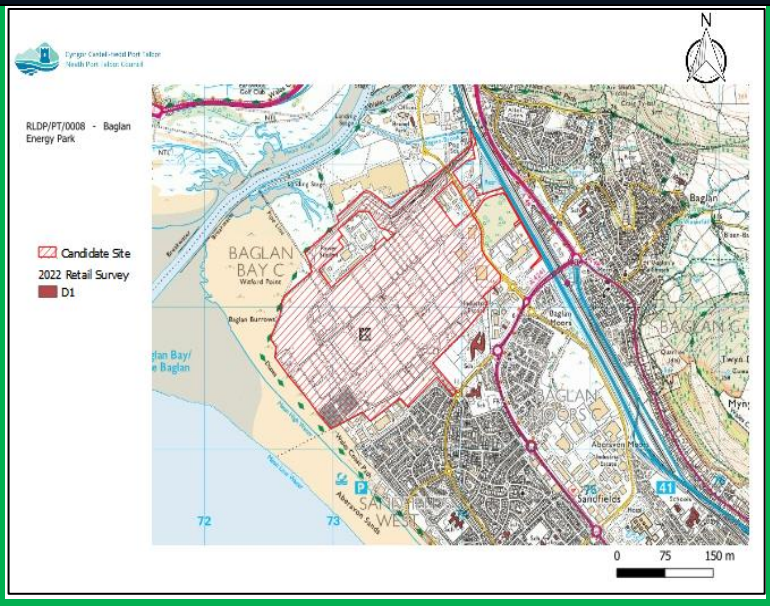
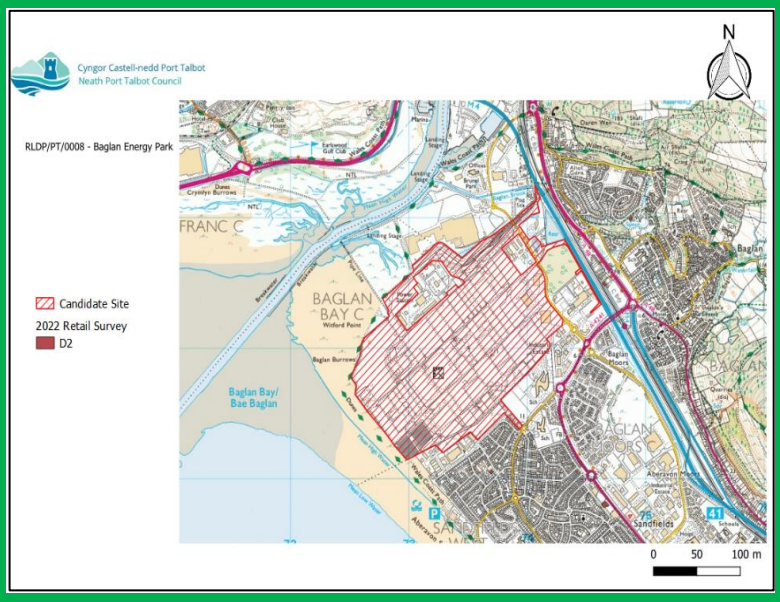


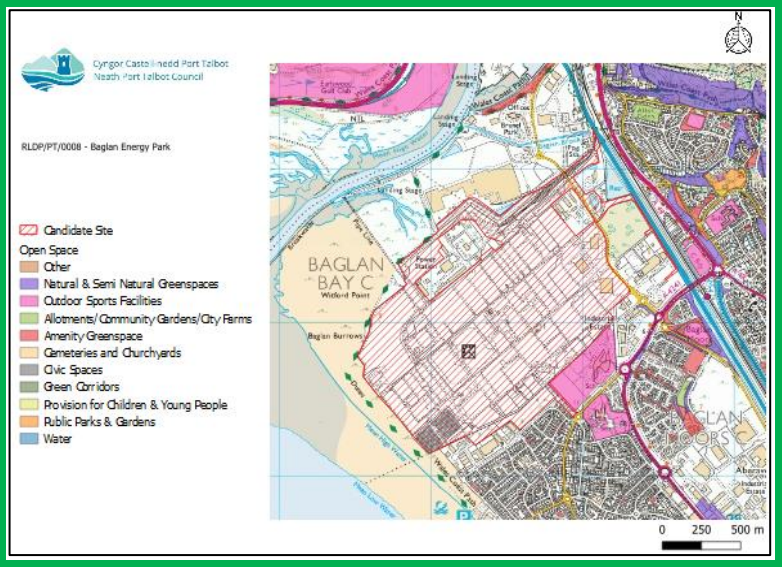
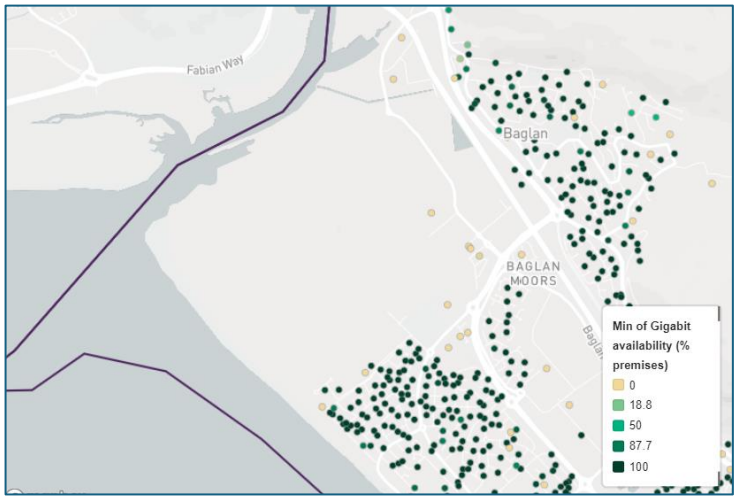
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within Baglan which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 There is a large, complex site containing diverse open mosaic and sand dune habitats. The site is to be included in a master plan at a later date. Amber level features: Lapwing, rare invertebrates, protected plants, lower plants. Protected species, highly specialised habitat. Further surveys required for planning: ExP1, plants, lower plants, invertebrates, ground nesting birds, brown hare, reptiles .
Planning permission	Pre planning application for Freeport in 2023. Application for hazardous substances storage, site remediation. Various planning applcaitions for employment related uses and building extensions.
Adjoining uses	Adjoining uses are mixed and include residential, school, and employment uses.
Sequential location	The site is allocated in the current LDP.

Criteria	Analysis
Prominence	The site is located adjacent to the M4 accessed via the A48 which connects the site directly to the M4. The site is visble from the M4 and there is a sign marketing the employment area on the M4. The site therefore has excellent prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Fairwood Drive/ Lodge Drive, Baglan is approx. 610m to the north of the Candidate Site parcel.  <u>Proximity to non-residential institutions</u>: There are a number of non-residenital institutions within the wider area. Sandfields Methodist Church is approx. 40m to the east of the Candidate Site parcel. Ysgol Gymraeg Bro Dur is approx. 90m to the east of the Candidate Site parcel.

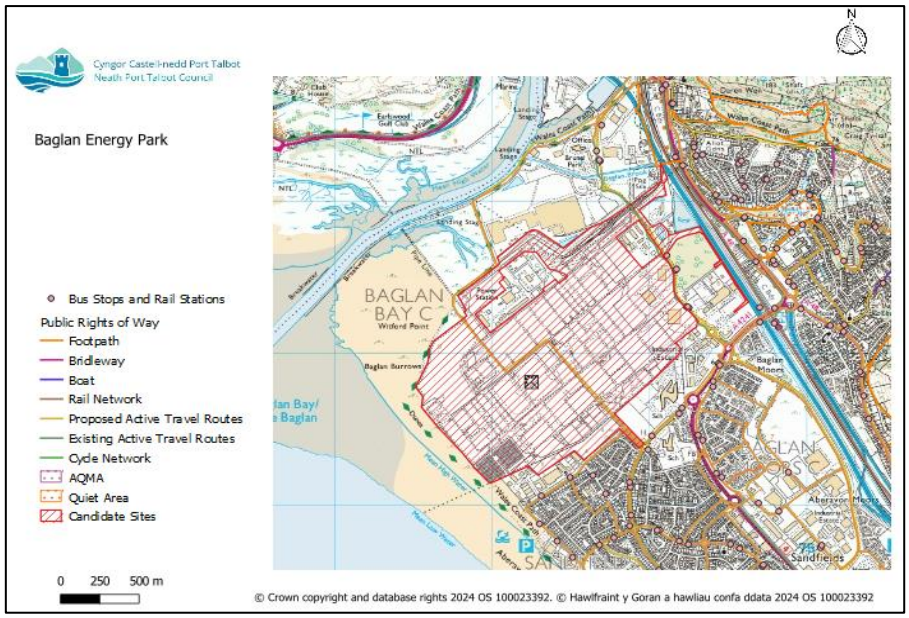
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: Mozart Drive Community Centre is approx. 280m to the south east of the Candidate Site parcel.  The stie therefore has excellent access to services.
Welsh Language Sensitive Area	No

Criteria	Analysis
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are a number of businesses within the site and adjoining the site in Endeavour Close employment area which could expand into the site.

Criteria	Analysis
Pressure for other forms of development?	There is no pressure for other forms of development. The site has contamination issues which limit development opportunities.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within a highly accessible and prominent location, visible from the M4. The site is relatively flat, has potential for expansion opportunities and no pressure for other forms of development.

Accessibility

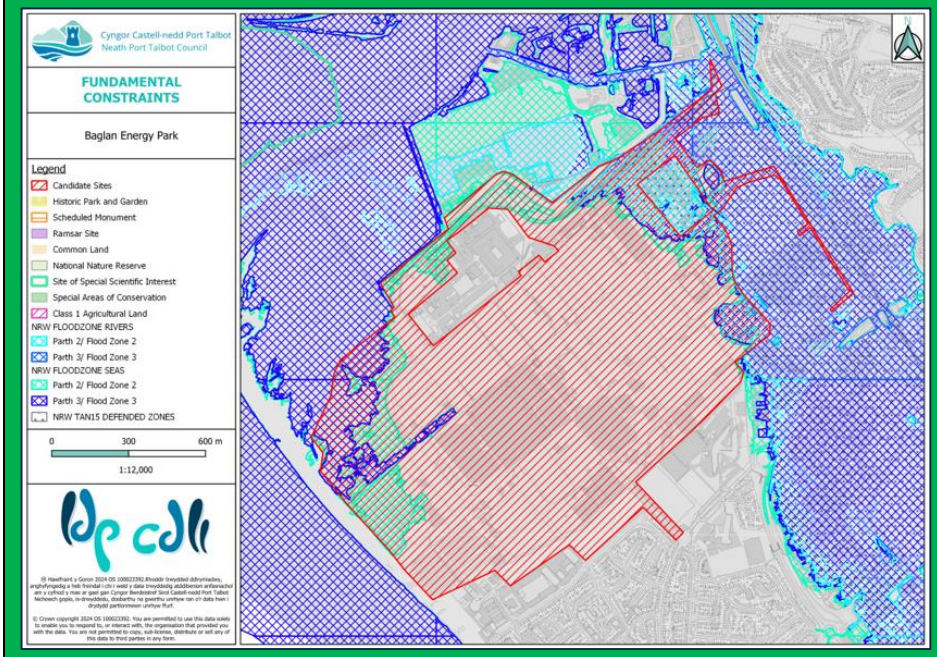
Figure 9: RLDP/PT/0008 - Baglan Energy Park - Accessibility

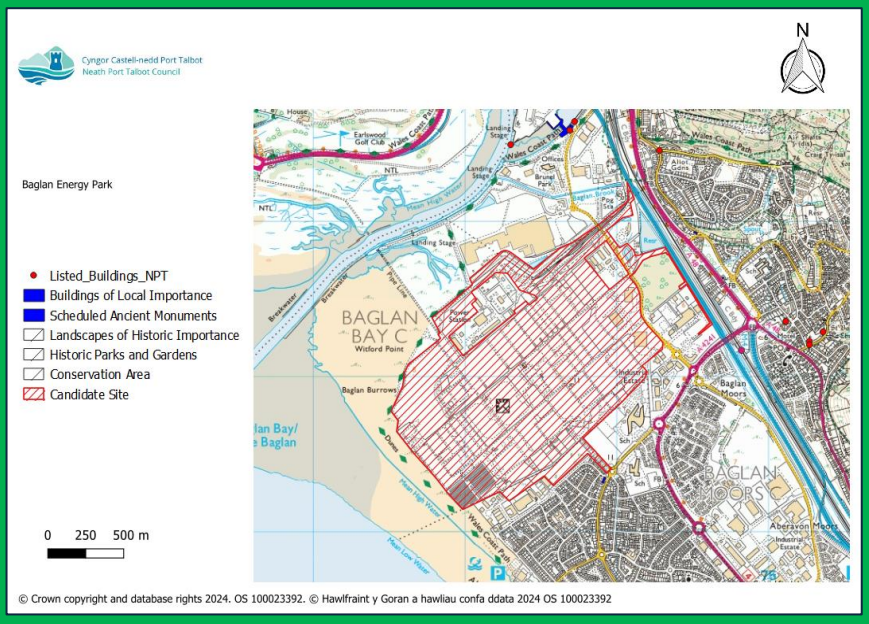


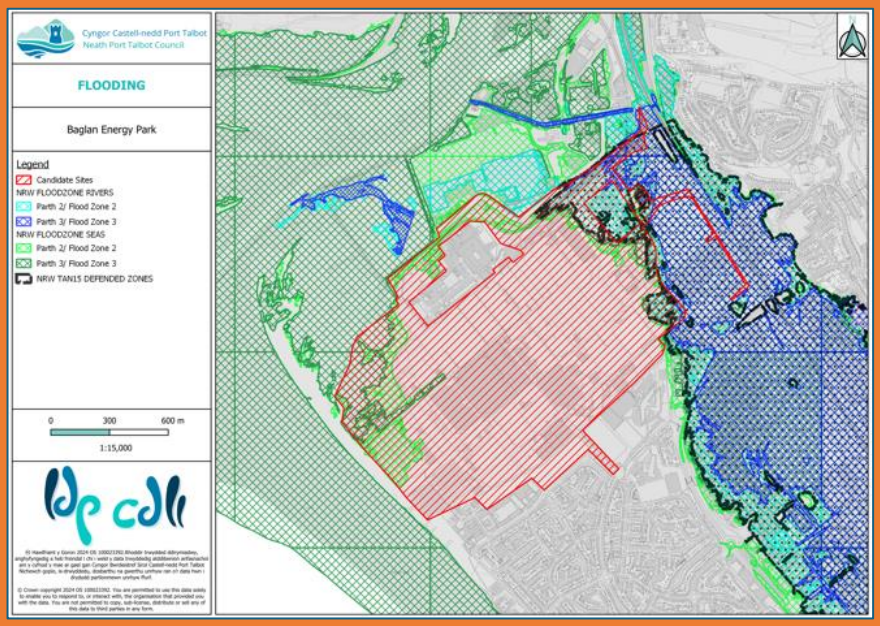
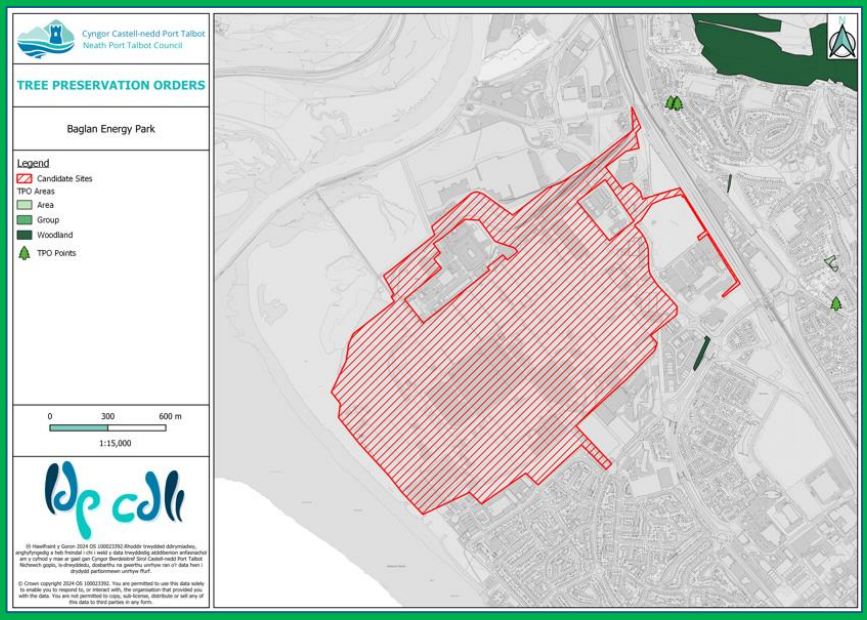
Mode	Provision
Road Access	The site is located adjacent to the M4 accessed via the A48 which connects the site directly to the M4. The site therefore has very good road access.

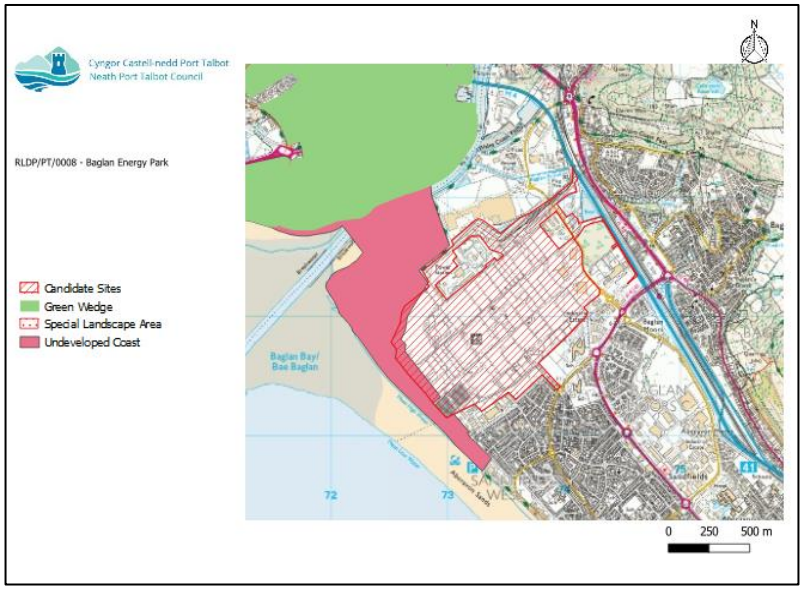
Mode	Provision
Public Transport Access	There are bus stops within the employment area which offer services approx. every 30 minutes. The site therefore has excellent access to public transport.
Public Rights of Way	There are no Public rights of way within the site.
Active Travel Comments	A future route and existing route goes through the site. The existing route is NCN4 alongside the road so assume this would be maintained. In regards to the future route that goes near the solar farm, this site could provide a good opportunity to link to the seafront with The Quays etc. There is a future route on Purcell Avenue which is being looked at via the Sandfields Masterplan. Good location for cycle routes, NCN4 not far which links to NPT hospital and Fabian way. Overall the site has excellent active travel linkages.
Highway Comments	In accordance with TAN18 a Transport Assessment will be required. The proposed extent of operational assessments should cover Village Road, Fernbrook Close, Bagaln Way Roundabout, and A4241/Seaway Parade Roundabout. Any proposed vehicular accesses from Baglan Way and Moor Road, shall have a visibility setback of 4.5 meters from the edge of carriageway in line with NPTCBC Highway Technical Design Guide for Residential, Commercial & Industrial Developments.
Accessibility summary	Overall, the site is located in a highly sustainable location which very good access to public transport.

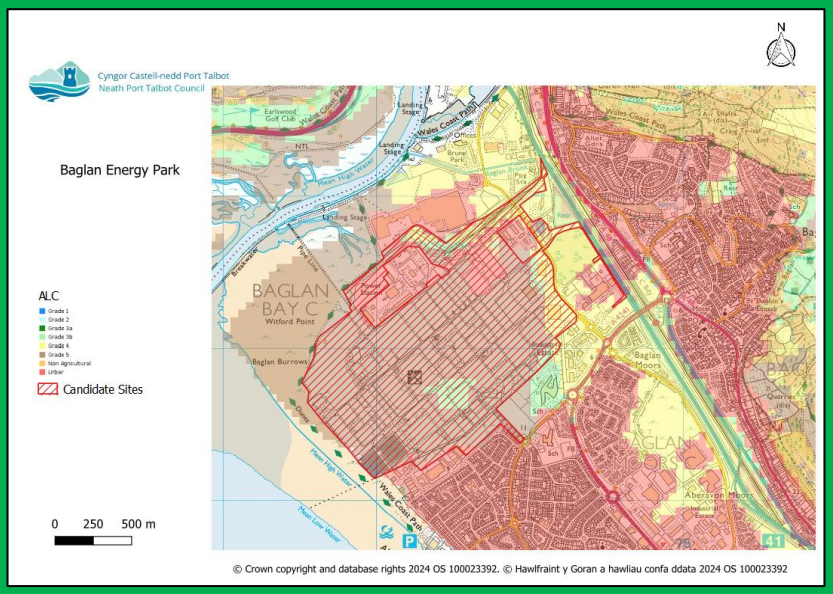
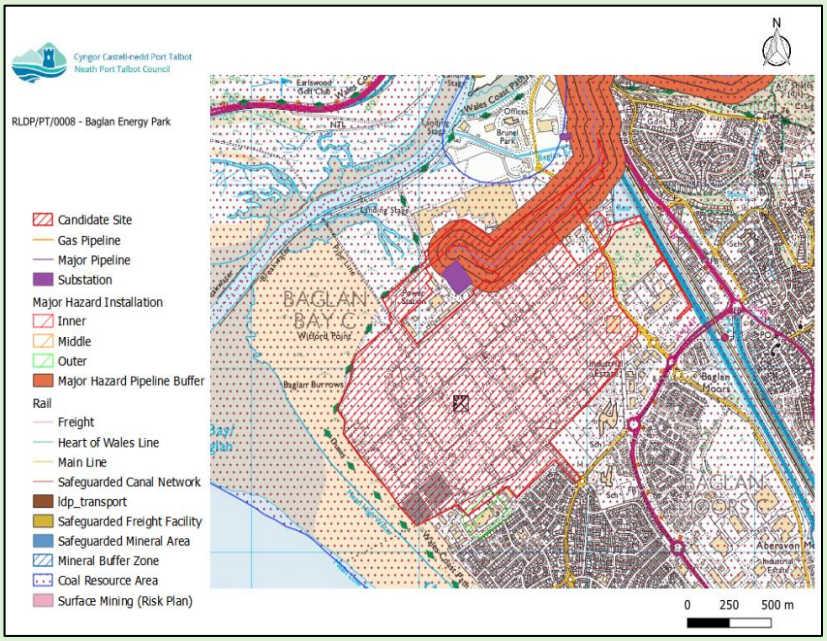
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is residenital accommodaiton adjoining parts of the site to the south east. The site is however not located wihtin a purley residenital area.

Criteria	Assessment
Heritage constraints	There are no heritage constraints. 
Contamination and proximity to other known environmental concerns	There are known contamination issues due to the previous use of the site. Discussions are taking place as part of the current planning permission. It is not considered that these would prevent development coming forward. Consideration will instead need to be given to the constraints and remediation works will be required.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located in flood zone 2 and 3
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	A very small part of the site is located within the Undeveloped Coast.
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The site would feed into the Afan waste water treatment works. No capacity constraints identified.

Criteria	Assessment
	Welsh Water have therefore confirmed no constraints to development.
Impact on agricultural land	The site is classified as Grade 3b, Grade 4, Grade 5, non-agricultural, and urban ALC. 
Are there any infrastructure constraints to development?	 Industrial site and historic landfill within the boundary.

Criteria	Assessment
	There is a substation adjacent to the north of the Candidate Site parcel (in the area cut out of the parcel). There is a major pipeline in running through the north of the Candidate Site parcel. Major hazard pipeline buffer passes through the north eastern part of the Candidate Site parcel. There are infrastructure constraints, these would however not limit development coming forward.
Constraints Summary	There are no overriding constraints to development. Further work will need to be undertaken to address the contamination issues. Infrastructure constraints will need to be taken into consideration in the design of any future scheme for the site.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	The site has recently been purchased by Welsh Government, further work is being undertaken in order to understand potential development opportunities. Further information will be required.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	No. The site has recently been purchased by Welsh Government, further work is being undertaken in order to understand potential development opportunities. Given the scale and complexity of the site, further work is required to be undertaken prior to viability work being undertaken. Viablity information will be provided as part of this further work.
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	As above.

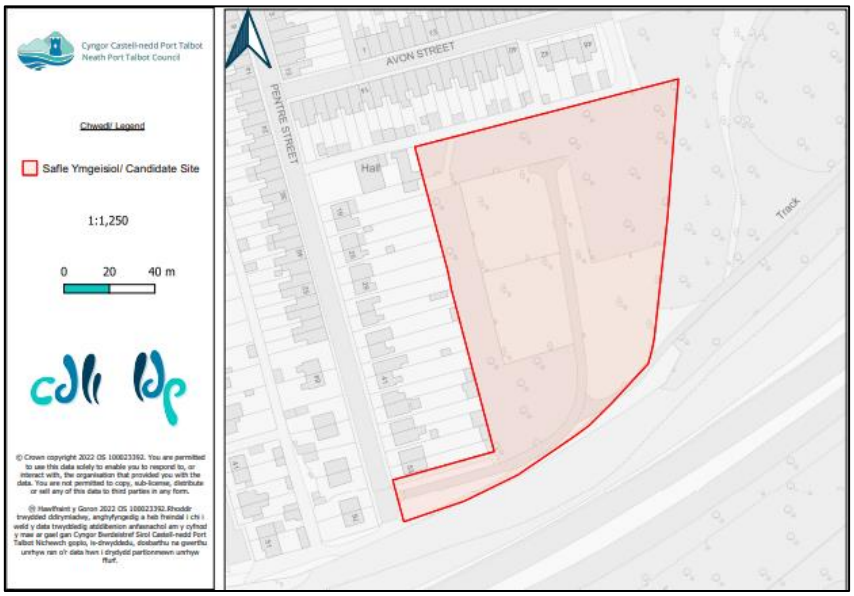
Criteria	Assessment
Ownership	The site is owned by Welsh Government who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	It is understood that discussions have not yet taken place due to the recent acquisition.
Is the site considered to be deliverable?	For the purpose of this assessment, the site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is currently allocated in the current LDP. Given the recent acquisition of the site by Welsh Government, it is considered that the site will be brought forward for development. The site is therefore considered to be suitable and deliverable. The site is recommended for allocation in the RLDP.

RLDP/NV/0003 - Former Glan Yr Afon Caravan Park & Land Fronting Mill Terrace, Glynneath - Submission 2h

Figure 10: RLDP/NV/0003 - Former Glan Yr Afon Caravan Park & Land Fronting Mill Terrace, Glynneath - Submission 2



Site Detail	Information
Site Name	Former Glan Yr Afon Caravan Park & Land Fronting Mill Terrace, Glynneath - Submission 2
Site Typology	Candidate Site submission
Site area (Ha)	1.4ha
Ward	Blaengwrach
Spatial area	Neath Valley

Characteristics of the Site

Figure 11: RLDP/NV/0003 - Former Glan Yr Afon Caravan Park & Land Fronting Mill Terrace, Glynneath - Submission 2 - Internal Environment

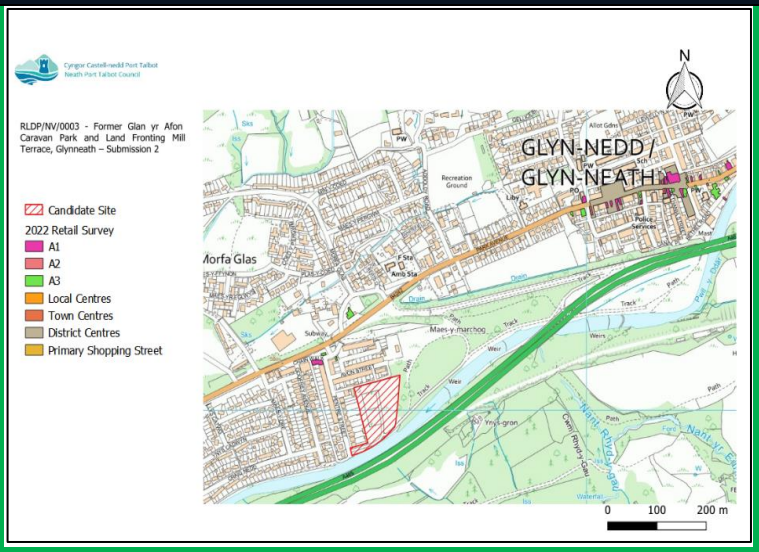
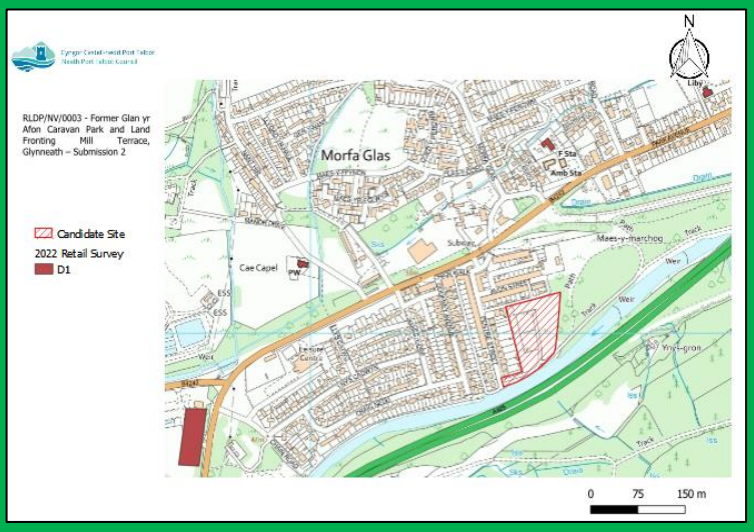


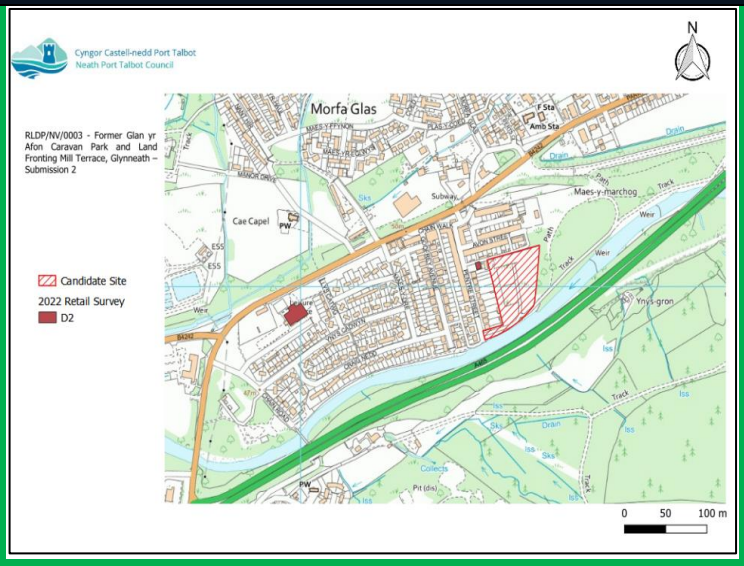
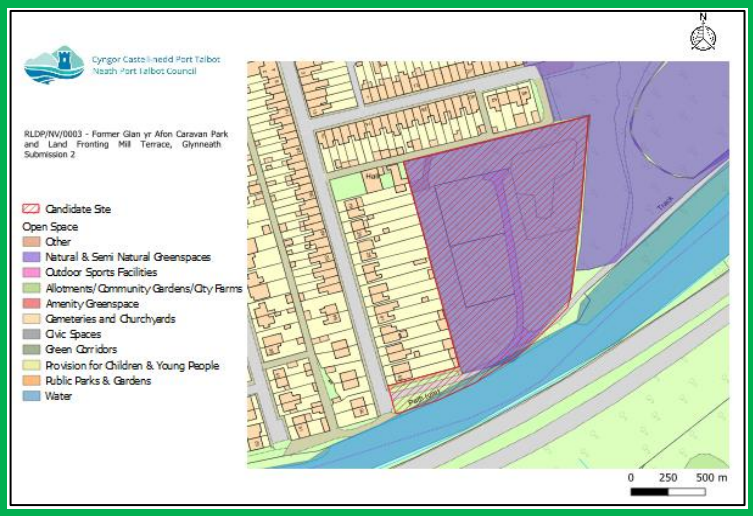
Source 1: Google Streetview (2024)

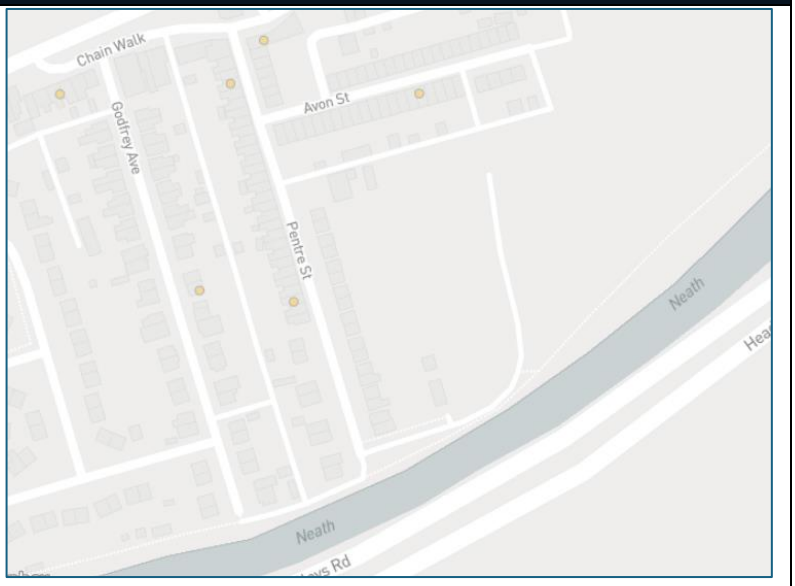
Criteria	Analysis
Location of the site	The site forms part of the settlement of Glynneath/ Pontwalby which is identified as a keys settlement in the Council's Settlement Hierarchy. 
Existing use	Greenfield
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Green level features: Hardstanding Amber level features: Open mosaic habitat. SINC habitat. Red level features: Trees. S7 habitat. Connectivity. Open mosaic habitat with species-rich neutral grassland and scrub. Species present: Common knapweed, dogwood, broom, common bird's foot-trefoiil, great burnet, pendulous sedge. Species potential: Bats, otter, reptiles, nesting birds. Further surveys required for planning: Bat, otter, reptile.
Planning permission	None relevant.

Criteria	Analysis
Adjoining uses	Adjoining uses include residential accommodation and countryside. Depending on the type and scale of development, employment uses could be complementary to the type and scale of development proposed.
Sequential location	The site is not located within a designated employment area. The site is not located within the urban area. The site is not currently used for employment uses.
Prominence	Whilst the site adjoins the A465, it does not have direct access to the A465, instead being connected via Pentre Street residential road and B4242. The site is somewhat visible from the A465 also this is somewhat limited due to the level difference between the site and the A465. Overall the site is considered to have average level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Glynneath District Centre is approx. 620m north east CS. There are two take-aways and a convenience store approx. 90m north of the CS.

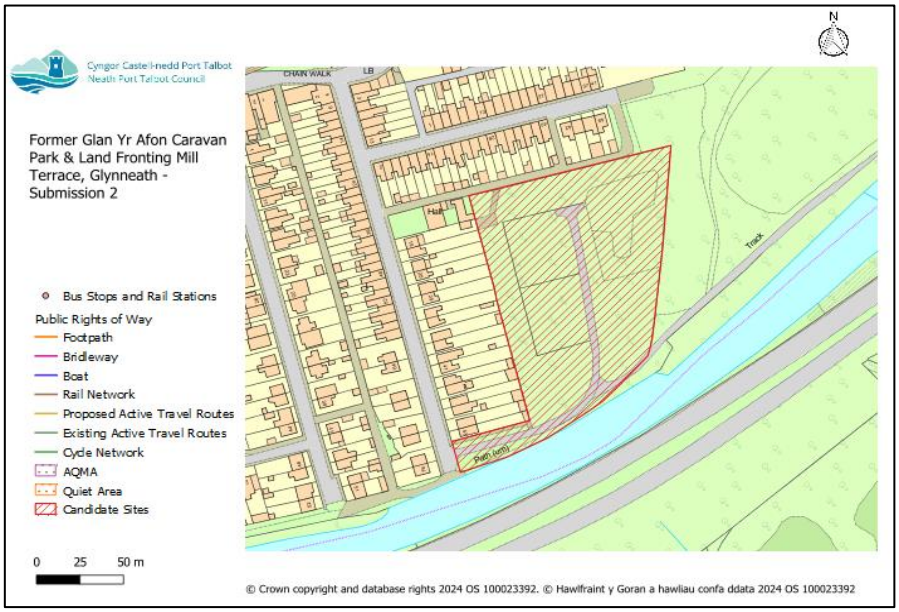
Criteria	Analysis
	 <u>Proximity to non-residential institutions</u>: Glynneath Health Centre is approx. 630m to the west of the CS. St Cadoc's Church is approx. 430m north west of the CS. Morfa Glas Nursery School is approx. 300m north of the CS. Glynneath Library is approx. 510m north east CS.  <u>Proximity to assembly and leisure</u>: Old Age Pensioners Hall is adjacent to the CS. Glynneath Leisure Centre is approx. 410m to the west of the CS.

Criteria	Analysis
	 The site therefore has excellent access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No – site is identified as Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	There are no employment facilities which directly adjoin the site which could expand into the site.
Pressure for other forms of development?	The site is also being promoted for residential development and the site is located within a predominantly residential area.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is located within close proximity of Glynneath town centre and is somewhat visible from the A465. The site is however located within a predominantly residential area without direct access to the A465 and has also been promoted for housing development.

Accessibility

Figure 12: RLDP/NV/0003 - Former Glan Yr Afon Caravan Park & Land Fronting Mill Terrace, Glynneath - Submission 2 - Accessibility

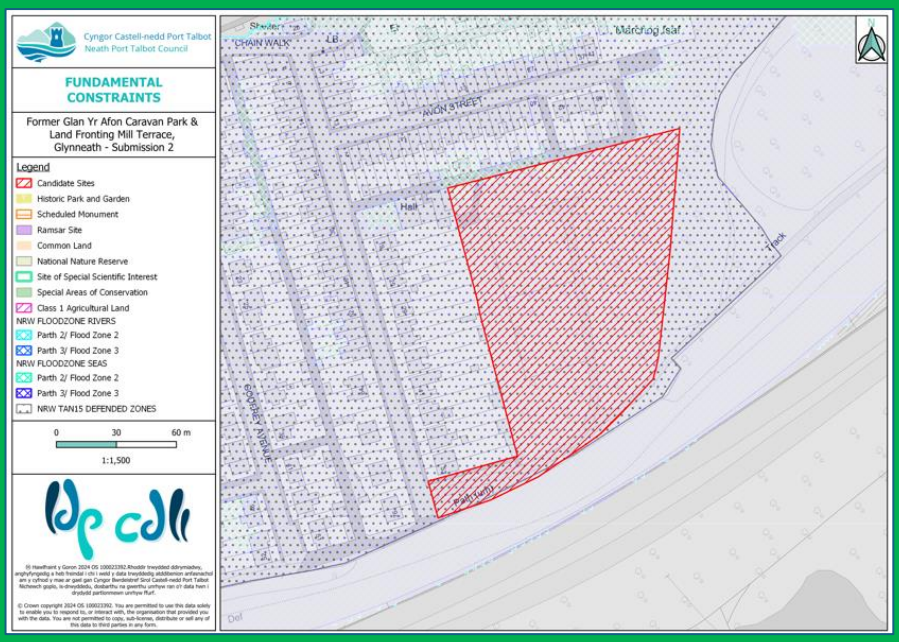


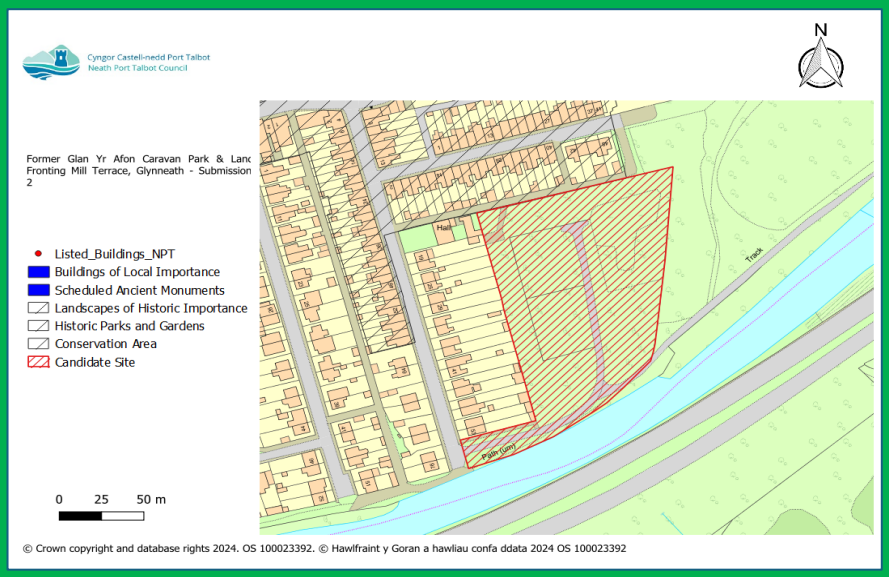
Mode	Provision
Road Access	Whilst separated by the river, the site does front onto the A465. There is however no direct access and there are constraints to prevent direct access (for example, levels and flooding). The site feeds onto Pentre Street which feeds onto the B4242 which subsequently feeds onto the A465. On the whole, the site is therefore considered to have an average level of road access.
Public Transport Access	The nearest bus stop is just a few minutes away at Chain Walk. There is an hourly service. The site therefore has very good public transport accessibility.
Public Rights of Way	There are no Public rights of way within the site/ immediately adjacent to the site.

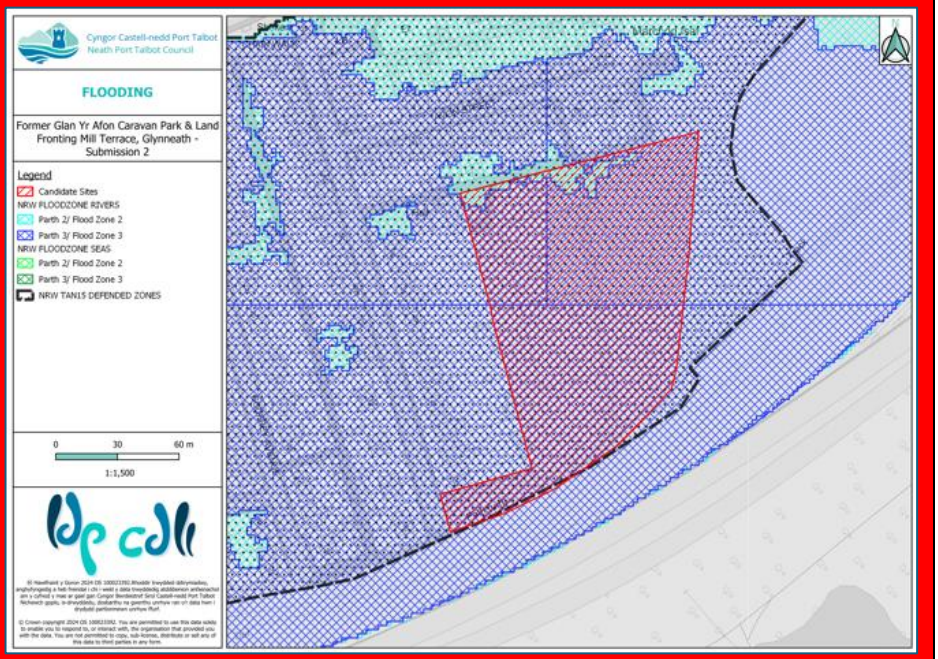
Mode	Provision
Active Travel Comments	Nearest future route is on the main road, this has failed an audit in February 2022. There is an NCN running through Glyneath linking onto the Neath Canal, but this part of the NCN isn't up to standard. Would need to think how this site would like to key destination points and the rest of the cycle network. The site is therefore considered to have an average level of active travel access on the whole. Improvements would be required.
Highway Comments	No objection in principle as the site can be accessed by the continuation of the existing highway at Avon Street being improved to meet current NPTCBC standards with any new highway construction being in full compliance with Neath Port Talbot County Borough Council - Highway Technical Design Guide for Residential, Commercial & Industrial Developments and TAN18 Guidance. Every effort should be made to connect the proposed with the existing residential settlements boarding the site. A Transport Assessment / statement is required with any mitigation measures needed off site implemented accordingly with achievable density being dependent on the outcome of the Transport Assessment/ Transport Impact Statement findings. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required.
Accessibility Summary	Overall, whilst the site is located within relatively close proximity of the A465 and Glynneath town centre and has

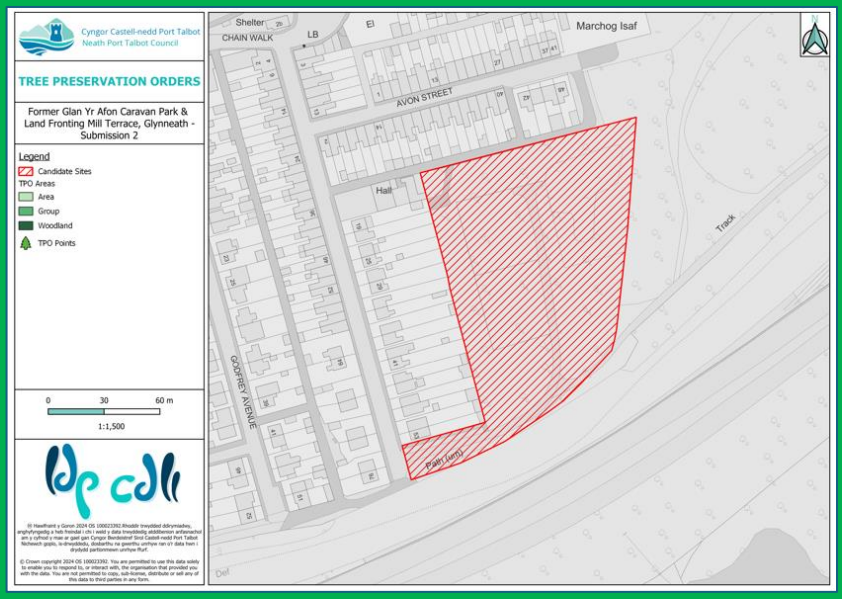
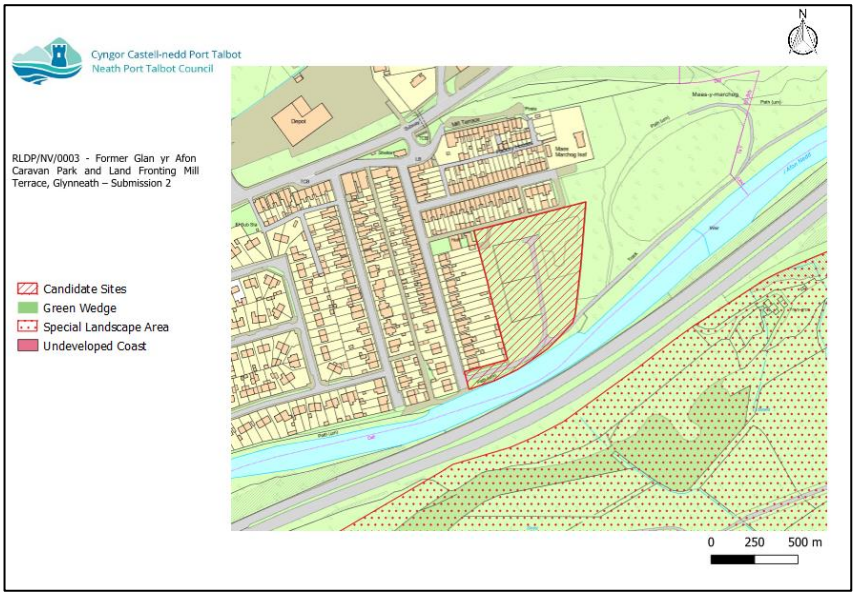
Mode	Provision
	very good acccess to public transport. Tthe site is located in a more limited location for employment development, being located off a predominantly residential road. Improvements to active travel and highways would be required.

Constraints:

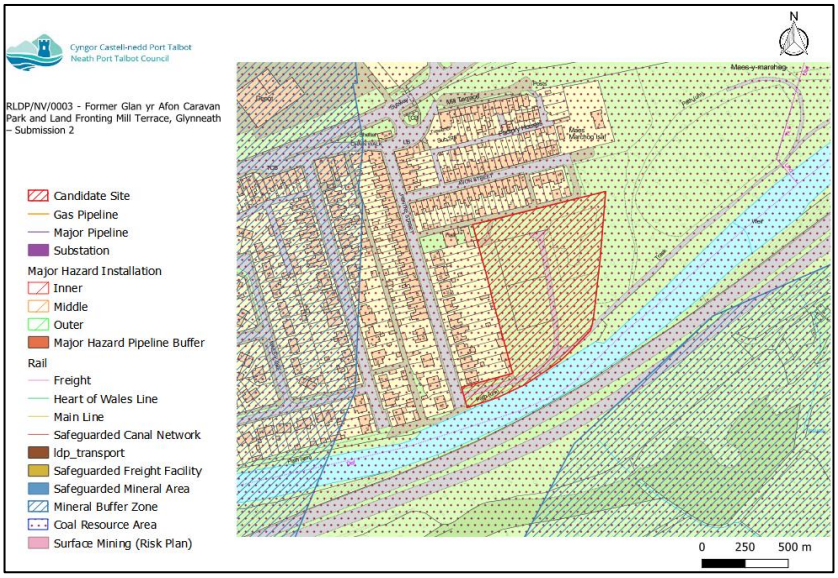
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No

Criteria	Assessment
	<u>Highly vulnerable development proposed within Flood Zone 3?:</u> No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation adjoins the site and the site is located within a predominantly residenital area.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing	<u>AQMA:</u> The site is not located within AQMA. <u>Noise sensitive area:</u> The site is not located within a noise sensitive area.

Criteria	Assessment
environmental problems? (e.g. air quality, noise, light etc.?)	Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Site is located within flood zone 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The site would feed into the Cwmgwrach Waste Water Treatment Works. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4, non-agricultural, and urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located adjacent to the River Neath. There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	Flooding constraints potentially limit development opportunities.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	1.1ha of employment accommodation.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	Yes. The site has also been promoted for residential development.
Has viability information been provided?	Yes

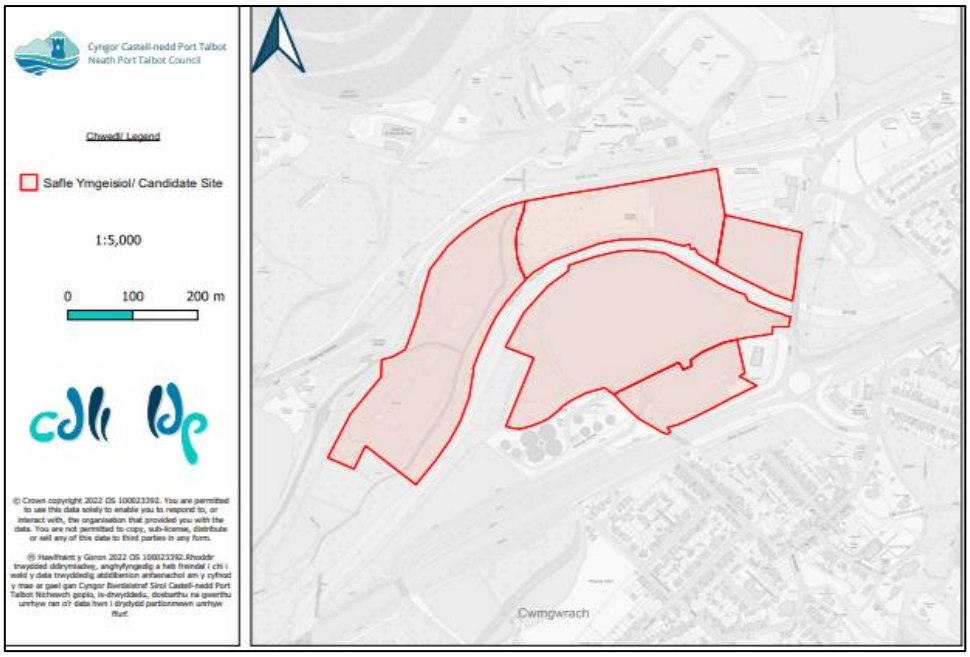
Criteria	Assessment
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	No end user known at this time.
Is the site considered to be deliverable?	Whilst the site is being promoted by the landowner for employment uses. The site is also being promoted by the landowner for residential development. It is therefore considered that the site is available for development. Viability information has also been provided to support the Candidate Site submission. The site is therefore considered to be deliverable. Further viability evidence will be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	Whilst the site is considered to be deliverable, the site is located within a predominantly residential area, there are flooding constraints, and there are biodiversity constraints which prevent development from coming forward. The site is therefore not considered to be suitable for development. It is therefore recommended that the site is not allocated for employment uses.

RLDP/NV/0009 - Glynneath Business Park

Figure 13: RLDP/NV/0009 - Glynneath Business Park



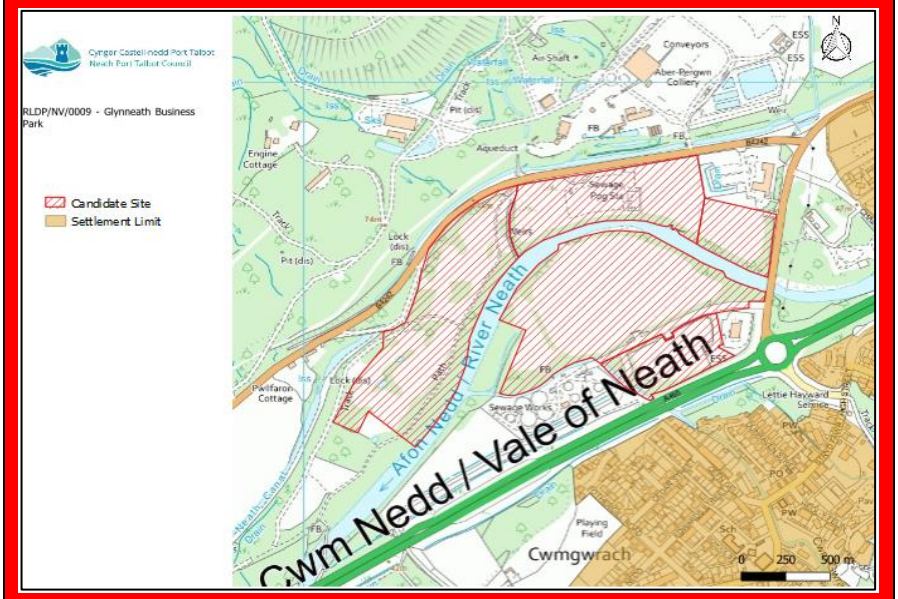
Site Detail	Information
Site Name	Glynneath Business Park
Site Typology	Candidate Site submission
Site area (Ha)	18.1ha
Ward	Blaengwrach
Spatial area	Neath Valley

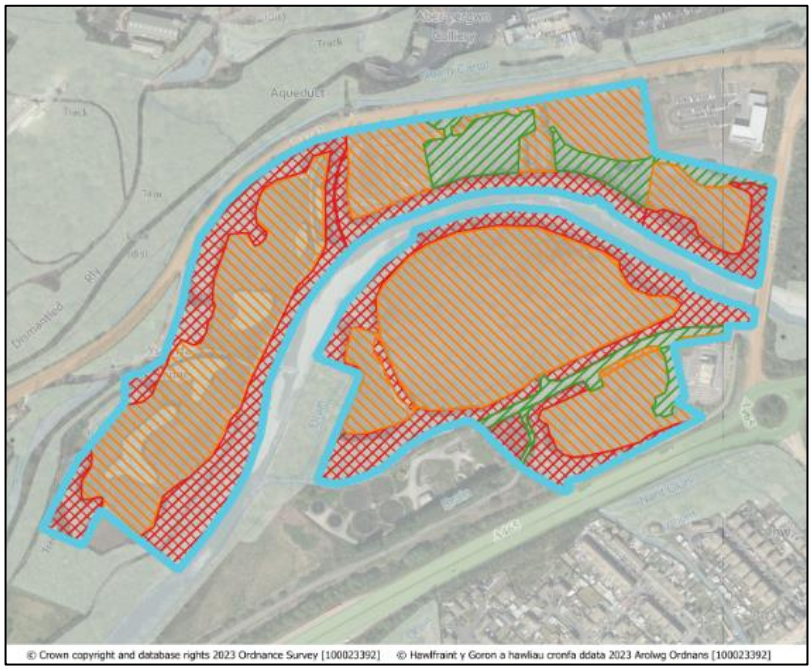
Characteristics of the Site

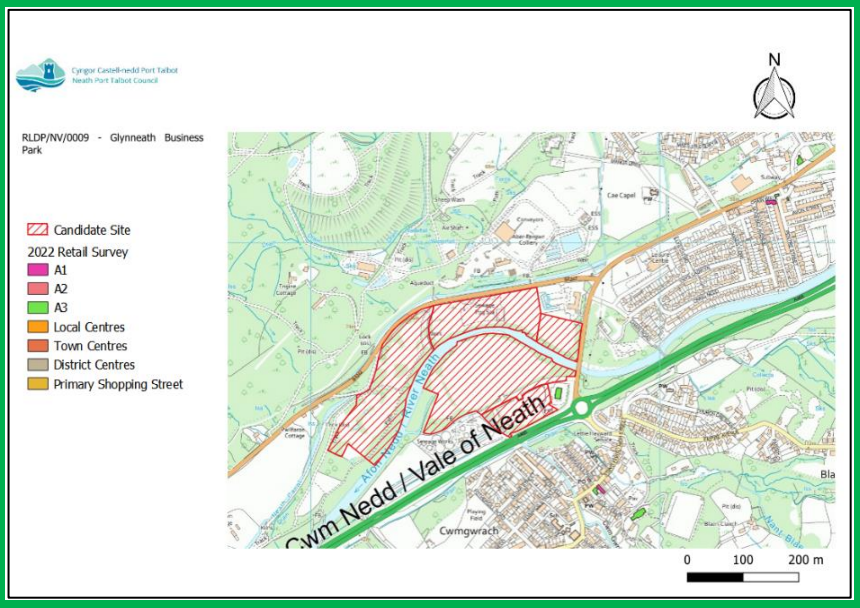
Figure 14: RLDP/NV/0009 - Glynneath Business Park - Internal Environment

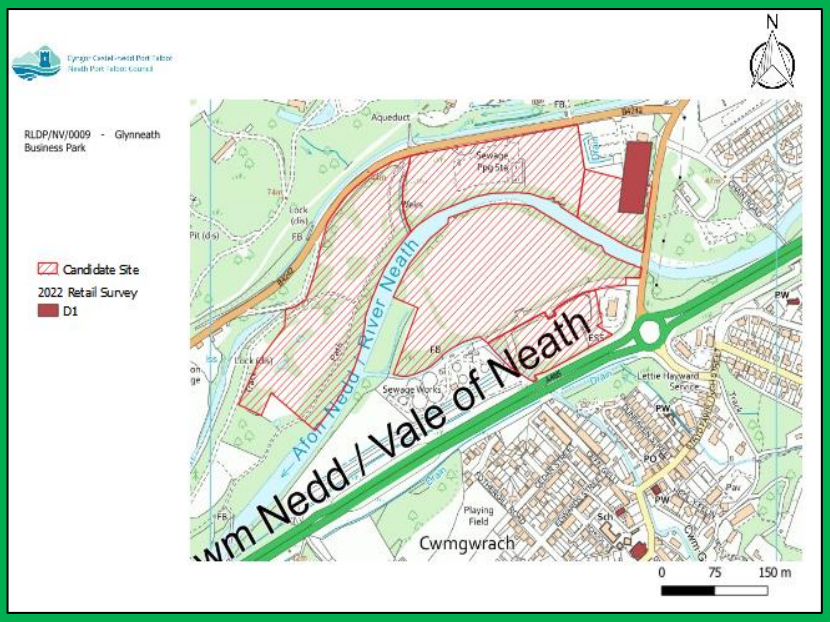


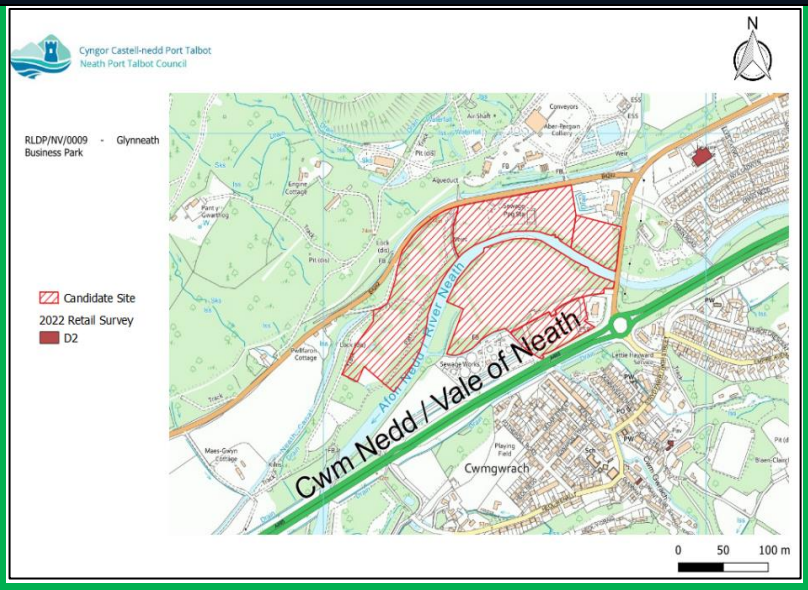
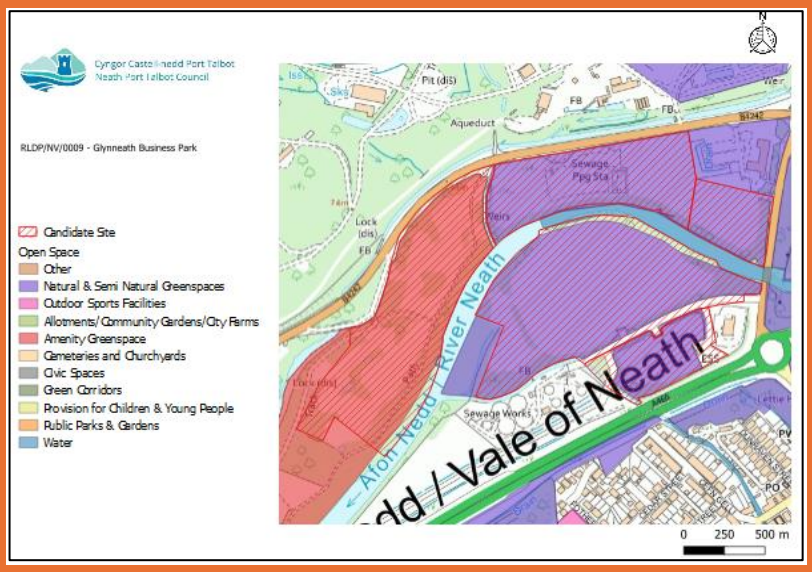
Source 1: Google Streetview (2024)

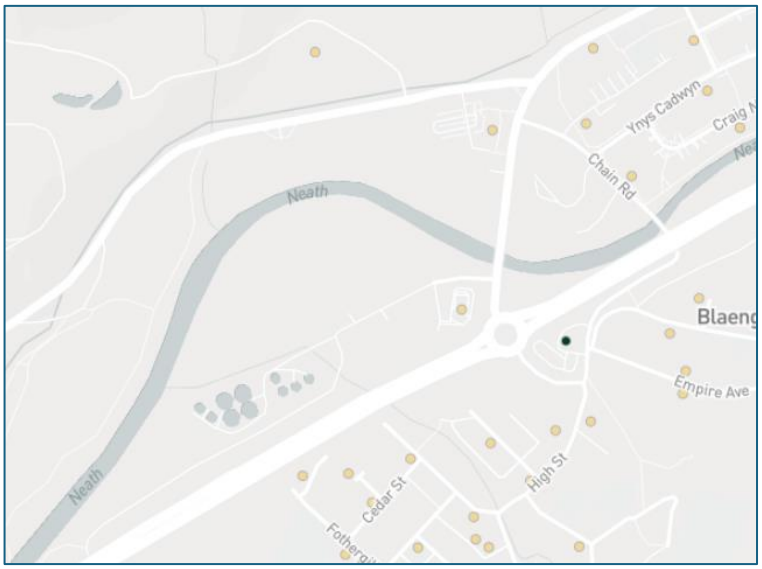
Criteria	Analysis
Location of the site	The site is in close proximity to Glynneath which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Other
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Large site comprising mosaic of established brownfield grassland, scrub, woodland, and hard standing Green level features: Hard standing Amber level features: Brownfield grassland. Reptiles, invertebrates Red level features: Woodland. S7 habitat, connectivity. Species present: Waxcaps Species potential: Reptile, bat, otter, rarer invertebrates Further surveys required for planning: Ecosystem resilience, SINC criteria, reptile, bat, otter, invertebrate
Planning permission	Full planning permission granted in 2014 for a new primary Healthcare Centre and pharmacy.

Criteria	Analysis
Adjoining uses	Adjoining uses are mixed and include McDonalds, Vale of Neath Practice, and Aberpergum Mine. Whilst there are no employment uses adjoining, adjoining uses would be complementary to employment uses.
Sequential location	The site is not located within a designated employment area. The site is not located within the urban area. The site is not currently used for employment uses.
Prominence	The site is located off the A465 and is visible to those passing. The site therefore has excellent prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: McDonalds adjoins the CS. Convenience store and KFC approx. 130m to the south/south east CS. Dunraven Arms and Premier Convenience Store approx. 240m to the south of the CS. 

Criteria	Analysis
	Proximity to non-residential institutions: Glynneath Medical Centre is adjacent to the CS. Calfaria Baptist Church is approx. 250m to the south of the CS. Ty Siloh is approx. 260m to the south of the CS. Blaengwrach Primary School is approx. 330m to the south of the CS.  Proximity to assembly and leisure: Glynneath Leisure Centre is approx. 250m north east CS. Community Hall and Neath and District Welfare Hall is approx. 340m to the south east CS. Cwmgwrach Neighbourhood Watch is approx. 390m to the south of the CS.

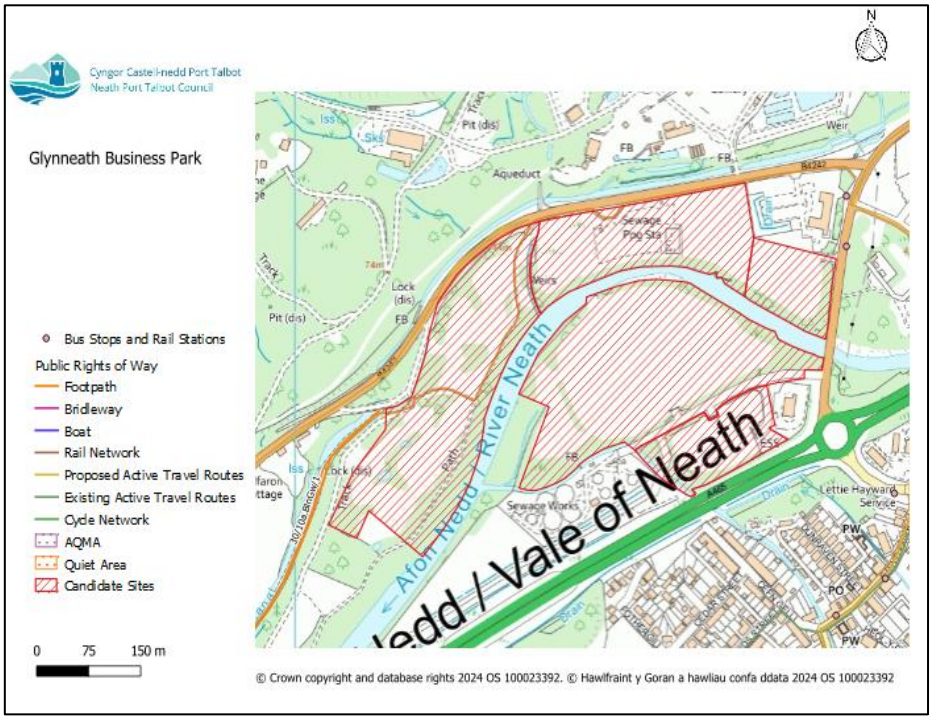
Criteria	Analysis
	 The site therefore has excellent access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	Partially – part of the site is identified as amenity greenspace. Remainder identified as Natural and Semi Natural Green Space (NSN). 

Criteria	Analysis
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are no employment uses directly adjacent to the site that would expand into the site. There is an existing designated employment area (Glynneath Village Workshops) to the north east of the site. This is full and there is known to be demand for such units. There is therefore potential expansion opportunities from here.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.

Criteria	Analysis
Characteristics of the site summary	The site is located within a highly prominent location located off the A465 which connects South Wales to the Midlands. The site is relatively flat and there are potential expansion opportunities.

Accessibility

Figure 15: RLDP/NV/0009 - Glynneath Business Park - Accessibility

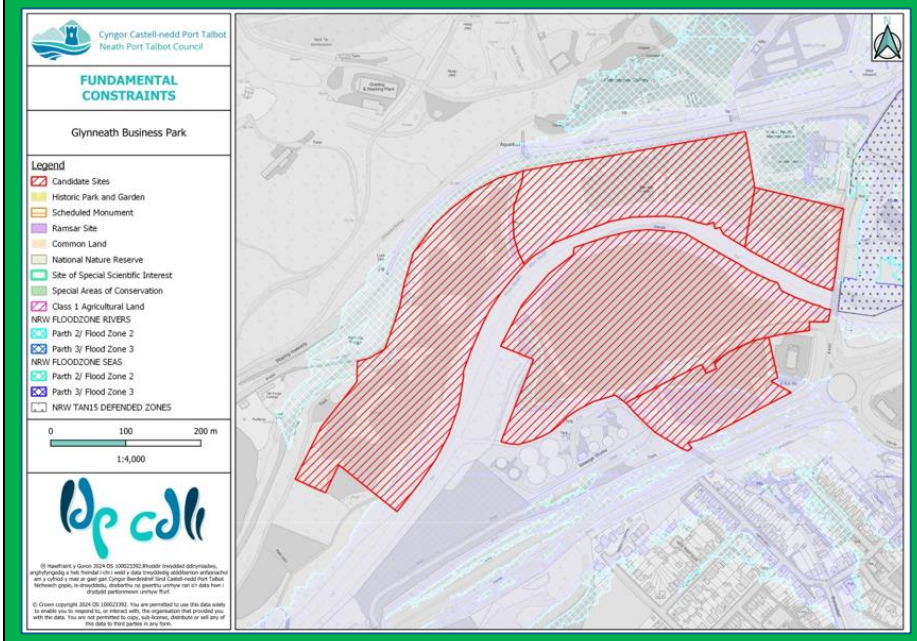


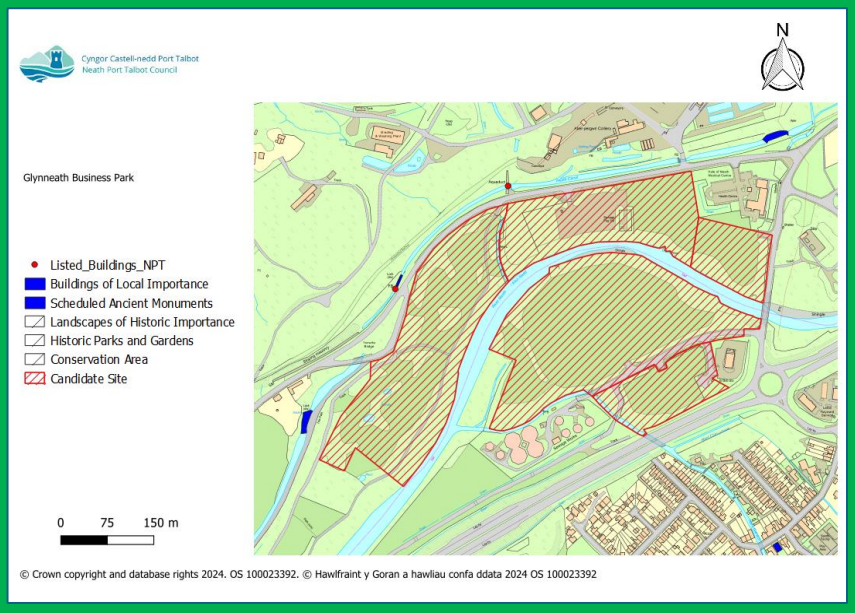
Mode	Provision
Road Access	The site is located off the A465 which connects South Wales with the Midlands. The A465 feeds directly to the M4 which is located within close proximity of the site. The site is therefore considered to have very good road access.
Public Transport Access	The nearest bus stop is just a few minutes away at Chain Walk. There is an hourly service.

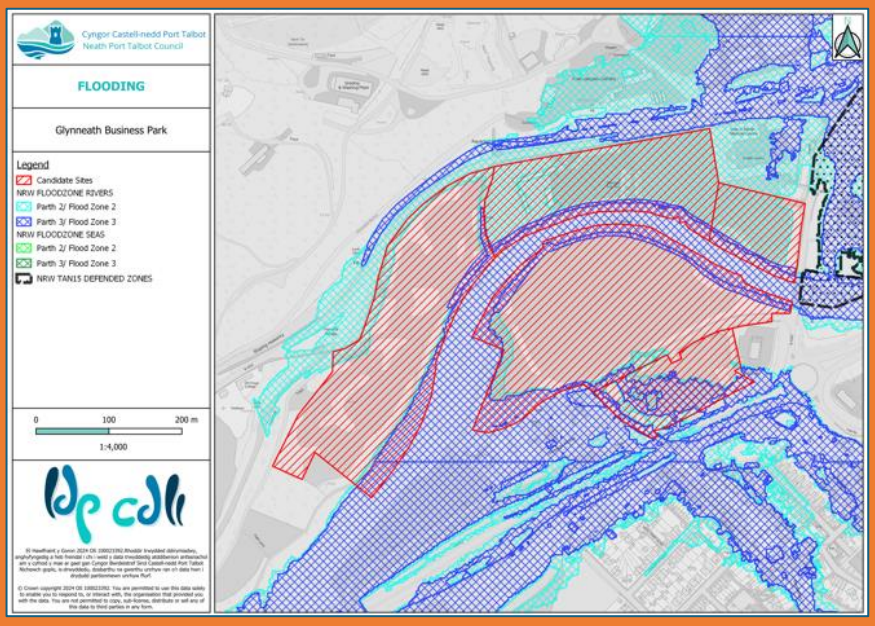
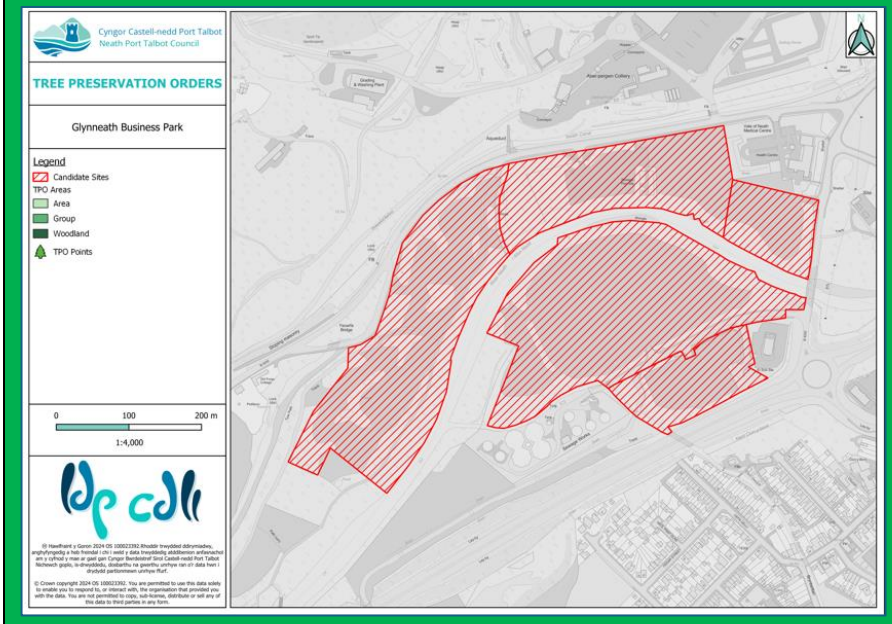
Mode	Provision
	The site is therefore considered to have good public transport access.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	Nearest future routes have failed an audit in Feb 2022. There is an NCN running through Glynneath linking onto the Neath Canal, but this part of the NCN isn't up to standard. Would need to particularly think how this site would like to key destination points and the rest of the cycle network. Overall therefore, whilst there are active travel routes within close proximity to the site, further work would be required to bring these up to standard.
Highway Comments	There shall be no direct access created from the dual carriageway of the A465 into the site located to the south of the River Neath. The site to the south of the River Neath can be accessed by highway improvements to facilitate the continuation of the existing highway spur adjacent to the McDonalds Restaurant access. The larger site to the North of the River Neath can be accessed from the B4242 via highway improvements to facilitate the extension of the existing highway spur into the site with potential for additional new accesses from the B4242. Any new highway construction being in full compliance with Neath Port Talbot County Borough Council - Highway

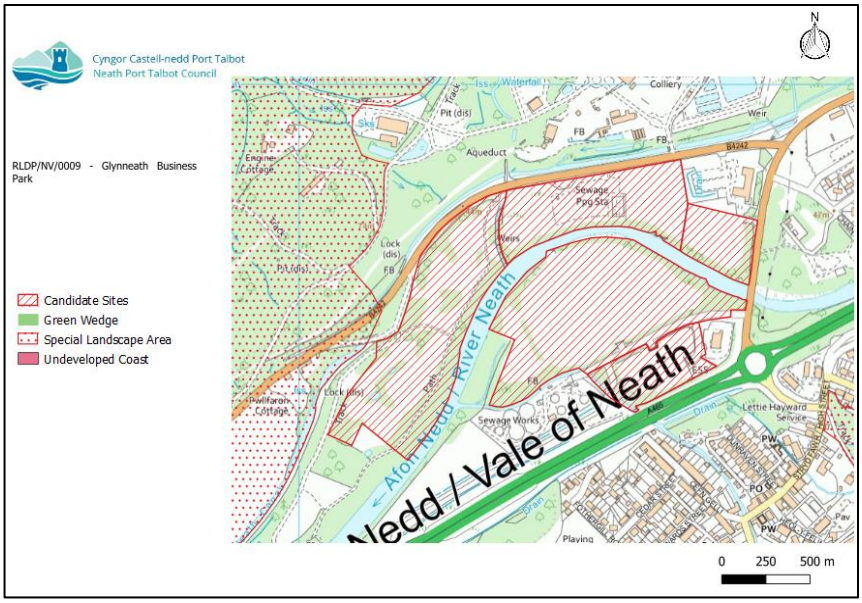
Mode	Provision
	Technical Design Guide for Residential, Commercial & Industrial Developments and TAN18 Guidance. A Transport Assessment is required with any mitigation measures needed off site implemented accordingly with achievable density being dependent on the outcome of the transport assessment findings. Wherever possible the provision of footways and combined cycle/footways should be provided to enhance integrated transport provision. Electric Vehicle charging points should be factored into any vehicular parking designs. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required.
Accessibility Summary	Overall, the site is located in a highly sustainable location. Some improvements to active travel and highways will be required.

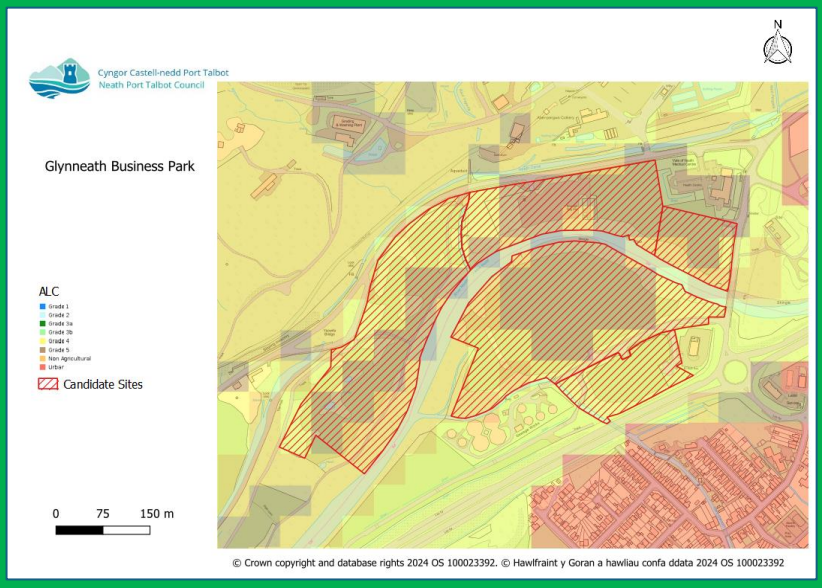
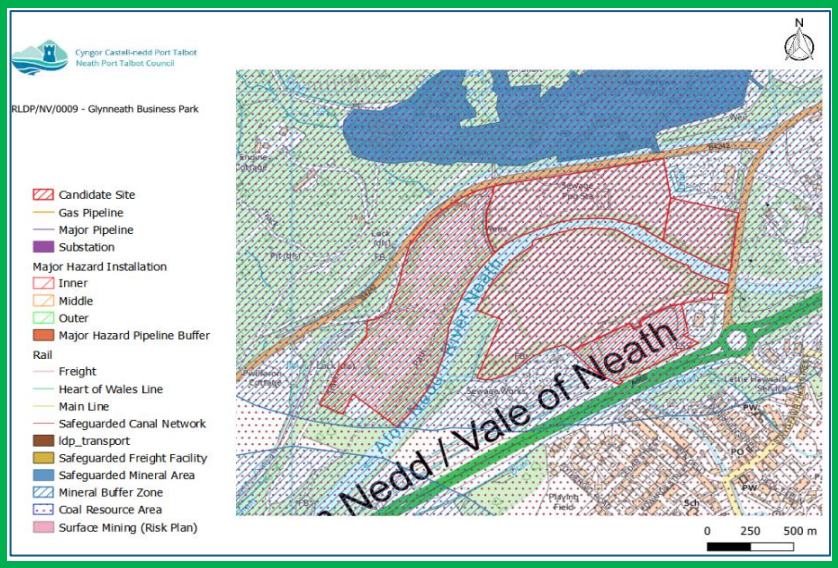
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is no residential accommodation adjoining the site.

Criteria	Assessment
Heritage constraints	There are no heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located within flood zone 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> The site would feed into Cwmgwrach Waste Water Treatment Works. No capacity constraints identified. No constraints to development.
Impact on agricultural land	The site is classified as Grade 4, Grade 5, and non-agricultural ALC. 
Are there any infrastructure constraints to development?	 The site is located in a mineral buffer zone. The site is located in a coal resource area.

Criteria	Assessment
	There are no infrastructure constraints to development.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	17,651sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by Welsh Government who have promoted the site for development.

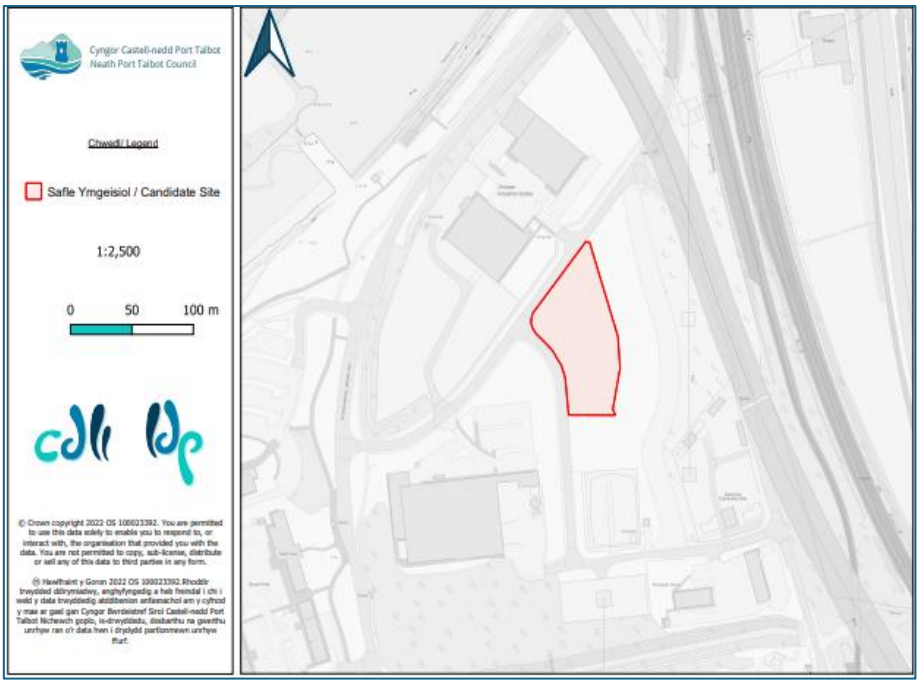
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	There is no known occupier at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is considered to be suitable and deliverable. Subject to the exclusion of areas of biodiversity constraint, it is recommended that the site is allocated for employment uses.

RLDP/N/0008 - Plot C4, Baglan Energy Park

Figure 16: RLDP/N/0008 - Plot C4, Baglan Energy Park



Site Detail	Information
Site Name	Plot C4, Baglan Energy Park
Site Typology	Candidate Site submission
Site area (Ha)	0.6ha
Ward	Briton Ferry West
Spatial area	Neath

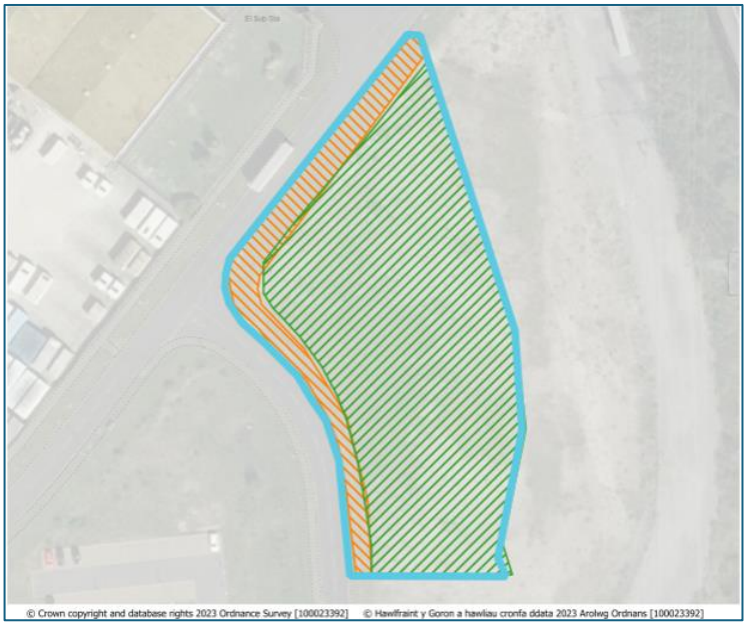
Characteristics of the Site

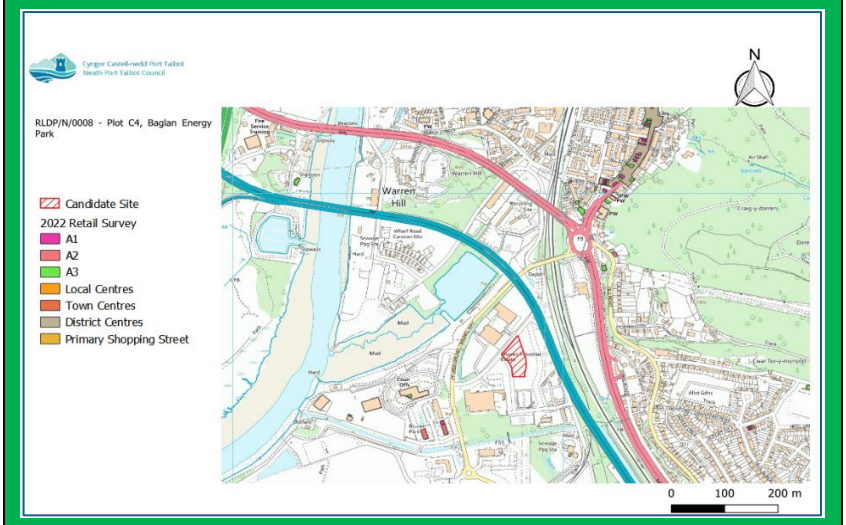
Figure 17: RLDP/N/0008 - Plot C4, Baglan Energy Park - Internal Environment

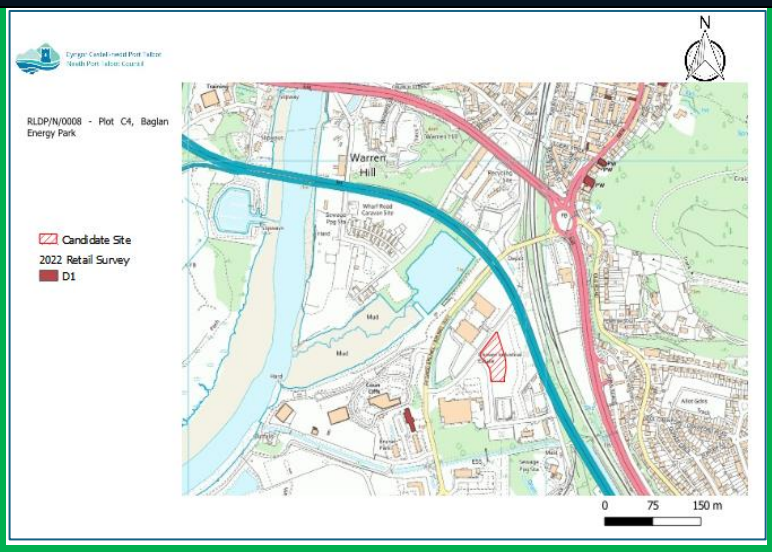
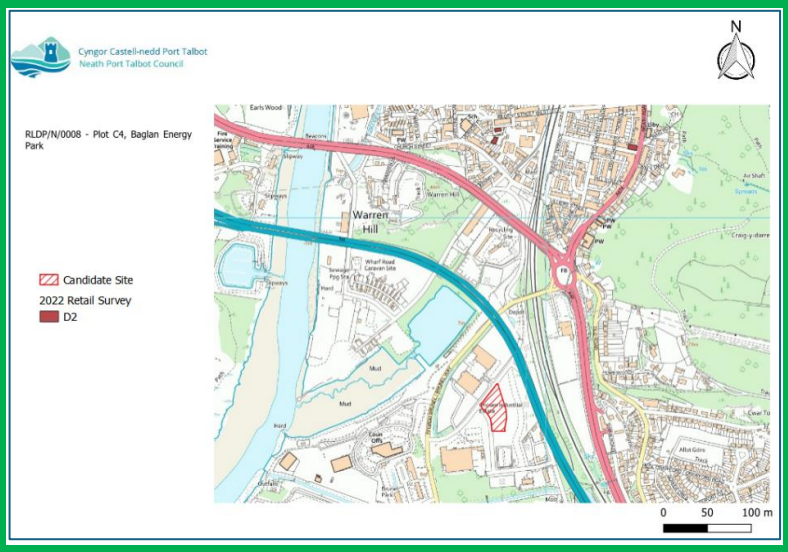


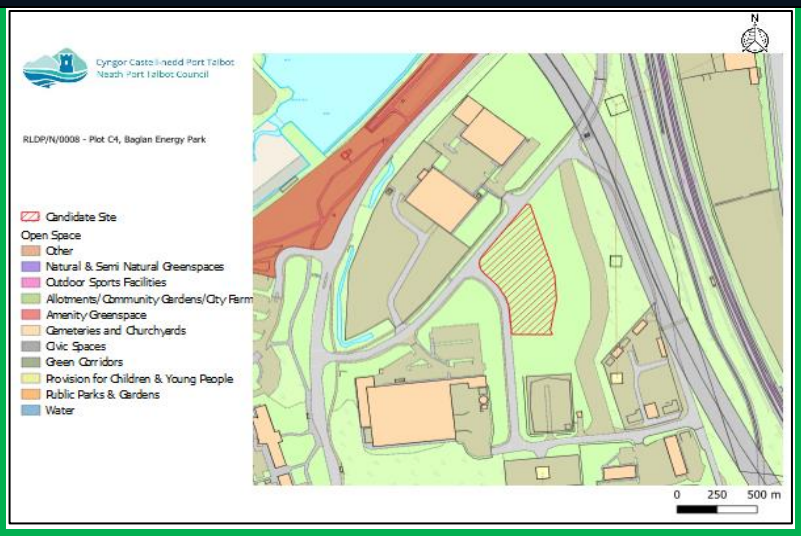
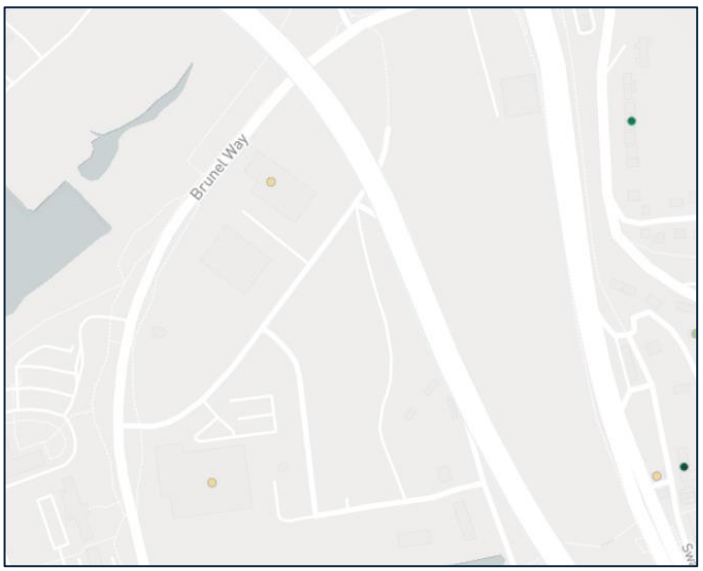
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Briton Ferry which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Disturbed ground with sparse vegetation, diverse grass verges on north and western boundaries. Green level features: Disturbed ground Amber level features: Species-rich verge. Invertebrates. Species present: Common knapweed, hop trefoil, fairy flax, eyebright sp., bladder campion, common bird's foot trefoil, wild mignonette Species potential: Shrill carder bee, brown-banded carder bee Further surveys required for planning: Lower plants, invertebrates
Planning permission	Full planning permission for two industrial units on plot 7 in 2005.
Adjoining uses	Employment uses adjoin the site. The site is located within an area that is allocated in the current LDP for employment uses.

Criteria	Analysis
Sequential location	The site is located within an allocated employment area in the current LDP.
Prominence	The site is located wihtin the Baglan Energy Park. Baglan Energy Park is located adjacent to the M4 accessed via the A48 which connects the site directly to the M4. The Baglan Energy Park is visble from the M4 and there is a sign marketing the employment area on the M4. The site therefore has excellent prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: McDonalds approx. 340m north east CS. Get Yourself Noticed approx. 410m north east CS. Rose and Crown Public House approx. 440m north CS. Briton Ferry District Centre approx. 570m north east CS.  Proximity to non-residential institutions: Briton Ferry Health Centre approx. 250m south CS.

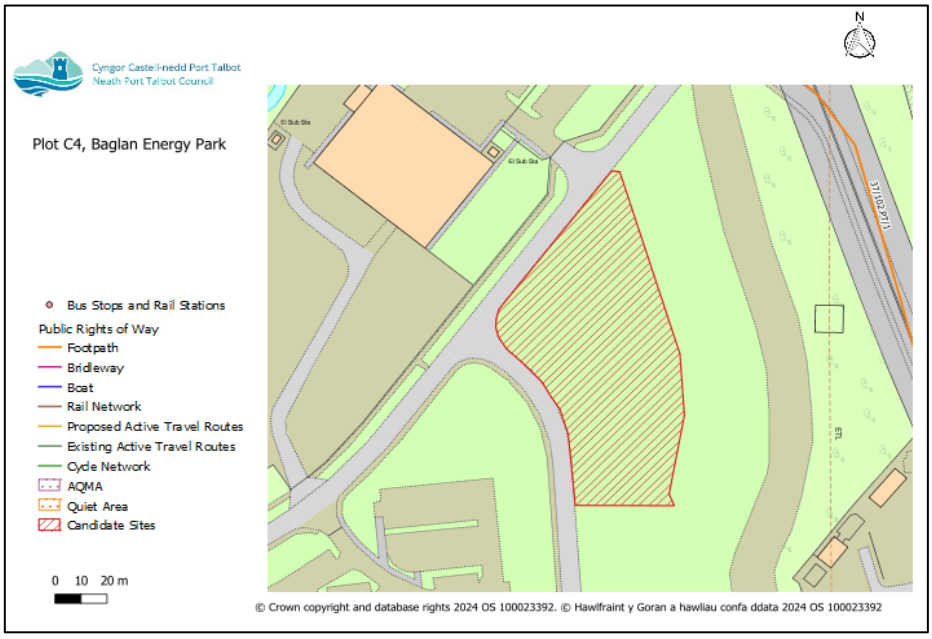
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: There are no assembly and leisure facilities within immediate vicinity of the site.  The site therefore has excellent access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are a number of businesses within the Baglan Energy Park and adjoining the Baglan Energy Park in Endeavour Close employment area which could expand into the Baglan Energy Park.

Criteria	Analysis
Pressure for other forms of development?	There is no pressure for other forms of development. Baglan Energy Park has contamination issues which limit development opportunities.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within the Baglan Energy Park. The Baglan Energy Park is located within a highly accessible and prominent location, visible from the M4. There are potential expansion opportunities and no pressure for other forms of development. The site is relatively flat.

Accessibility

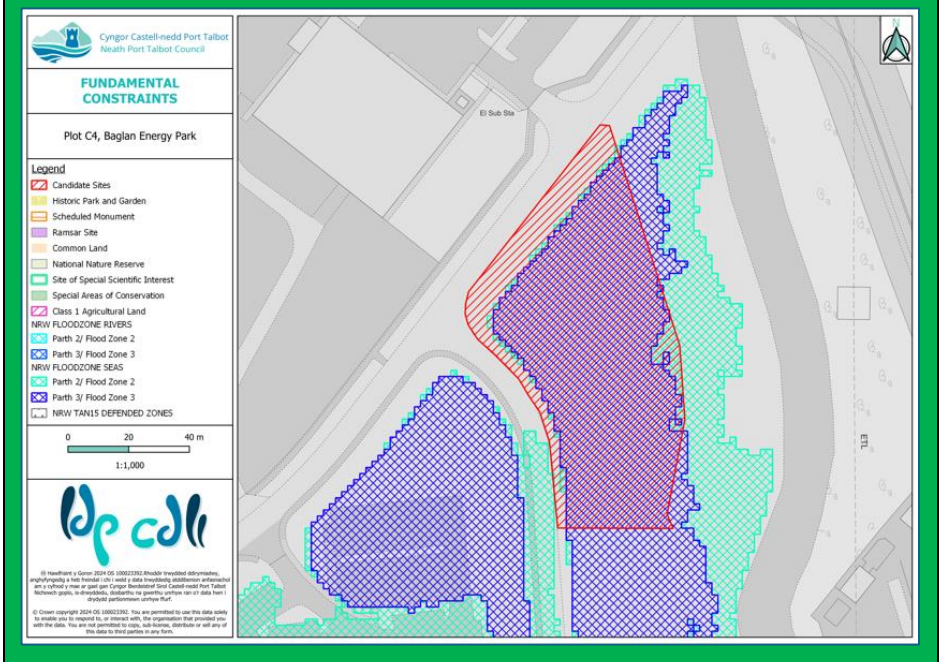
Figure 18: RLDP/N/0008 - Plot C4, Baglan Energy Park - Accessibility

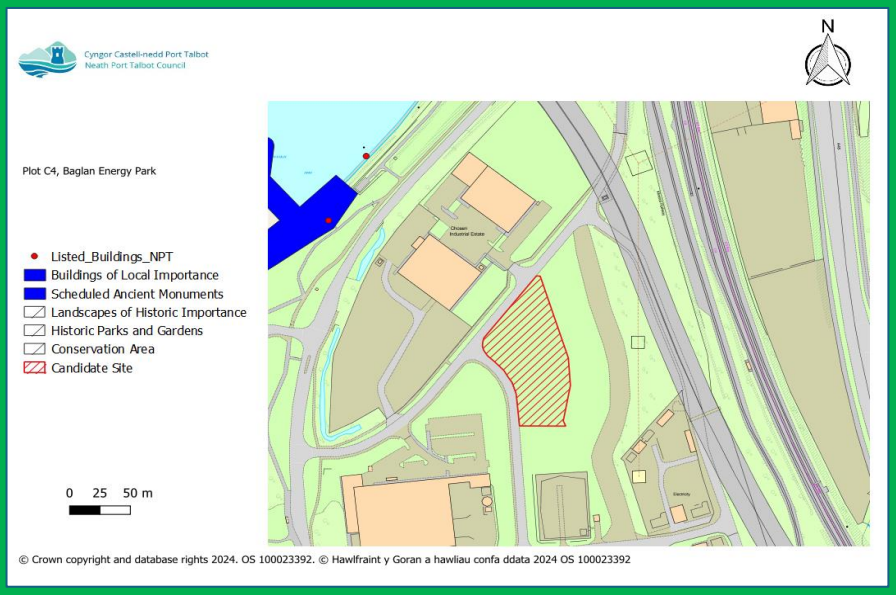


Mode	Provision
Road Access	The site is located adjacent to the M4 accessed via the A48 which connects the site directly to the M4. The site therefore has very good road access.
Public Transport Access	The nearest bus stop is at Briton Ferry Health Centre, a 5 minute walk from the Site. There is a regular service throughout the day. The site therefore has excellent access to public transport.
Public Rights of Way	There are public rights of way within the site and immediately adjacent to the site.
Active Travel Comments	A future route and existing route goes through the site. The existing route is NCN4 alongside the road so assume this would be maintained. In regards to the future route that goes near the solar farm, this site could provide a good opportunity to link to the seafront with The Quays etc. There is a future route on Purcell Avenue which is being looked at via the Sandfields Masterplan. Good location for cycle routes, NCN4 not far which links to NPT hospital and Fabian way. Overall the site has excellent active travel linkages.
Highway Comments	The site is on a large existing industrial estate with 7.5m roads, with access available off Brunel Way from the North-West, and South-West. The South-West road is the least congested with other junctions along the length, to the T-junction at the South end.

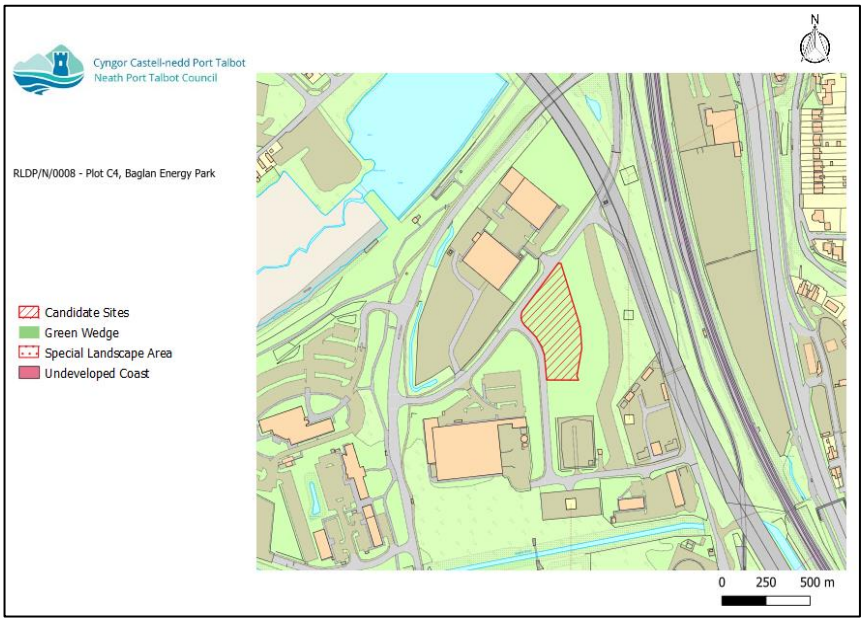
Mode	Provision
	Access could be viable to the East of the site if a new road were to be constructed to an adoptable standard. Pedestrian crossing points and a footway would need to be provided to an adoptable standard for access to this side of the industrial estate where the proposed site is situated. In accordance with TAN18, a Transport Assessment would be needed as the site is over 5000m². Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required.
Accessibility Summary	Overall, the site is located in a highly sustainable location. Some improvements to active travel and highways will be required.

Constraints:

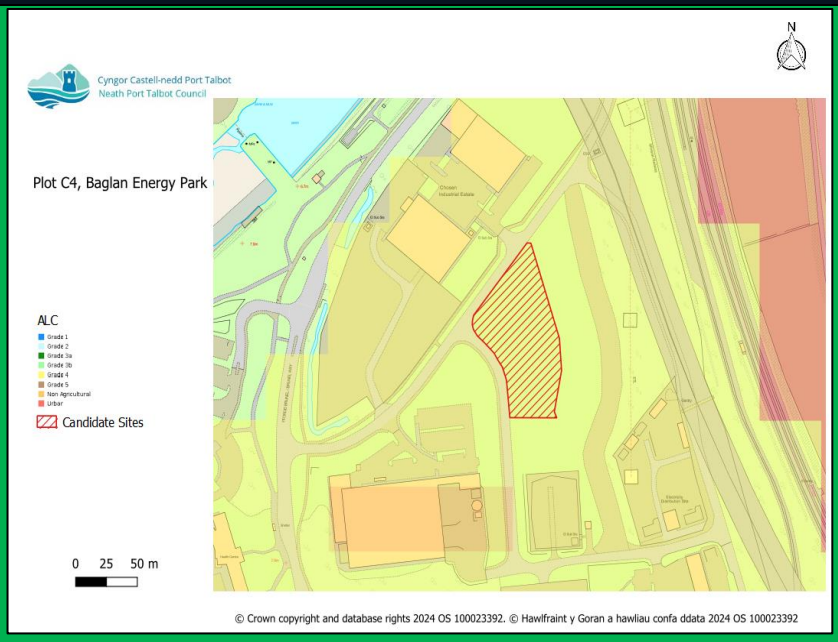
Criteria	Assessment
Fundamental Constraints	

Criteria	Assessment
	Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 

Criteria	Assessment
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	

Criteria	Assessment
	The site is located within flood zone 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No

Criteria	Assessment
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The site feeds into the Afan Waste Water Treatment Works. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4 ALC.

Criteria	Assessment
	
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

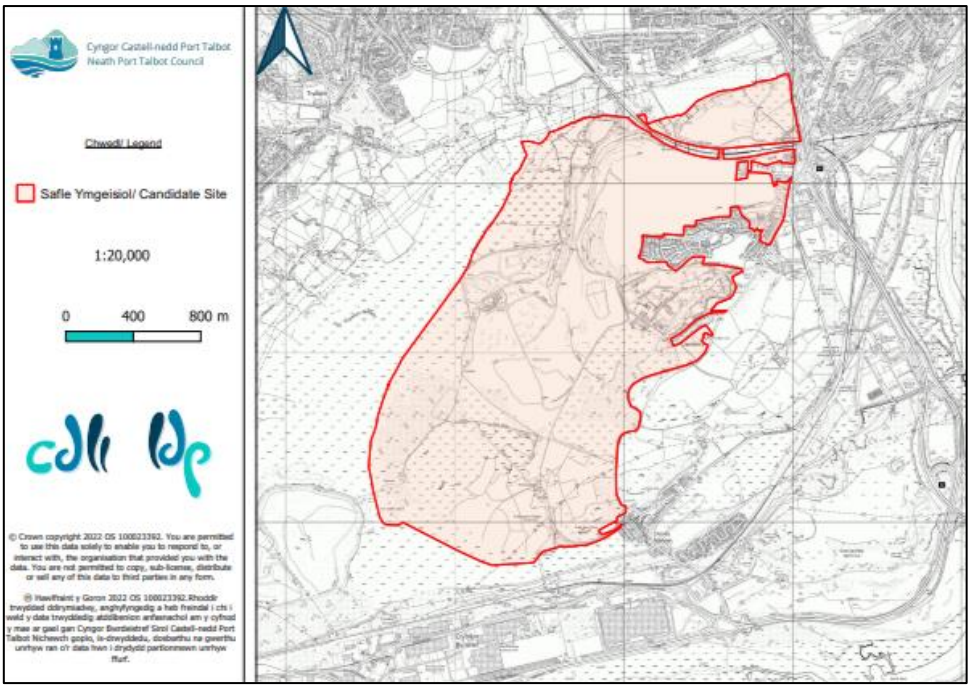
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	2,323sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by Welsh Government who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	No known end use.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is currently allocated in the current LDP. Given the recent acquisition of the site by Welsh Government, it is considered that the site will be brought forward for development. The site is therefore considered to be suitable and deliverable. The site is recommended for allocation in the RLDP.

RLDP/N/0021 - Coed Darcy

Figure 19: RLDP/N/0021 - Coed Darcy



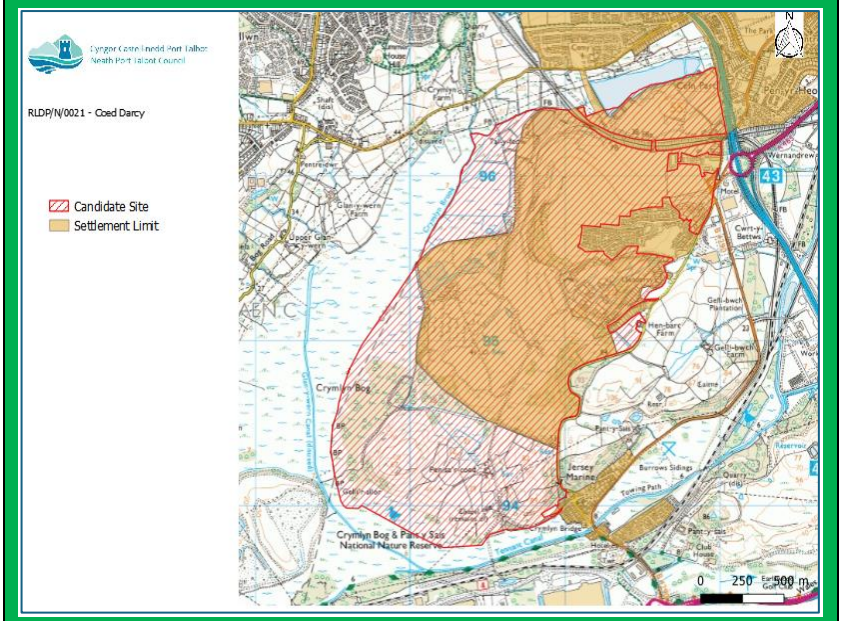
Site Detail	Information
Site Name	Coed Darcy
Site Typology	Candidate Site submission
Site area (Ha)	385.37ha
Ward	Coedffranc West
Spatial area	Neath

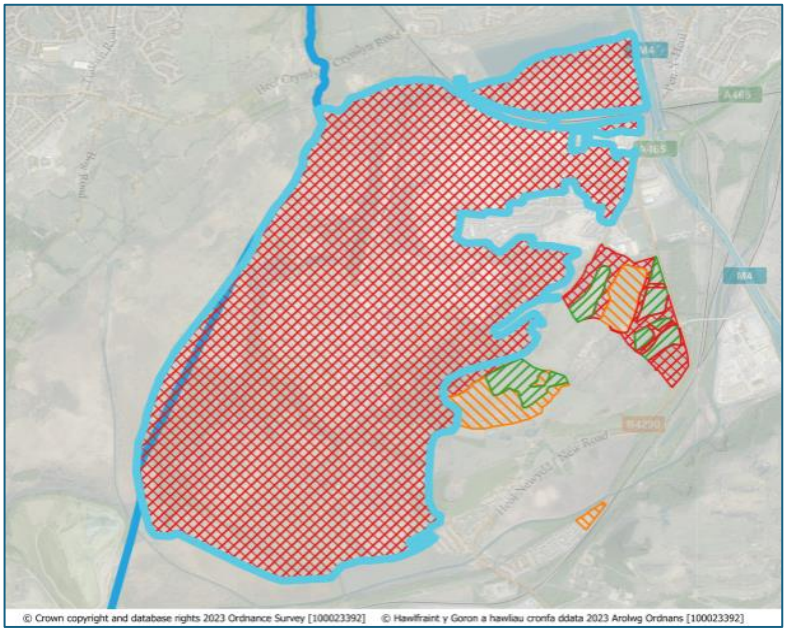
Characteristics of the Site

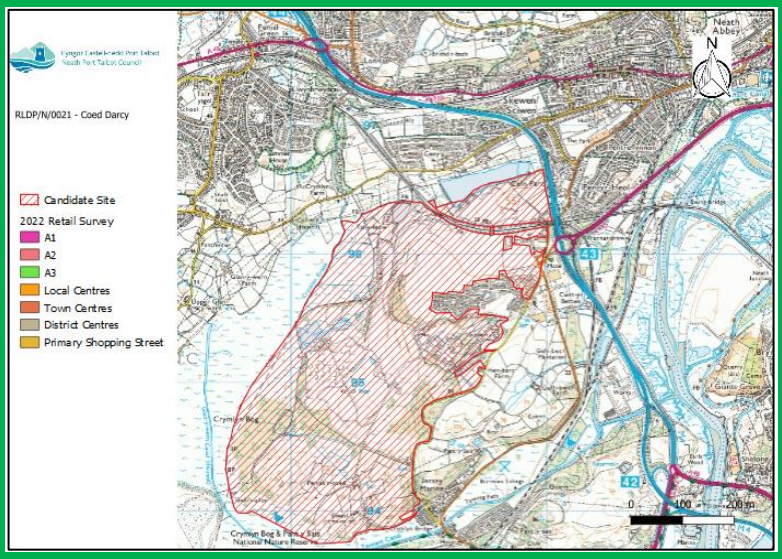
Figure 20: RLDP/N/0021 - Coed Darcy - Internal Environment

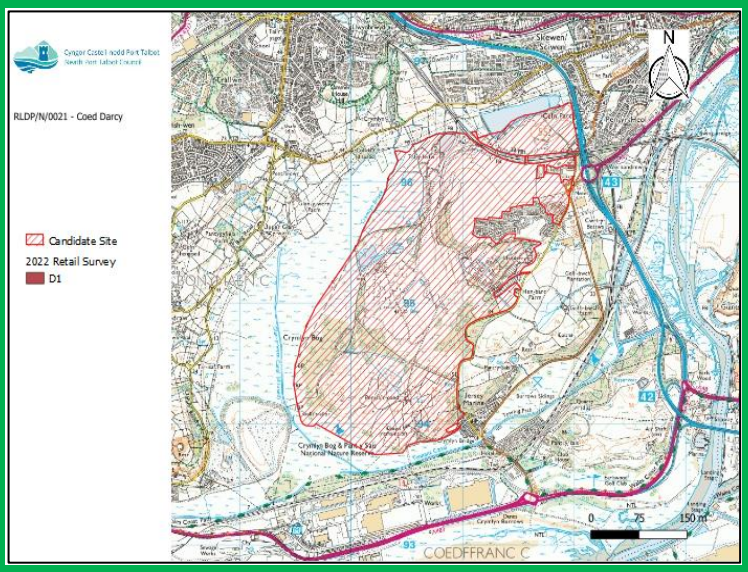
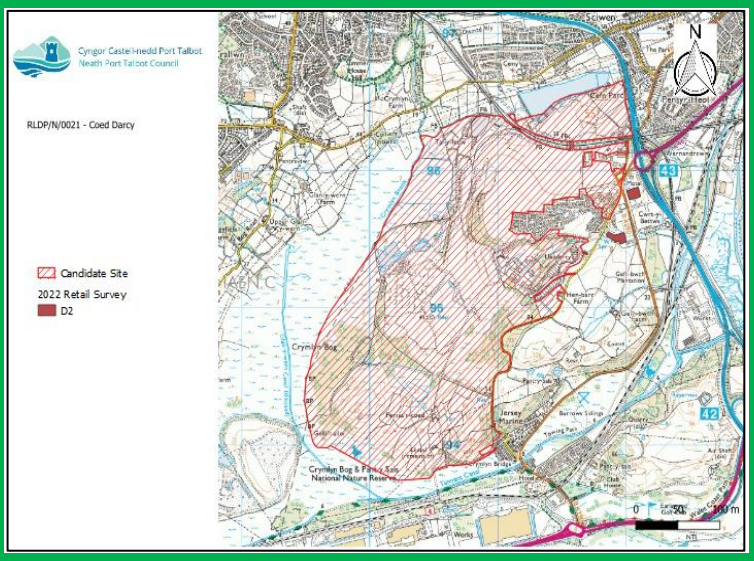


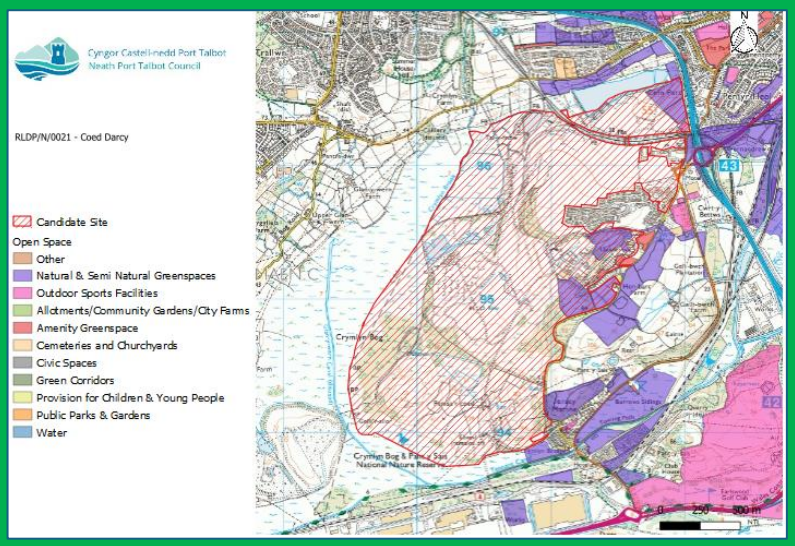
Source 1: Google Streetview (2024)

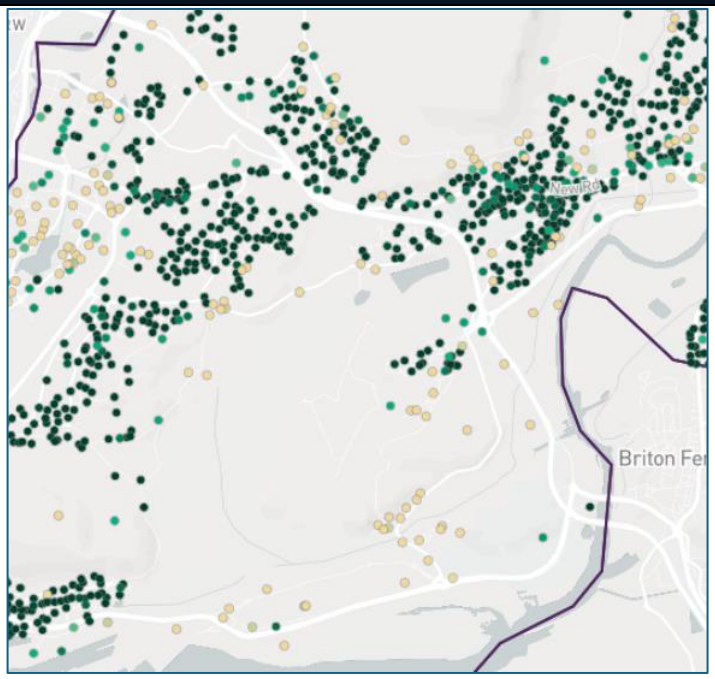
Criteria	Analysis
Location of the site	The majority of the site falls within the settlement of Llandarcy – local settlement in the Council's Settlement Hierarchy. 
Existing use	Former Oil Refinery
Greenfield/ brownfield	Brownfield

Criteria	Analysis
Previously developed land	Yes
Biodiversity appraisal	 Former chemical site has Great crested newt, lapwing and little ringed plover. Significant mitigation/ compensation required. Amber Level Features: Invertebrates Priority species Red Level Features: Great crested newt, lapwing, little ringed plover Protected/ priority species Species Present: Great crested newt, lapwing, little ringed plover Mitigation/ Compensation Required: Mitigation/ compensation required
Planning permission	Some historic planning permissions for a warehouse and industrial units.
Adjoining uses	Adjoining uses are mixed and include employment, residential and open space.

Criteria	Analysis
Sequential location	The site is allocated for mixed uses including employment development in the current LDP.
Prominence	The site is located off the M4 and visible from the M4. The site therefore has excellent prominence.
Topography of the site	On the whole, the topography of the site is not flat but would not prevent development coming forward. There may however be cost implications due to topography.
Proximity to services	Proximity to retail: Cafe Darcy and Harvester restaurants are located immediately adjacent to the CS boundary. McDonalds restaurant and petrol forecourt approx. 740m to the east of CS. Number of standalone retail stores within wider Skewen area. Skewen District Centre approx. 840m to the north east of CS.  Proximity to non-residential institutions: Crymlyn Primary School and Methodist Church are situated approx. 70m to the south east of CS. St Margarets Church is located approx. 175m to the south east of CS. Struthers Church

Criteria	Analysis
	is located approx. 260m east of CS. Hermon Welsh Chapel is approx. 620m.  <u>Proximity to assembly and leisure</u>: Llandarcy Sports Academy and Virgin Atlantic Sports Academy are immediately located adjacent to CS. Neath and District Scouts is located approx. 360m to the northeast of CS. Skewen Rugby Club is located approx. 480m to the north of CS.  The site therefore has excellent access to services.

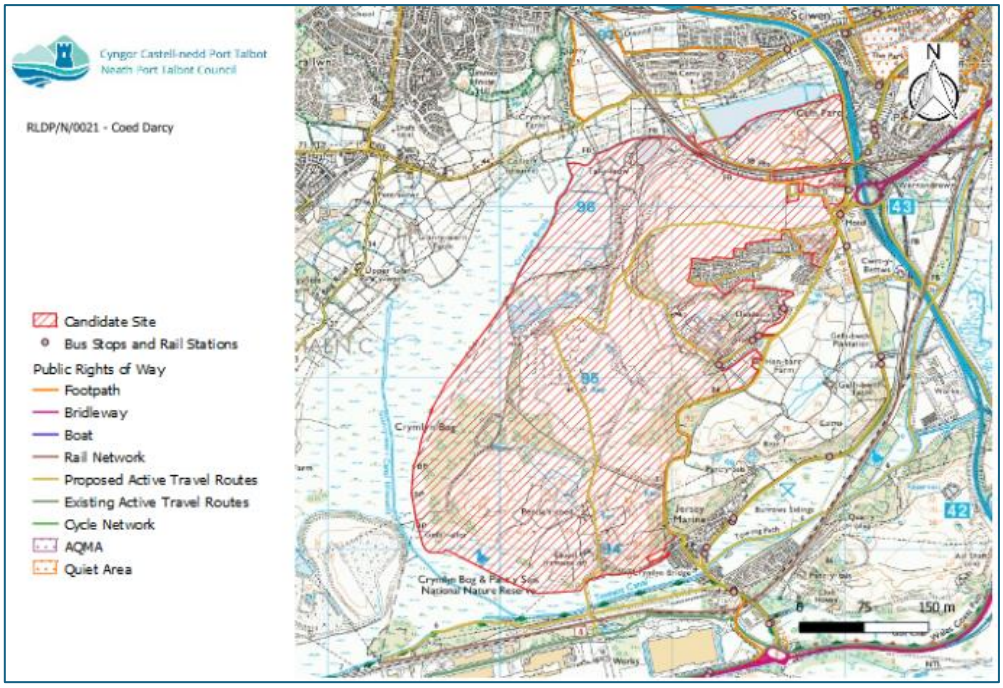
Criteria	Analysis
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No - parts of the site are classified as Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	There are employment premises within and adjoining the site which could expand into the site. There are therefore potential expansion opportunities.
Pressure for other forms of development?	The site has been promoted for mixed uses, including residential development. Planning permission P2021/1193 awaiting determination for residential uses (C2 and C3), including land for education, associated public open space, commercial uses (A1, A2, A3, B1, D1 and D2), commercial/ employment (B2 and B8) uses, public open space, sustainable drainage, ecological mitigation and enhancement, landscaping, ground remediation and associated works.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.

Criteria	Analysis
	Infrastructure works may be required as part of the application currently being determined.
Characteristics of the site summary	The site is located adjacent to the M4 and is a former oil refinery. Biodiversity constraints need to be taken into consideration. There is competition for other uses on the site.

Accessibility

Figure 21: RLDP/N/0021 - Coed Darcy - Accessibility

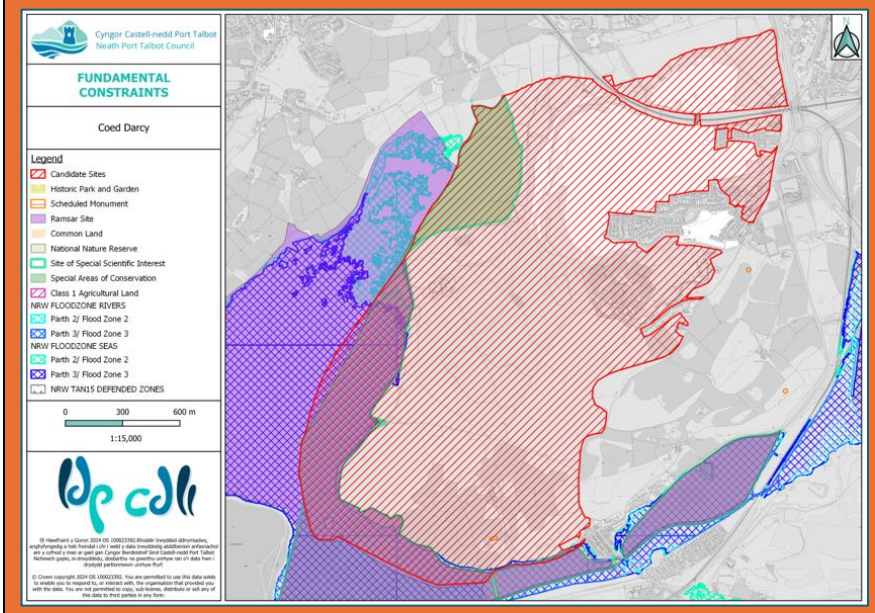


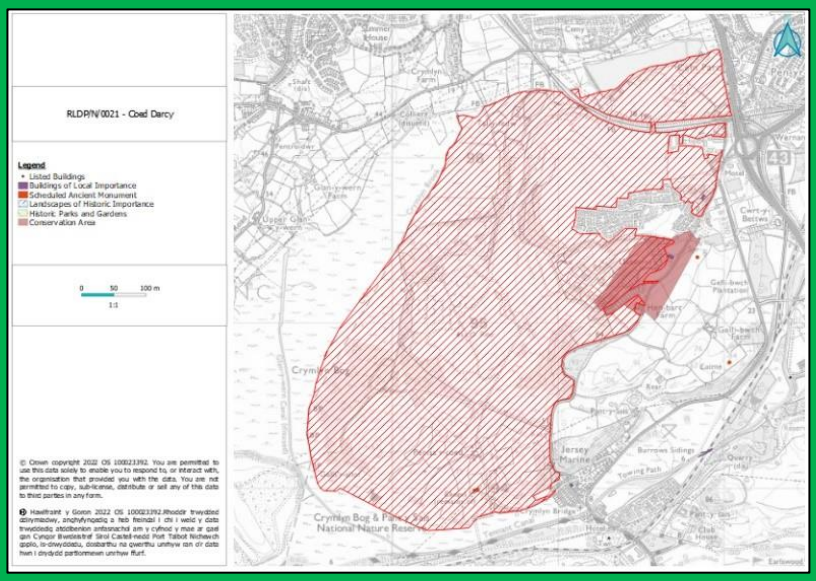
Mode	Provision
Road Access	The site is accessed directly from the M4. The site therefore has excellent road access.
Public Transport Access	There are three bus stops adjacent to CS along Pen-y-Heol and B4290. These offer services approx. every half hour on 155, T6, X7 and 38.

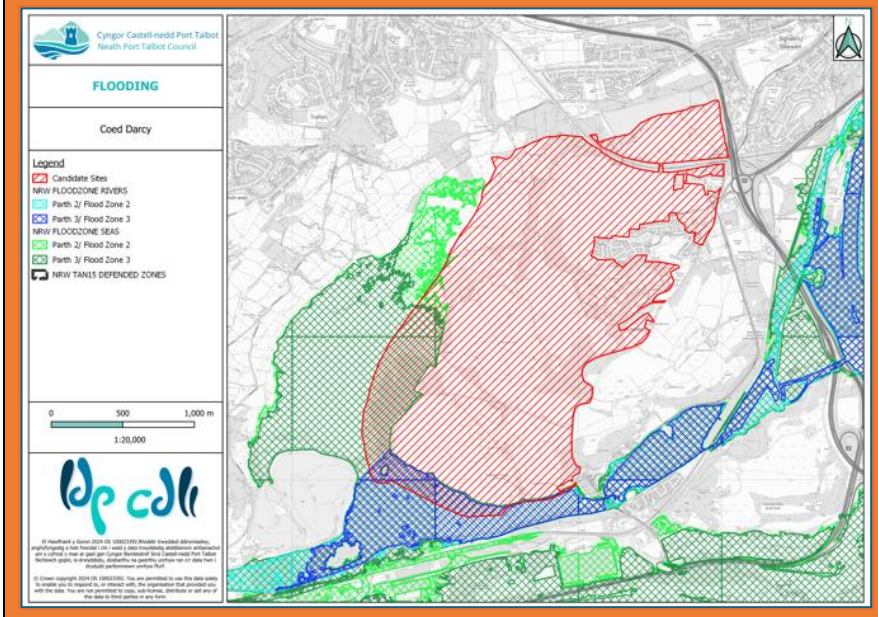
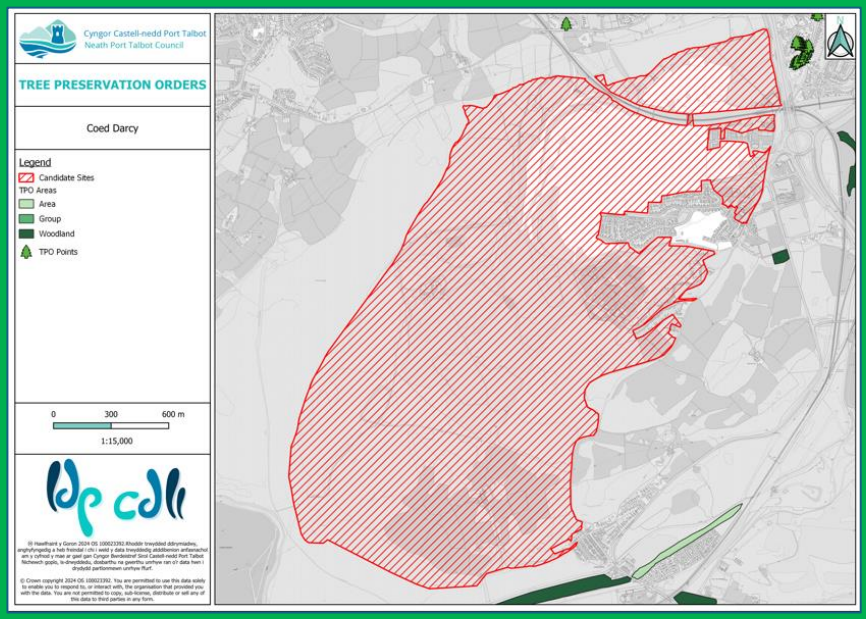
Mode	Provision
	The site therefore benefits from excellent public transport access.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	There are lots of proposed routes in the Coed Darcy area. There are two existing cycle routes in the area, NCN 4 on Fabian way and a local route linking to the top end of Skewen/Briton Ferry. The links from the Coed Darcy site to these two cycle routes are needed, in particular the link to Fabian Way. The links to the lower end of Skewen/Neath Abbey/ Neath need to be improved in terms of cycling. Signage for cycling needs to be improved around the M4 junc 43 roundabout and into Coed Darcy. Discussions are taking place as part of the plannning permission. The site therefore benefits from wider proximity to active travel routes but local connections and improvements are required.
Highway Comments	No highways objection. This development is part of an ongoing planning application. Transport Assessment is required and will determine the density levels based upon the off-site works. Overall therefore, there is no highways objection to the proposed type and sale of development. Some highway improvements are however required.

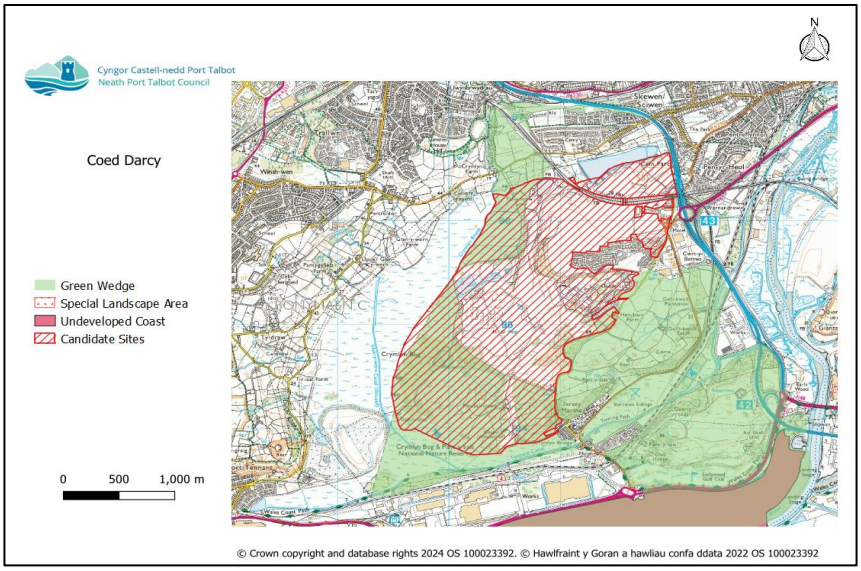
Mode	Provision
Accessibility Summary	Overall the site is located in a highly accessible location. Some improvements to active travel and highways will be required.

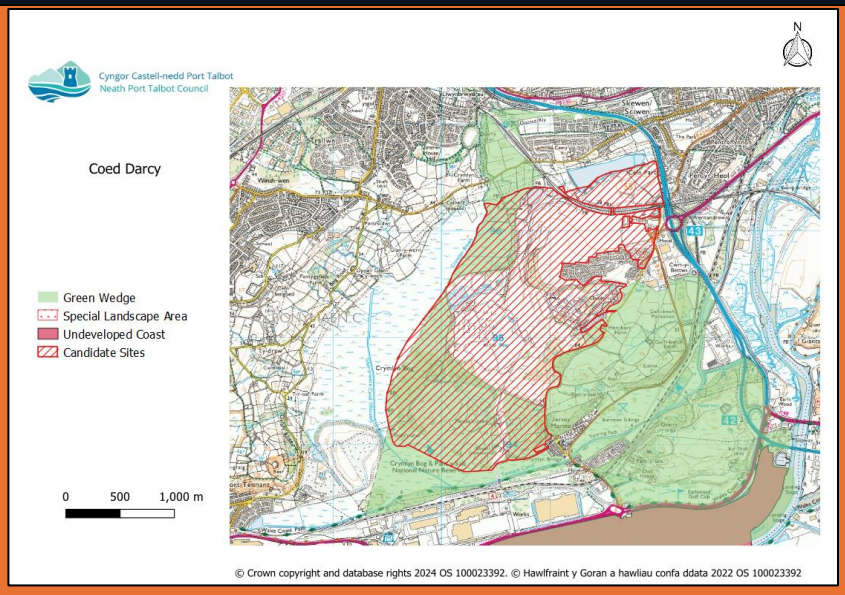
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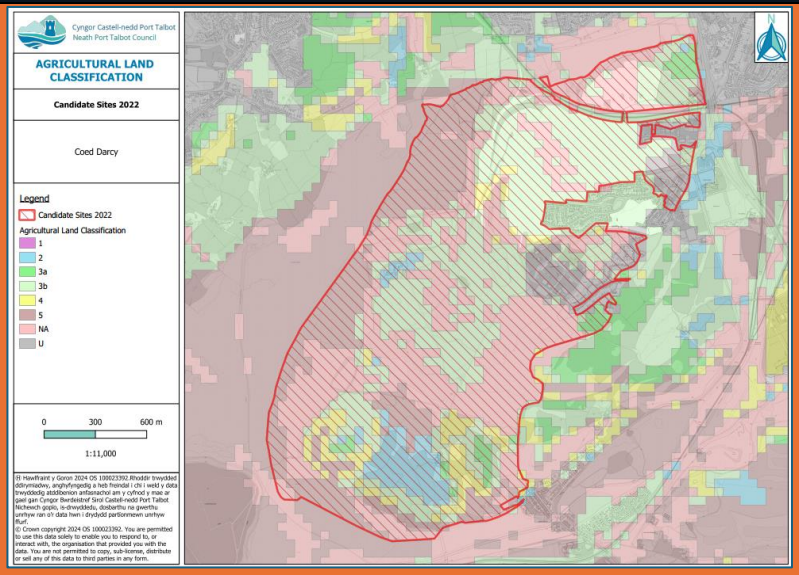
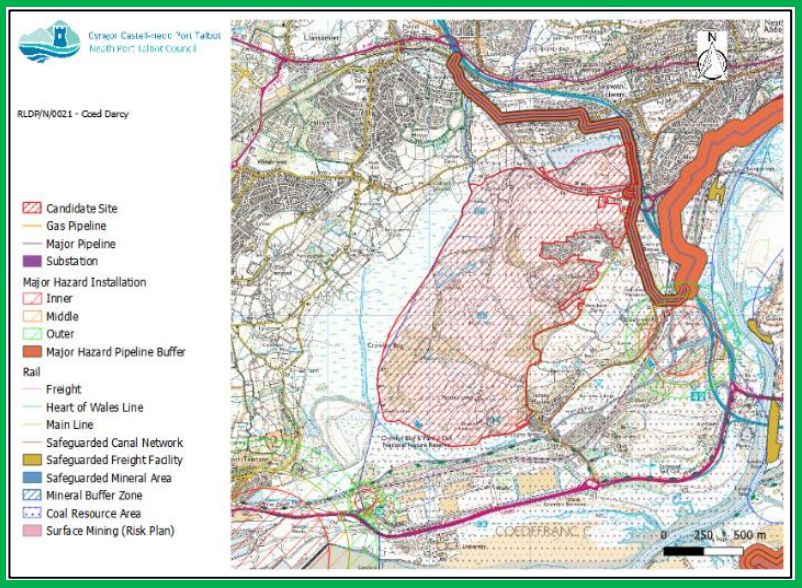
Criteria	Assessment
Fundamental Constraints	 Eastern parts of the site are within Ramsar, SAC, SSSI, NNR and overlap with Scheduled Monument.
Proximity to residential accommodation	There is residential accommodation adjoining parts of the site but the site is not located within a purley residential area.
Heritage constraints	There is a BLI in the north east of the CS and a BLI adjoining the eastern boundary of the CS. An area to the east of CS and adjoining the eastern boundary of CS falls within the Llandarcy Conservation Area. There is a SAM to the south of the site. Given the scale of the site, these would not limit

Criteria	Assessment
	development options. Instead, consideration would just need to be given to these heritage features. 
Contamination and proximity to other known environmental concerns	There are known contamination issues due to the previous use of the site. Discussions are taking place as part of the current planning permission. It is not considered that these would prevent development coming forward. Consideration will instead need to be given to the constraints and remediation works will be required.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area.

Criteria	Assessment
	<u>Existing environmental problems within the immediate area?:</u> No. There are known contamination issues, these are addressed above. Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Small areas of the site is located within flood zone 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	Yes, parts of the site are located within SLA. This would not limit development options, instead consideration would just need to be given to the SLA.
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	Parts of CS are located within a Green. Green Wedge Assessment concluded that these areas should not be removed from the Green Wedge. The remainder of the site (majority of the site) is not located within Green Wedge.

Criteria	Assessment
	
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: HMA required. Water Sewerage: HMA required. Waste Water Treatment Works: CS would feed into the Afan Waste Water Treatment Works. No capacity issues identified. Given the scale of the site and that of the proposed development, further work would be required.
Impact on agricultural land	The site is classified as Grade 2, Grade 3a, Grade 3b, Grade 4, Grade 5, non-agricultural, and urban ALC.

Criteria	Assessment
	
Are there any infrastructure constraints to development?	 The site is located in a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	There are a number of constraints which will require consideration. These are however not considered to be overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Dependent on end use.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed uses: residential, employment, community facilities, education, and mixed uses. Planning permission P2021/1193 awaiting determination for residential uses (C2 and C3), including land for education, associated public open space, commercial uses (A1, A2, A3, B1, D1 and D2), commercial/ employment (B2 and B8) uses, public open space, sustainable drainage, ecological mitigation and enhancement, landscaping, ground remediation and associated works.
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	No. Further information required.

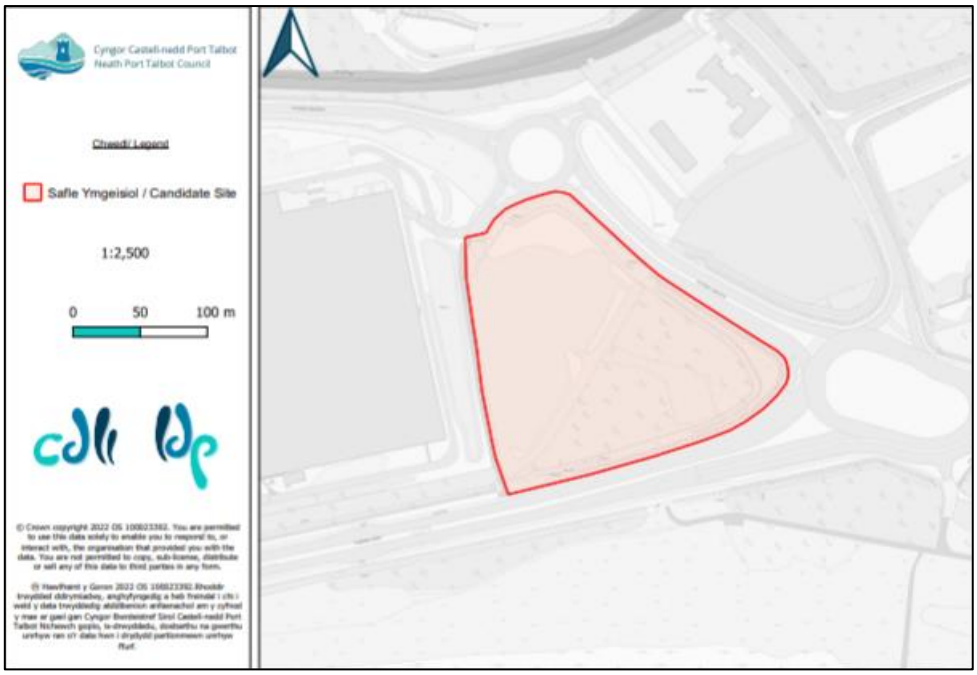
Criteria	Assessment
Ownership	The site is owned by St Modwen who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is not considered to be deliverable.

Conclusion:

Criteria	Assessment
Recommendation	Whilst the site is potentially suitable for development subject to the exclusion of areas of biodiversity constraints. Insufficient viability information has been provided to demonstrate that the site is deliverable. It is therefore recommended that the site is not allocated for development.

RLDP/N/0025 - Plot C2, Jersey Marine

Figure 22: RLDP/N/0025 - Plot C2, Jersey Marine



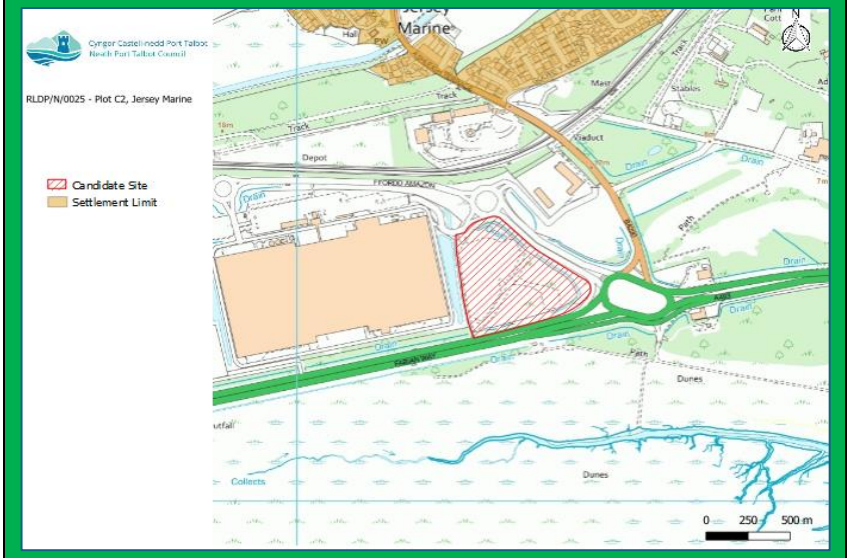
Site Detail	Information
Site Name	Plot C2, Jersey Marine
Site Typology	Candidate Site submission
Site area (Ha)	3.4ha
Ward	Coedffranc West
Spatial area	Neath

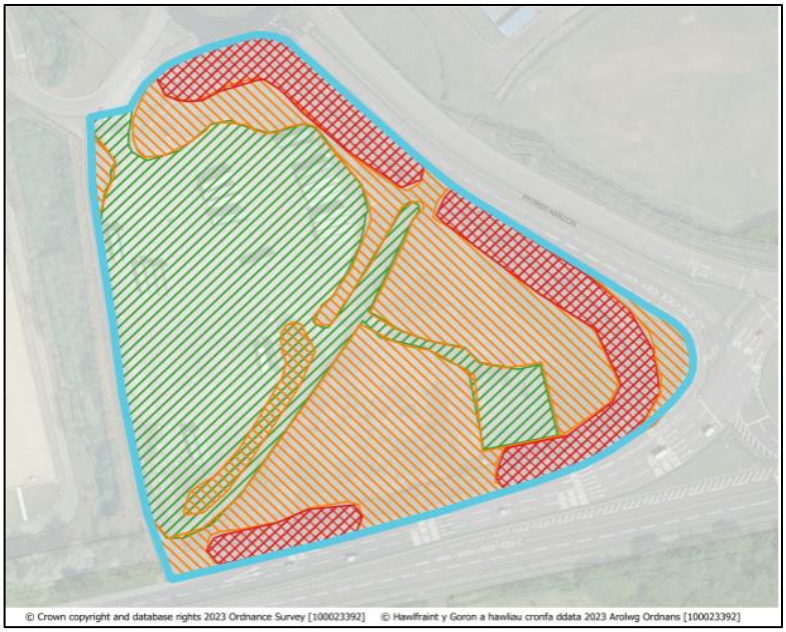
Characteristics of the Site

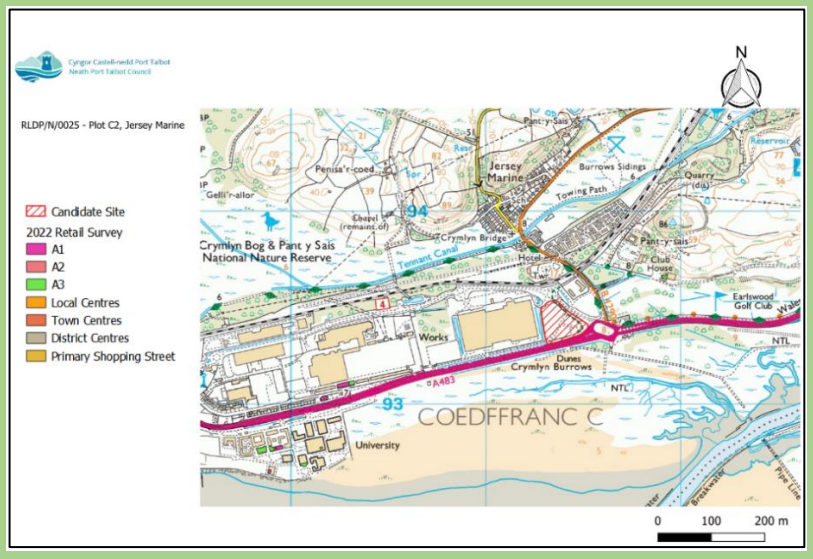
Figure 23: RLDP/N/0025 - Plot C2, Jersey Marine - Internal Environment

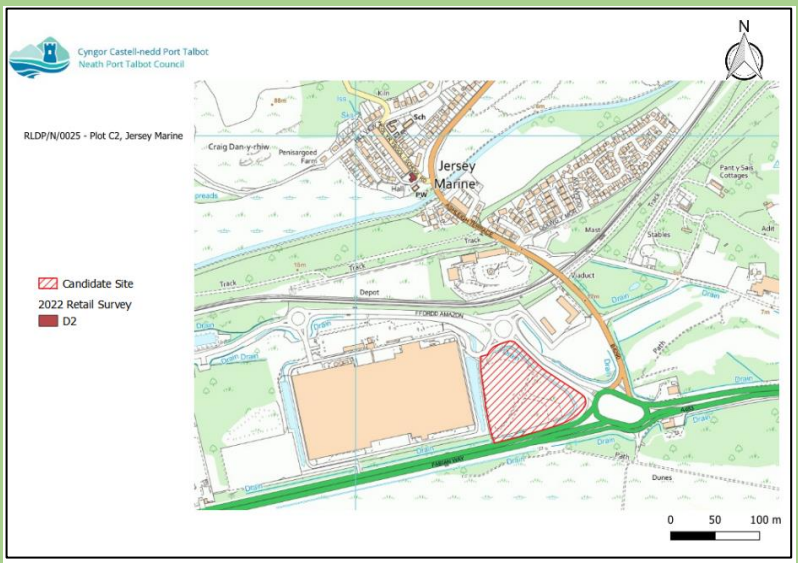


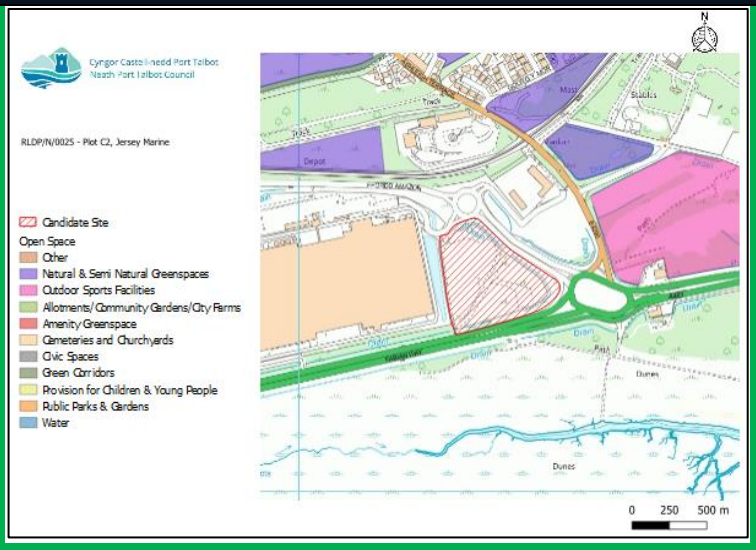
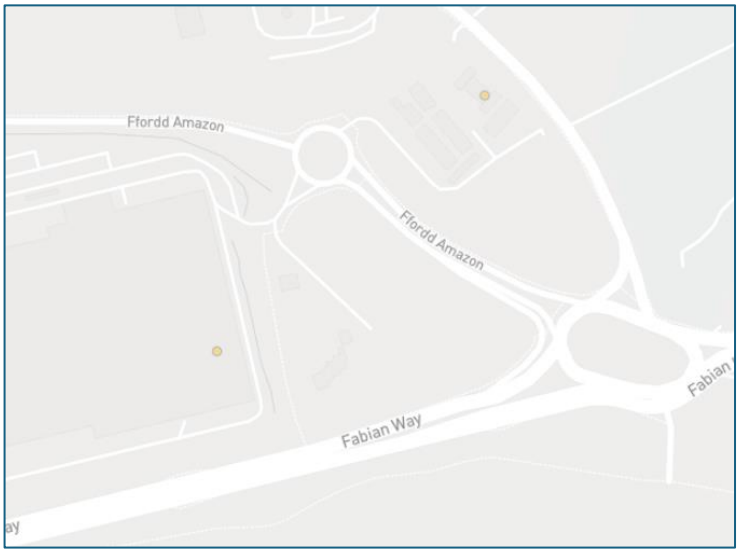
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Crymlyn Burrows which is identified as local settlement in the Council's Settlement Hierarchy. 
Existing use	Other
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Area of hardstanding used as carparking/ container storage, surrounded by an area of sparse but diverse open mosaic habitat. Verge along southern border is a SINC, and watercourses run along north, east and southern boundaries of the site. Green level constraints: Hardstanding Amber level constraints: Species-rich open mosaic habitat. Invertebrates. Red level constraints: Watercourse. Connectivity. Species present: Oxeye daisy, viper's bugloss, common fleabane, hard rush, greater bird's foot trefoil, tormentil, cinquefoil spp., marsh woundwort . Species potential: Reptiles, rare invertebrates . Further surveys required for planning: Reptile, invertebrate, plants, lower plants

Criteria	Analysis
Planning permission	Full planning permission granted for a distribution warehouse in 2007 and permission for temporary HGV parking in 2022.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site adjoins and fronts the A483 which is the main road from the M4 to Swansea City Centre. The site is therefore highly visible. The site therefore has excellent prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Enfys, Café Up and Celtic Mowers approx. 1.0km to the west of the CS.  <u>Proximity to non-residential institutions</u>: St Margaret's Chapel approx. 400m north CS. Crymlyn Primary School and Methodist Church approx. 540m north CS.

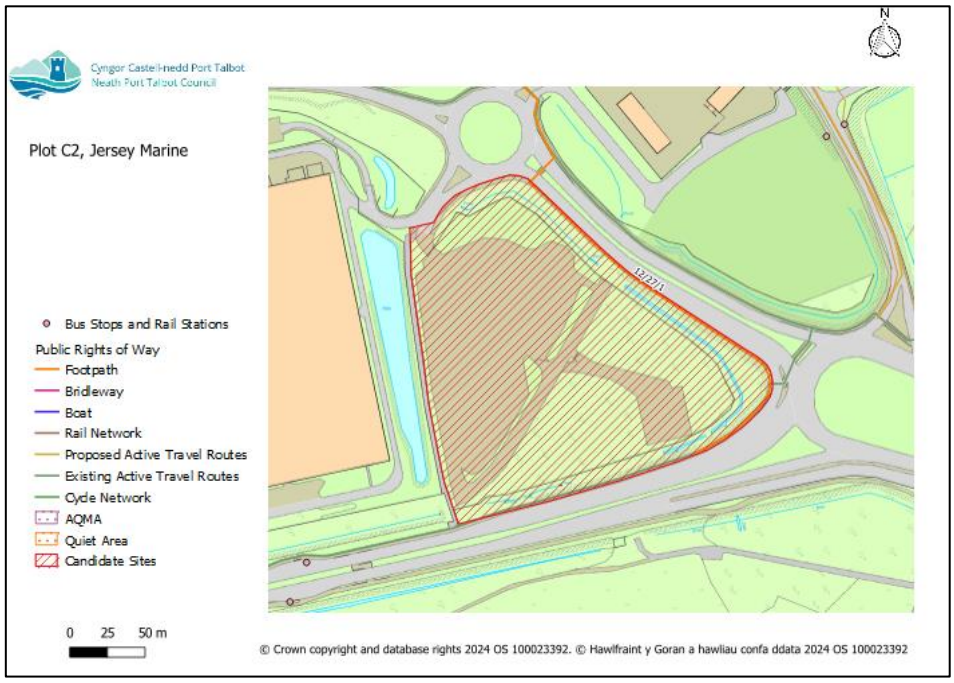
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: Coedffranc Parish Council approx. 420m north CS.  The site therefore has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are a number of employment premises adjoining the site which could expand into the site.
Pressure for other forms of development?	There are no known pressures for other forms of development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located in a prominent location on the A483 on the main road from the M4 to Swansea City Centre. The site is relatively flat. The site is located within a designated employment area and there are potential expansion opportunities.

Accessibility

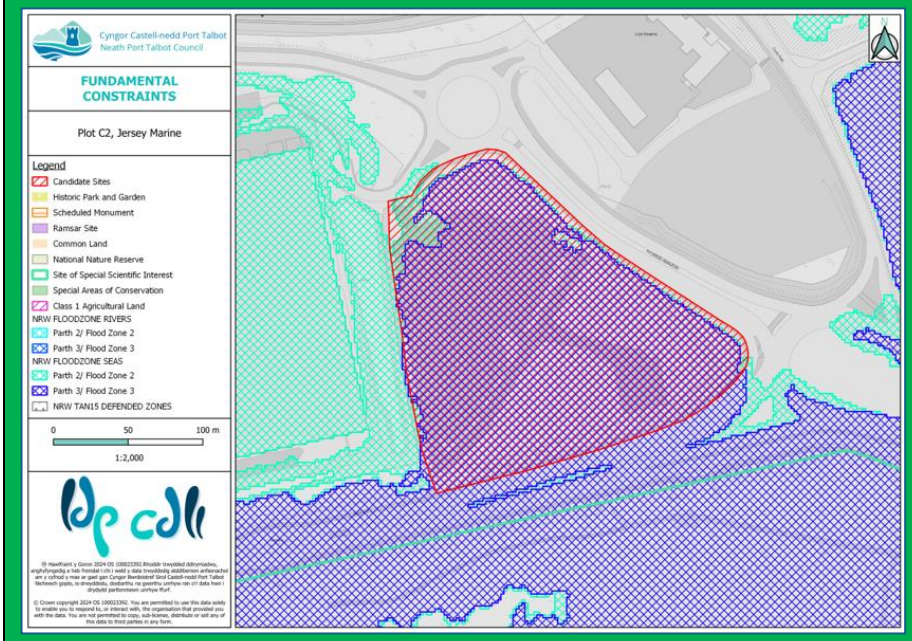
Figure 24: RLDP/N/0025 - Plot C2, Jersey Marine - Accessibility

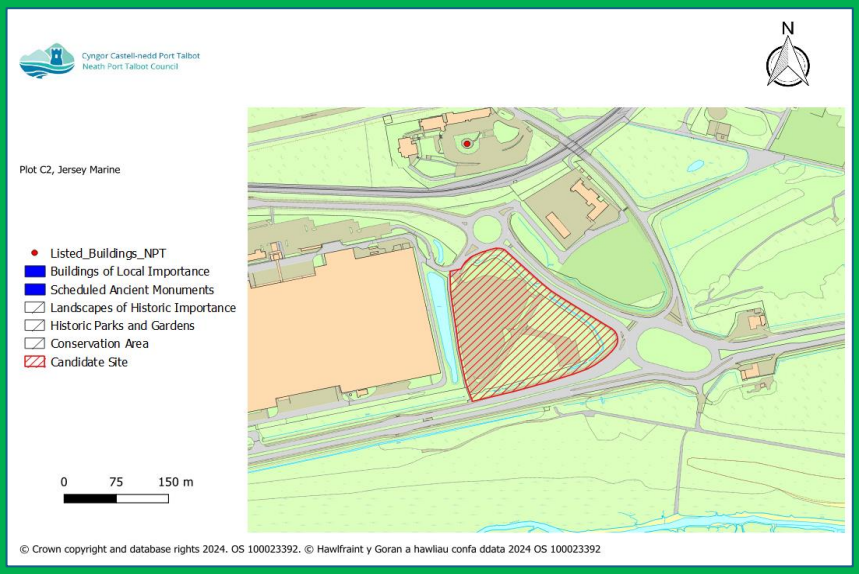


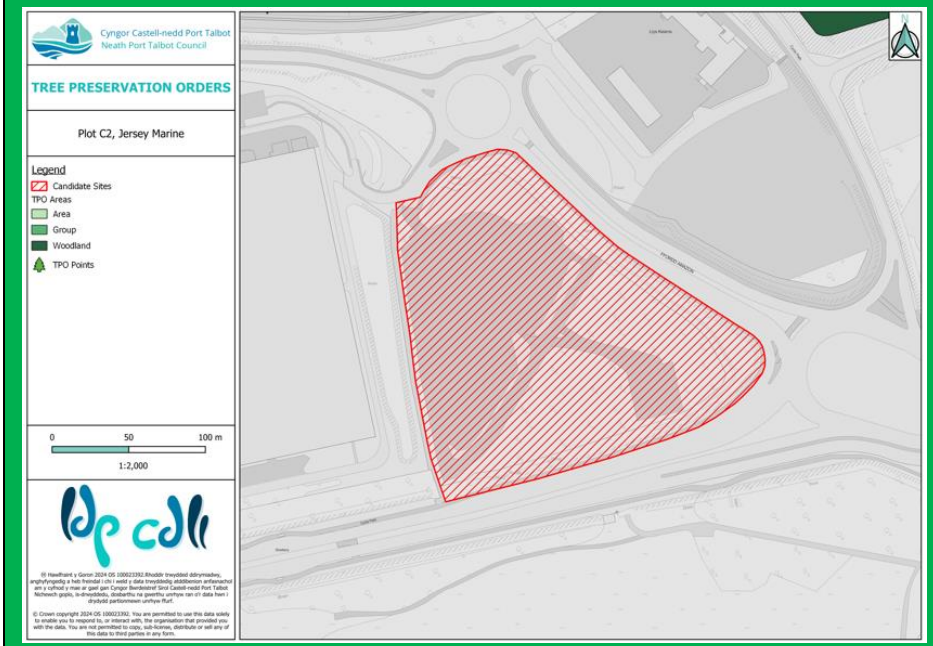
Mode	Provision
Road Access	The site is located off the A483 which feeds onto the M4. The site therefore benefits from very good road access.
Public Transport Access	There is a bus stop within a 5 minute walk on Fabian Way from which there are numerous buses throughout the day

Mode	Provision
	to Swansea, Neath, Glynneath, Port Talbot, Bridgend and Brecon. The site therefore benefits from very good public transport access.
Public Rights of Way	No public rights of way within the site.
Active Travel Comments	Good existing route links directly outside the site, linking to Swansea and Briton Ferry. The site therefore has excellent access to active travel.
Highway Comments	Transport Assessment is required Access hall only be made via existing access – no new vehicular access points shall be made from Ffordd Amazon into the development. No highways objection to the proposed type and scale of development. Highway improvements may be required subject to the results of the transport assessment.
Accessibility Summary	Overall, the site is located in a highly sustainable location with good access to road, active travel, and public transport.

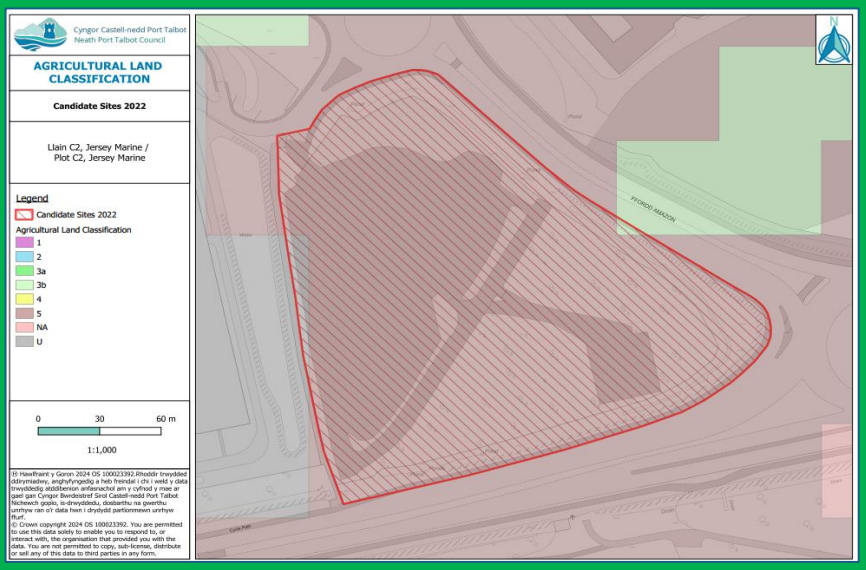
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 The site is located withing flood zone 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water Treatment Work. No capacity constraints identified. No constraints to development identified.
Impact on agricultural land	The site is classified as Grade 3b, Grade 5, and urban ALC. 
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.

Criteria	Assessment
Constraints Summary	Flooding constraints limit development opportunities.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	4,645sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes - Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by Welsh Government who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.

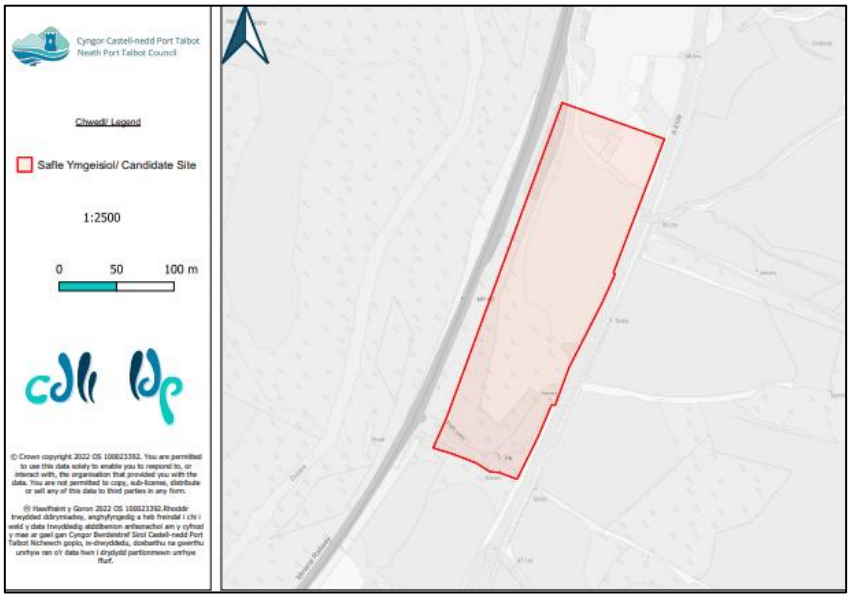
Criteria	Assessment
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	Whilst the site is considered to be deliverable and is located within a designated employment area, flooding constraints limit development opportunities. The site is therefore not considered to be suitable for development. It is therefore recommended that the site is not allocated for development.

RLDP/DV/0001 - Land adjoining Cefn Coed Colliery Museum

Figure 25: RLDP/DV/0001 - Land adjoining Cefn Coed Colliery Museum



Site Detail	Information
Site Name	Land adjoining Cefn Coed Colliery Museum
Site Typology	Candidate Site submission
Site area (Ha)	2.85ha
Ward	Crynant
Spatial area	Dulais Valley

Characteristics of the Site

Figure 26: RLDP/DV/0001 - Land adjoining Cefn Coed Colliery Museum - Internal Environment

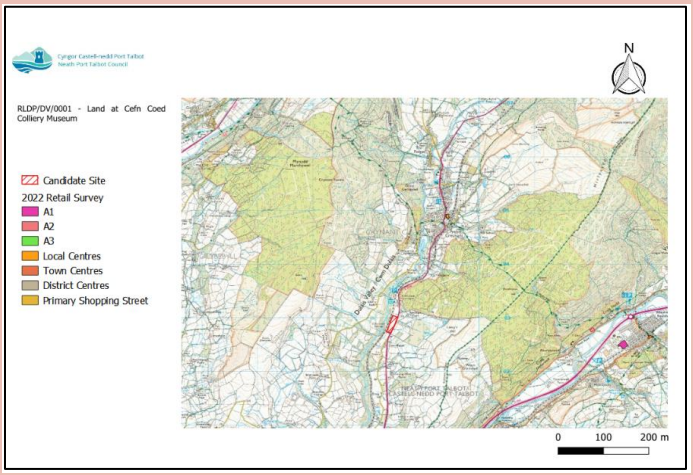
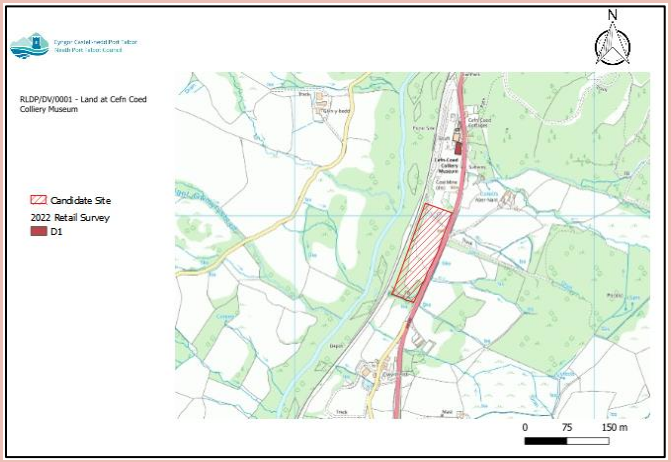


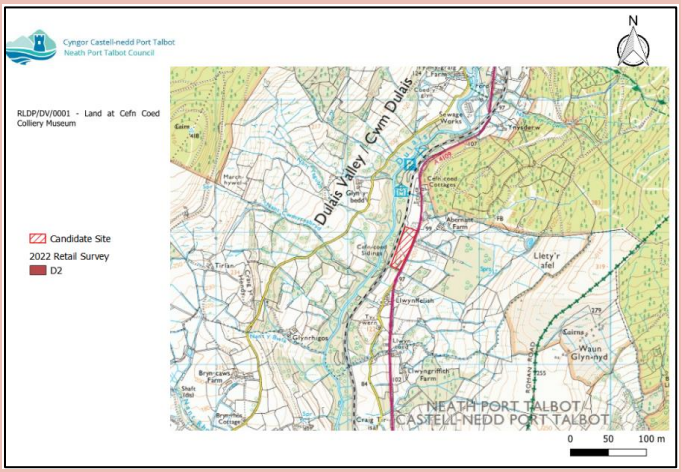
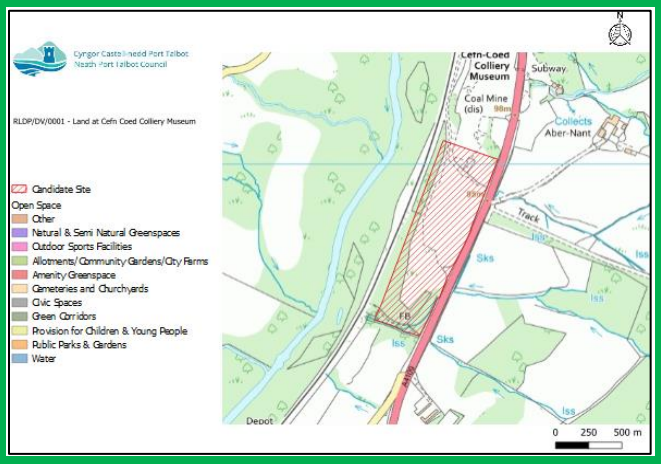


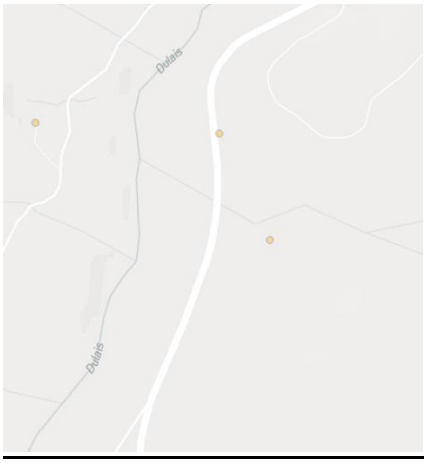
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is not within/ adjacent to settlement limits. The nearest settlement is Crynant which is identified as a local settlement in the Council's Settlement Hierarchy. 
Existing use	Minerals
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Open mosaic habitat containing hard standing, grassland and scrub with woodland along the west and south site. Green level features: Hard standing Amber level features: Brownfield grassland. Reptiles, invertebrates Red level features: Woodland. S7 habitat, connectivity Species potential: Nesting birds, bats, reptiles Further surveys required for planning: Reptile, bat, lower plants
Planning permission	No planning permissions relevant to the site.
Adjoining uses	Adjoining uses include Cefn Coed Colliery Museum and open countryside.
Sequential location	The site is not located within a designated employment area in the current LDP.

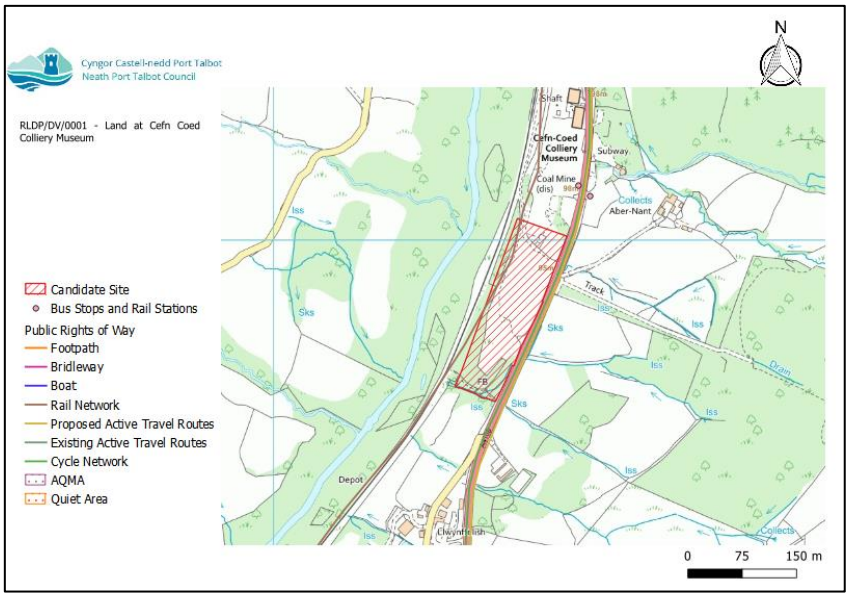
Criteria	Analysis
	The site is not located within the urban area. The site is not currently used for employment uses.
Prominence	The site is located on the A4109. The site is visible from the A4109. The site therefore has a good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Crynant Local Centre approx. 2.1km north CS.  <u>Proximity to non-residential institutions</u>: Cefn Coed Colliery Museum adjacent CS. 

Criteria	Analysis
	Proximity to assembly and leisure: No assembly and leisure facilities within wider area.  Whilst Cefn Coed Colliery Museum is adjacent to the site, there are no other services within close proximity of the site. It is therefore considered that the site has very poor acces to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with

Criteria	Analysis
	higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are no employment uses adjoining the site. There are therefore no potential expansion opportunities.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	Whilst the site is located adjacent to the A4109, the site is located outside of settlement limits and detached from the urban area. There are no employment uses adjoining the site and therefore no potential expansion opportunities. The site has poor access to services.

Accessibility

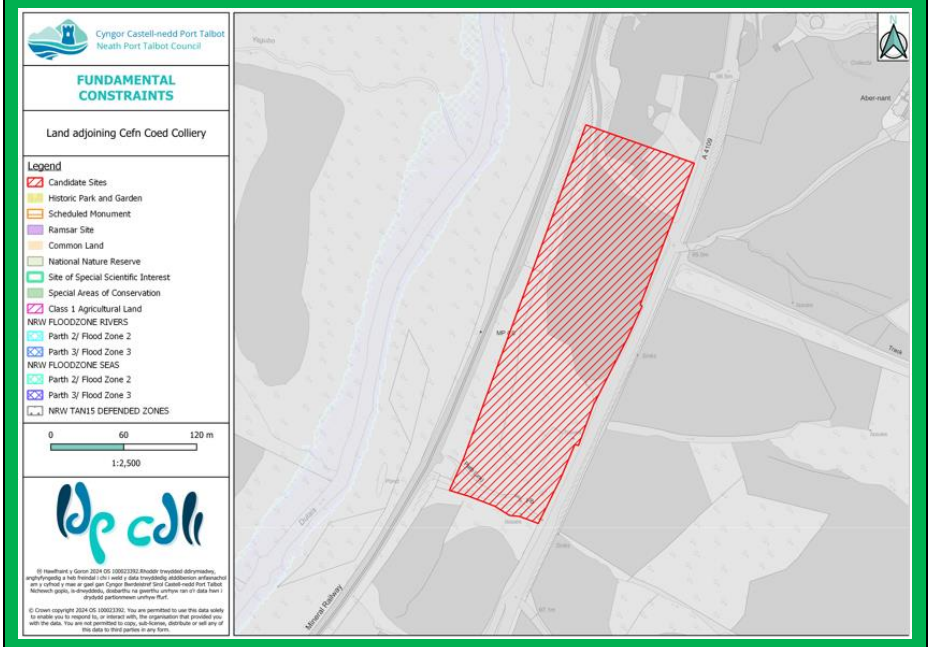
Figure 27: RLDP/DV/0001 - Land adjoining Cefn Coed Colliery Museum - Accessibility

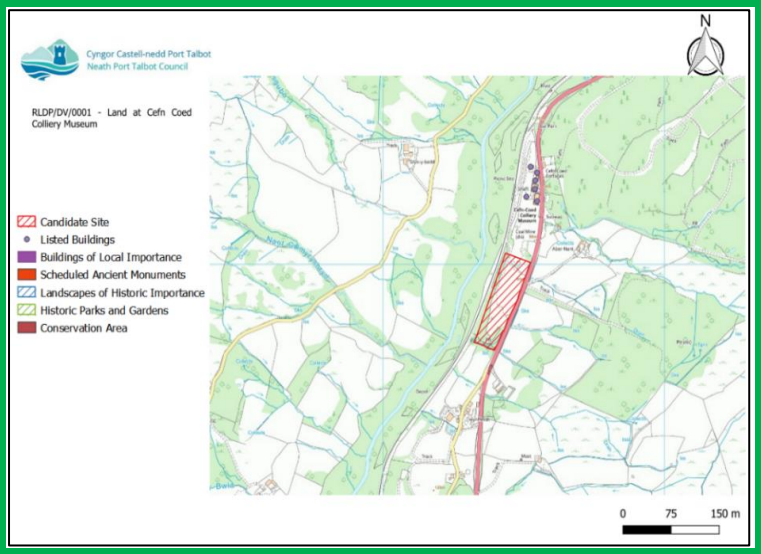


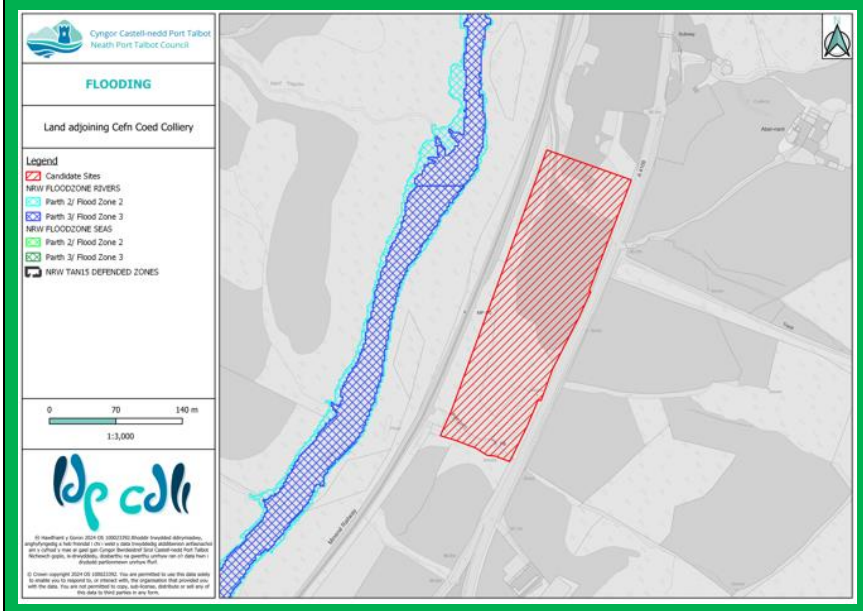
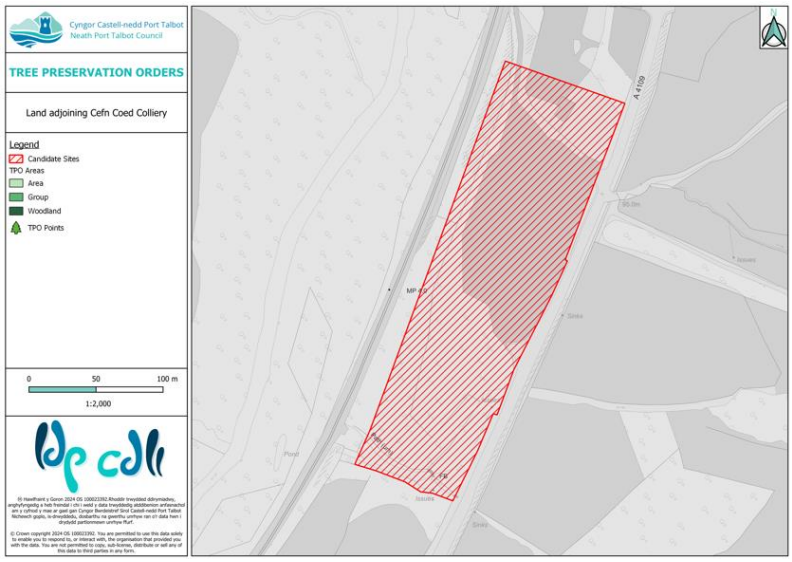
Mode	Provision
Road Access	The site is located off the A4109. The A4109 feeds down to the A465 which feeds to the M4. Compared to some other sites, it is located further away from the M4. On balance therefore it is considered that the site has a good level of road access.
Public Transport Access	The bus stop is adjacent to CS with a service of two buses per hour. The site therefore benefits from excellent access to public transport.
Public Rights of Way	Two Public rights of way running along the eastern boundary of the CS.
Active Travel Comments	Long way away from an active travel built up area.

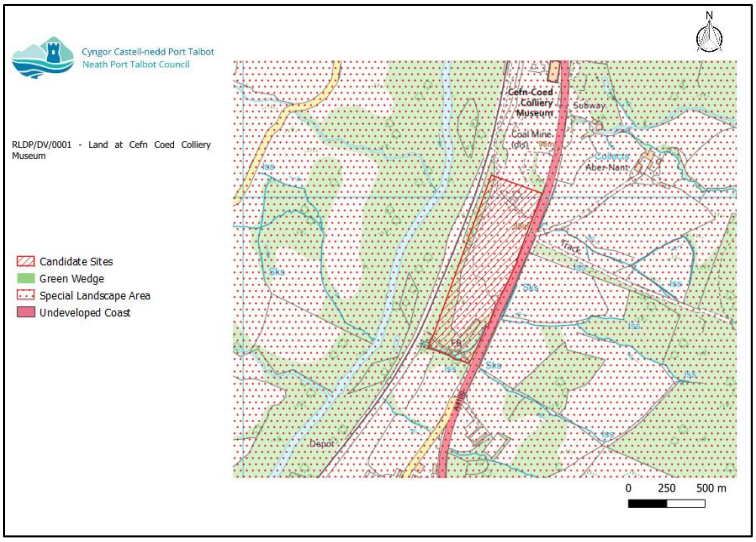
Mode	Provision
	There is a future cycling route adjacent to the site, linking to Neath and Crynant. This route was audited in March 2022 and failed with a score of 44% (70 is a pass) and critical fail for speed and volume of traffic. Given that the site is not located within a built up area for active travel, it would not be a priority location for active travel funding. It is therefore considered that the site has very poor active travel linkages.
Highway Comments	A Transport Assessment will be required Visibility Splays in accordance with TAN18 to be provided for any access point(s).
Accessibility Summary	The site is considered overall to have a mixed level of accessibility – the site has a good level of road access, and very good level of public transport access. The site however has very poor active travel linkages.

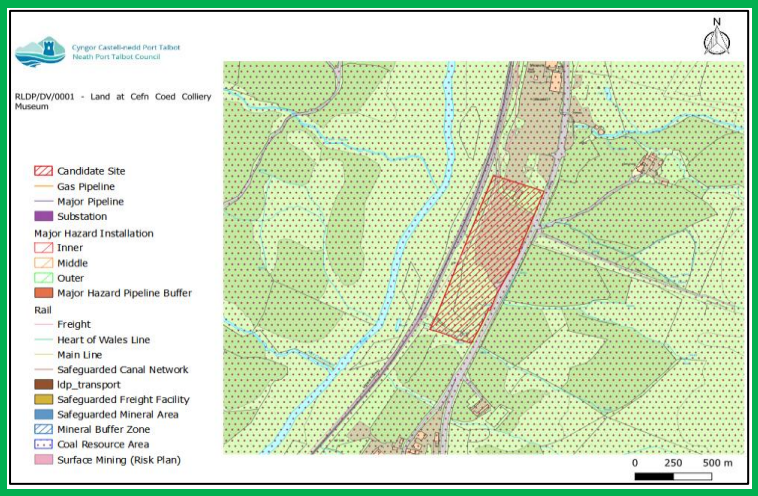
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 The site is not located within any flood zones.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	Yes. The site is located within a SLA. Further work is required to understand whether development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> No waste water treatment works. Constraints identified. Further work required.
Impact on agricultural land	The site is classified as Grade 3b, Grade 5, and non-agricultural ALC. 
Are there any infrastructure constraints to development?	 The site is located within a coal resource area. There are no infrastructure constraints which would limit development opportunities.

Criteria	Assessment
Constraints Summary	The site is located within SLA and water constraints have been identified. Further work will be required in relation to both of these.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	4,072sqm.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by two private individuals who have promoted the site for development.

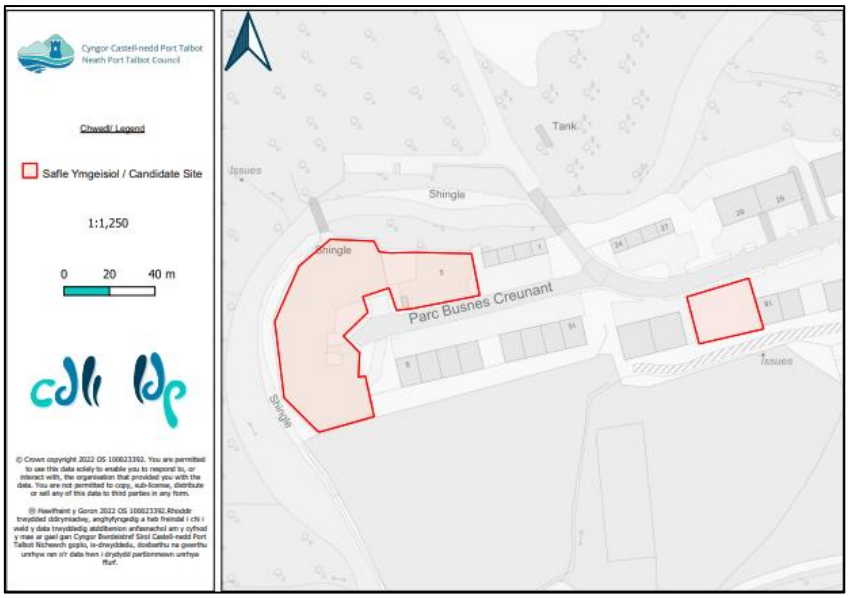
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be suitable for employment uses – the site is located outside of settlement limits and does not adjoin an existing employment area. Further work would also be required in order to understand the extent to which the SLA and water provision are constraints to development. It is therefore recommended that the site is not allocated for development.

RLDP/DV/0005 - Plots within Crynant Business Park

Figure 28: RLDP/DV/0005 - Plots within Crynant Business Park



Site Detail	Information
Site Name	Plots within Crynant Business Park
Site Typology	Candidate Site submission
Site area (Ha)	0.4ha
Ward	Crynant
Spatial area	Dulais Valley

Characteristics of the Site

Figure 29: RLDP/DV/0005 - Plots within Crynant Business Park - Internal Environment

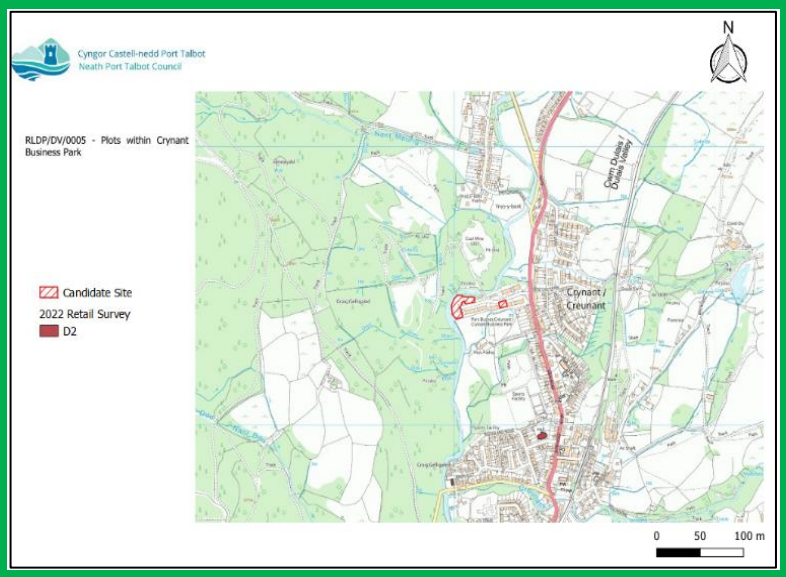


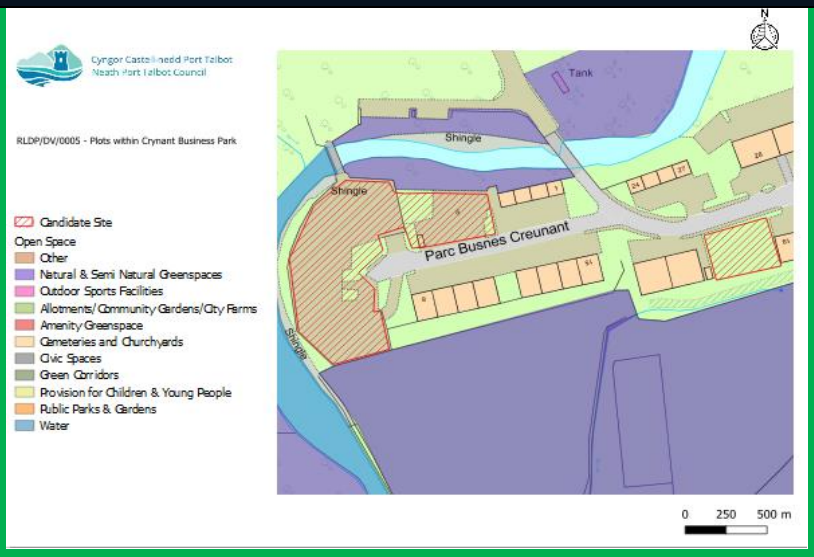
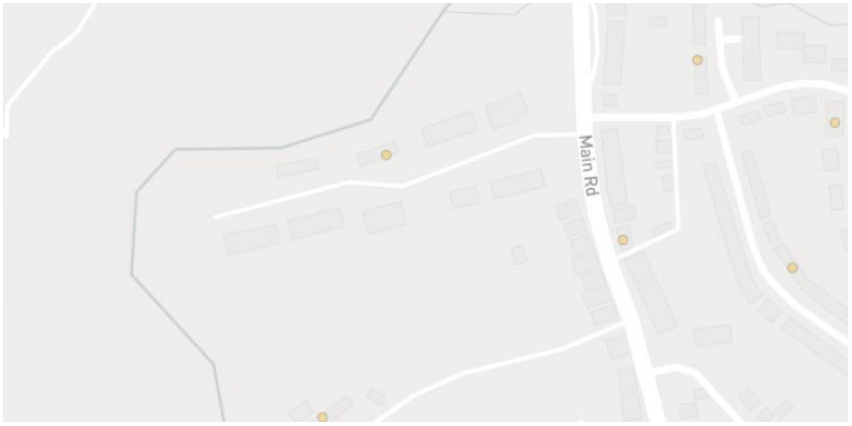
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Crynant. Crynant is identified as a local settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Two small plots, western plot primarily hard standing with early successional brownfield habitat, and eastern plot neutral grassland that is currently being managed sympathetically for wildlife. Green Level Features: Hard standing, neutral grassland Amber Level Features: Pollinators Red Level Features: Trees
Planning permission	No planning permissions relevant to the site.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The sites are located wihtin a designated employment area in the current LDP.
Prominence	The site is located in Crynant Business Park which is located off the A4109.

Criteria	Analysis
	Crynant Business Park is visible from the A4109. The site therefore has a good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Y Cwtch Café approx. 70m east CS. Crynant Local Centre approx. 540m south east CS.  Proximity to non-residential institutions: Creunant Primary School approx. 280m south east CS. Saron Independent Chapel approx. 380m south east CS. Bethel Wesleyan Methodist Church approx. 400m south east CS.

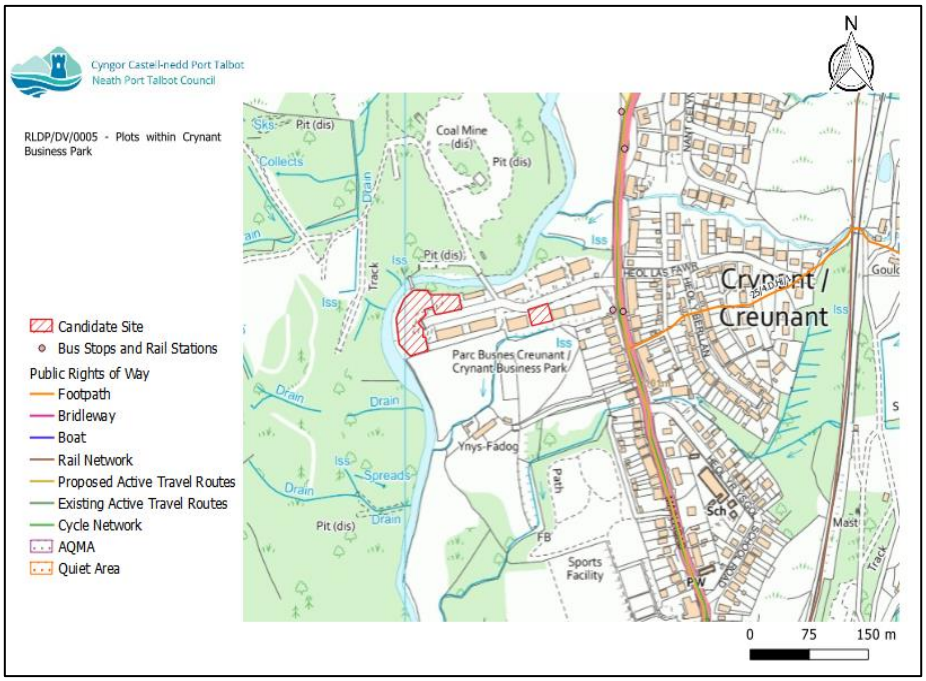
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: Crynant Community Centre approx. 480m south CS. 8th Neath Crynant Scouts Hall approx. 590m south CS.  The site therefore has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site is located within a designated employment area. There are adjoining employment uses. There is therefore potential for expansion.
Pressure for other forms of development?	There is no known pressure for other forms of development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within a designated employment area. The site is relatively flat. There is very good access to services. There are potential expansion opportunities.

Accessibility

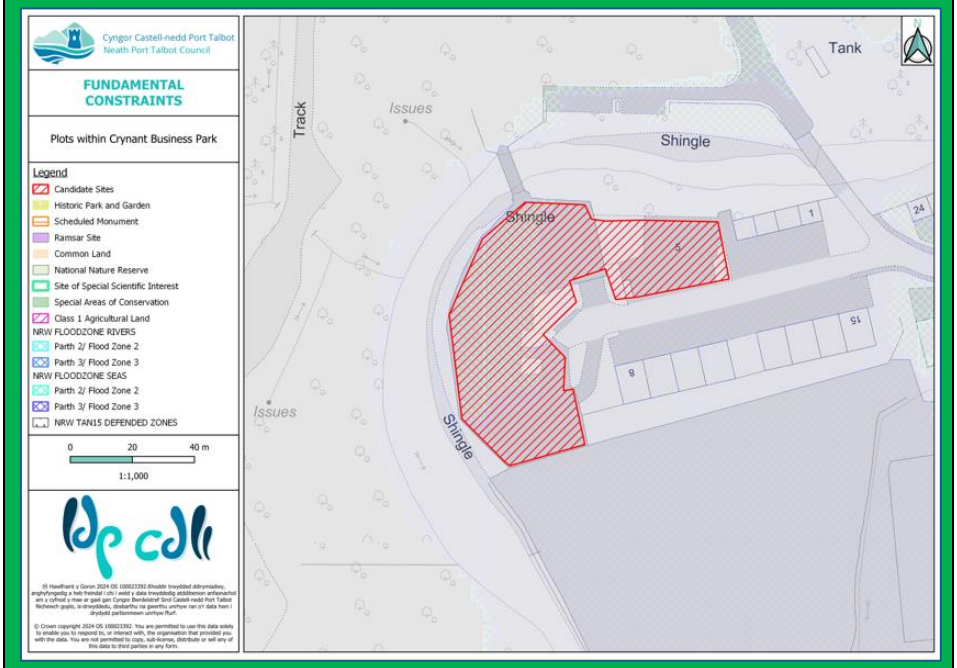
Figure 30: RLDP/DV/0005 - Plots within Crynant Business Park - Accessibility



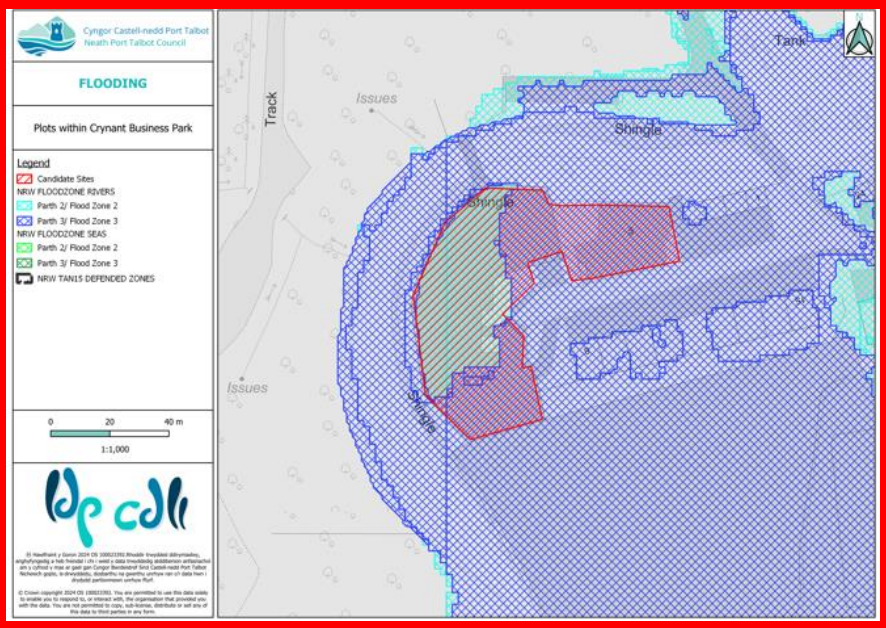
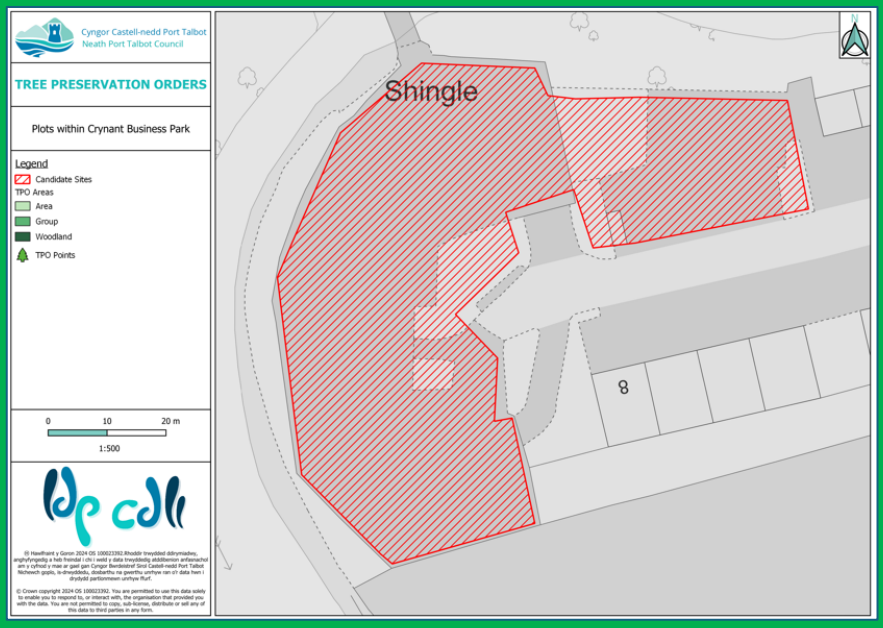
Mode	Provision
Road Access	The A4109 feeds down to the A465 which feeds to the M4. Compared to some other sites, it is located further away from the M4. On balance therefore it is considered that the site has a good level of road access..

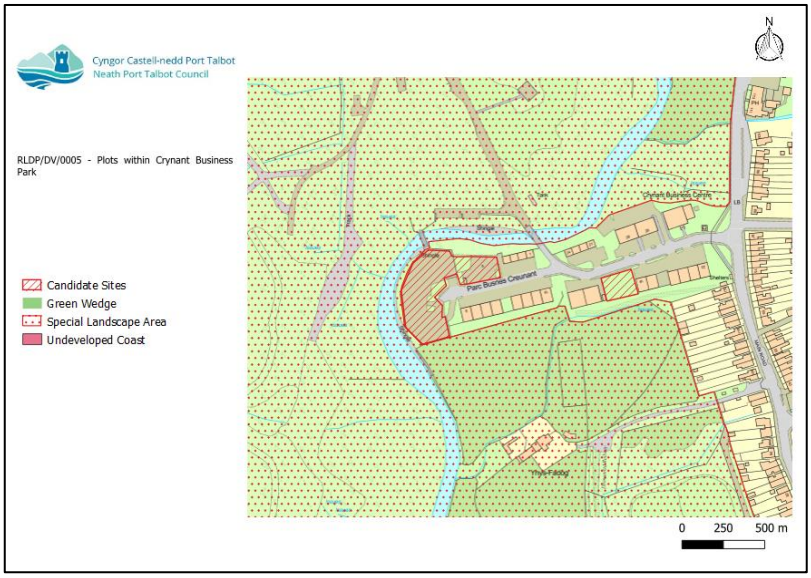
Mode	Provision
Public Transport Access	Bus stop adjacent to Crynant Business Park on Main Road. This offers services approx. every 30 minutes to 1 hour through the day. The site therefore has excellent access to public transport.
Public Rights of Way	Public rights of way running along Main Road.
Active Travel Comments	Crynant is not an Active Travel built up area, but routes have been added into this area, because there were a number of responses to the active travel consultation in 2021 which demonstrated a 'need' for improvements. There is a future shared-use route on 'Main Road' near the site, both of these have been audited in Feb 2023 and failed due to speed and volume of traffic (cycling) and missing dropped kerbs/tactiles (walking). On balance therefore there are average active travel linkages.
Highway Comments	No comments/ observations in relation to proposed use.
Accessibility Summary	The site is located within an accessible location with good road access and excellent access to public transport. Whilst the site is not located within a built up area for active travel, there are ftuure routes near the site which could be connected to. Improvements would be required.

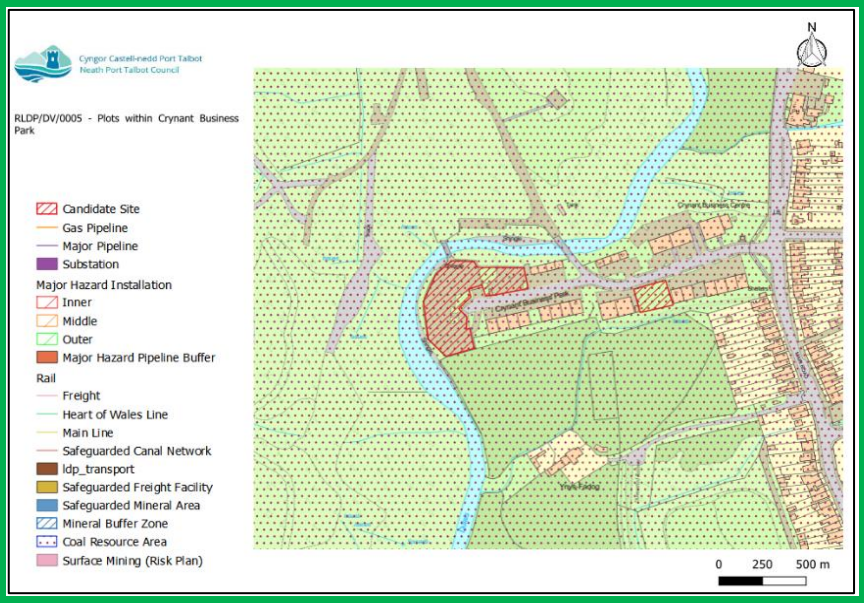
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential	The site does not adjoin residential accommodation.

Criteria	Assessment
accommodation	
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located withing flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	The site is adjacent to SLA. Further work is required to understand whether development would caus significant adverse impacts on the features and characteristics for which the SLA has been designated.
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	Waste Water Treatment Works: The site would feed into the Crynant Waste Water Treatment Works. Capacity constraints identified. Capacity constraints identifid. Further work required.
Impact on agricultural land	The site is classified as non-agricultural and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located within a coal resource area.

Criteria	Assessment
	There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	The site is located adjacent to SLA, there are water capacity constraints, and flooding constraints. Further work will be required to understand the extent to which these are constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	1,500sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	No viability information provided as part of the Stage 2 request.
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	No.
Ownership	The site is owned by the Council who have promoted the site for development.

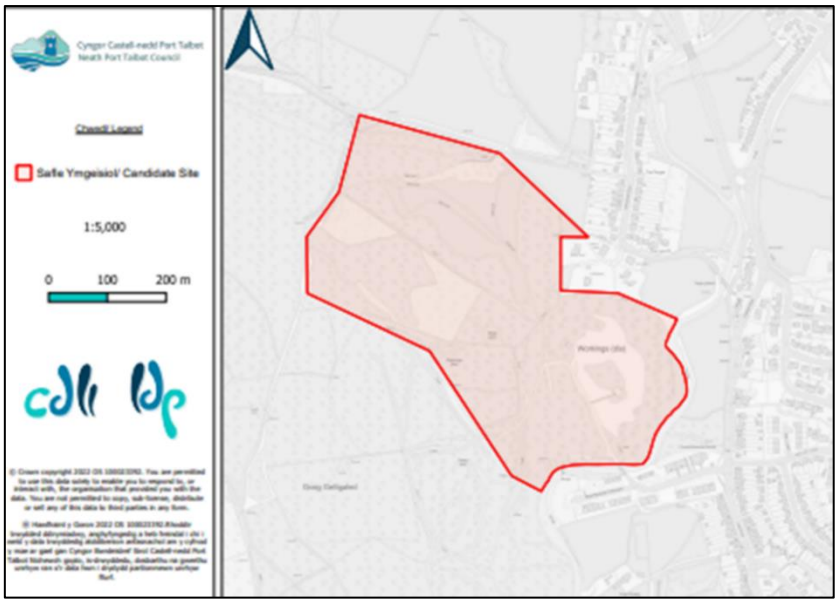
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is not considered to be deliverable.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be deliverable. The site is located within a designated employment area. Further work would be required to understand whether the site is suitable for development with regards to SLA, water and flooding constraints. It is therefore recommended that the site is not recommended for allocation.

RLDP/DV/0006 - Treforgan Colliery Site

Figure 31: RLDP/DV/0006 - Treforgan Colliery Site



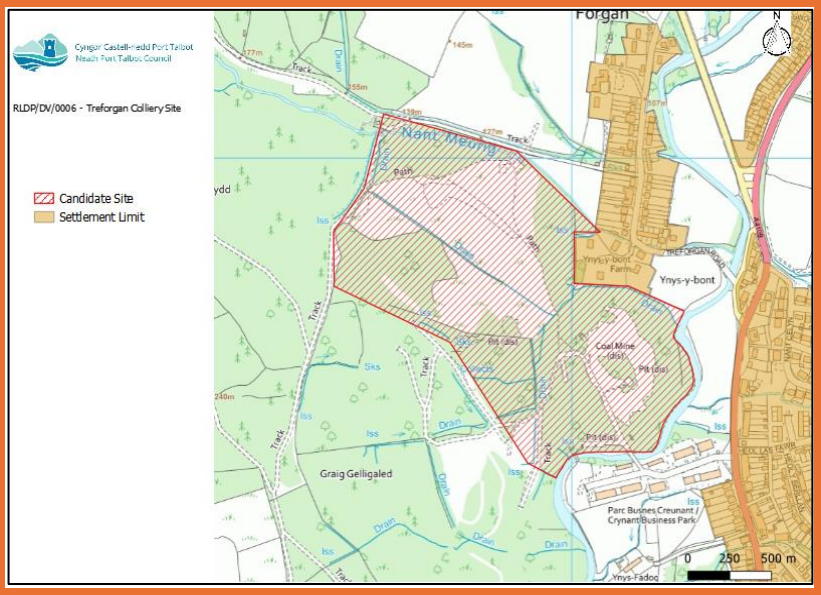
Site Detail	Information
Site Name	Treforgan Colliery Site
Site Typology	Candidate Site submission
Site area (Ha)	22.0ha
Ward	Crynant
Spatial area	Dulais Valley

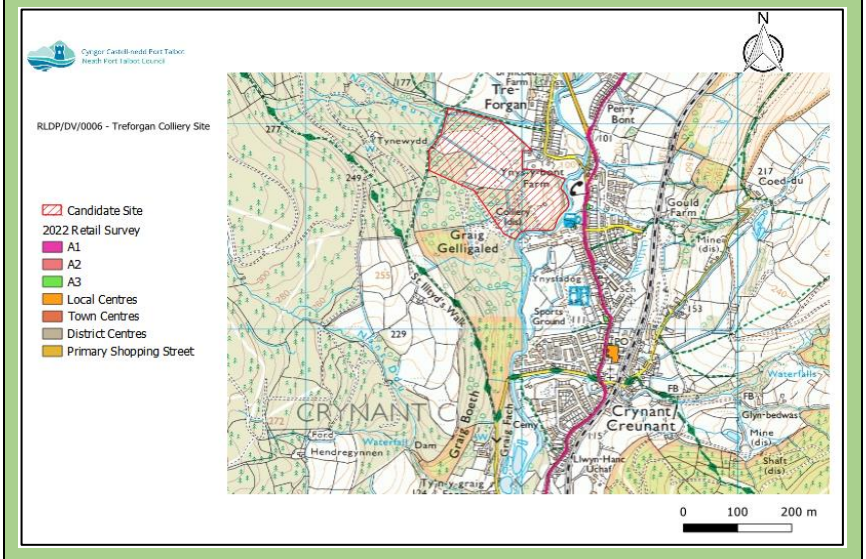
Characteristics of the Site

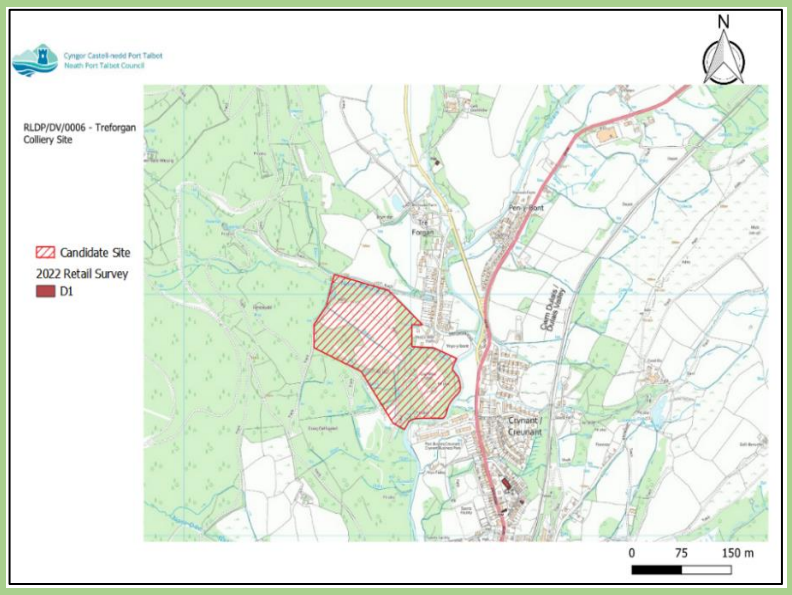
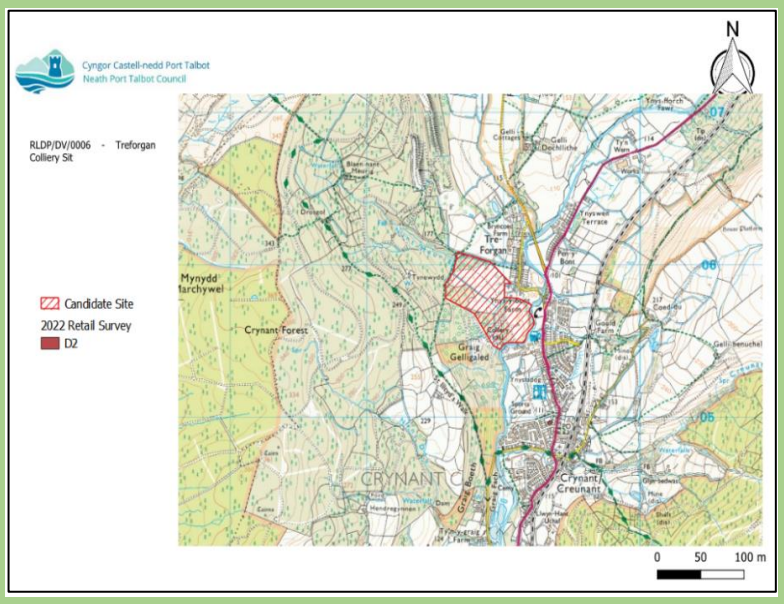
Figure 32: RLDP/DV/0006 - Treforgan Colliery Site - Internal Environment

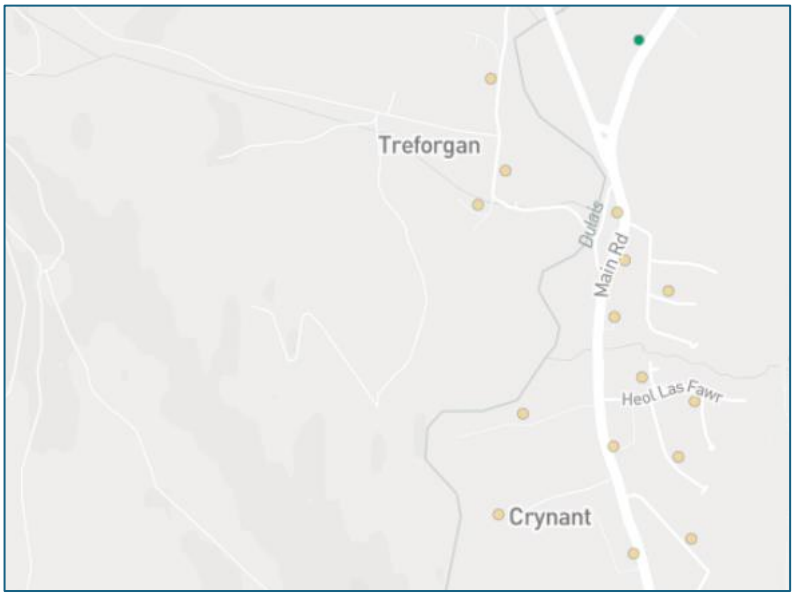


Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site adjoins the settlement of Crynant - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Greenfield/ Minerals
Greenfield/ brownfield	Greenfield
Previously developed land	No

Criteria	Analysis
Biodiversity appraisal	No comments
Planning permission	None relevant.
Adjoining uses	Adjoining uses are mixed and include residential, employment and open countryside.
Sequential location	The site is not located within a designated employment area in the current LDP. The siet is not located within the urban area. The site is not currently used for employment uses.
Prominence	The site is located off the A4109 to the north of the Crynant Business Park. The site is visible from the A4109. The site therefore has a good level of prominence.
Topography of the site	On the whole, the topography of the site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> The Graydon Public House approx. 70m east CS. Y Cwtch Cafe approx. 100m south CS. Sparkles Solutions approx. 110m east CS. 

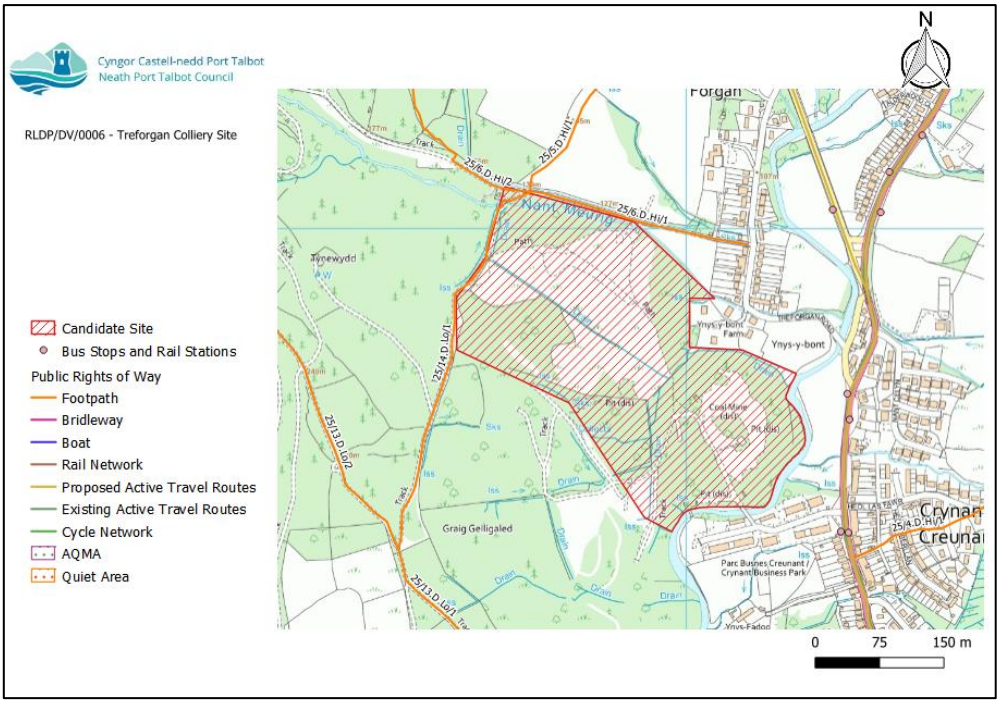
Criteria	Analysis
	Proximity to non-residential institutions: Creunant Primary School approx. 375m south east CS. Saron Independent Church approx. 460m south east CS. Bethel Wesleyan Methodist Chapel approx. 490m south east CS.  Proximity to assembly and leisure: Crynant Community Centre approx. 580m south CS. 8th Neath Crynant Scouts approx. 650m south CS.  The site therefore has very good access to services.

Criteria	Analysis
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No - part of the site is classified as Natural and Semi Natural Green Space (NSN).
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site is located to the north of the Crynant Business Park. There are therefore potentially some expansion opportunities.
Pressure for other forms of development?	Yes – the site has been promoted for mixed use development including residential, employment and mixed use development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located to the north of a designated employment area. The site is relatively flat overall. There is very good access to services. There are potential expansion opportunities.

Accessibility

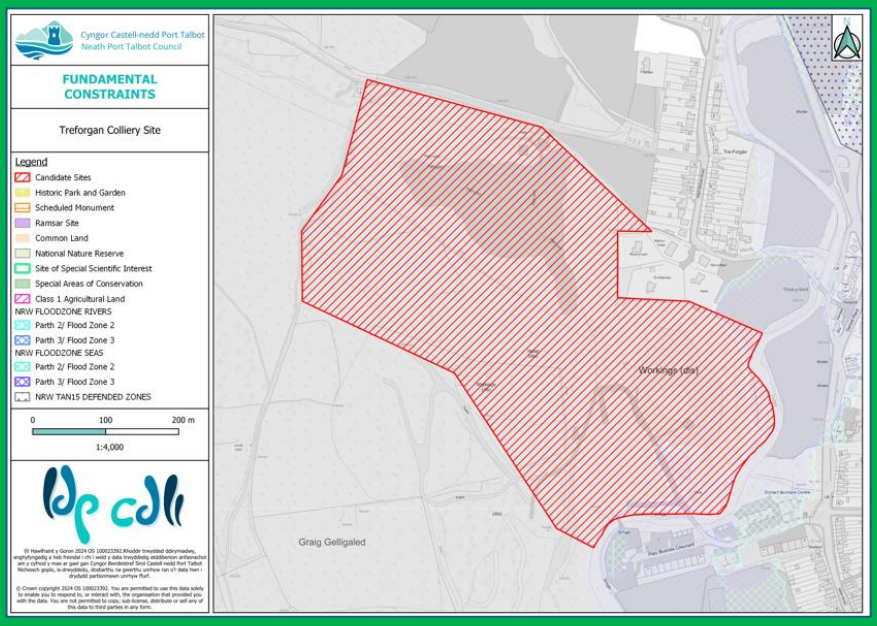
Figure 33: RLDP/DV/0006 - Treforgan Colliery Site - Accessibility

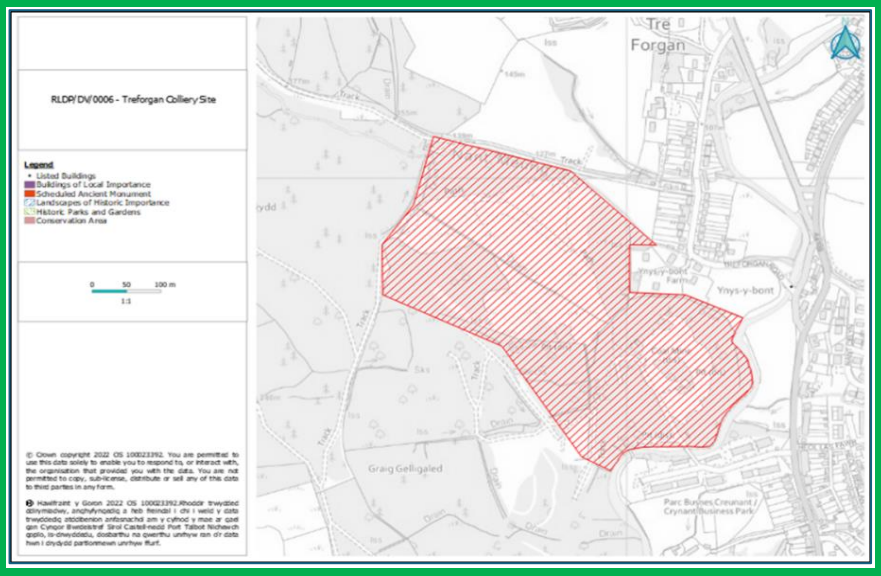


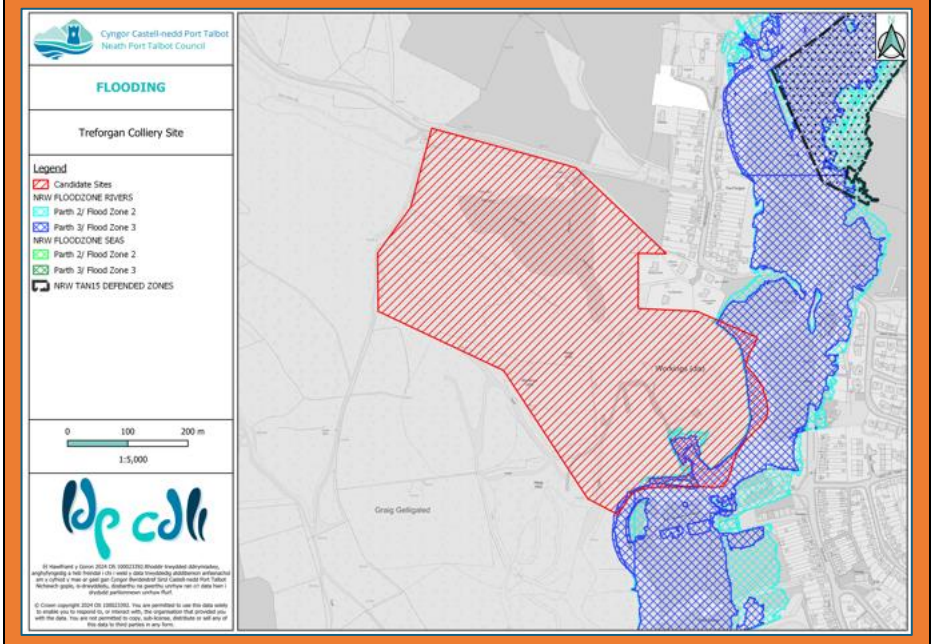
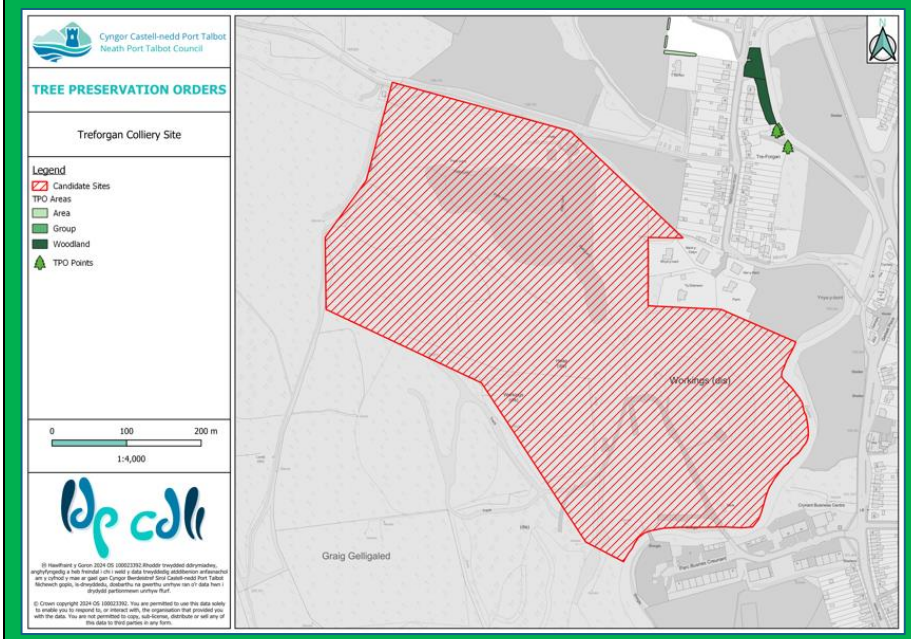
Mode	Provision
Road Access	The A4109 feeds down to the A465 which feeds to the M4. Compared to some other sites, it is located further away from the M4. On balance therefore it is considered that the site has a good level of road access..

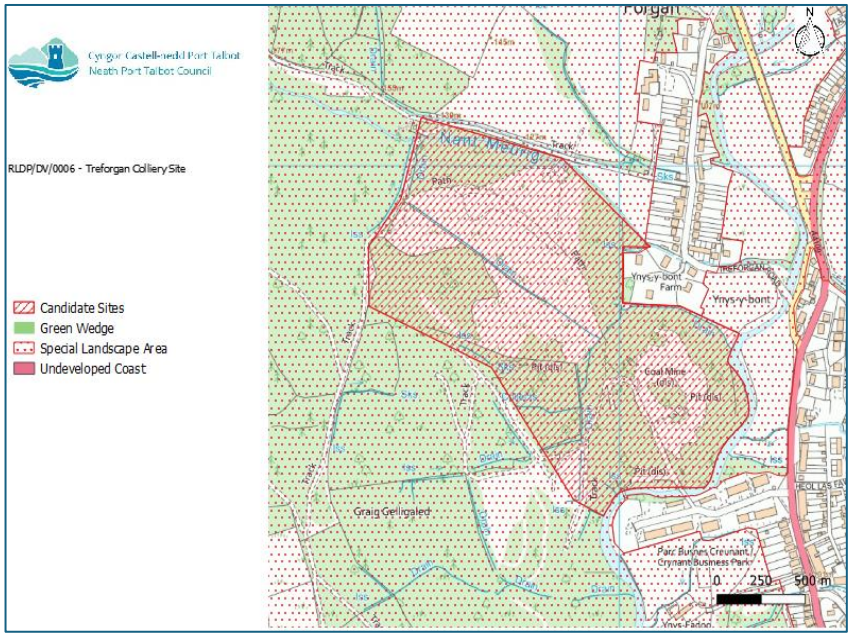
Mode	Provision
Public Transport Access	There is a bus stop at The Gradon Arms, east site, with regular services to both Neath and Swansea throughout the day. The site therefore has excellent public transport access.
Public Rights of Way	Public Right of Way adjacent to CS.
Active Travel Comments	Crynant is not an Active Travel built up area, but routes have been added into this area, because there were a number of responses to the active travel consultation in 2021 which demonstrated a 'need' for improvements. There is a future shared-use route on 'Main Road' near the site, both of these have been audited in Feb 2023 and failed due to speed and volume of traffic (cycling) and missing dropped kerbs/tactiles (walking). On balance therefore there are average active travel linkages.
Highway Comments	No comments/ observations in relation to proposed use.
Accessibility Summary	The site is located within an accessible location with good road access and excellent access to public transport. Whilst the site is not located within a built up area for active travel, there are ftuure routes near the site which could be connected to. Improvements would be required.

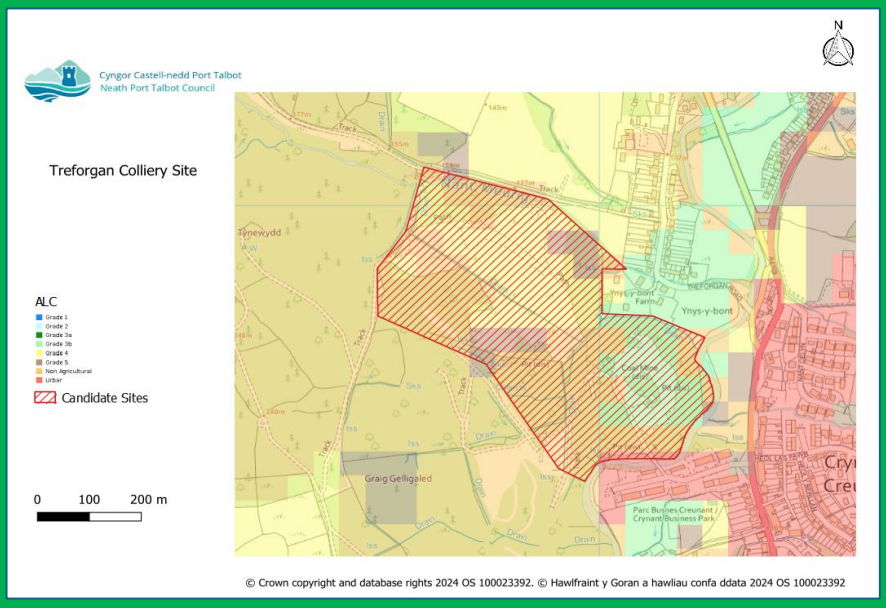
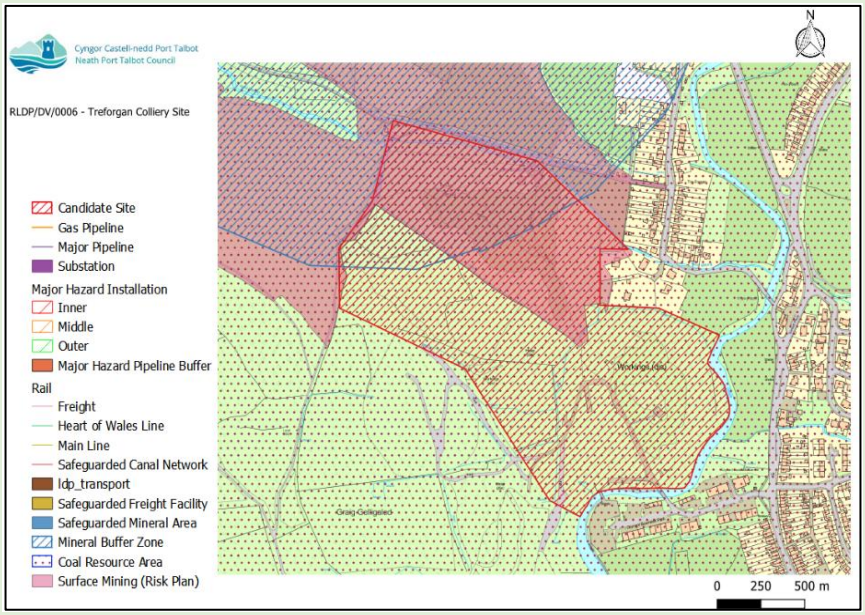
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is residential accommodation adjoining parts of the site, but the site is not located within a purley residential area.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Only part of the site is located in flood zones 2 and 3
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	Yes. The site is located within SLA. Further work is required to understand whether development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: HMA required. Water Sewerage: HMA required.

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> CS would feed into the Afan Waste Water Treatment Works. No capacity issues identified. Further work would be required.
Impact on agricultural land	The site is classified as Grade 3b, Grade 4, Grade 5, non-agricultural, and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located within Coal Resource Area.

Criteria	Assessment
	Northern part of the site is in surface mining (risk plan) area. There are infrastructure constraints, but these would not prevent development opportunities. Consideration will need to be given to these infrastructure constraints.
Constraints Summary	The site is located within the SLA and further work would be required in order to understand the extent to which this is a constraint to development. Further work would also need to be undertaken with regards to water quality.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Dependent on end use.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed uses: residential, employment, mixed use. Extension of Crynant Business Park with district heating network followed by residential development.
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and	Yes. Detailed viability work will need to be completed should the site be allocated for development in the Deposit Plan.

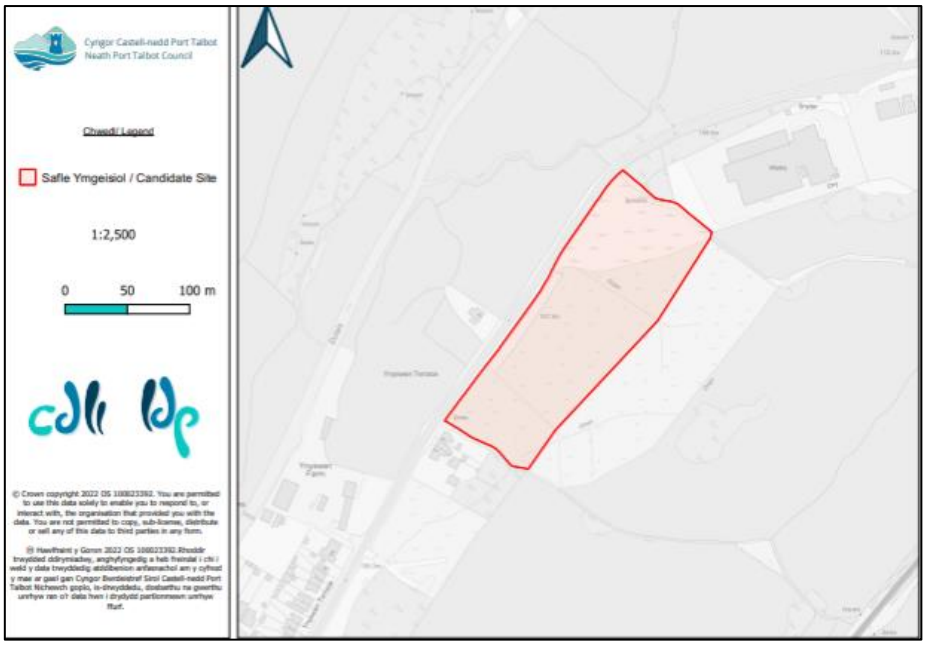
Criteria	Assessment
be viable for development within the RLDP?	
Ownership	The site is owned by Energybuild who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located outside of settlement limits. Further assessment work will need to be undertaken to understand the extent to which SLA and water quality are constraints to development. Further assessment work is therefore required.

RLDP/DV/0007 - Land at Ynyswen, Crynant

Figure 34: RLDP/DV/0007 - Land at Ynyswen, Crynant



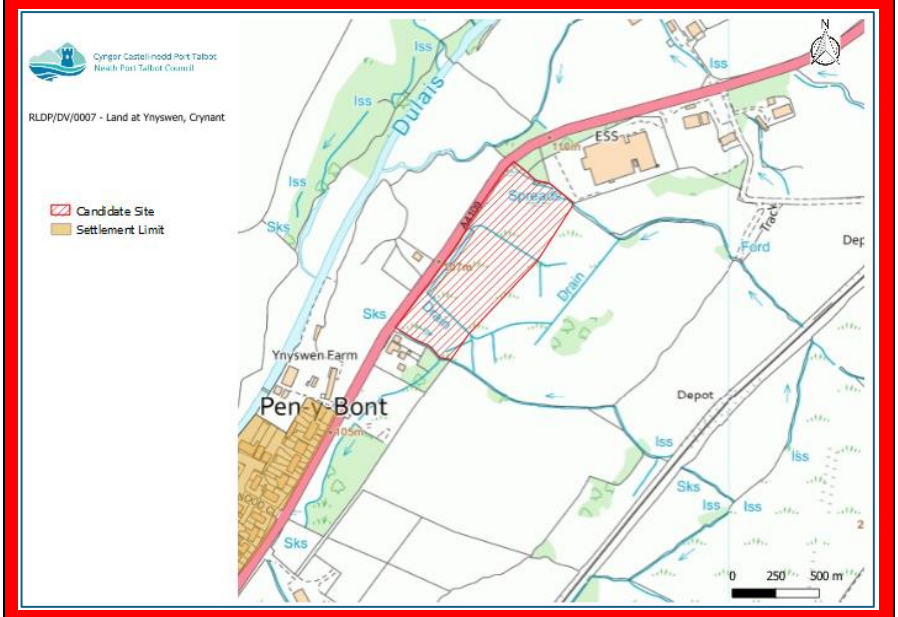
Site Detail	Information
Site Name	Land at Ynyswen, Crynant
Site Typology	Candidate Site submission
Site area (Ha)	3.6ha
Ward	Crynant
Spatial area	Dulais Valley

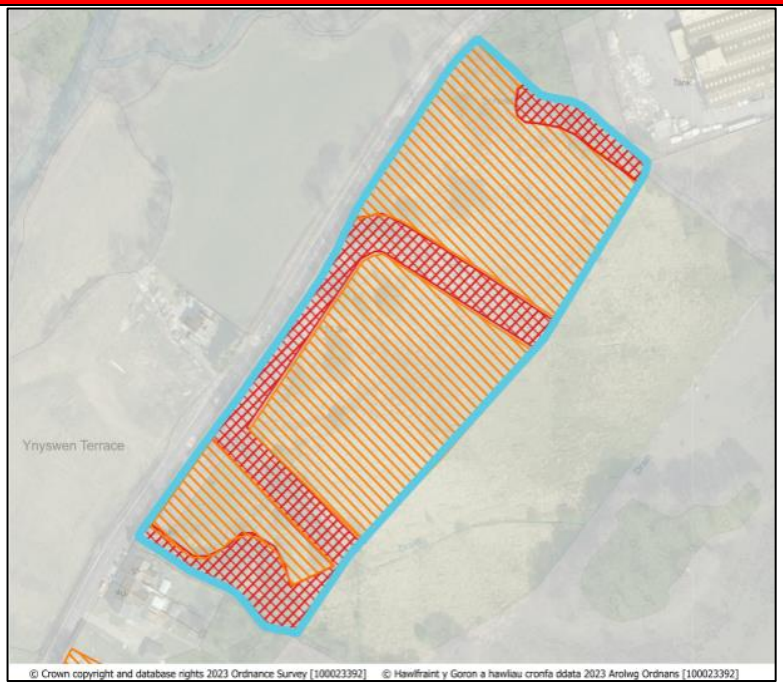
Characteristics of the Site

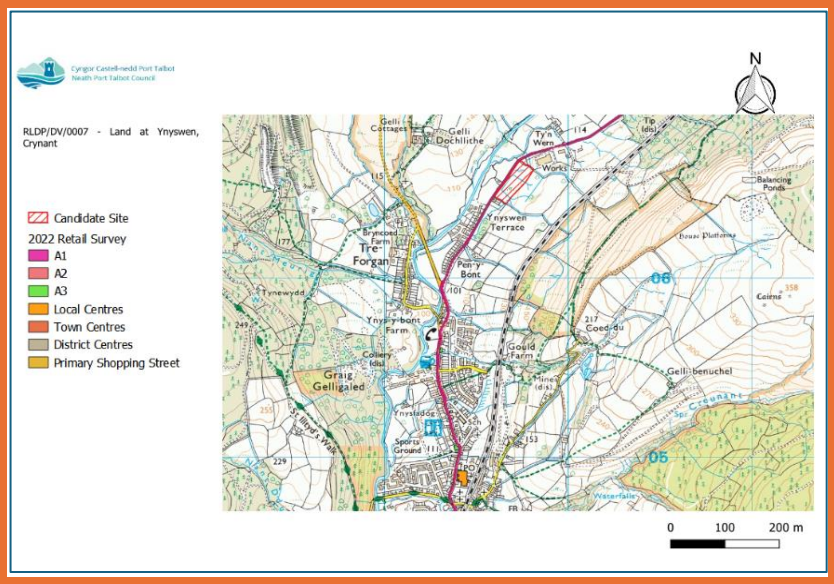
Figure 35: RLDP/DV/0007 - Land at Ynyswen, Crynant - Internal Environment

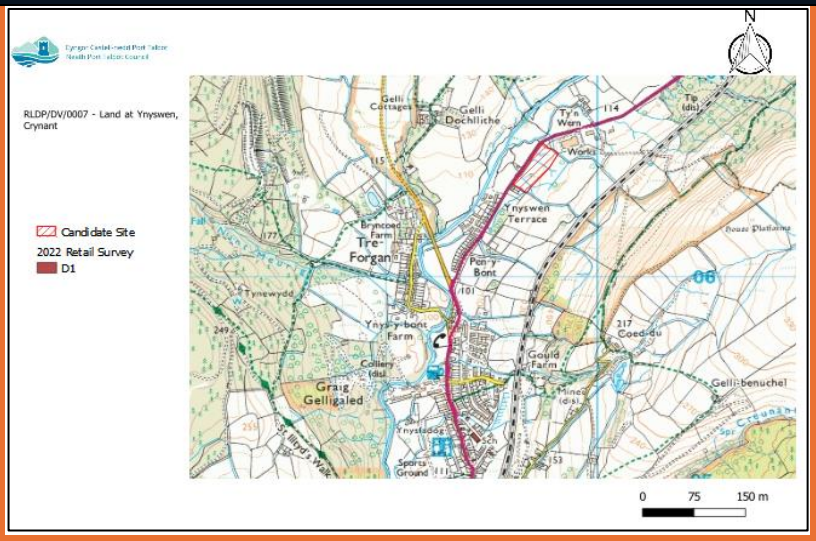
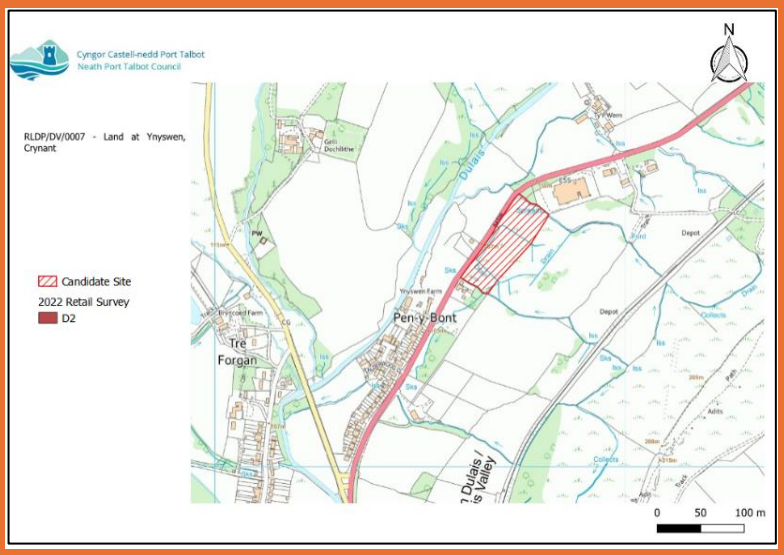


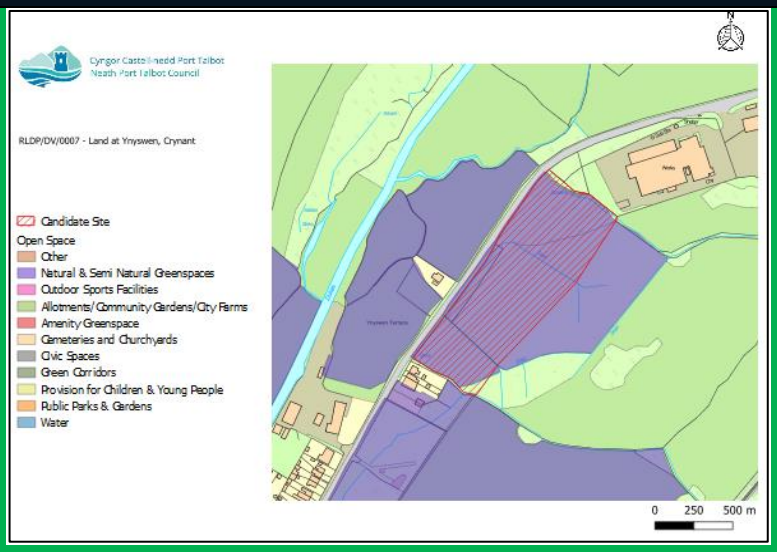
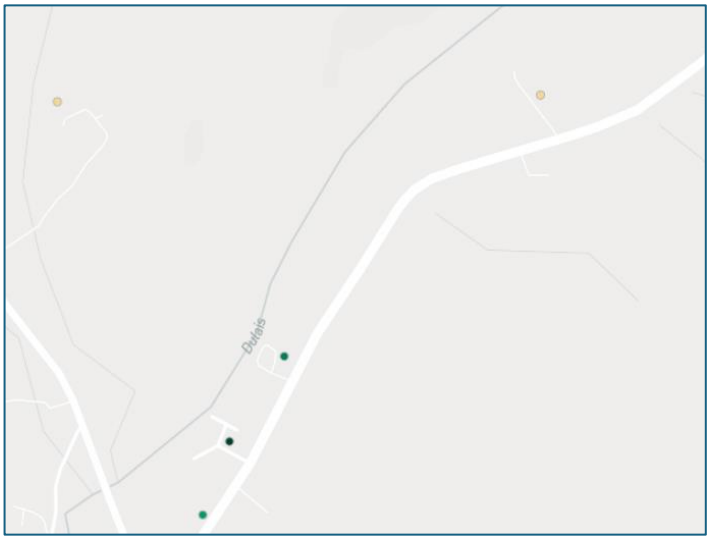
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	Site is not located within/ adjacent to settlement limit. The nearest settlement is Crynant which is identified as a local settlement in the Council's Settlement Hierarchy. 
Existing use	Agricultural

Criteria	Analysis
Greenfield/ brownfield	Greenfield
Previously developed land	No
Biodiversity appraisal	 Rank but species rich mosaic of wet purple moor grass and drier grassland. Amber level features: Wet/ dry grassland mosaic. Reptiles, invertebrates. Red level features: Trees, hedgerow, watercourse. S7 habitat, connectivity. Species present: Sphagnum, purple moor grass Species potential: Reptiles, harvest mouse Further surveys required for planning: Reptile, harvest mouse, SINC criteria

Criteria	Analysis
Planning permission	No planning permissions relevant to the site
Adjoining uses	Adjoining uses are mixed and include residential, employment and open countryside.
Sequential location	The site is not located within a designated employment area in the current LDP.
Prominence	The site is located off the A4109. The site is visbale from the A410. Therefore, the site has good prominance
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Sparkles approx. 750m south CS. Graydon Public House approx. 880m south CS.  Proximity to non-residential institutions: Godre'rhos Independent Chapel approx. 490m to the west of the CS.

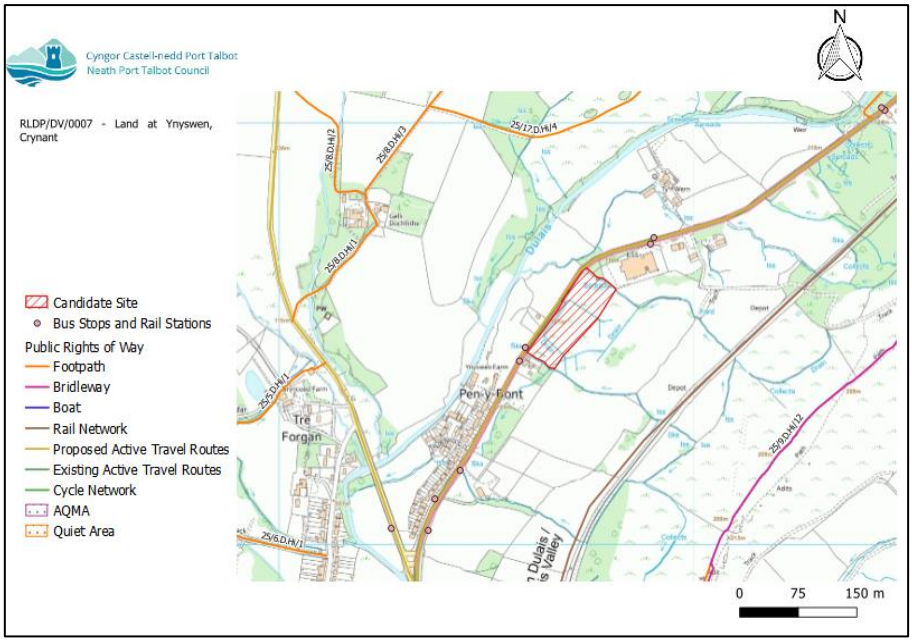
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: There are no assembly and leisure facilities within the immediate area.  The site therefore has average access to local services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No – the site is identified as Natural and Semi Natural Green Space (NSN).

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	Valley Autocare is located to the north east of the site. There is therefore potentially some expansion opportunities.
Pressure for other forms of development?	There is no known pressure for other forms of development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located outside of settlement limits. To the north east of the site there is employment use. There is therefore potential expansion opportunities. Biodiversity constraints limit development opportunities.

Accessibility

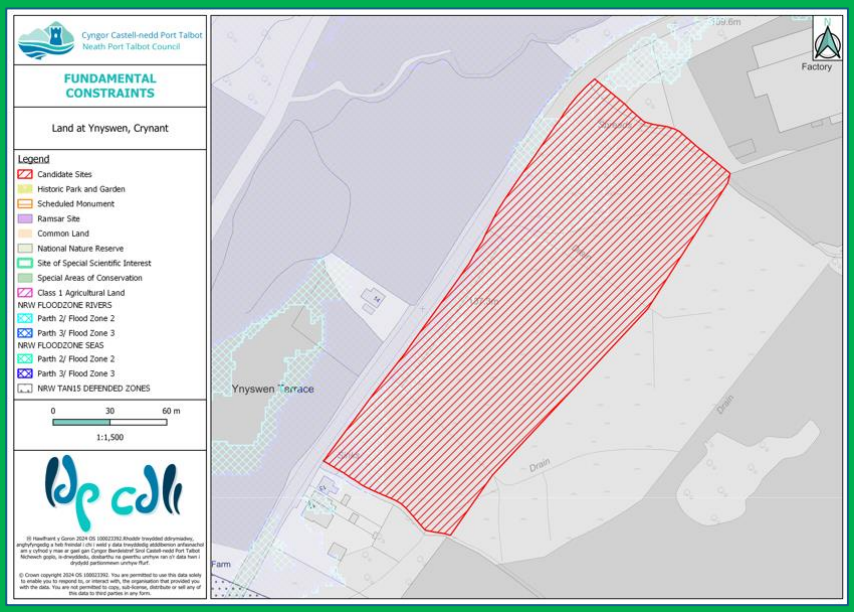
Figure 36: RLDP/DV/0007 - Land at Ynyswen, Crynant - Accessibility

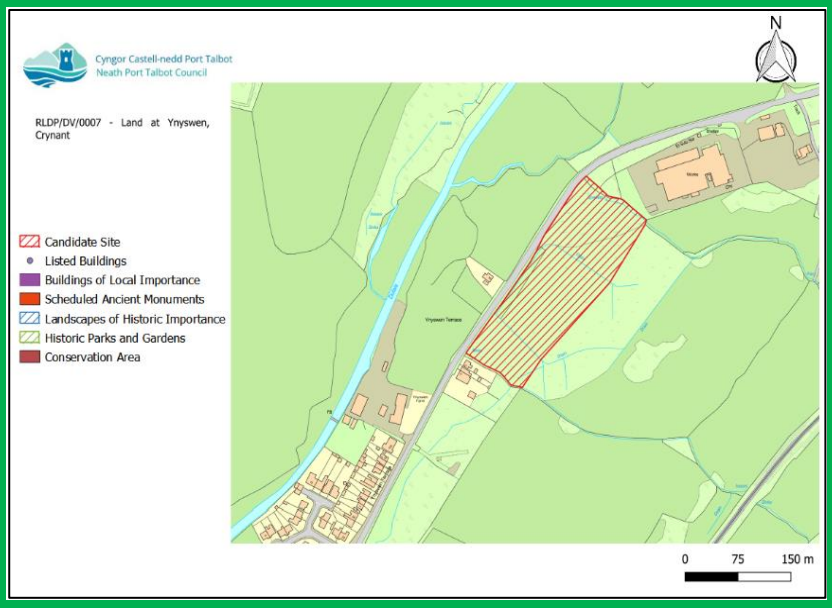


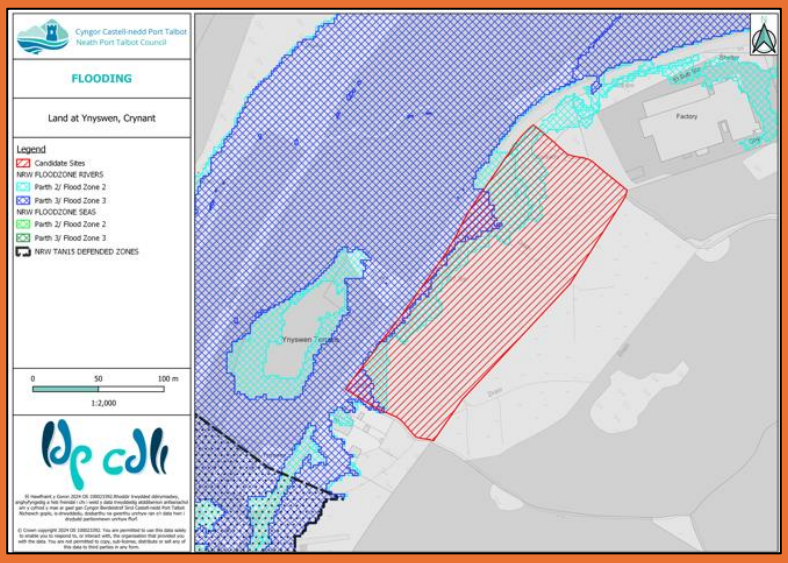
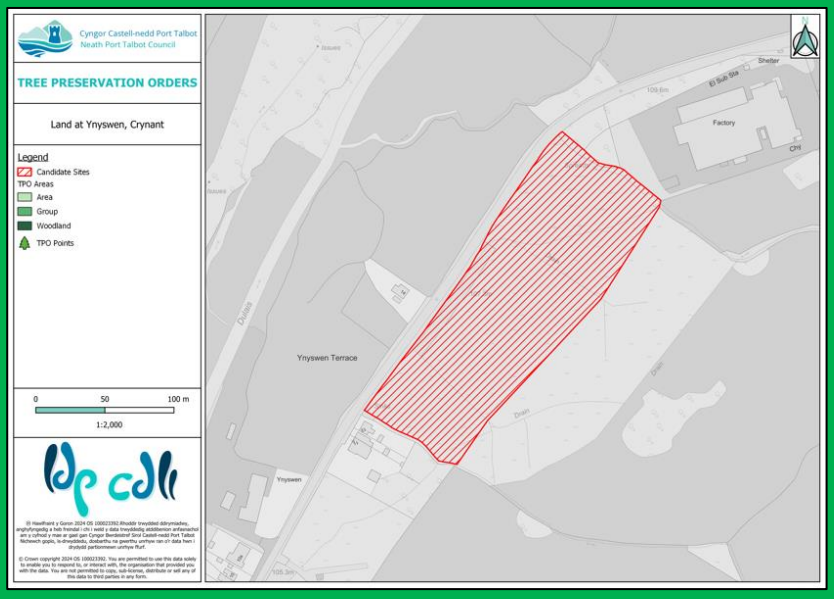
Mode	Provision
Road Access	The site is located off the A4109. The A4109 feeds down to the A465 which feeds to the M4. Compared to some other sites, it is located further away from the M4. On balance therefore it is considered that the site has a good level of road access.

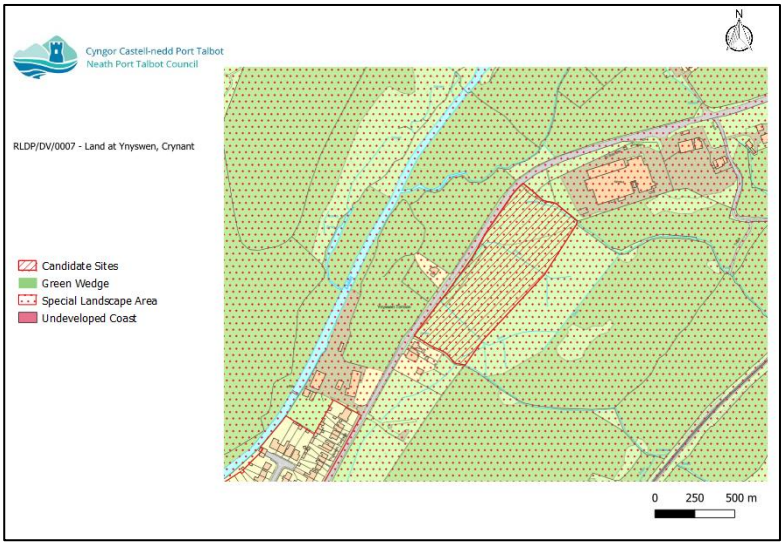
Mode	Provision
Public Transport Access	Two bus stops adjacent northern boundary of the CS. These offer services approx. every hour of the day. The site therefore benefits from excellent public transport access.
Public Rights of Way	Public Right of Way north CS.
Active Travel Comments	Crynant is not an Active Travel built up area, but routes have been added into this area, because there were a number of responses to the active travel consultation in 2021 which demonstrated a 'need' for improvements and therefore to be added to the maps. There is a future cycle route adj to the site, this has been audited in March 2023 and failed due to speed and volume of traffic. On balance therefore there are average active travel linkages.
Highway Comments	Transport Assessment is required, possible off site improvement works as a consequence of the Transport Assessment findings such as the provision of pedestrian access linking to the nearest footway at Ynyswen Terrace Single access point form A4109, visibility splays as per TAN18. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements may however be required.

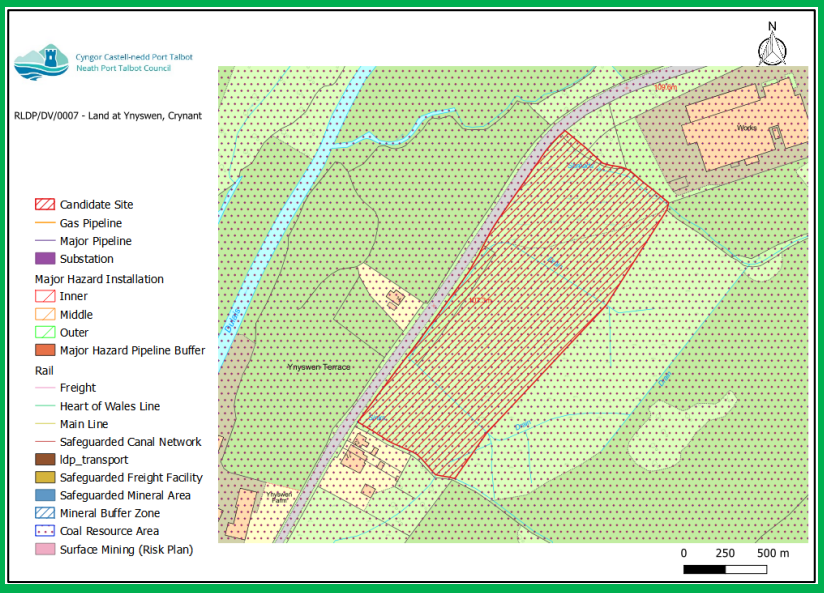
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is residenital accommodation to the south of the site. The site is however located to the north of the residential

Criteria	Assessment
	area. The site is therefore not located within a purley residential area.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located withing flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	Yes. Further work is required to understand whether development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: Crynant – limited capacity

Criteria	Assessment
	Capacity constraints identified. Further work required.
Impact on agricultural land	The site is classified as Grade 4 and Grade 5 ALC. 
Are there any infrastructure constraints to development?	 The site is located within coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	Further work is required to understand the extent to which water quality and SLA are constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	To be determined through further assessment.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by two private individuals who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if

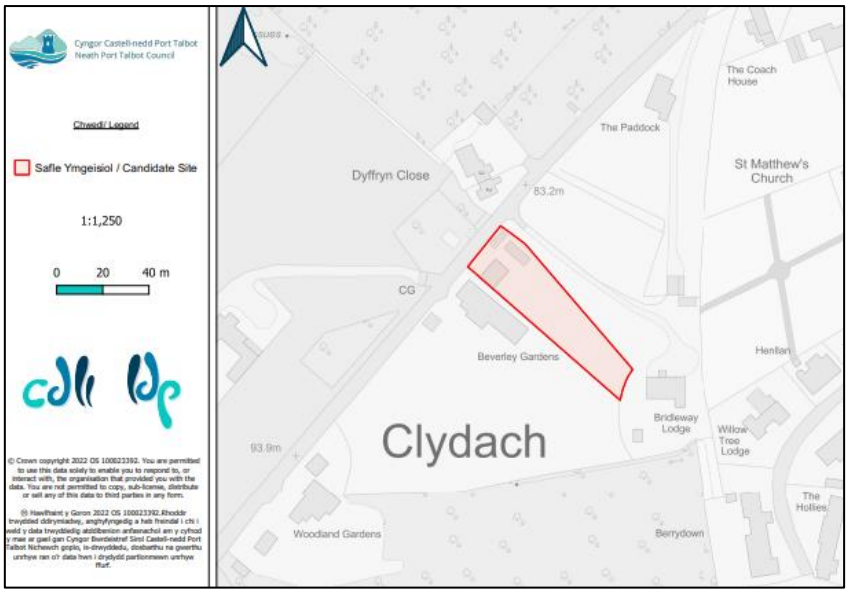
Criteria	Assessment
	the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be suitable for development – biodiversity constraints limit development opportunities. Further work would also be required in order to understand the extent to which SLA and water quality are constraints to development. It is therefore recommended that the site is not allocated for development.

RLDP/N/0027 - Part of Beverley Gardens - Submission 2

Figure 37: RLDP/N/0027 - Part of Beverley Gardens - Submission 2



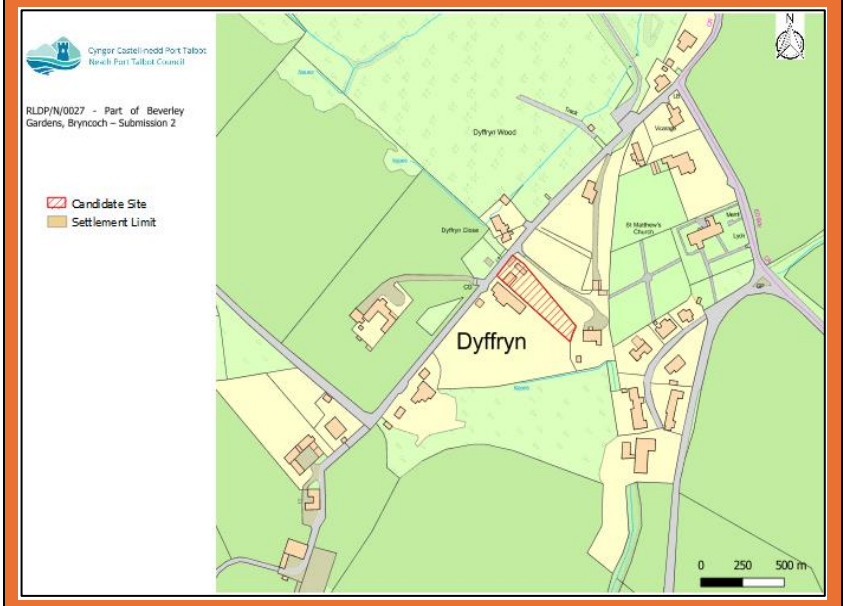
Site Detail	Information
Site Name	Part of Beverley Gardens - Submission 2
Site Typology	Candidate Site submission
Site area (Ha)	0.2ha
Ward	Dyffryn
Spatial area	Neath

Characteristics of the Site

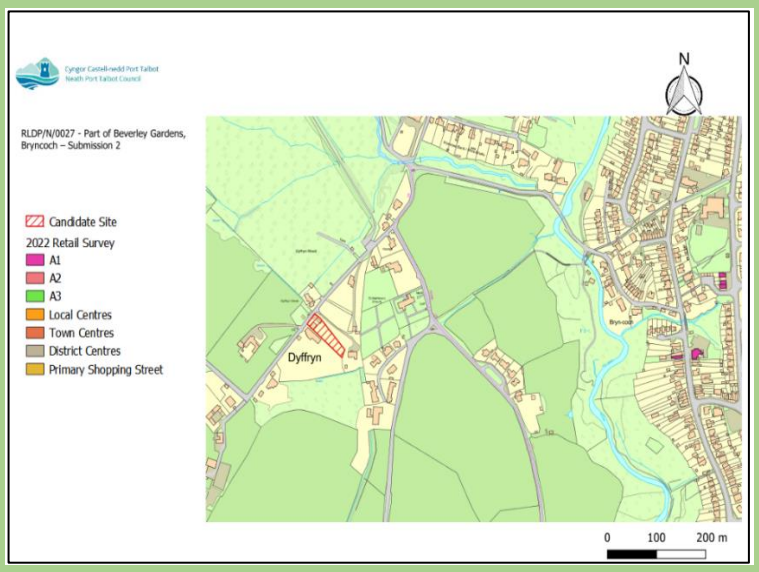
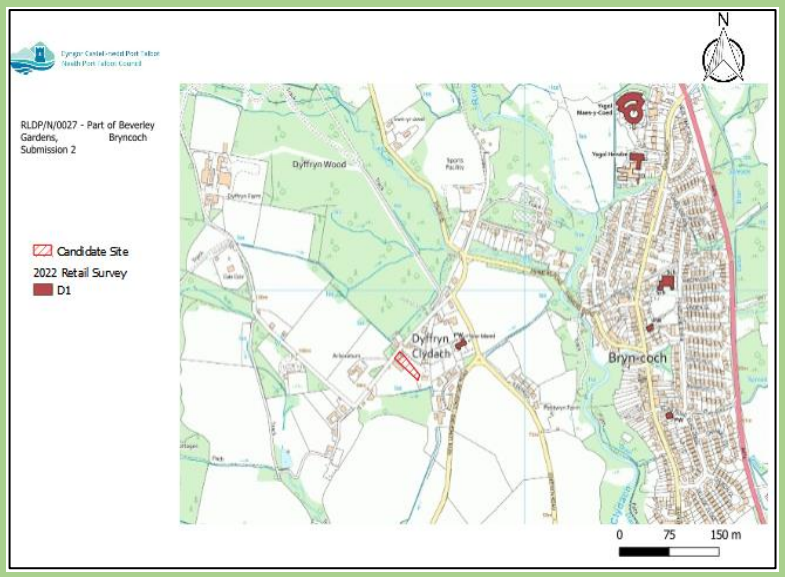
Figure 38: RLDP/N/0027 - Part of Beverley Gardens - Submission 2 - Internal Environment

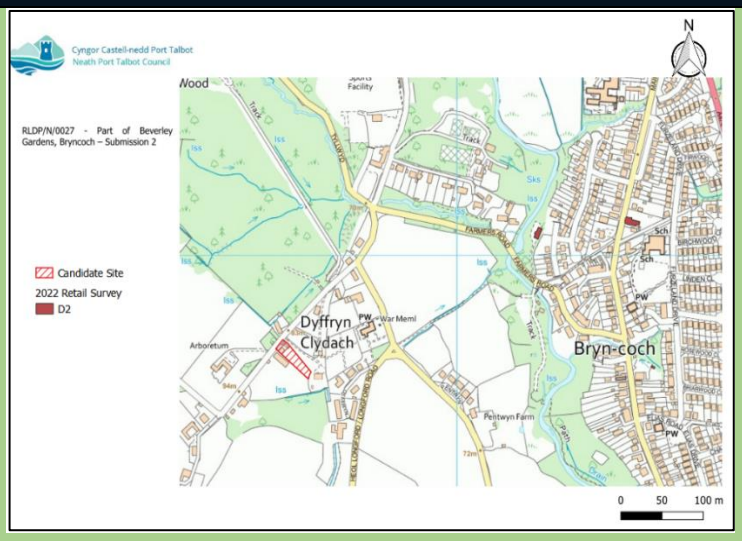
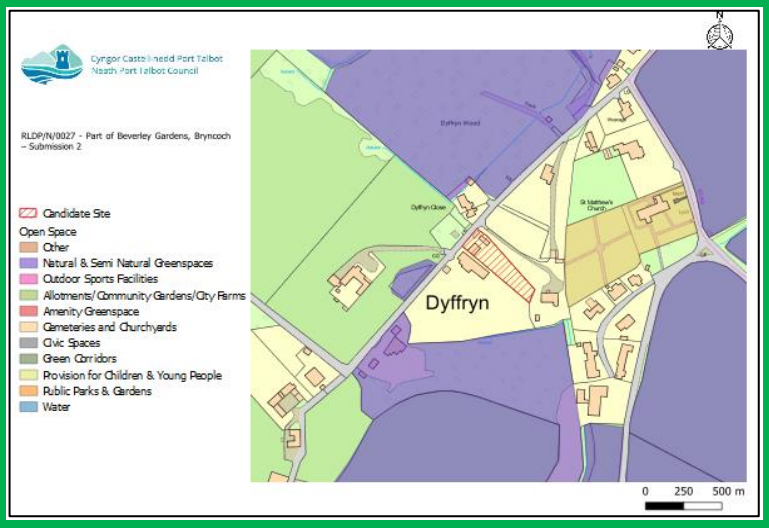


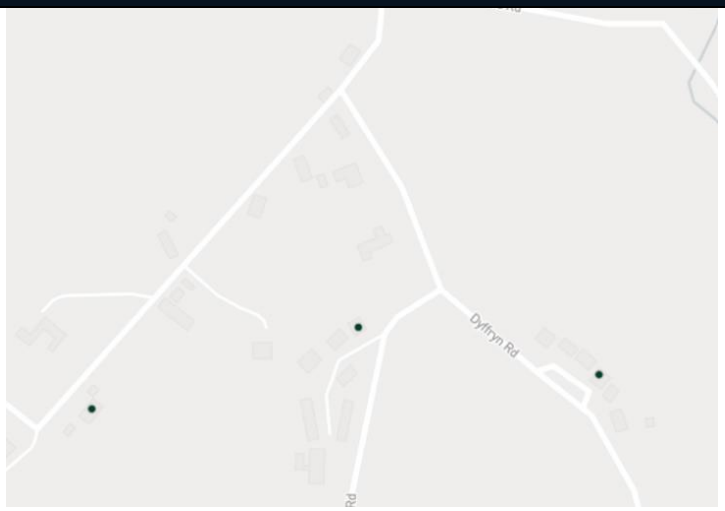
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within Dyffryn Clydach which is identified as a local settlement in the Council's Settlement Hierarchy. There is no settlement limit in the current LDP. 
Existing use	Residential; Agricultural

Criteria	Analysis
Greenfield/ brownfield	Mixed
Previously developed land	Partly
Biodiversity appraisal	 Biodiversity constraints limit development potential.
Planning permission	None relevant to the site.
Adjoining uses	Residential development adjoins the site.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area. The site is not used for employment uses.
Prominence	The site has very poor overall prominence. The site is located off an unclassified road which adjoins other unclassified roads before entering into Bryncoch North.
Topography of the site	The site is relatively flat.

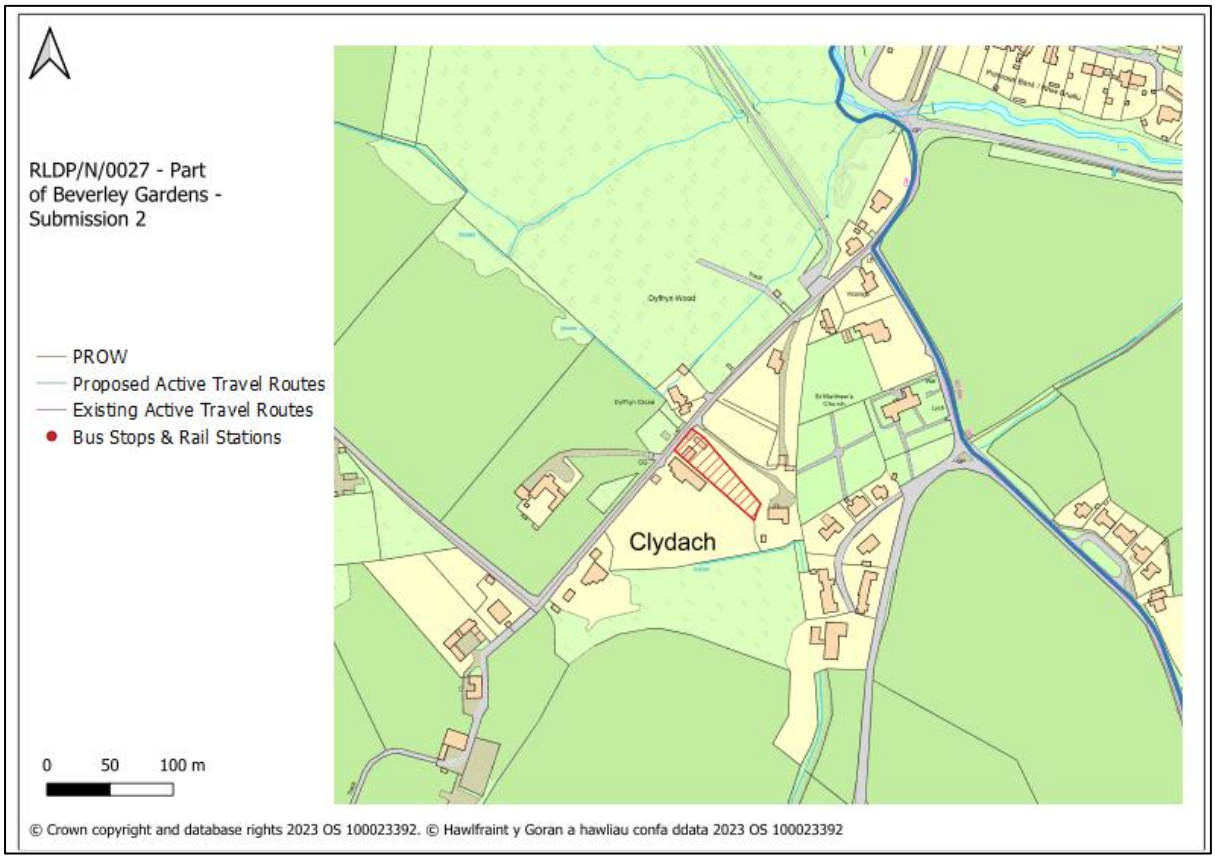
Criteria	Analysis
Proximity to services	<u>Proximity to retail:</u> Bryncoch Post Office and Co-Operative is approx. 620m to the east CS.  <u>Proximity to non-residential institutions</u>: St Matthews Church approx. 130m north east CS.  <u>Proximity to assembly and leisure</u>: Scouts Hall is approx. 530m north east CS.

Criteria	Analysis
	 The site therefore has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	There are no businesses adjoining the site. There is therefore no potential expansion opportunities.
Pressure for other forms of development?	The site has also been promoted for residential development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	Biodiversity constraints limit development opportunities.

Accessibility

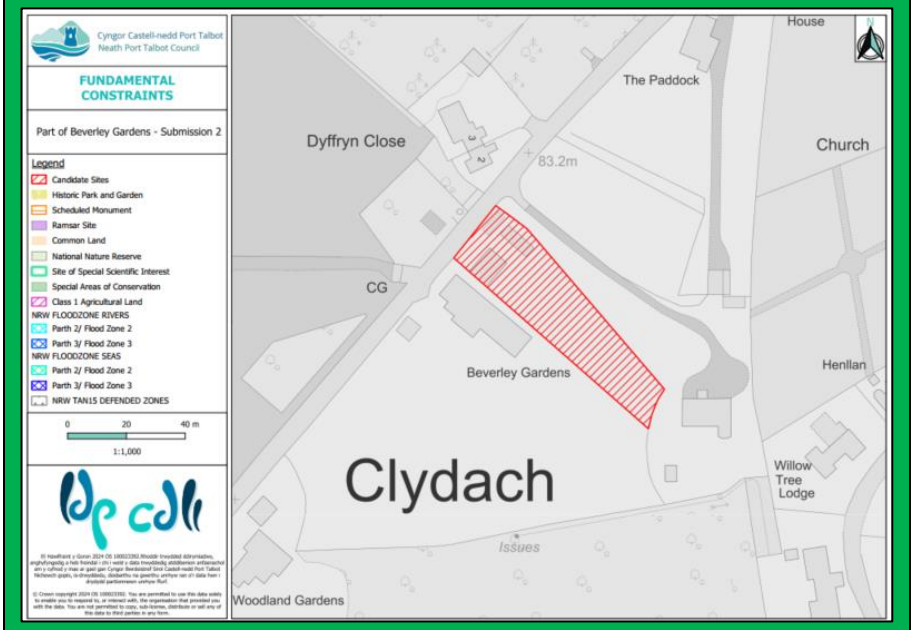
Figure 39: RLDP/N/0027 - Part of Beverley Gardens - Submission 2 - Accessibility



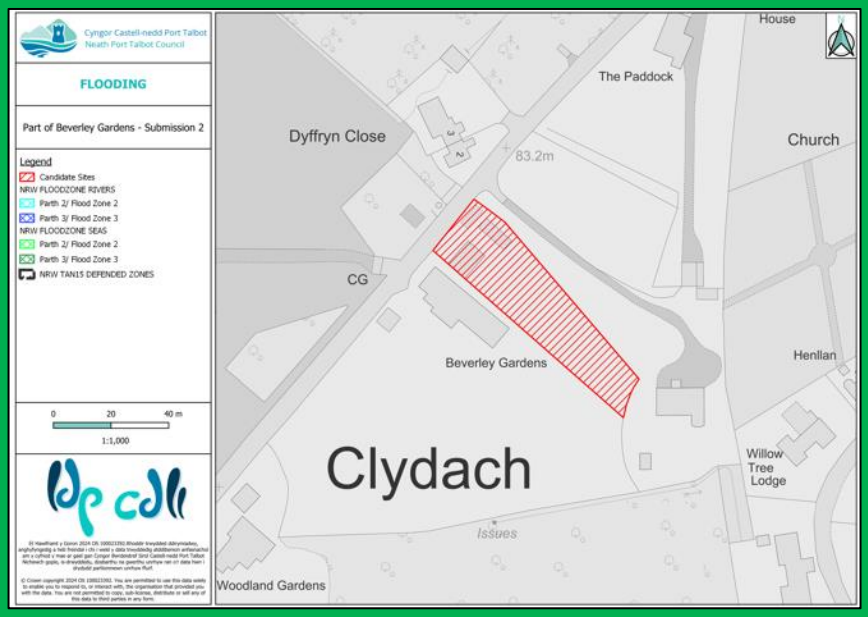
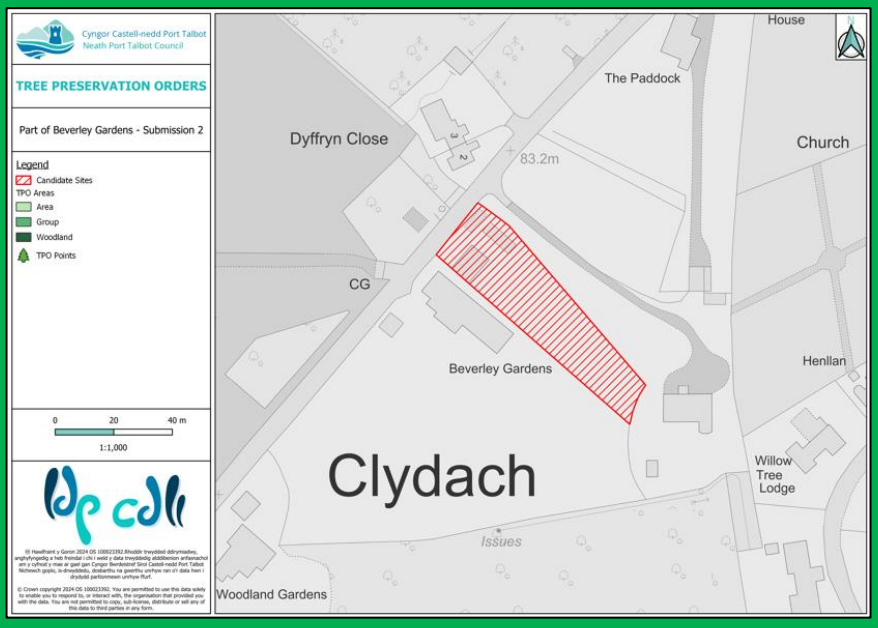
Mode	Provision
Road Access	The site is located on an unclassified road. The site therefore has very poor road access.
Public Transport Access	The nearest bus stop is a 15 minute walk away on Elias Road, from which there are two buses each hour. The site therefore has average access to public transport.
Public Rights of Way	No public rights of way within the site.
Active Travel Comments	Inside an active travel built up area, but no active travel routes nearby, or any cycle routes. Would need to think about linkages to Neath. The site therefore has poor active travel linkages.

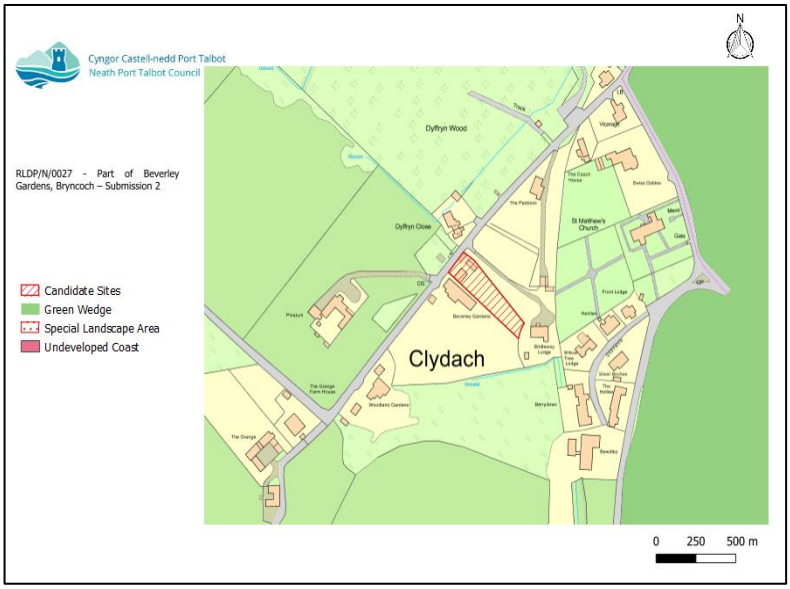
Mode	Provision
Highway Comments	Objection based on highway safety concerns: The carriageway leading to the development is single width without any formal passing bays to allow 2 vehicles to safely pass one another. Currently vehicles travelling along this highway must utilise private driveways/access points in order to pass each other. There are no footways along this section of highway. Intensification of traffic due to an employment based operation at this location would increase the risk of vehicular conflict along the access routes leading to this site placing an unacceptable increase in risk to highway safety.
Accessibility summary	The site has very poor access to roads, avearge access to public transport and poor access to active travel. Highways have objected to the type and scale of development proposed.

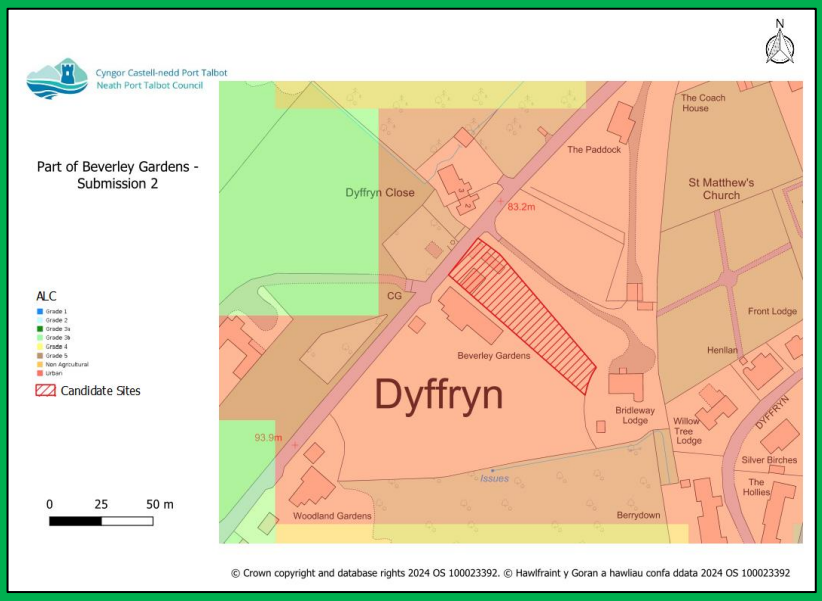
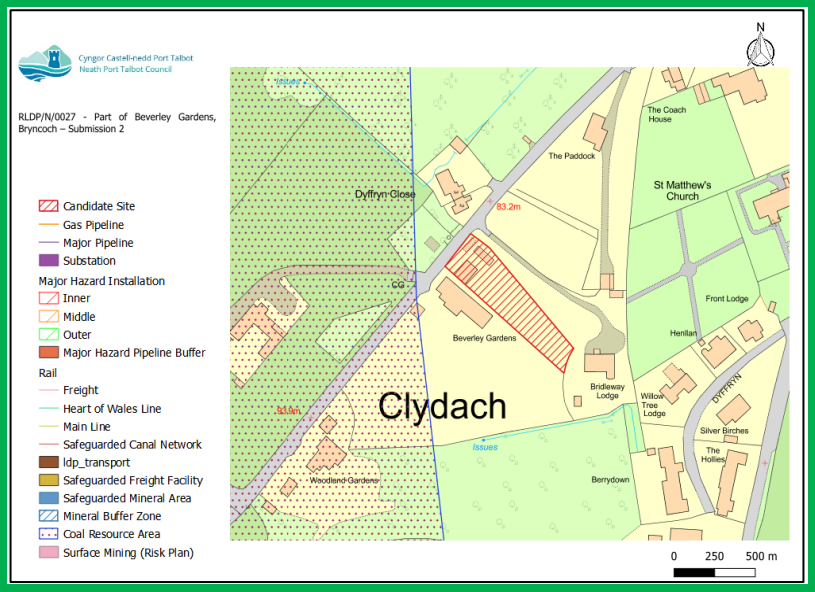
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation adjoins the site.

Criteria	Assessment
Heritage constraints	No heritage constraints.
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 The site is not located withing a flood zone.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water Treatment Works. No capacity constraints identified.

Criteria	Assessment
	No constraints identified.
Impact on agricultural land	The site is classified as urban ALC. 
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

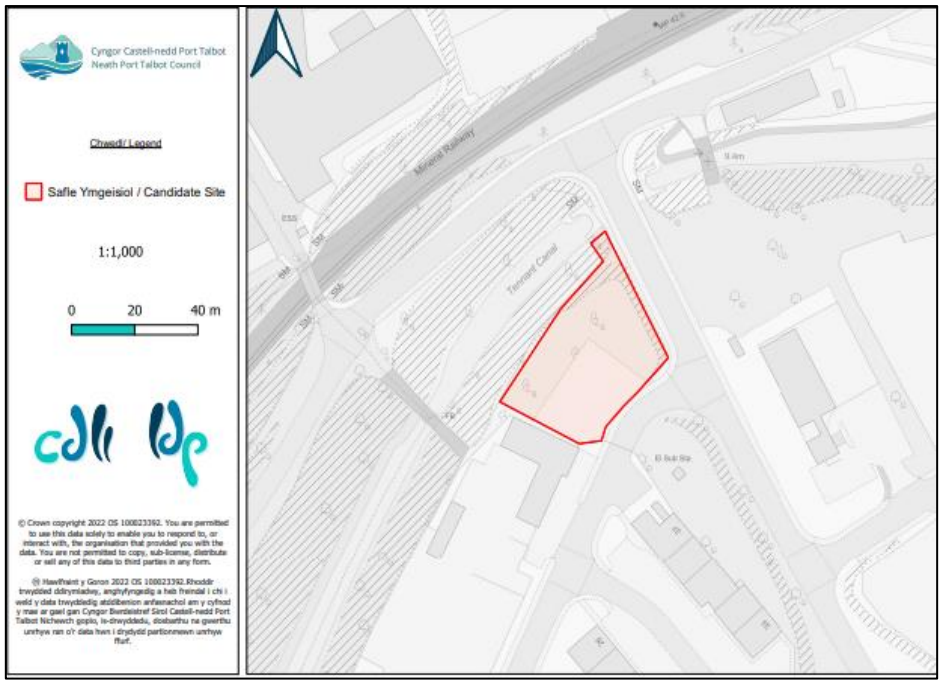
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Small scale standalone facility.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	No viability information provided as part of the Stage 2 request.
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	No.
Ownership	The site is owned by a private individual who has promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is not considered to be deliverable.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be deliverable. The site is also not considered to be suitable for development – biodiversity constraints limit development opportunities. The site is also not located within a settlement or adjacent to a settlement. It is recommended that the site has not been allocated for development.

RLDP/N/0029 - Plot within Neath Abbey Business Park

Figure 40: RLDP/N/0029 - Plot within Neath Abbey Business Park



Site Detail	Information
Site Name	Plot within Neath Abbey Business Park
Site Typology	Candidate Site submission
Site area (Ha)	0.2ha
Ward	Dyffryn
Spatial area	Neath

Characteristics of the Site

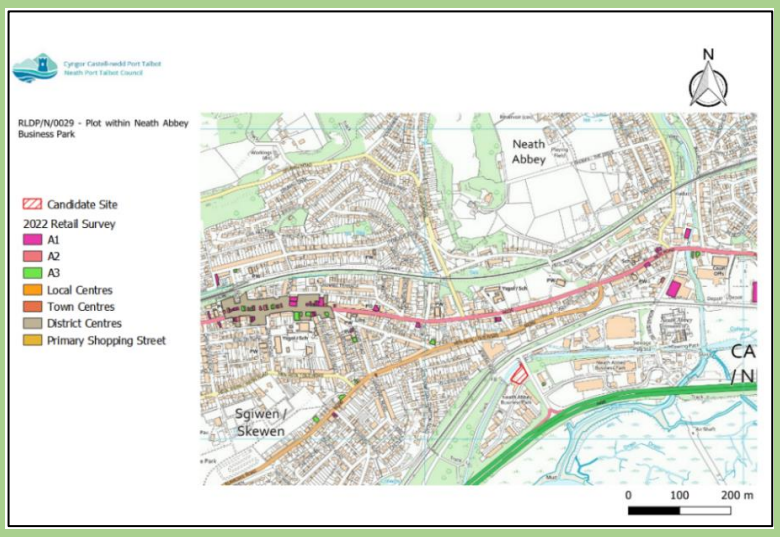
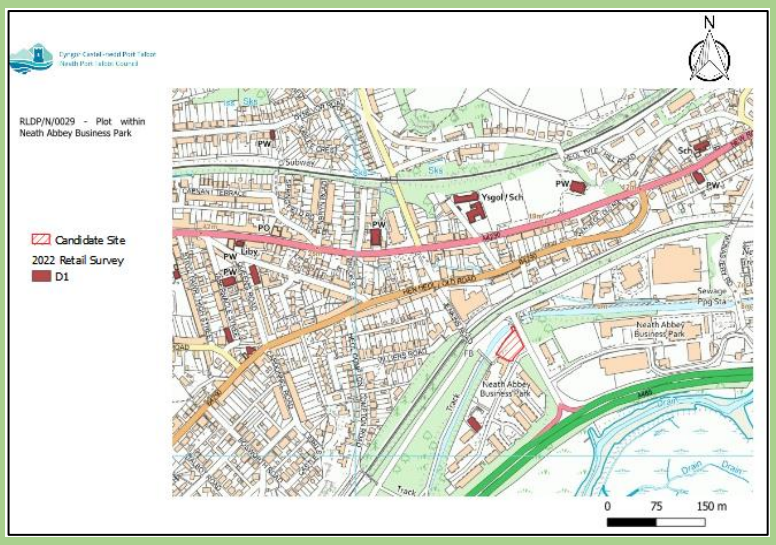
Figure 41: RLDP/N/0029 - Plot within Neath Abbey Business Park - Internal Environment

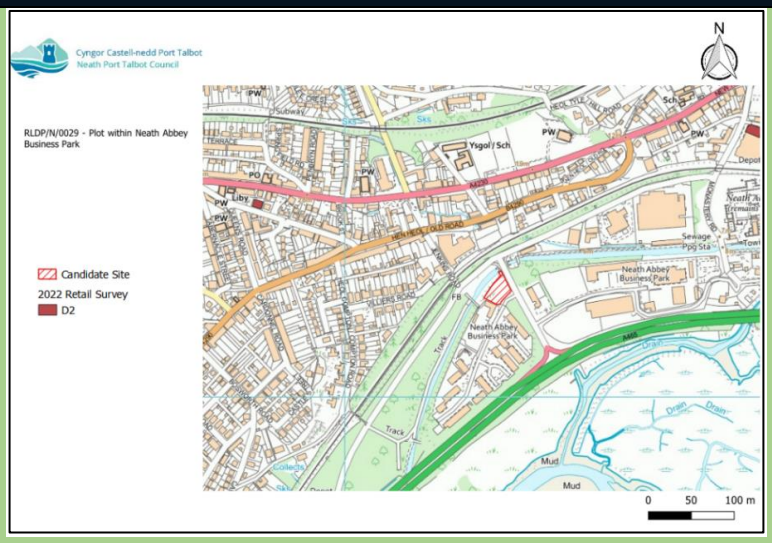
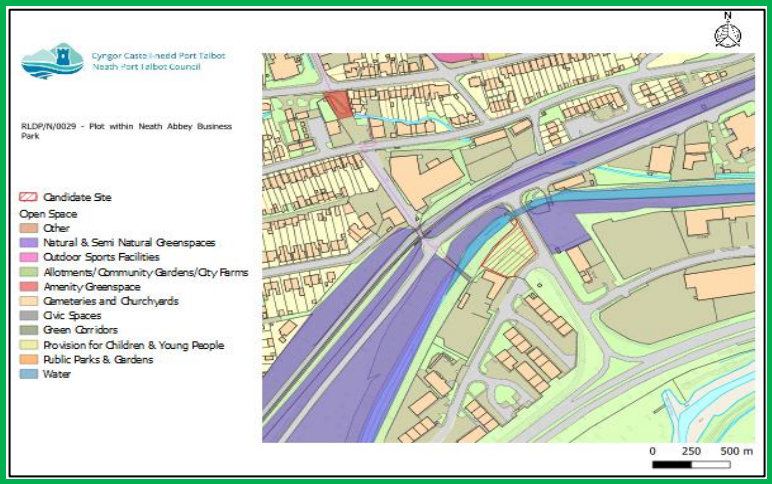


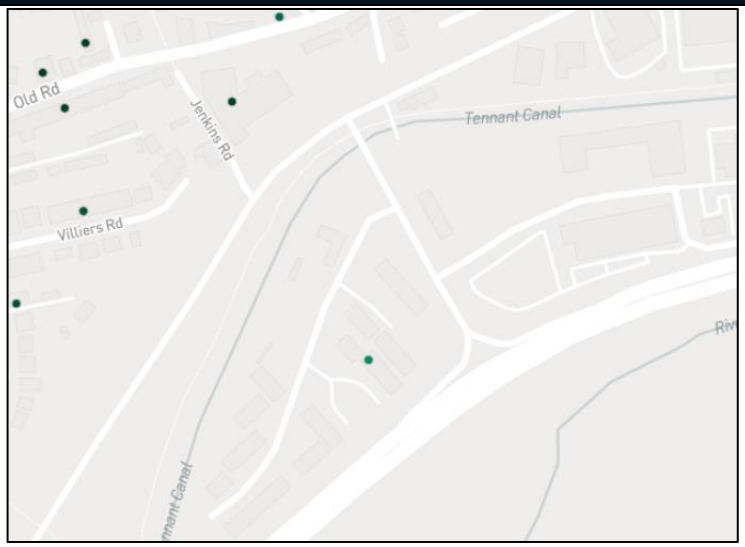
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Neath Abbey which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Other
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Small site containing neutral grassland and woodland. Green level features: Grassland Red level features: Woodland. S7 habitat, connectivity. Species potential: Bats, nesting birds Further surveys required: Bat
Planning permission	No planning applications relevant to this site.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site is located within Neath Abbey Busienss Park which is located off the A465. Neath Abbey Business Park is visible from the A465. The site therefore has excellent prominence.

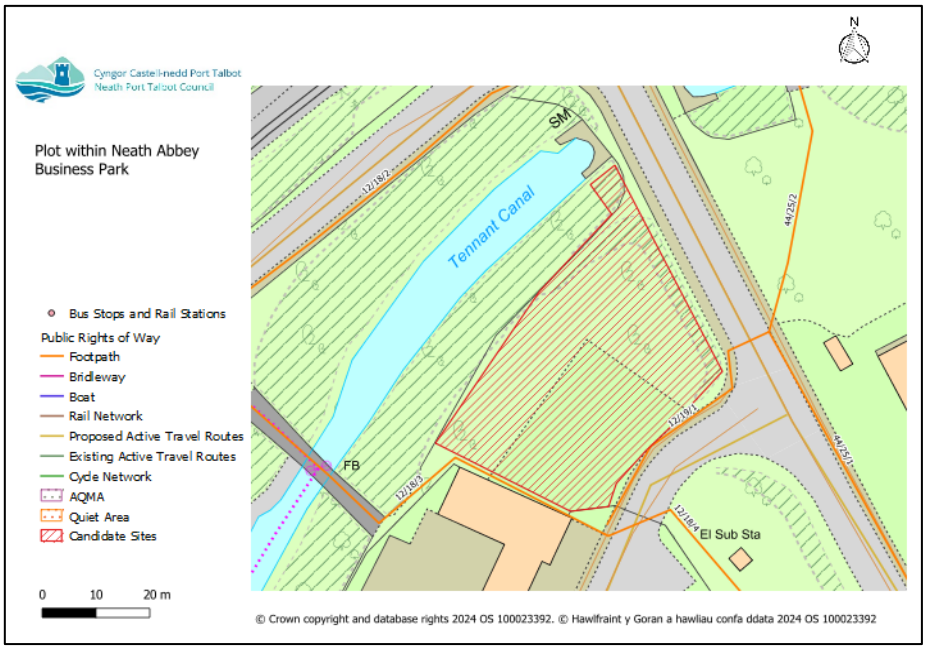
Criteria	Analysis
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> No. retail facilities within wider area, incl. funeral services, public house, restaurant, pharmacy, post office, convenience stores etc.  <u>Proximity to non-residential institutions</u>: No. non-residenital institutions within the wider area.  <u>Proximity to assembly and leisure</u>: Salvation Army approx. 480m north west CS.

Criteria	Analysis
	 The site therefore has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	The site is located within Neath Abbey Business Park. There are therefore employment uses adjoining the site. There is therefore potential expansion opportunities.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	Biodiversity constraints limit development opportunities.

Accessibility

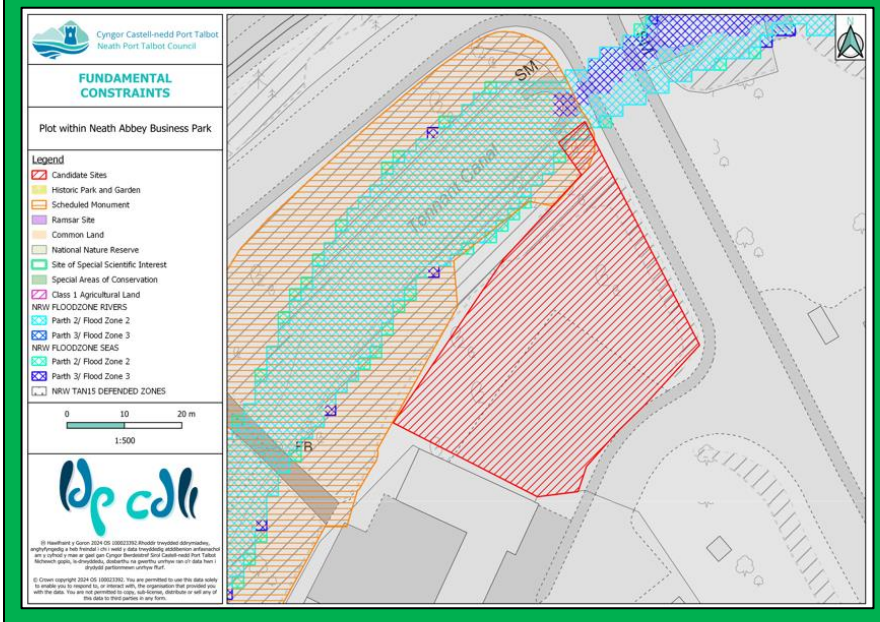
Figure 42: RLDP/N/0029 - Plot within Neath Abbey Business Park - Accessibility

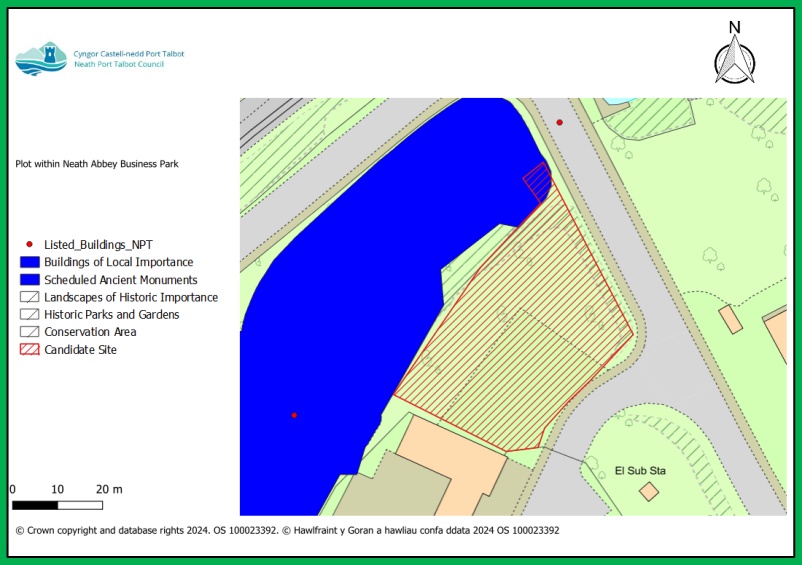


Mode	Provision
Road Access	The site is located within the Neath Abbey Business Park. Neath Abbey Business Park is located off the A465 and is located within very close proximity of the M4.
Public Transport Access	The nearest bus stop is at White Gates on the A4230, just over a 5 minute walk away from the Site. There are two services from this bus stop which together provide a half hourly service. The site therefore benefits from good public transport access.
Public Rights of Way	There are public rights of way adjoining the site.
Active Travel Comments	Lots of future routes adjacent to the site, these have been audited in Dec 2022- Feb 2023 and have all failed.

Mode	Provision
	Tenant Canal is nearby, this currently allows walking in parts but not cycling. There are therefore future active travel routes adjacent to the site which could be connected to. These however require improvements. The site therefore benefits from average access to active travel.
Highway Comments	A Transport Assessment is required. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements may however be required.
Accessibility Summary	The site has excellent access to the road and good access to public transport. Some improvements to active travel will be required and some improvemetns to highways may be required.

Constraints:

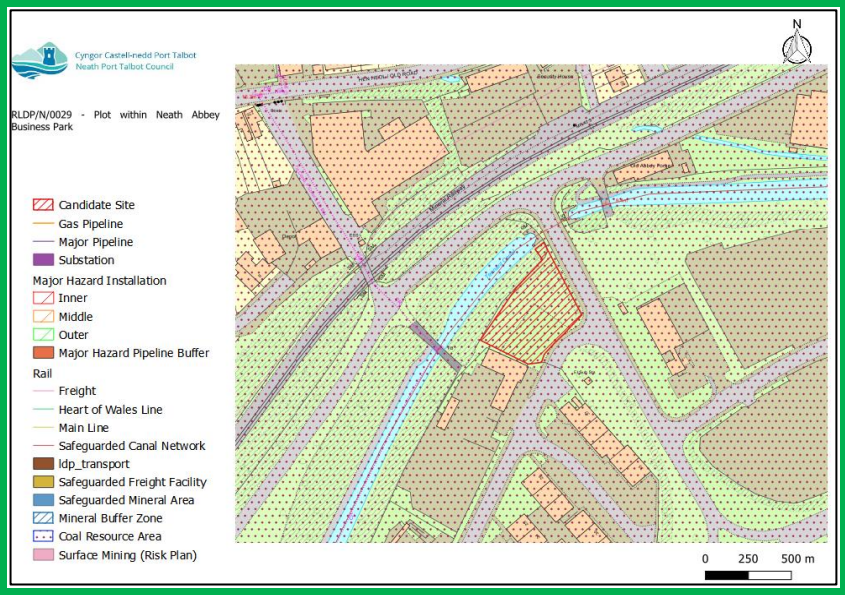
Criteria	Assessment
Fundamental Constraints	

Criteria	Assessment
	Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not directly adjoin the site.
Heritage constraints	No heritage constraints. 

Criteria	Assessment
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 The site is not located within a flood zone.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water Treatment Works. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4, non-agricultural and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located within a coal resource area.

Criteria	Assessment
	There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	500sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes - Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by the Council who has promoted the site for development.

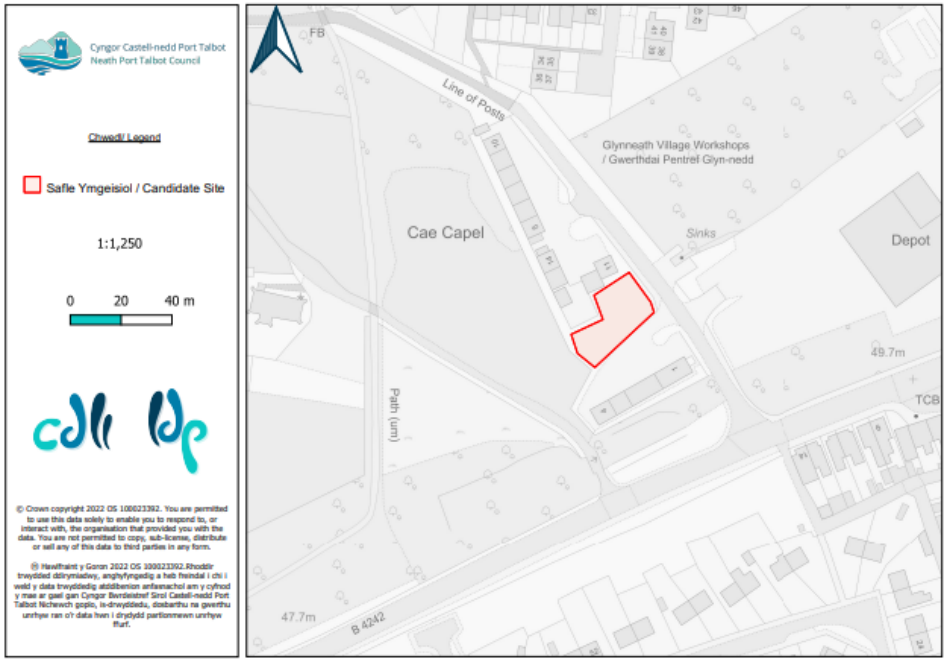
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within a designated employment area and is considered to be deliverable. Biodiversity constraints however limit development opportunities. It is therefore recommended that the site is not allocated for development.

RLDP/NV/0008 - Plot within Glynneath Village Workshop

Figure 43: RLDP/NV/0008 - Plot within Glynneath Village Workshop



Site Detail	Information
Site Name	Plot within Glynneath Village Workshop
Site Typology	Candidate Site submission
Site area (Ha)	0.1ha
Ward	Glynneath
Spatial area	Neath Valley

Characteristics of the Site

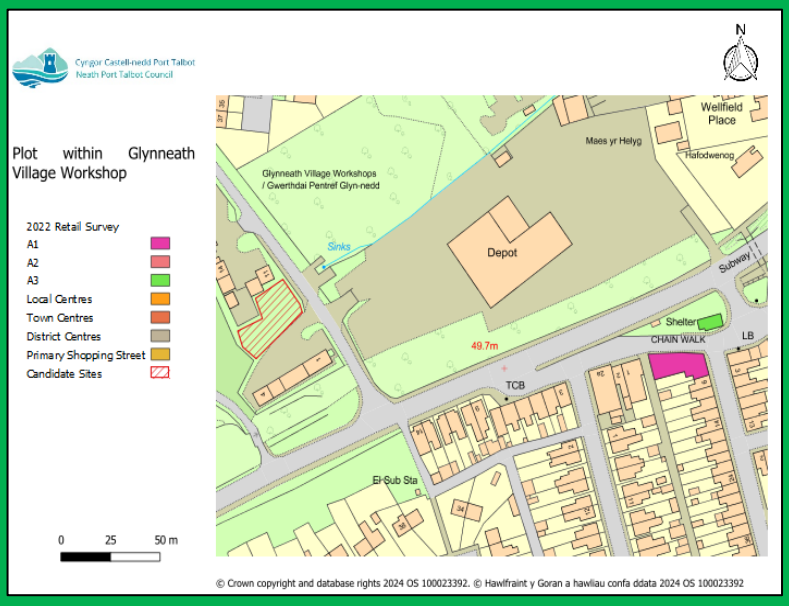
Figure 44: RLDP/NV/0008 - Plot within Glynneath Village Workshop - Internal Environment



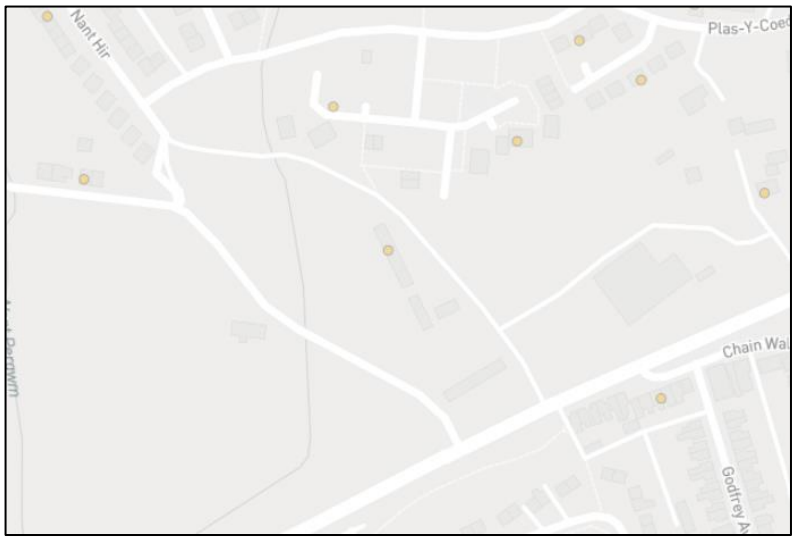
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the Glynneath Village Workshop designated employment area. Glynneath is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Other

Criteria	Analysis
Greenfield/ brownfield	Greenfield
Previously developed land	No
Biodiversity appraisal	 Small area of neutral grassland with trees Green level features: Grassland Red level features: Grassland Species potential: Nesting birds
Planning permission	No known relevant planning permissions.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site is located within Glynneath Village Workshops designated employment area.

Criteria	Analysis
	Glynneath Village Workshops designated employment is located off the B4242 which feeds onto the A465 and M4. The site therefore has a good level of prominence. On the whole it is considered that the site has a good level of road access.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> The site is approximately 250m away from the nearest retail facility.  <u>Proximity to non-residential institutions</u>: There is a non-residential institution to the west of the site.

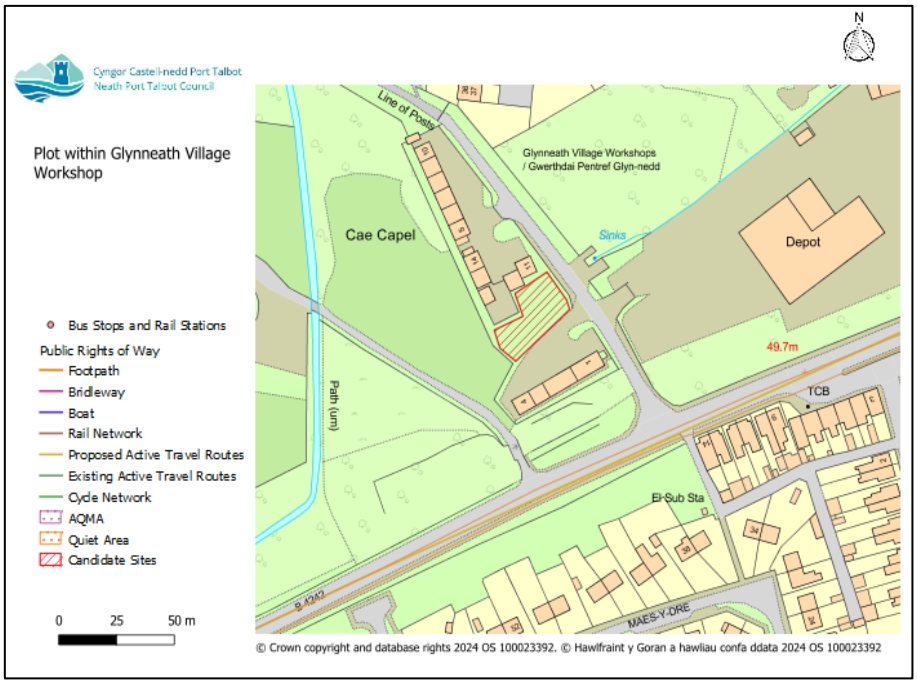
Criteria	Analysis
	 Proximity to assembly and leisure: The site is approximately 300m away from Glynneath Leisure Centre community hall and 360m away from a community hall.  The site therefore has excellent access to services.
Welsh Language Sensitive Area	No

Criteria	Analysis
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site is located within the Glynneath Village Workshops designated employment area. There are employment premises adjoining the site within the employment area.

Criteria	Analysis
	There are therefore potential expansion opportunities.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within the Glynneath Village Workshops designated employment area. The site is relatively flat, has excellent access to services. There are potential expansion opportunities and there is no known pressure for other forms of development.

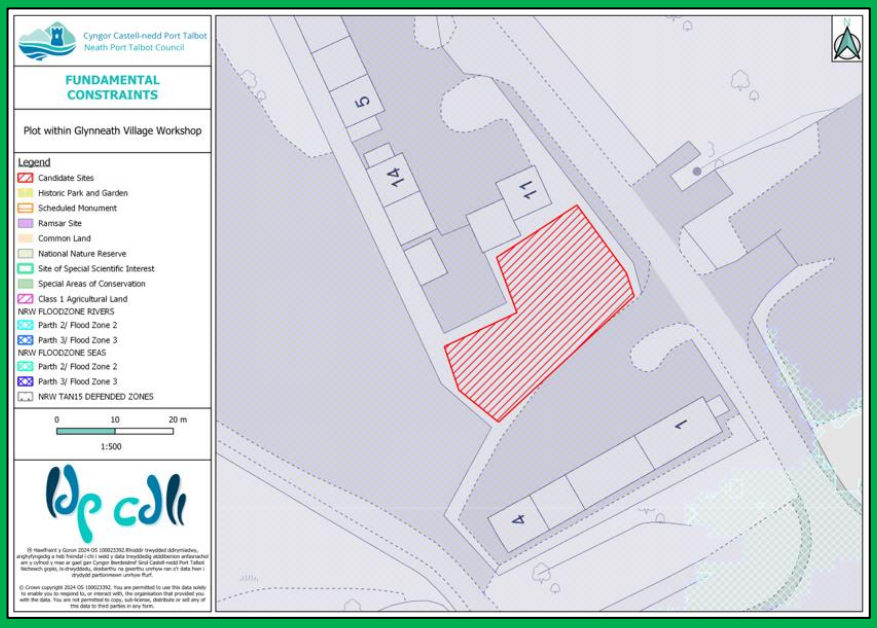
Accessibility

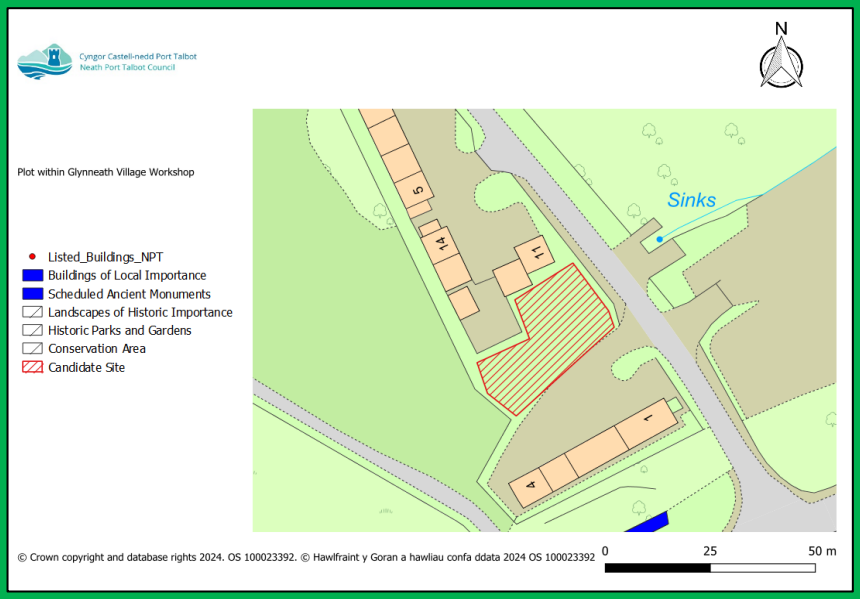
Figure 45: RLDP/NV/0008 - Plot within Glynneath Village Workshop - Accessibility

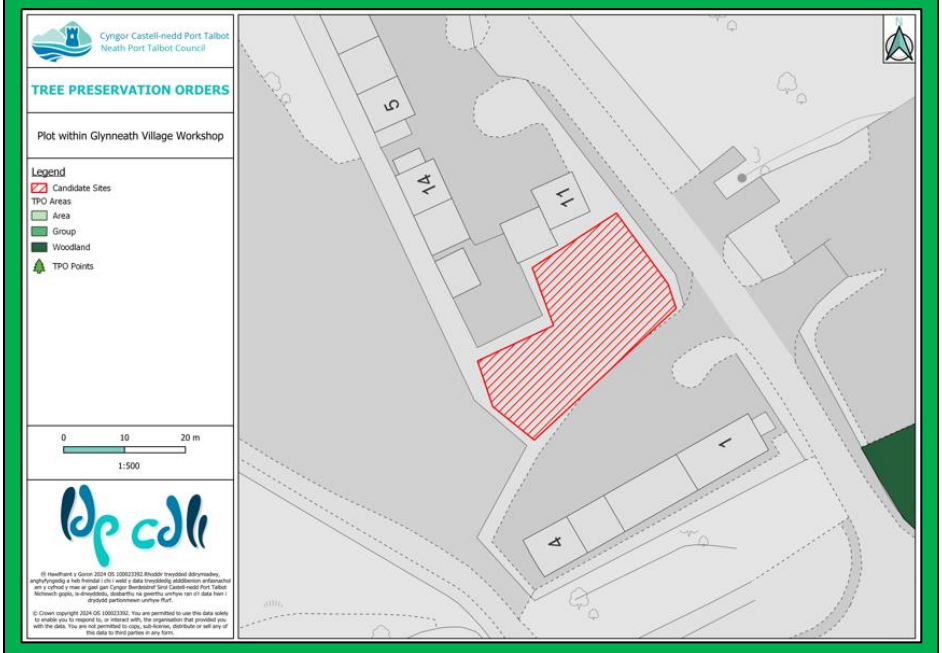


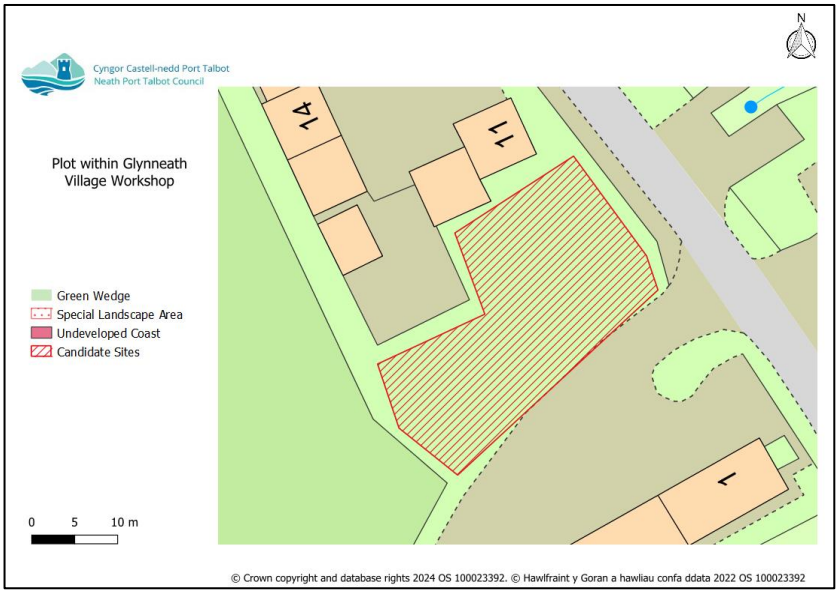
Mode	Provision
Road Access	The site is located within the Glynneath Village Workshops designated employment area. Glynneath Village Workshops designated employment area feeds onto the B4242 which feeds onto the A465 which feeds onto the M4. The site therefore has average access to roads.
Public Transport Access	There is a bus stop to the south of the site. This offers services approx. every hour. The site therefore has good access to public transport.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	There is a future active travel link to the south of the site. The site therefore has good access to the site.
Highway Comments	No comments/ observations in relation to proposed use.
Accessibility Summary	Overall the site is located in a highly accessible location. Some improvements to active travel will be required.

Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodaiton does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 The site is located within a flood zone 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> The CS would feed into Cwmgwrach Waste Water Treatment Works. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4 and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located in a coal resource area.

Criteria	Assessment
	There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	Site is unlikely to be suitable for development due to flooding constraints.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	100sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Not as part of the Stage 2 request.
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	No.
Ownership	The site is owned by the Council who have promoted the site for development.

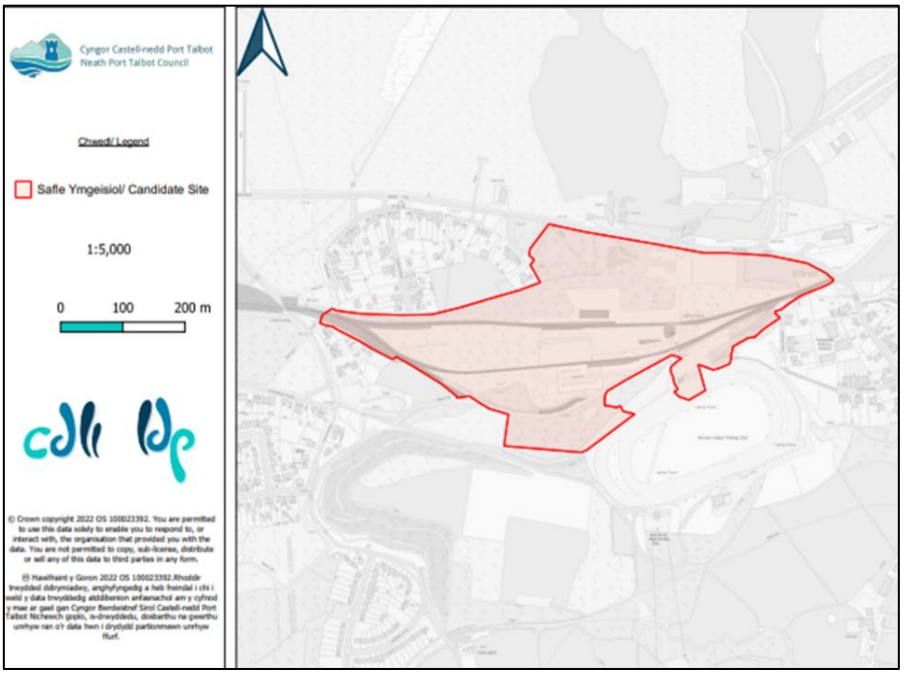
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is not considered to be deliverable.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within the Glynneath Village Workshops designated employment area. The site is not considered to be suitable for development – flooding constraints limit development opportunities. The site is not considered to be deliverable – no viability information provided as part of the Stage 2 request. It is therefore recommended that the site is not allocated for development.

RLDP/AMV/0007 - Former Gwaun Cae Gurwen Coal Distribution Centre

Figure 46: RLDP/AMV/0007 - Former Gwaun Cae Gurwen Coal Distribution Centre



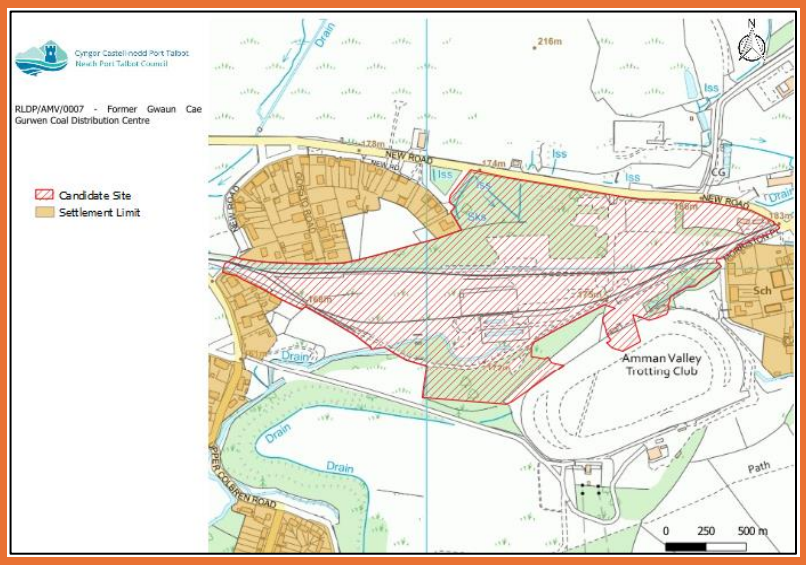
Site Detail	Information
Site Name	Former Gwaun Cae Gurwen Coal Distribution Centre
Site Typology	Candidate Site submission
Site area (Ha)	13.2ha
Ward	Lower Brynamman
Spatial area	Amman Valley

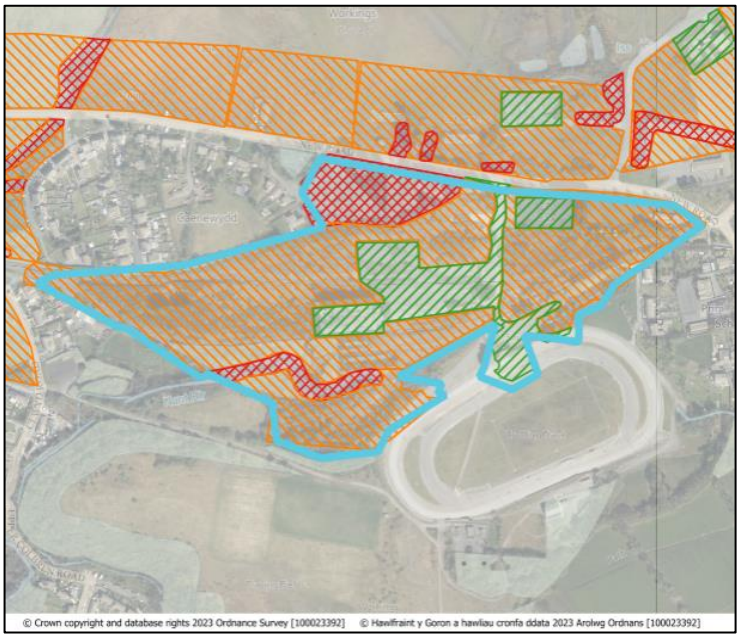
Characteristics of the Site

Figure 47: RLDP/AMV/0007 - Former Gwaun Cae Gurwen Coal Distribution Centre - Internal Environment

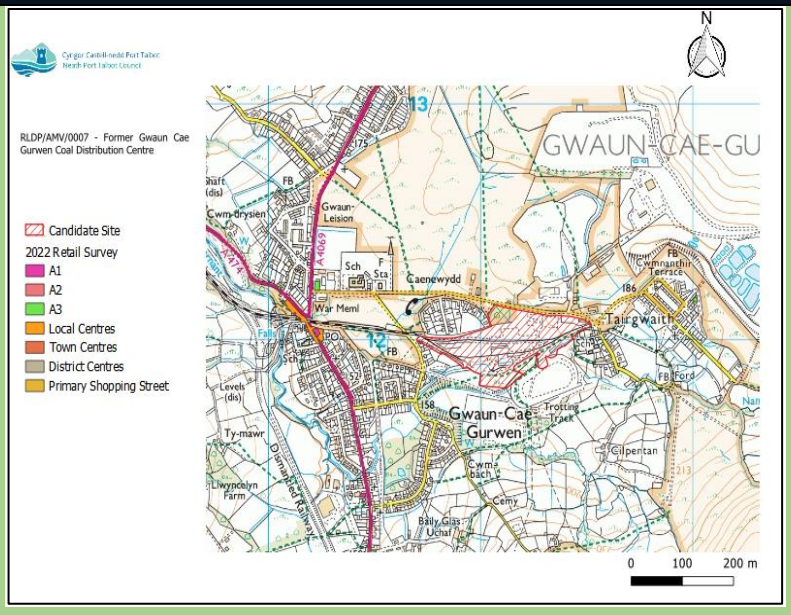
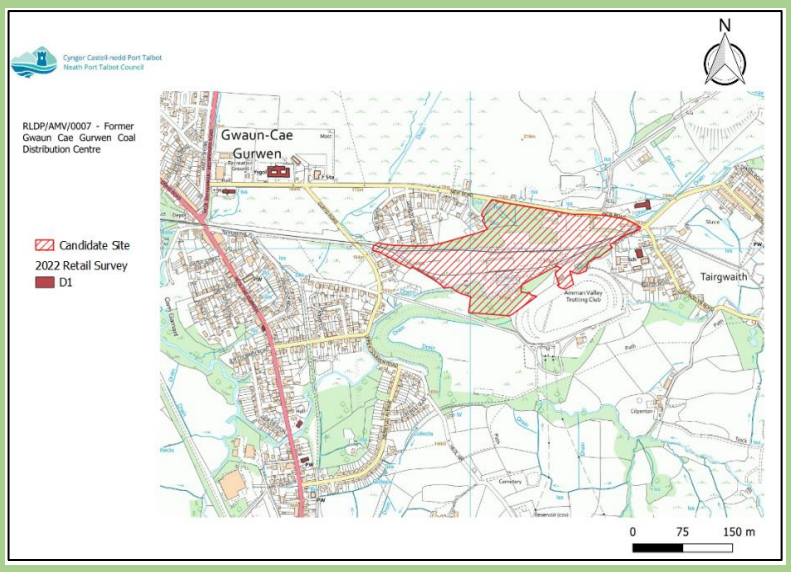


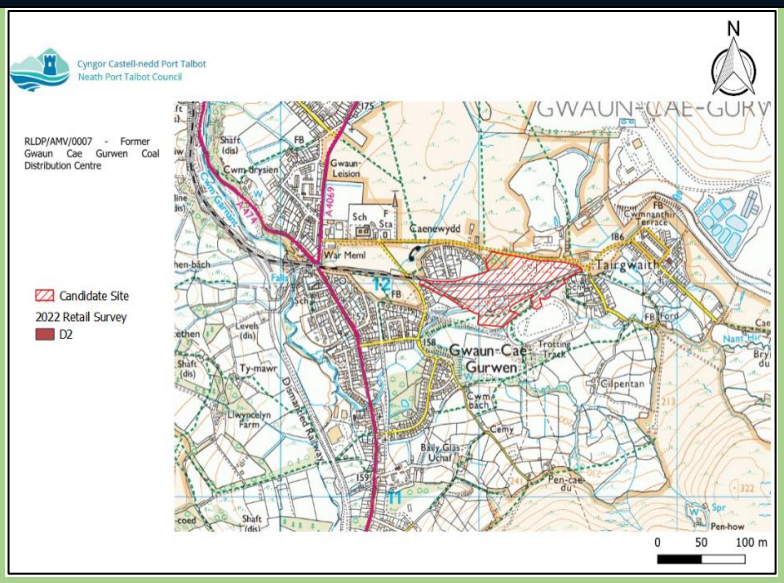
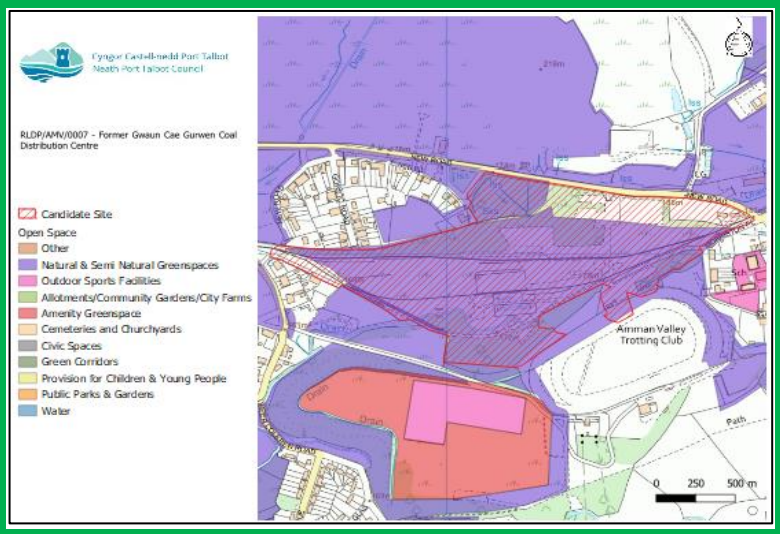
Source 1: Google Streetview (2024)

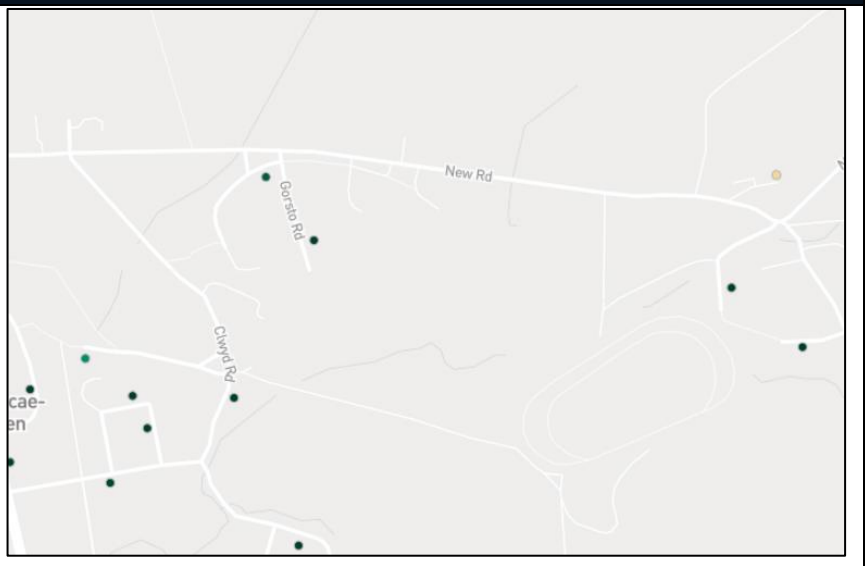
Criteria	Analysis
Location of the site	CS partly adjoins the settlement of Gwaun Cae Gurwen - Key settlement in the Council's Settlement Hierarchy. 
Existing use	Minerals; other
Greenfield/ brownfield	Mixed

Criteria	Analysis
Previously developed land	Partly
Biodiversity appraisal	 Mosaic of species-rich grassland and scrub on PDL with a small area of woodland. Southern part of the site is SINC. Green Level Features: Hard standing Amber Level Constraints: Open mosaic habitat Reptiles, invertebrates Red Level Feature: Woodland, watercourse S7 habitat, connectivity Invasive non-native species: Buddleia, cotoneaster sp. Species present: Six-belted clearwing, common knapweed, red valerian, green burnet, eyebright sp. Species Potential: Marsh fritillary Part SINC 127 Maerdy Playing Fields, SINC watercourse Mitigation/ Compensation Required: Manage invasives, enhance, mitigation/ compensation required.

Criteria	Analysis
	Further Surveys Required for Planning: Marsh fritillary, reptile, lower plants
Planning permission	No known relevant planning permissions.
Adjoining uses	Adjoining uses are mixed and include residenial accommodation.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area.
Prominence	The site adjoins New Road which feeds onto the A474. The site is not visible from the A474. The site therefore has average prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Gwaun Cae Gurwen Local Centre is approx. 440m west CS. Tairgwaith Working Mens Club is approx. 510m east CS. No. standalone retail premises within the wider area.

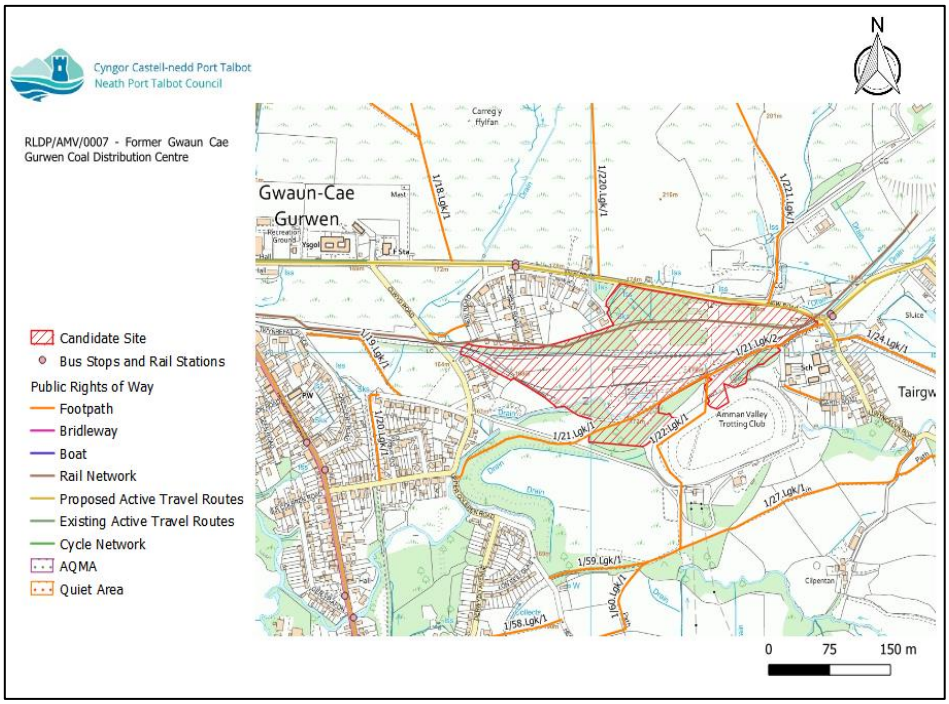
Criteria	Analysis
	 Proximity to non-residential institutions: Tairgwaith School and Lots of Tots Day Nursery adjacent to CS. Gwaun Cae Gurwen library, community centre, and welsh medium primary school are approx. 325m north west CS.  Proximity to assembly and leisure: Tairgwaith Community Centre is approx. 430m east CS. Llys Nant Fer is approx. 710m north west CS. Cwmgors Community Centre is approx. 730m north west CS.

Criteria	Analysis
	 The site therefore has very good access to local services.
Welsh Language Sensitive Area	Yes
Would development lead to the loss of recreational space?	No - the site is classified as Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	The site is not located within a designated employment area or within close proximity of a designated employment area. There are no employment uses adjoining the site. There are therefore not considered to be any potential expansion opportunities.
Pressure for other forms of development?	The site is promoted for mixed uses including residential, employment and mixed use development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is relatively flat and there is very good access to services. The site is not located within a designated employment area or employment uses. The is located outside of settlement limits and would lead to the joining up of Gwaun Cae Gurwen and Tairgwaith.

Accessibility

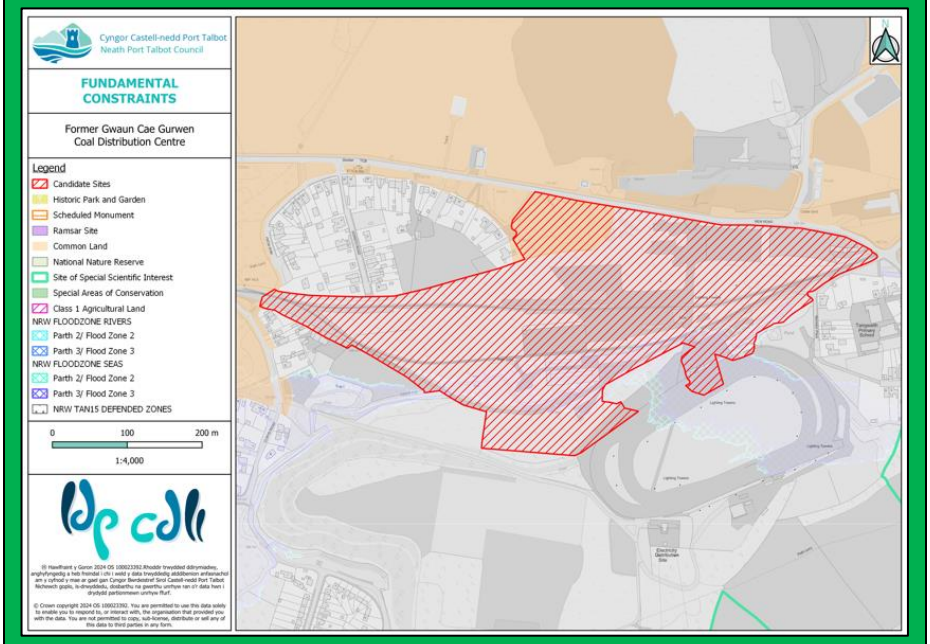
Figure 48: RLDP/AMV/0007 - Former Gwaun Cae Gurwen Coal Distribution Centre - Accessibility

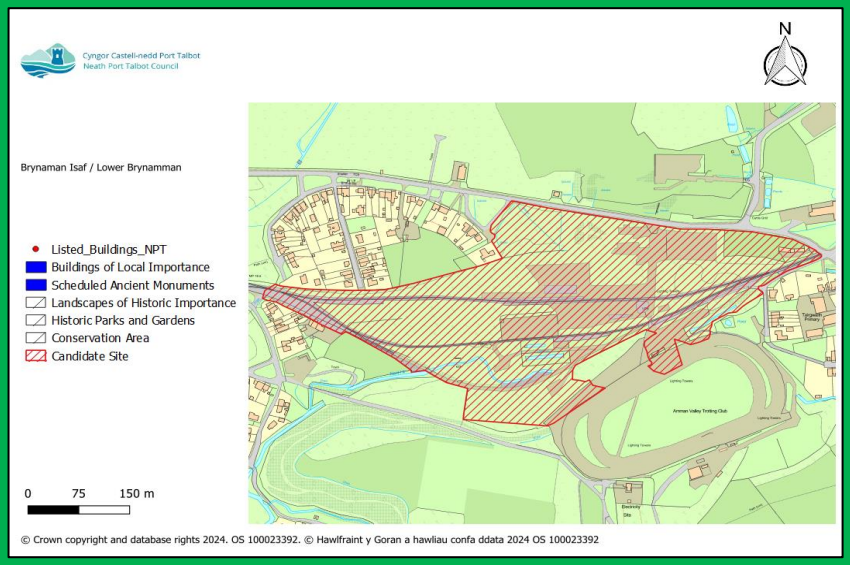


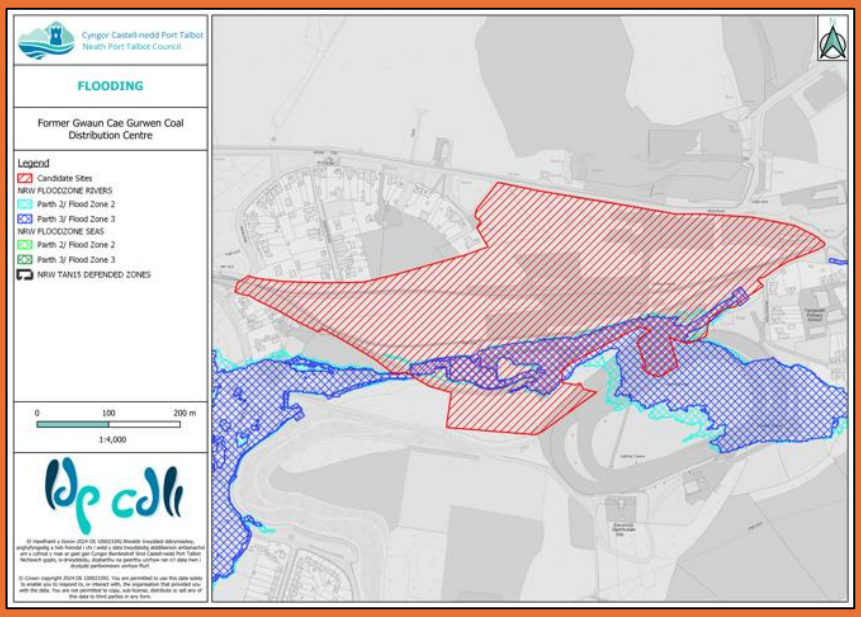
Mode	Provision
Road Access	The site is located off New Road which feeds into the A474. The site is a relatively long distance from the M4. The site therefore has average road access.
Public Transport Access	There are two bus stops near the site - Gorsto Road north, and Old Bakers Arms east, each within a 5 minute walk. The service runs approximately every two hours. The site therefore has average access to public transport.
Public Rights of Way	Public rights of way running through CS.
Active Travel Comments	Future route adjacent to the site.

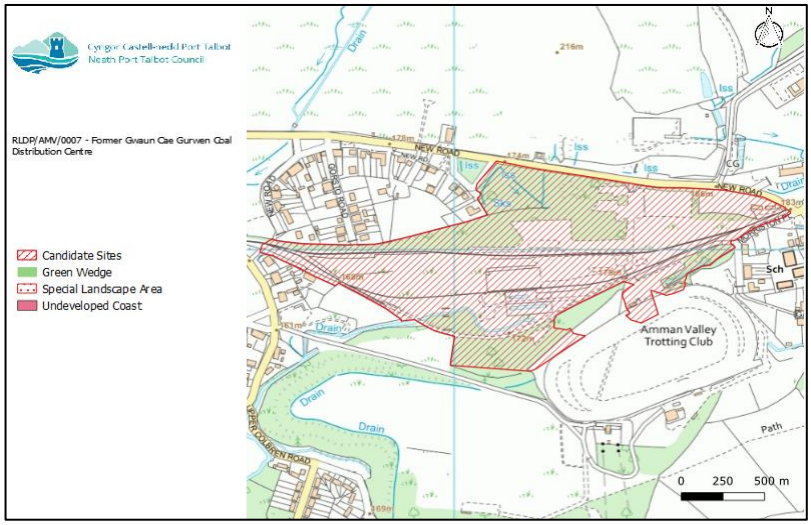
Mode	Provision
	Not the most sustainable location, as there is no active travel route between Gwaun Cae Gurwen and Pontardawe. Active travel linkages are therefore poor.
Highway Comments	A Transport Assessment will be required, there are capacity and safety concerns with the junction on New Road with Brynamman Road A6930 and the A6930 junction by the level crossing based upon the potential increase in trip generation associated with this and the remaining candidate sites (AMV/05 & 07) proposed from the New Road Junction. Notwithstanding the increased vehicles passing the Primary School on New Road. Off-site improvement works may need to implement as a consequence of the Transport Assessment. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements may however be required.
Accessibility Summary	The site is considered to have average access to roads and public transport and poor active travel linkages. There is no highways objection to the proposed type and scale of development, improvements may however be required dependent on outcome of transport assessment.

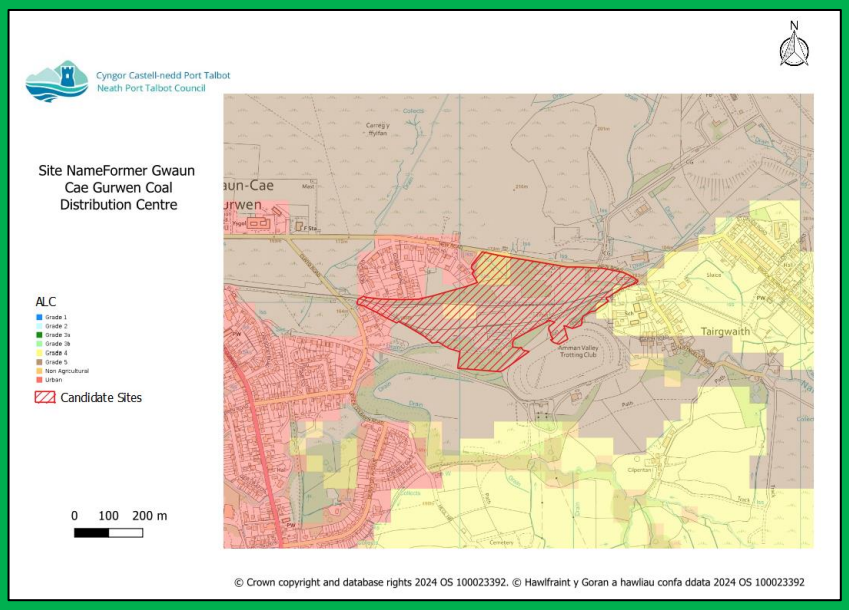
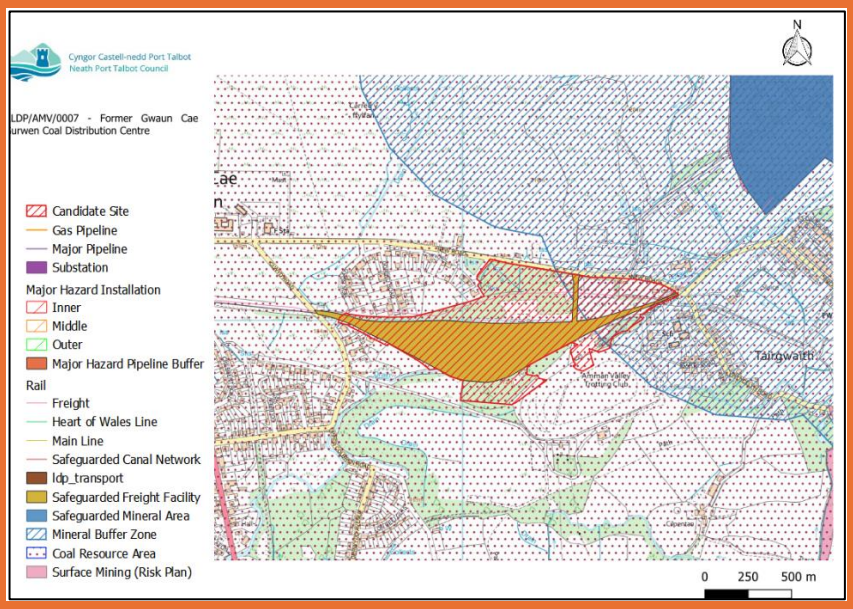
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation adjoins parts of the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located within flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: CS would feed into the Garnswllt Waste Water Treatment Works. No capacity constraints identified.

Criteria	Assessment
	No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4, Grade 5, non-agricultural, and urban ALC. 
Are there any infrastructure constraints to development?	 Central parts of the site safeguarded freight facility. Railway line passing through site. From information supplied understood last used 2020. Eastern part of the site falls within mineral buffer zone.

Criteria	Assessment
	The site is located in Coal Resource Area. Infrastructure constraints would limit development opportunities on parts of the site.
Constraints Summary	Infrastructure constraints and flooding constraints may limit the development opportunities.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	5,904sqm light industrial accommodation
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed uses: residential, employment, and mixed uses.
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by Celtic Energy who are promoting the site for development.

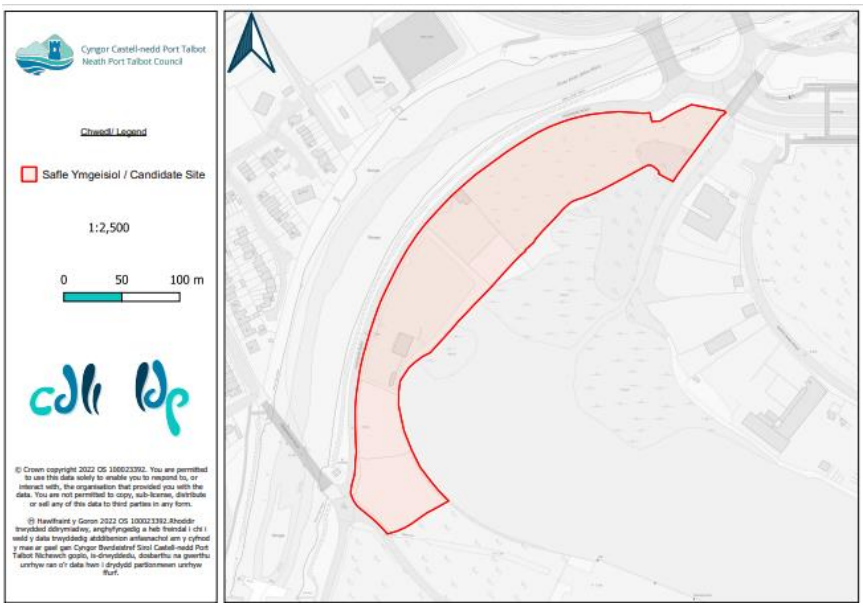
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be suitable for development. The site is located outside of settlement limits and would lead to the joining of the settlements of Gwaun Cae Gurwen and Tairgwaith. There are biodiversity and infrastructure constraints that limit development options. It is therefore recommended that the site should not be allocated for development.

RLDP/PT/0029 - Land off Riverside Road, Port Talbot

Figure 49: RLDP/PT/0029 - Land off Riverside Road, Port Talbot



Site Detail	Information
Site Name	Land off Riverside Road, Port Talbot
Site Typology	Candidate Site submission
Site area (Ha)	3.0ha
Ward	Margam
Spatial area	Port Talbot

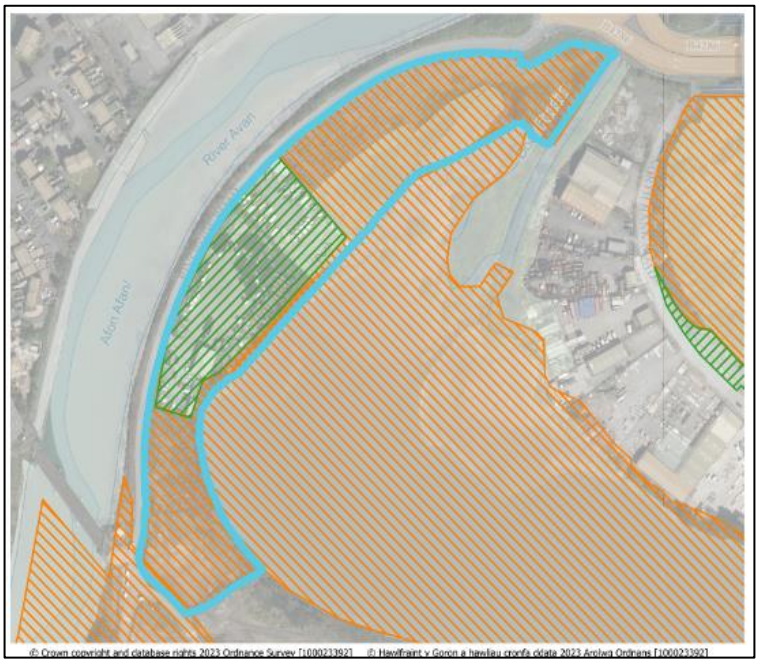
Characteristics of the Site

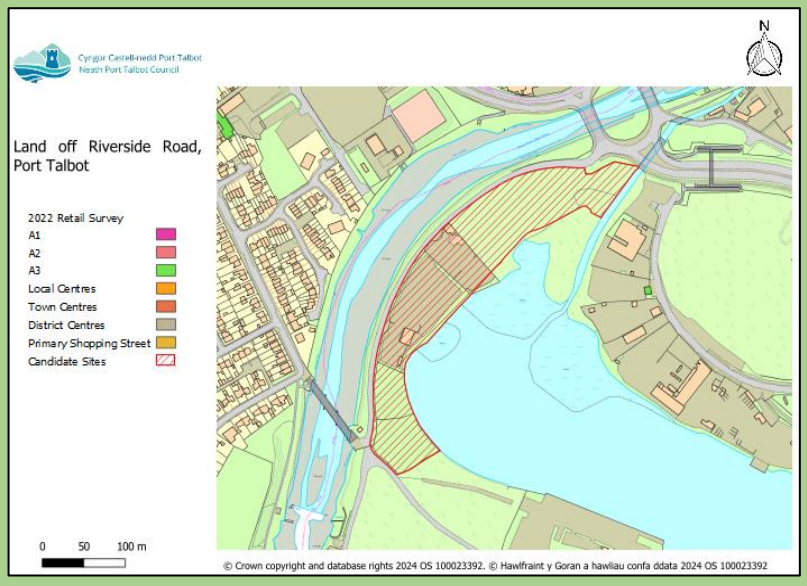
Figure 50: RLDP/PT/0029 - Land off Riverside Road, Port Talbot - Internal Environment

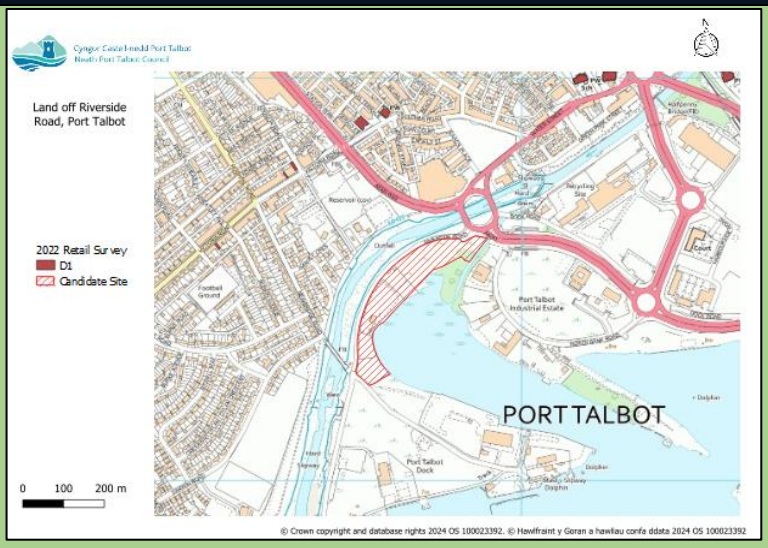
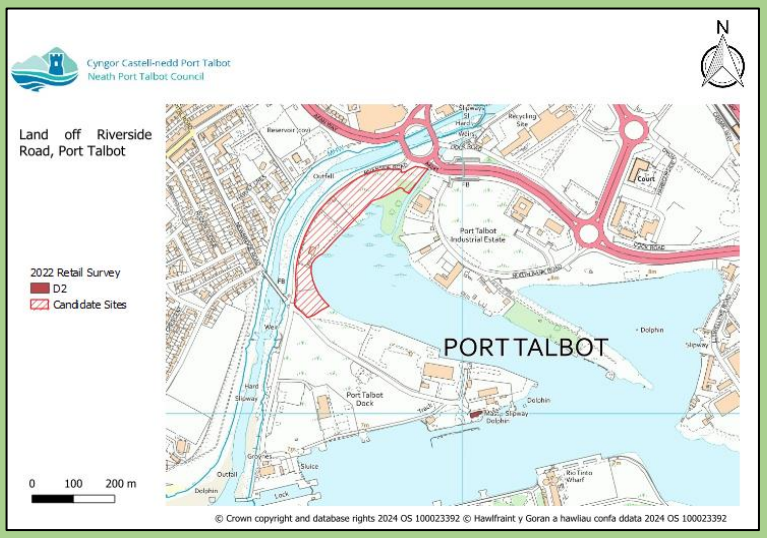


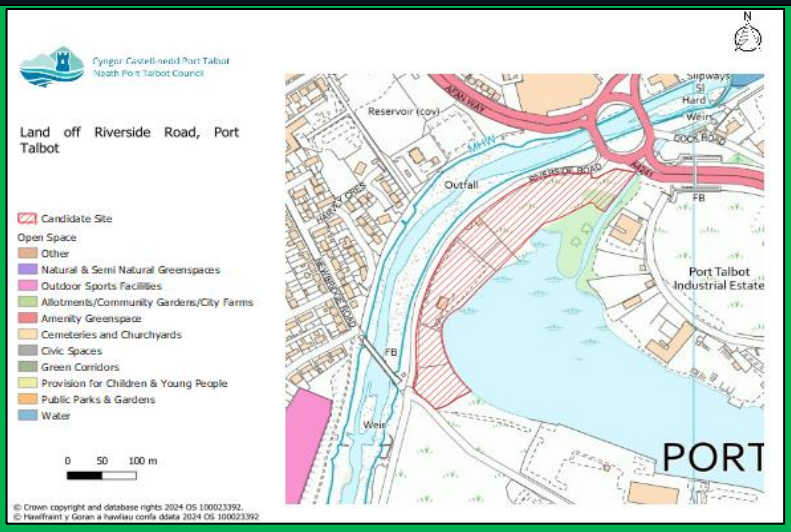
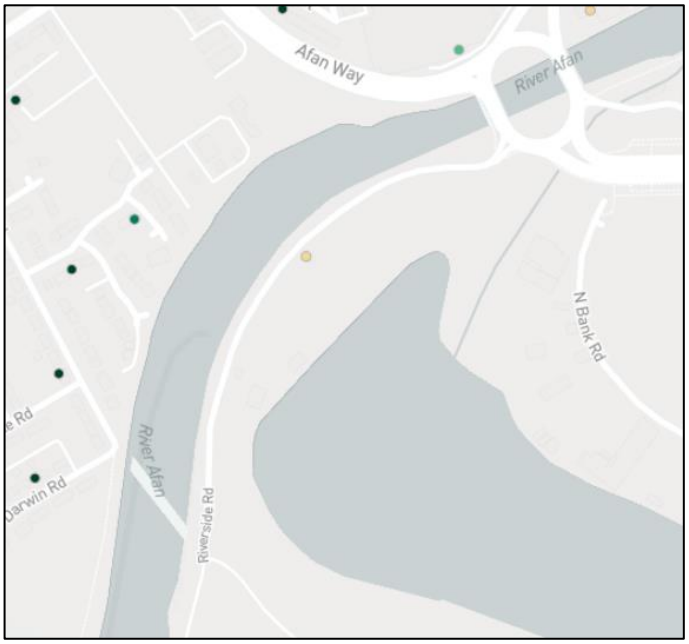
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Employment; greenfield
Greenfield/ brownfield	Brownfield

Criteria	Analysis
Previously developed land	Yes
Biodiversity appraisal	 Species-rich open mosaic habitat with central area of hardstanding. Green level feature: Hardstanding Amber level feature: Open mosaic habitat. Reptiles, invertebrates. Species present: Kidney vetch, common bird's foot trefoil, bladder campion, red campion, white campion, great mullein, wild mignonette, tansy, yarrow Species potential: Rare invertebrates (small blue, shrill carder bee), reptiles. Further surveys required for planning: Reptile, invertebrate, SINC criteria, lower plant
Planning permission	Historic full planning permission for the Retention of existing storage and distribution use (class B8).

Criteria	Analysis
Adjoining uses	Adjoing uses include employment uses and vacant land.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area. There are employment uses on part of the site.
Prominence	The site is located on Riverside Road which is located off the A4241. The site is visable from the A4241. Therefore, the site has good prominance.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: The site is approximately 200m away from The Docks Cake.  Proximity to non-residential institutions: The site is approximately 600m away from Victoria Road Dental Practice.

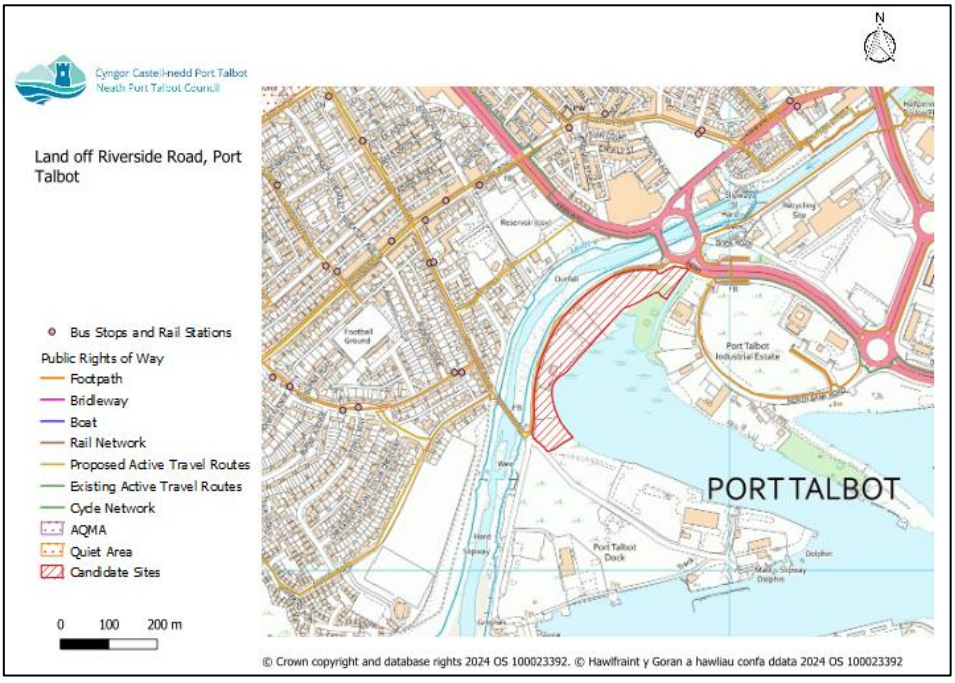
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: The site is 500m away from the nearest assembly and leisure facility.  The site therefore has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are employment premises within the site that could potentially expand.

Criteria	Analysis
Pressure for other forms of development?	The site has been promoted for residential, employment and mixed use development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within the settlement limit and parts of the site is currently used for employment development. The site has very good access to services and is relatively flat. There is potential expansion opportunities due to existing employment uses on part of the site.

Accessibility

Figure 51: RLDP/PT/0029 - Land off Riverside Road, Port Talbot - Accessibility

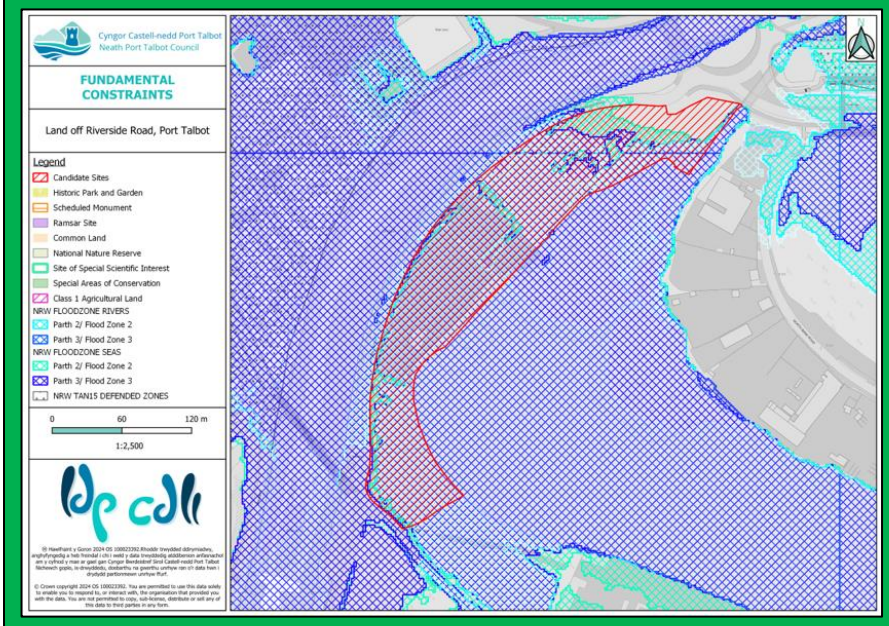


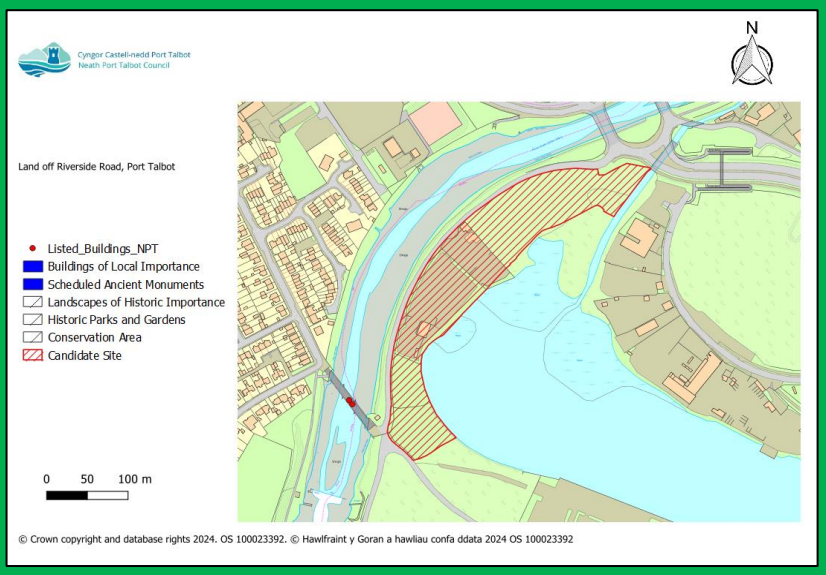
Mode	Provision
Road Access	The site feeds onto the A4241 which links the site and Port Talbot directly to the M4.

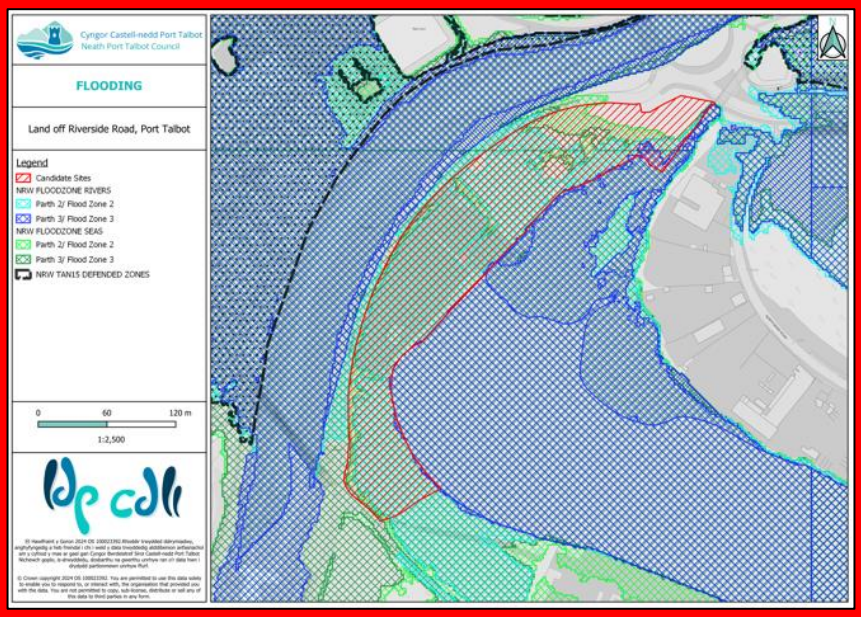
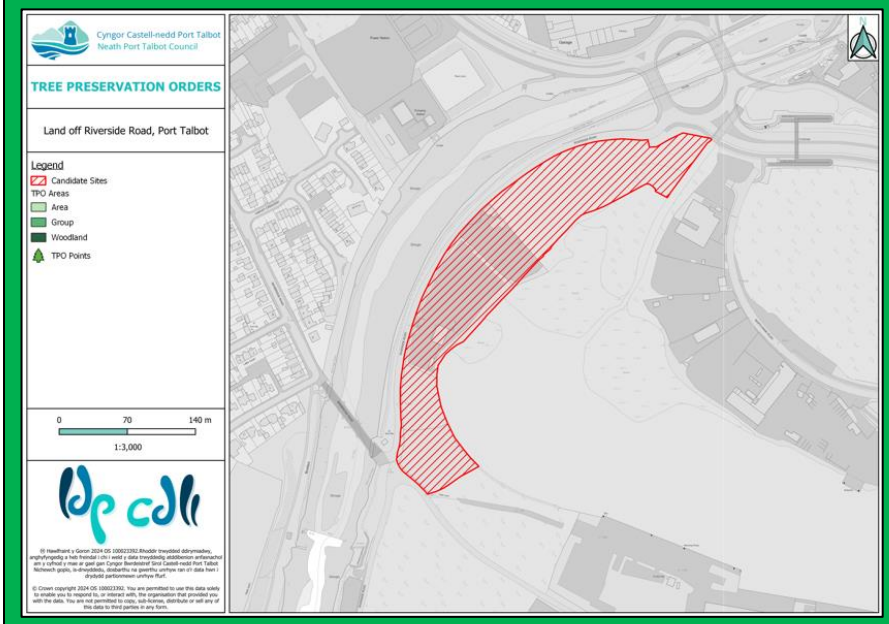
Mode	Provision
	The site is located within close proximity of the M4. The site therefore benefits from very good road access.
Public Transport Access	There are bus stops to the north of the site. These offer services every 20 minutes to 30 minutes. The site therefore has very good public transport access.
Public Rights of Way	There are no Public rights of way within the site.
Active Travel Comments	There are plans to improve active travel linkages within this location. The site therefore has good access to active travel.
Highway Comments	In accordance with TAN18 guidance a Transport Assessment/statement will be required to be submitted. The principle point of access into the site shall be from the existing highway via a new junction off Riverside Road, with no direct access via the PDR (A4241) or its roundabout. The access road will require upgrading to meet current NPTCBC Technical Design Guide standards and there is currently no footway provision. Separate points of access will be required for the residential and the retail/commercial/mixed use elements of the site. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required
Accessibility Summary	The site is located in an accessible location with very good access to road access and public transport. The site has good active travel linkages and there are plans to improve

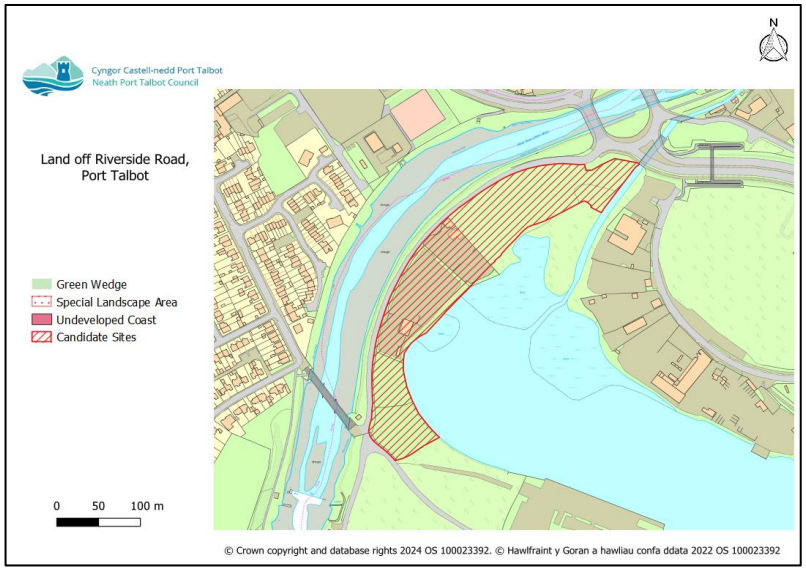
Mode	Provision
	active travel within this location. Highway improvements will be required.

Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.

Criteria	Assessment
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area.

Criteria	Assessment
	<u>Existing environmental problems within the immediate area?:</u> No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zone 2.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: HMA Water Sewerage: HMA Waste Water Treatment Works: The CS would feed into the Afan Waste Water Treatment Works. No capacity constraints identified.

Criteria	Assessment
	Further assessment required.
Impact on agricultural land	The site is classified as Grade 3b, Grade 4, and non-agricultural ALC. 
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints Summary	The site is unlikely to be suitable for development due to flooding constraints. Further water quality assessment is required.

Availability and Deliverability:

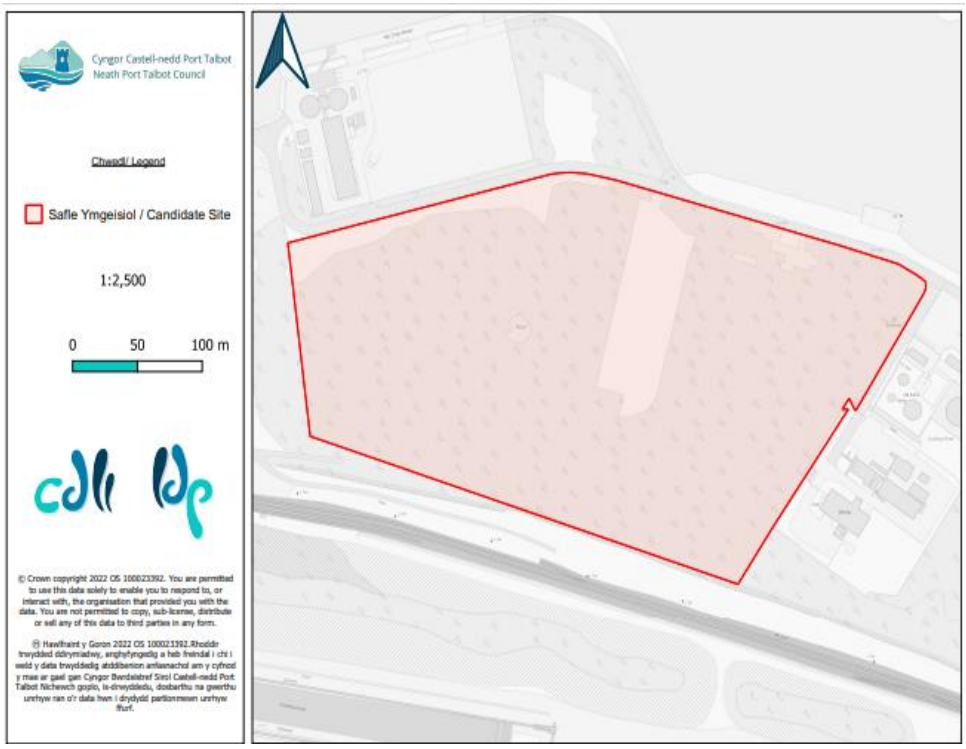
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	To be informed by end use.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed uses: residential, employment, retail, and mixed uses.
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Detailed viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by St Patrick's Day Developments Ltd who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	Whilst the site is located in the urban area and parts of the site are used for employment uses. The site is not considered to be suitable for development due to flooding constraints. There are also biodiversity consideration which would need to be taken into consideration. It is therefore recommended that the site is not allocated for development.

RLDP/PT/0035 - Phoenix Wharf, Port Talbot

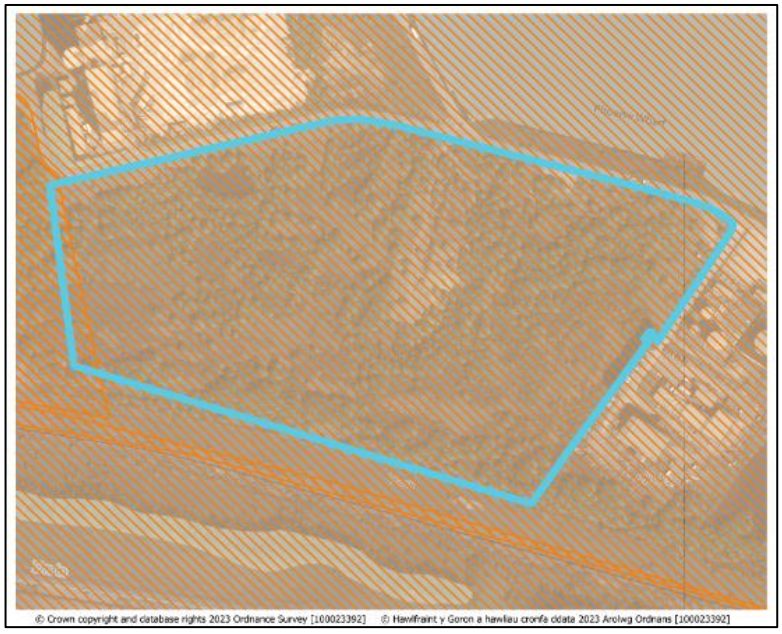
Figure 52: RLDP/PT/0035 - Phoenix Wharf, Port Talbot

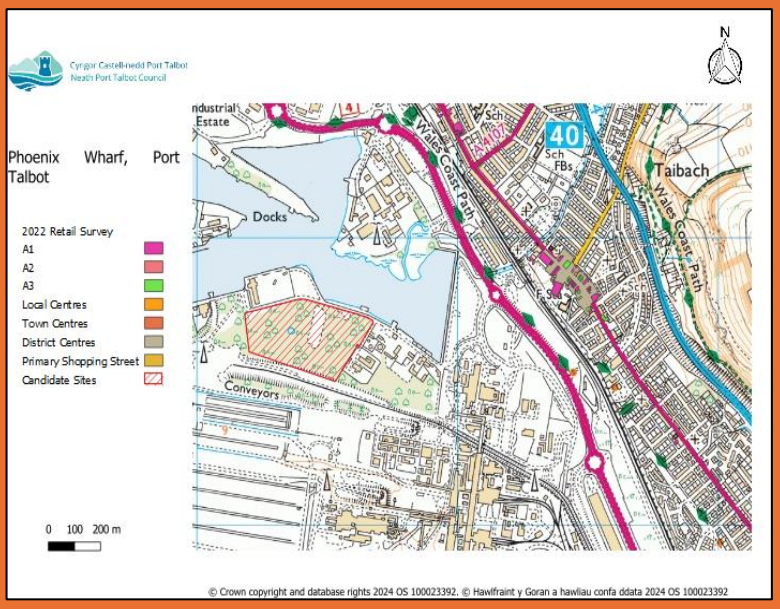


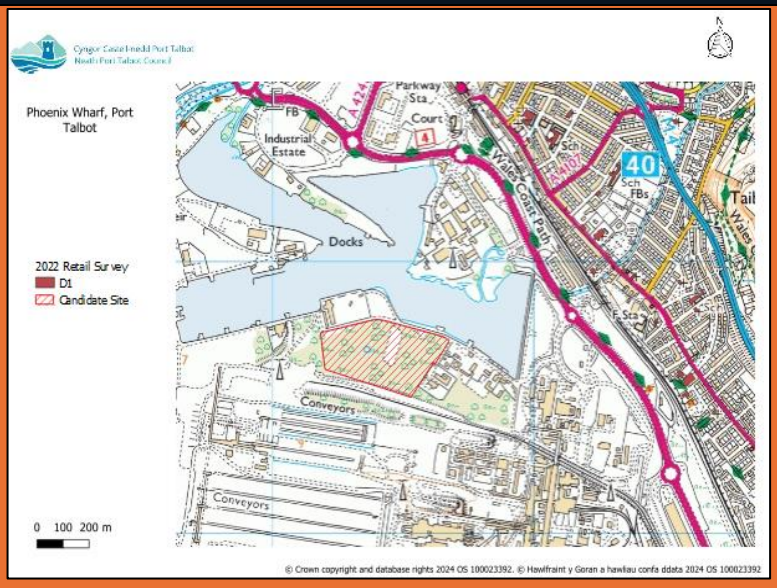
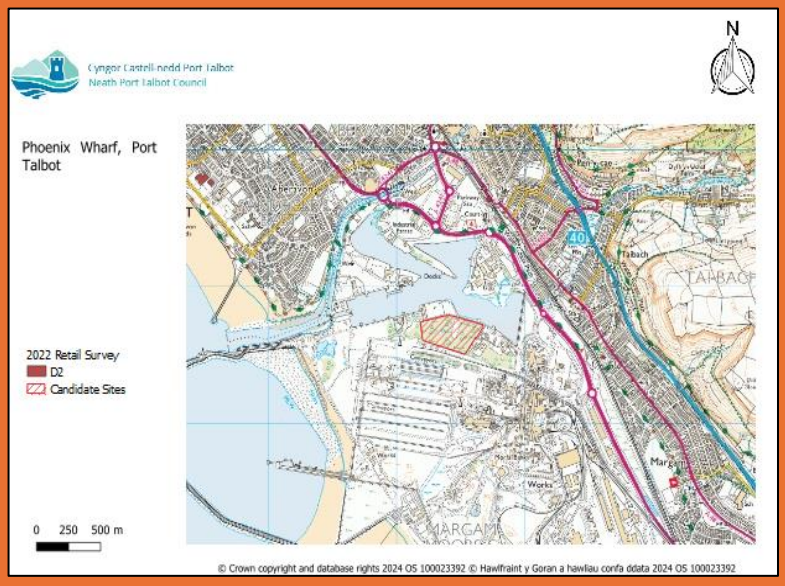
Site Detail	Information
Site Name	Phoenix Wharf, Port Talbot
Site Typology	Candidate Site submission
Site area (Ha)	9.3ha
Ward	Margam
Spatial area	Port Talbot

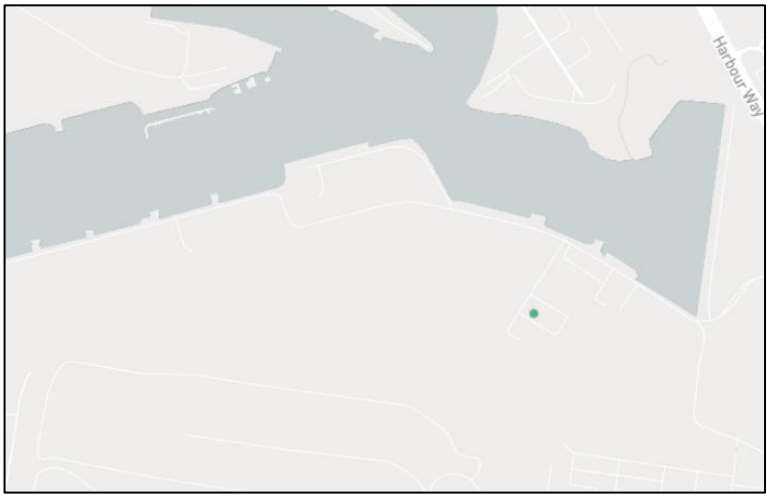
Characteristics of the Site

Criteria	Analysis
Location of the site	The site is located within the settlement of Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Employment; transportation
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Complex site with a variety of wet and dry habitats with potential for invertebrates, ground nesting birds, plants, reptiles. Currently having large scale japanese knotweed treatment. Amber level features: S7 habitat, invertebrates, plants. S7 habitats and species.
Planning permission	No known relevant planning permissions.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area. Planning permission has been granted for employment development.
Prominence	The site is located within the Port which feeds onto Harbour Way, the A4241 which links Port Talbot to the M4.

Criteria	Analysis
	The site is not visible from the A road but the wider port site is. The site therefore has a good level of prominance.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: The site is approximately 1km away from the Taibach District Centre.  Proximity to non-residential institutions: The site is 600m away from the nearest non-residential institution.

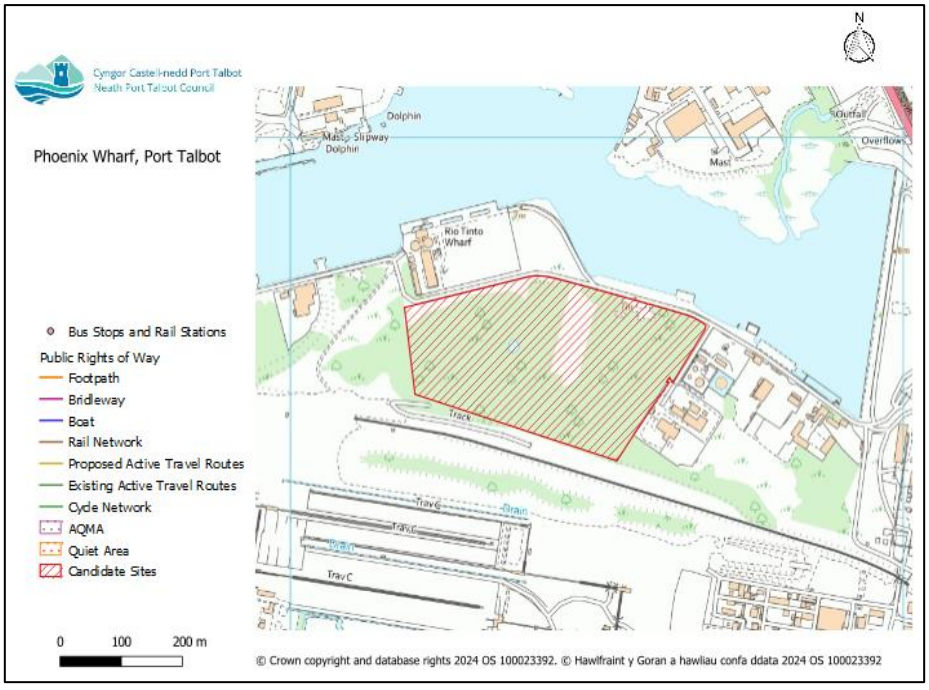
Criteria	Analysis
	 Proximity to assembly and leisure: The site is approximately 700m away from Warehouse Gym.  The site therefore has average access to services.
Welsh Language Sensitive Area	No
Would development lead	No

Criteria	Analysis
to the loss of recreational space?	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are employment uses adjoining the site which could expand into the site.
Pressure for other forms of development?	There is no known pressure for other forms of development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located outside of the settlement limit but within the wider port area. The site is relatively flat. There are employment uses adjoining the site and there is no known pressure for other forms of development.

Accessibility

Figure 53: RLDP/PT/0035 - Phoenix Wharf, Port Talbot - Accessibility

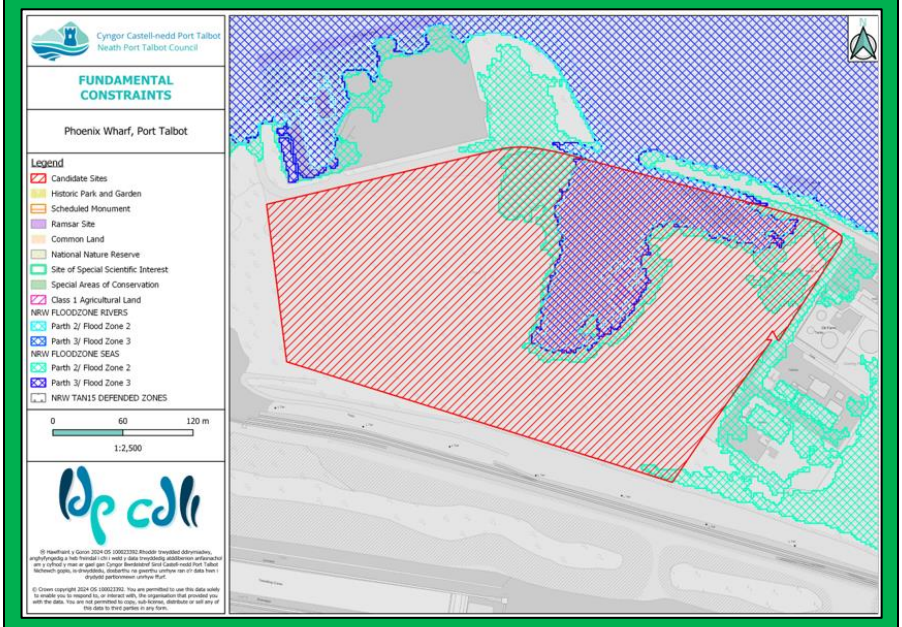


Mode	Provision
Road Access	The site is located within the Port which feeds onto Harbour Way, the A4241 which links Port Talbot to the M4. The site is located within very close proximity of the M4. The site therefore beenfits from very good access to roads.

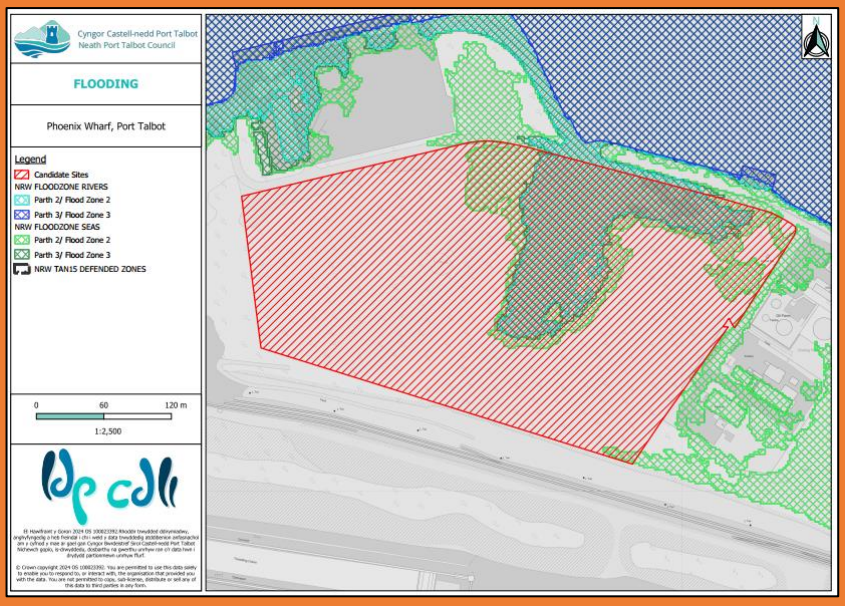
Mode	Provision
Public Transport Access	There are no bus stops within close proximity of the site.This is due to restrictions on movement of people in the Tata and Port areas. The site therefore has very poor access to public transport.
Public Rights of Way	There are no Public rights of way within close proximity of the site.
Active Travel Comments	There are no existing or proposed active travel routes within close proximity of the site. This is due to restrictions on movement of people in the Tata and Port areas. There are improvements planned to active travel within the wider area. The site therefore has poor active travel linkages.
Highway Comments	In accordance with TAN18 guidance a Transport Assessment will be required to be submitted. The principle point of access into the site shall be from the existing private Associated British Ports highway network road to the North of the site from the A4241 at Harbour Way. The access road may require upgrading to meet current NPTCBC Technical Design Guide standards to provide integrated transport provisions for the site. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements may however be required.

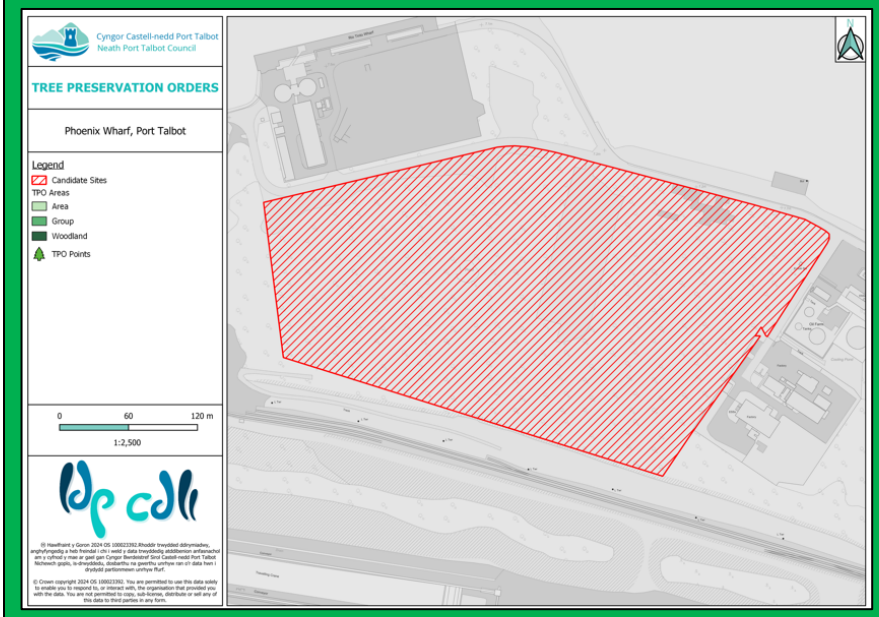
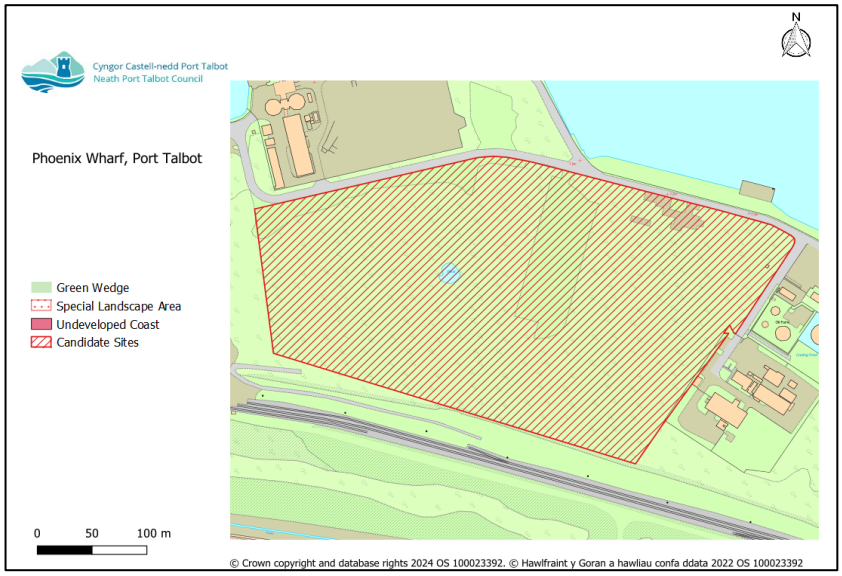
Mode	Provision
Accessibility Summary	The site has more limited accessibility to active travel and public transport due to restrictions on movements of people within the Port and Tata facilities. The site has very good road access. There are no highway objections. Some highway improvements may however be required.

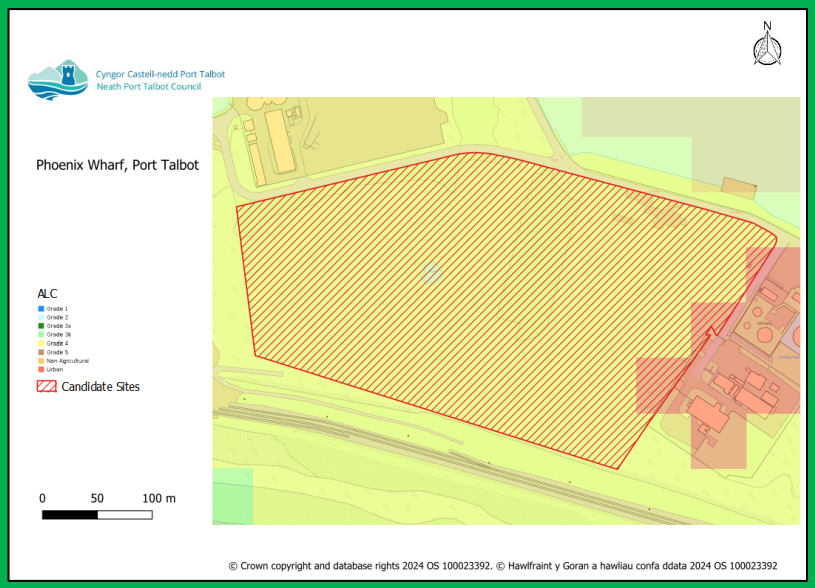
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No

Criteria	Assessment
	Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area.

Criteria	Assessment
environmental problems? (e.g. air quality, noise, light etc.?)	<u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses. <u>Dark skies area:</u> The site is not located within a dark skies area. <u>Existing environmental problems within the immediate area?:</u> No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located within flood zone 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 The are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water Treatment Works. No capacity constraints identified No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4 and urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is safeguarded disused railway or freight infrastructure. Consideration would need to be given to this.
Constraints Summary	The site is safeguarded disused railway or freight infrastructure.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Planning permission P2023/0858 granted November 2023 for the demolition of existing structures and erection of sustainable aviation fuel production facility.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed use: employment; and renewable energy.

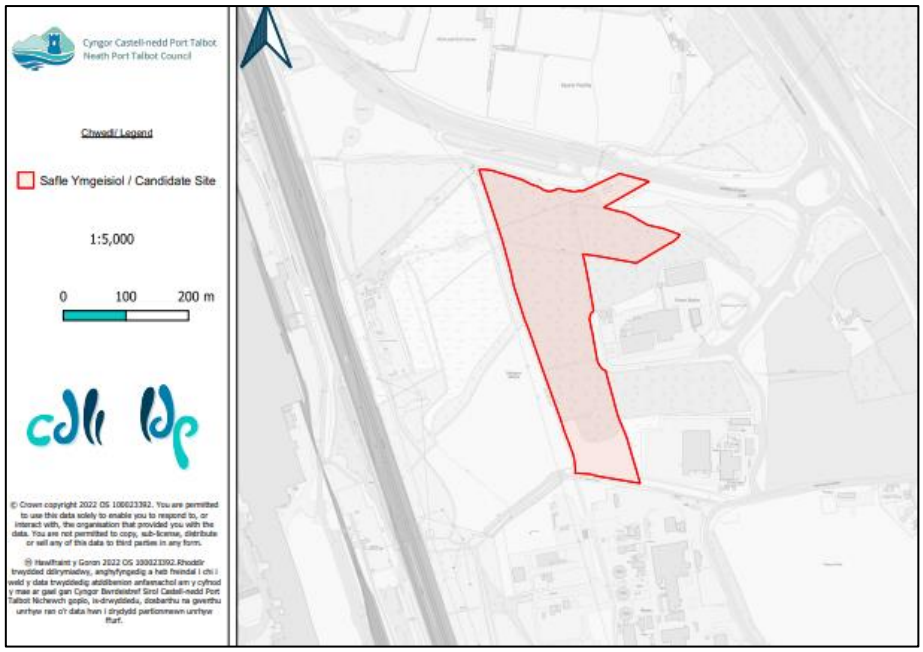
Criteria	Assessment
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	The site is considered to be deliverable as planning permission has been granted for the type and scale of development proposed.
Ownership	The site is owned by LanzaTech UK Ltd who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Planning permission has been granted for development by LanzaTech.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability information will be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is considered to be suitable and deliverable. Planning permission has been granted for development.

RLDP/PT/0040 - Land west of J38, Margam

Figure 54: RLDP/PT/0040 - Land west of J38, Margam



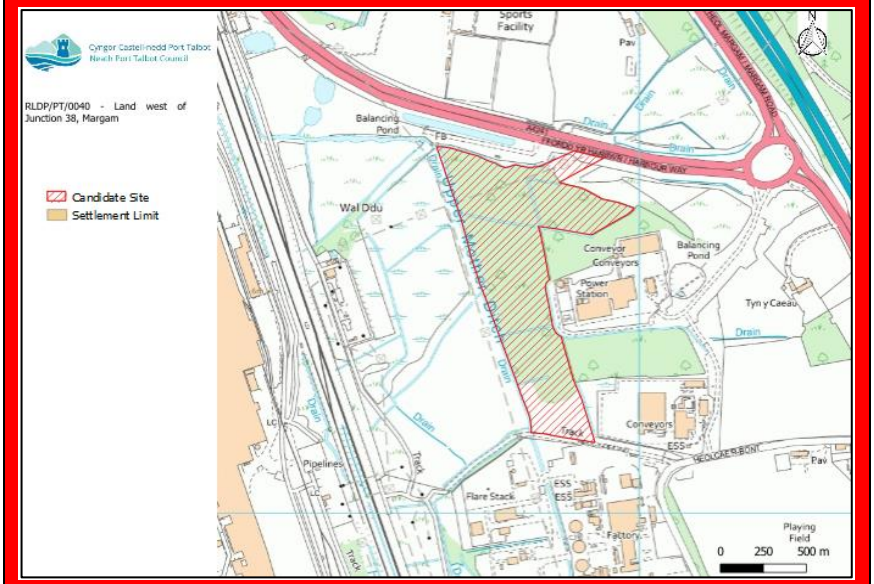
Site Detail	Information
Site Name	Land west of J38, Margam
Site Typology	Candidate Site submission
Site area (Ha)	6.4ha
Ward	Margam
Spatial area	Port Talbot

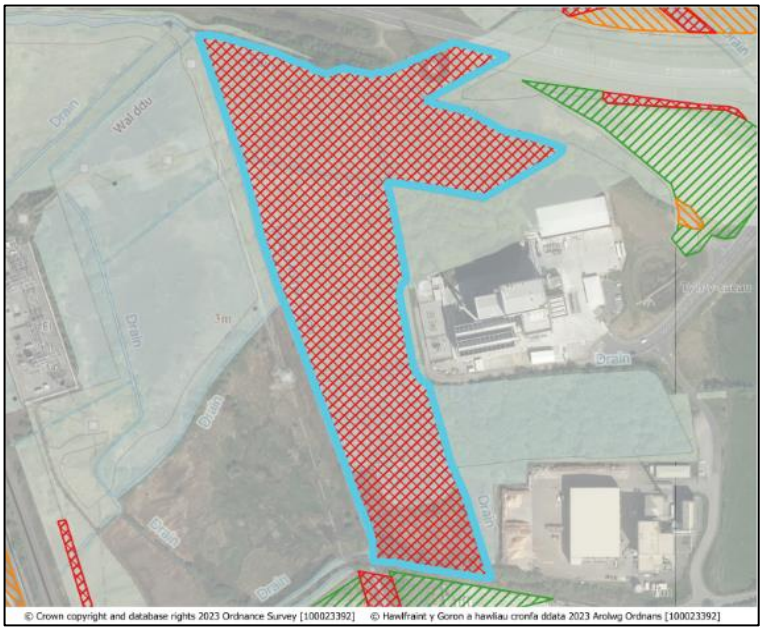
Characteristics of the Site

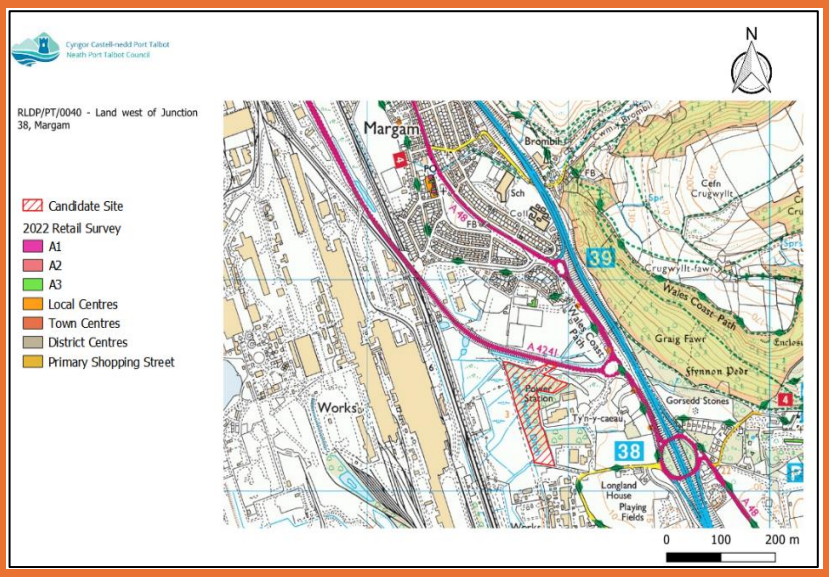
Figure 55: RLDP/PT/0040 - Land west of J38, Margam - Internal Environment

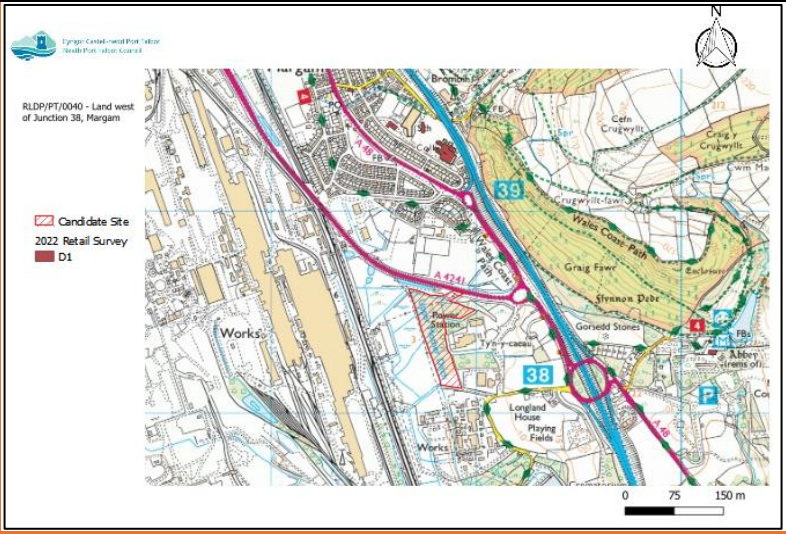
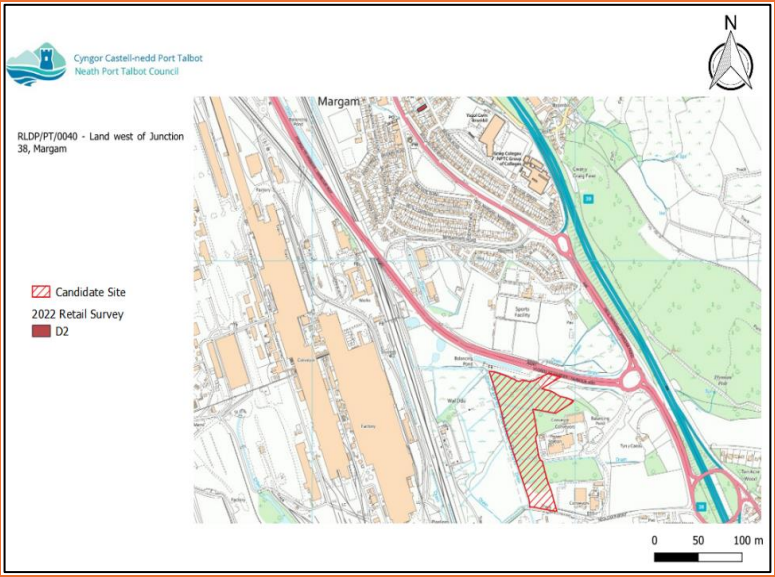


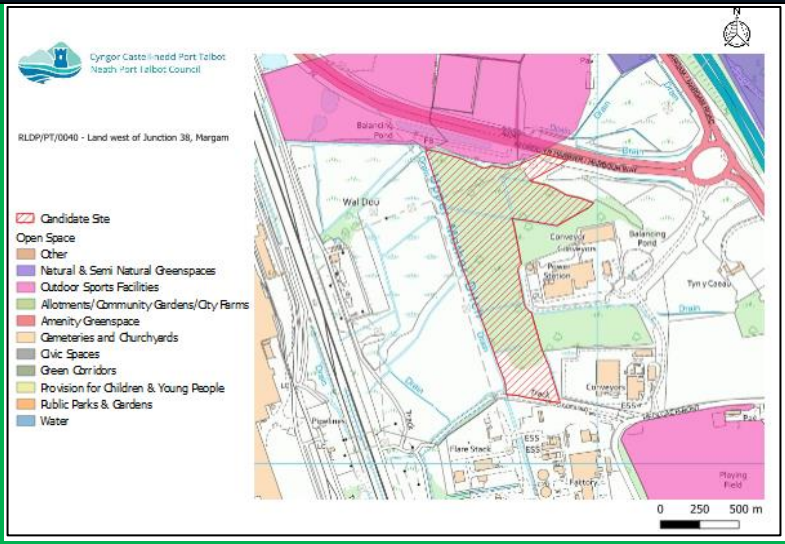
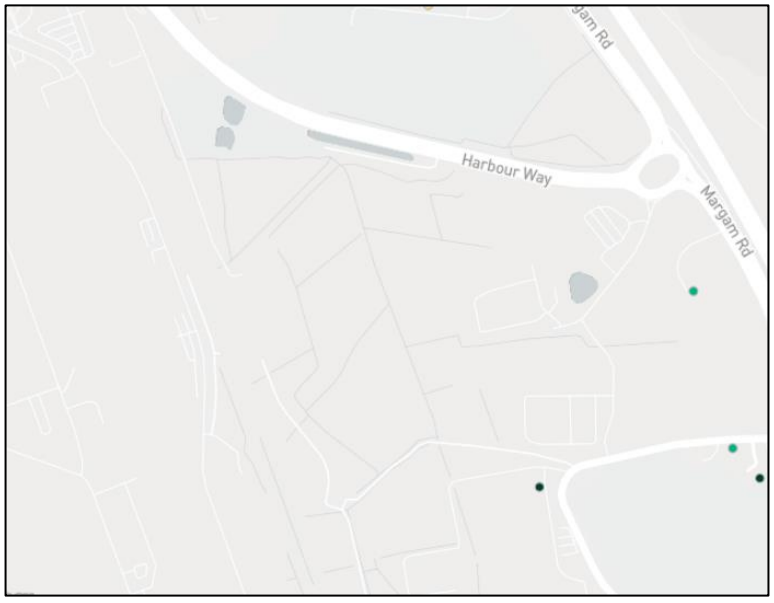
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is not located within the urban area. The nearest settlement is Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Greenfield

Criteria	Analysis
Greenfield/ brownfield	Greenfield
Previously developed land	No
Biodiversity appraisal	 SINC 057 Junction 38 Wetland Complex, woodland Red level constraints: Wet woodland/ reedbed mosaic. S7 habitat, SINC. Species potential: Otter, grass snake, water volve, waterfowl and woodland birds Further surveys required for planning: Otter, grass snake, water volve, ecosystem resilience
Planning permission	Historic planning permissions relating to a biomass plant and relocation of the Western Logs.
Adjoining uses	Employment uses adjoin the site.

Criteria	Analysis
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site is located off the A48 which feeds directly onto the M4. The site is not visible from the M4. The site therefore has a good level of overall prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Margam Local Centre is approx. 850m to the north of the Candidate Site parcel.  Proximity to non-residential institutions: Dyffryn Upper School is approx. 770m to the north of the Candidate Site parcel. There are a number of non-residential institutions within the wider area.

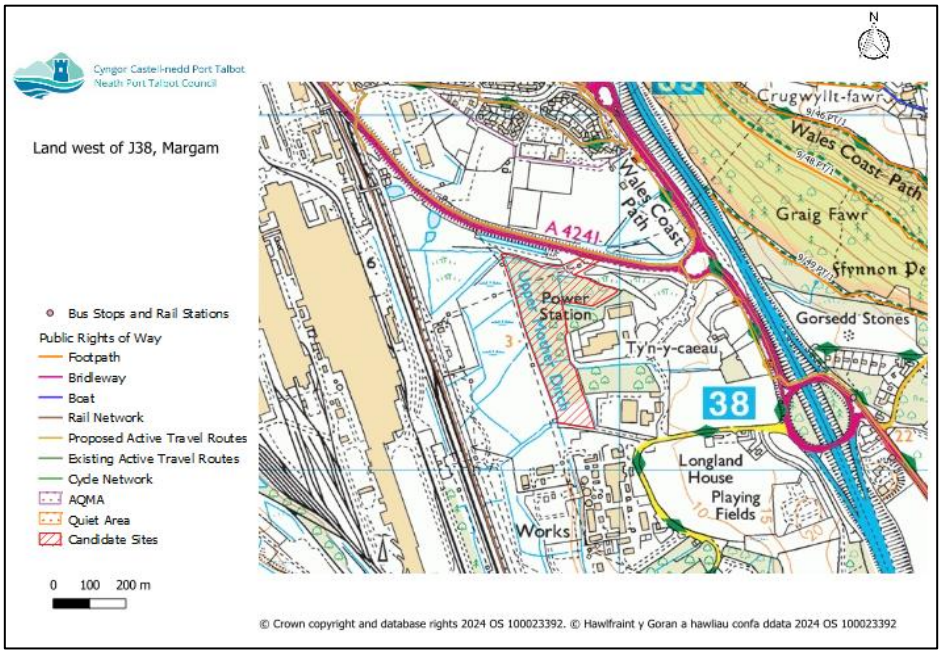
Criteria	Analysis
	 Proximity to assembly and leisure: Margam Community Centre is approx. 960m to the north of the Candidate Site parcel.  The site therefore has average access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are employment facilities adjacent to the site which could expand into the site.

Criteria	Analysis
Pressure for other forms of development?	There are no known pressures for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	Biodiversity constraints limit development options.

Accessibility

Figure 56: RLDP/PT/0040 - Land west of J38, Margam - Accessibility

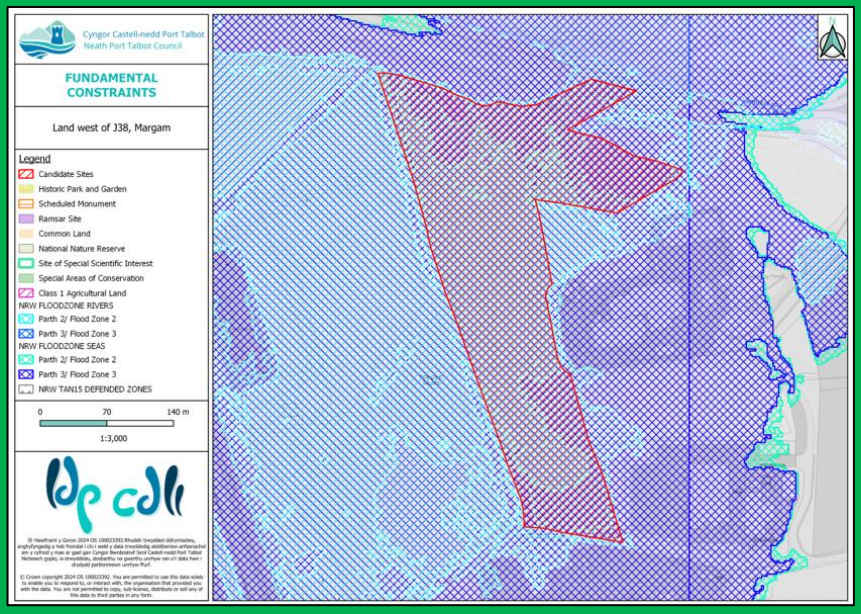


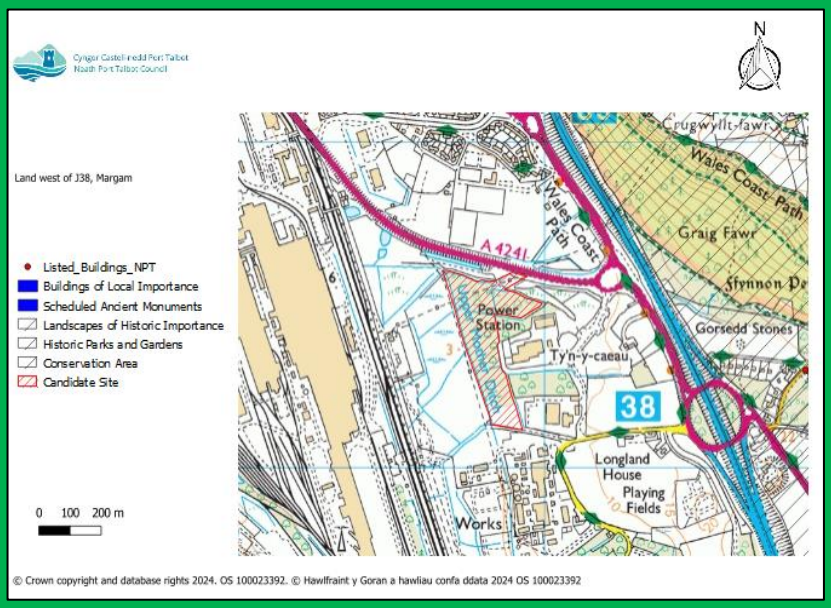
Mode	Provision
Road Access	The site links onto the A48 which feeds directly onto the M4. The site is located within very close proximity of the M4. The site therefore has very good road access.

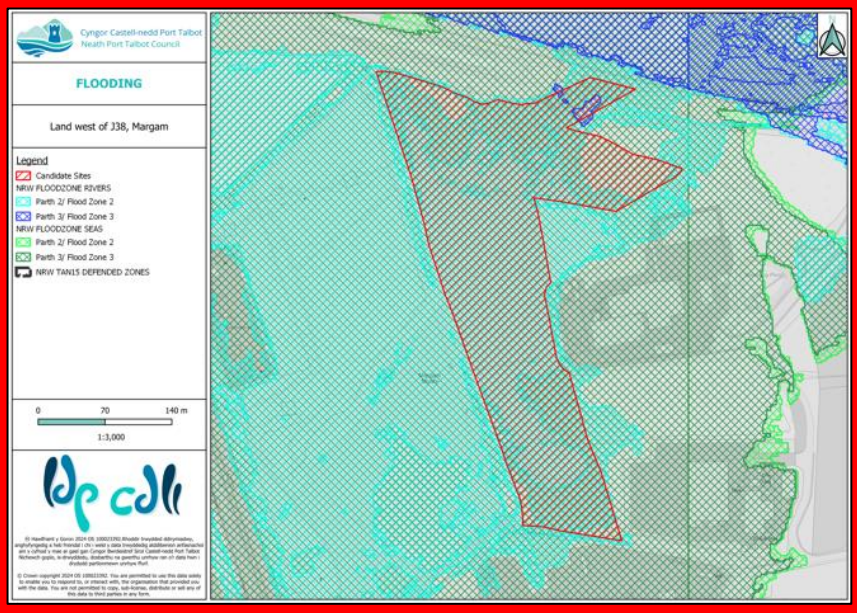
Mode	Provision
Public Transport Access	The nearest bus stop is a 15 minute walk away at Margam Crematorium. There is a service every half an hour. The site therefore has average access to public transport.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	Just outside the built-up area for active travel. There are no footways on the PDR here, think this development would need to explore opportunities to link into NCN4 at the roundabout and further down harbour way to make the site accessible for Active Travel. Future route adjacent to the site which have failed due to lack of footways. NCN4 near here, which doesn't meet AT standards in parts but does however link into Port Talbot Town Centre, Swansea and Pyle. On balance, the site is considered to have average access to active travel – there are future routes and national cycle network routes within relatively close proximity to the site. These would require improvements and connections.
Highway Comments	Concerns are raised on whether a suitable highway access can be provided from the A4241 or access track off Heol Cae'r Bont without causing a detrimental impact on highway safety. Therefore, a Transport Assessment will be required with any mitigation measures needed off site for suitable access locations implemented accordingly.

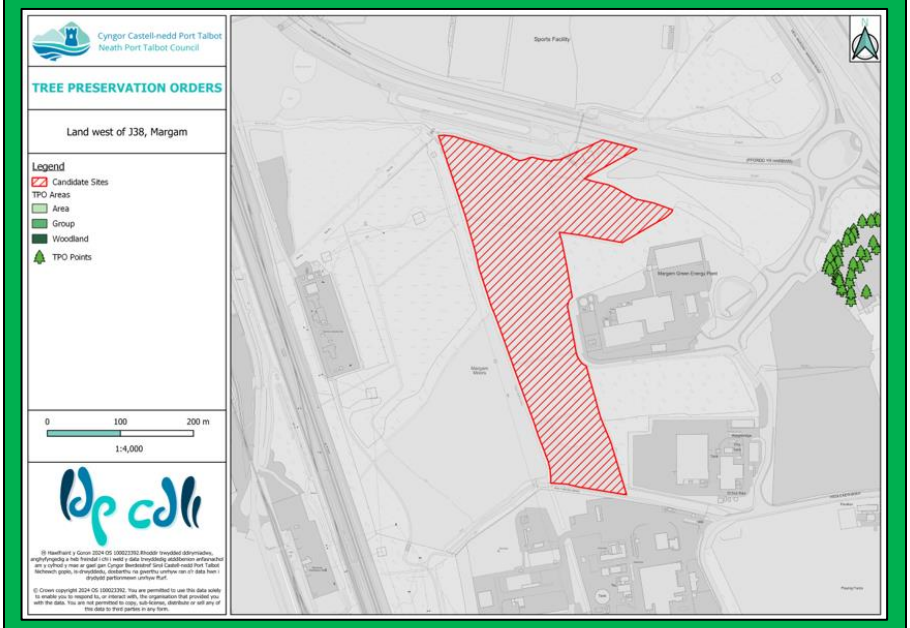
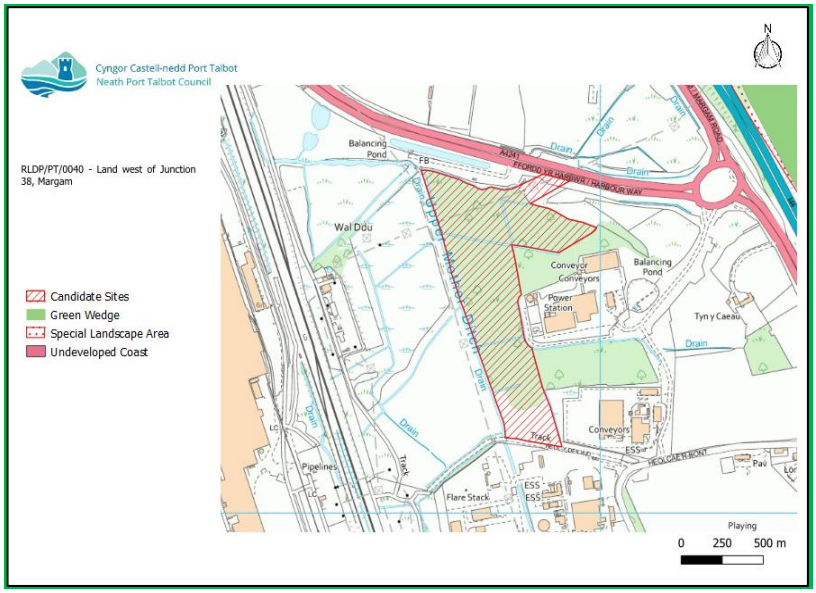
Mode	Provision
	Any new priority junction to facilitate this development from the A4241 dual carriageway would need to comply with CD123 Version 2.1.0 of Design Manual for Roads and Bridges and subject to a Road Safety Audit. Whilst highways have not objected to the type and scale of development. Highway concerns have therefore been identified.
Accessibility Summary	The site is considered to have very good road access but poorer access to public transport and active travel. Highway concerns have also been identified. Highways and active travel improvements would be required.

Constraints:

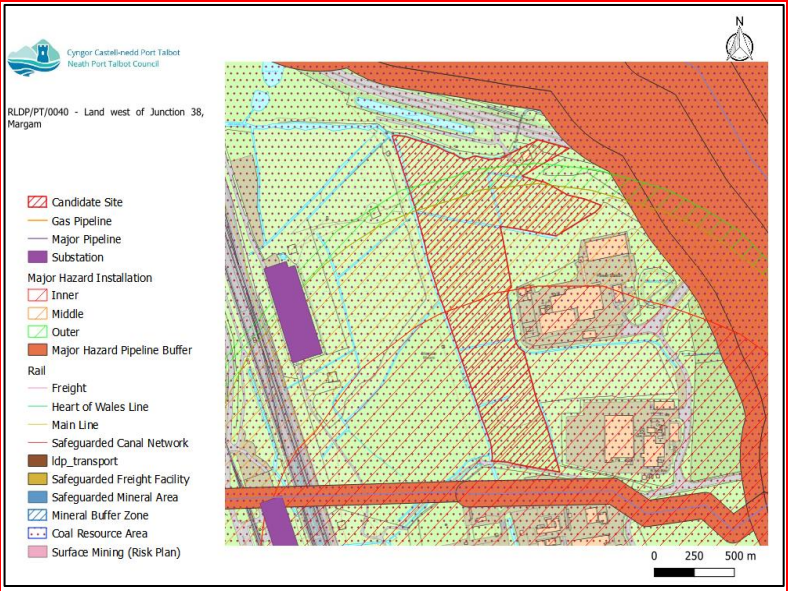
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No

Criteria	Assessment
	SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known	Information to be provided for Deposit RLDP.

Criteria	Assessment
environmental concerns	
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zone 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No constraints identified.
Impact on agricultural land	 The site is classified as Grade 2, Grade 4, and non-agricultural ALC.

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located in coal resource area. Major hazard installation covers the majority of the site. Major hazard pipeline buffer adjoins the southern boundary of the site. Infrastructure constraints therefore limit development opportunities.
Constraints Summary	Flooding and infrastructure constraints limit development options.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	19,000sqm employment accommodation.

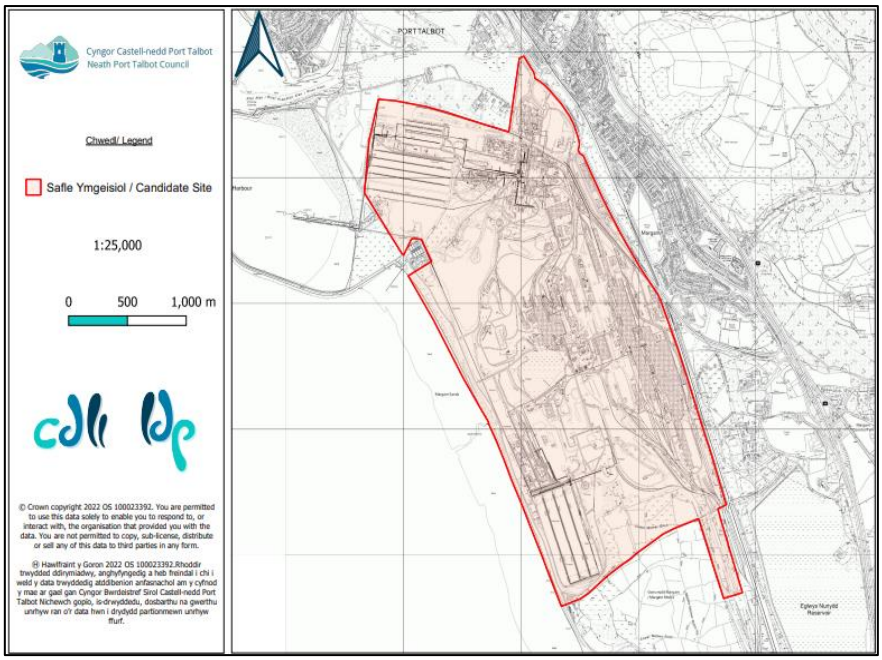
Criteria	Assessment
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes - Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by New County Leisure Ltd. who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be suitable for development – biodiversity, flooding and infrastructure constraints limit development opportunities. It is therefore recommended that the site is not brought forward for development.

RLDP/PT/0041 - Port Talbot Steelworks

Figure 57: RLDP/PT/0041 - Port Talbot Steelworks



Site Detail	Information
Site Name	Port Talbot Steelworks
Site Typology	Candidate Site submission
Site area (Ha)	671.9ha
Ward	Margam
Spatial area	Port Talbot

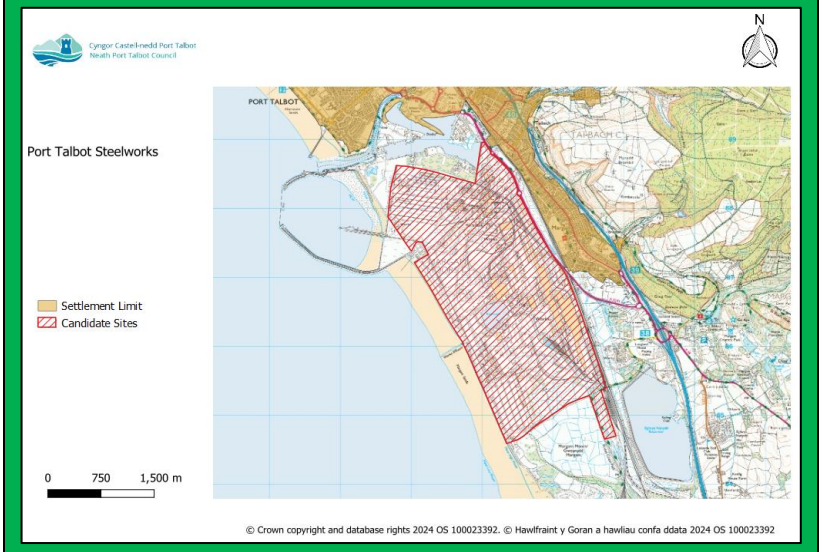
Characteristics of the Site

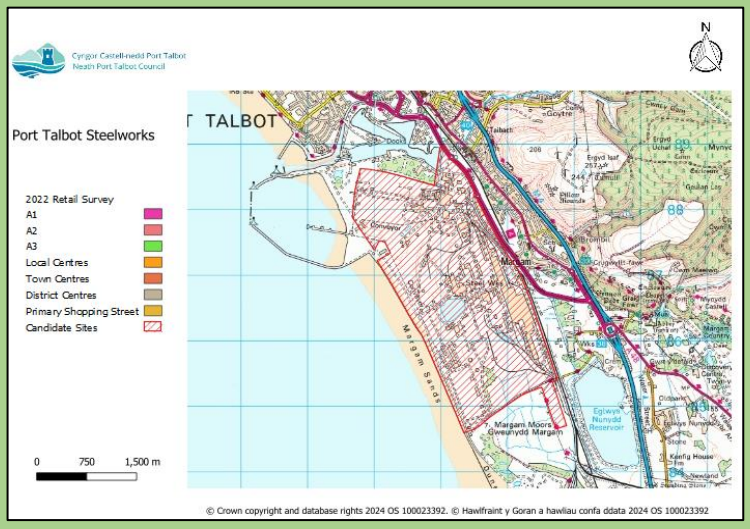
Figure 58: RLDP/PT/0041 - Port Talbot Steelworks - Internal Environment

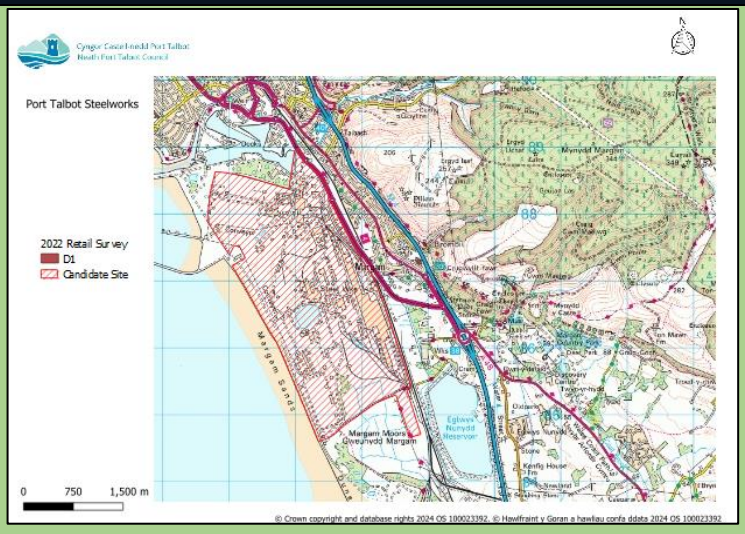
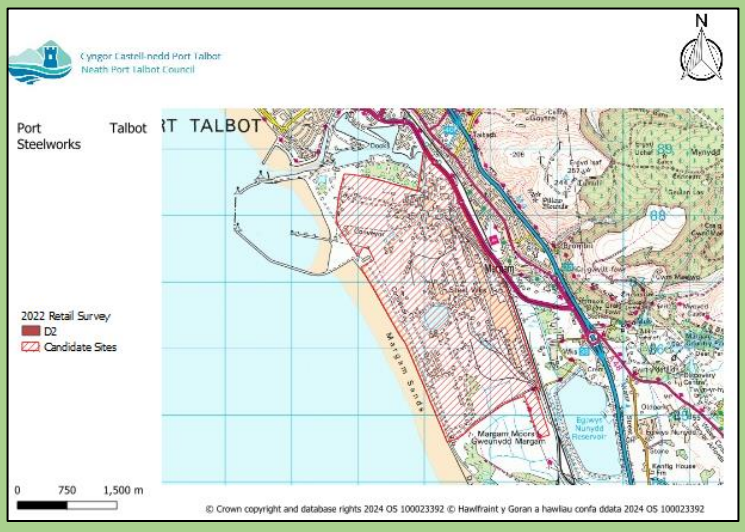


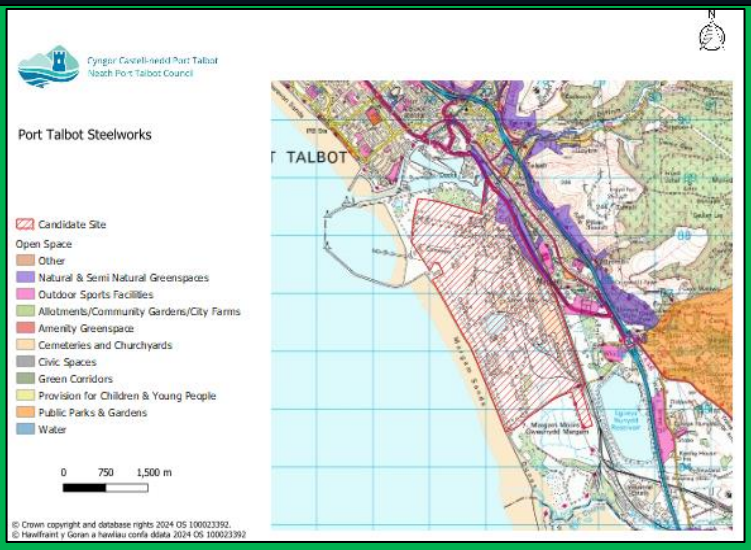
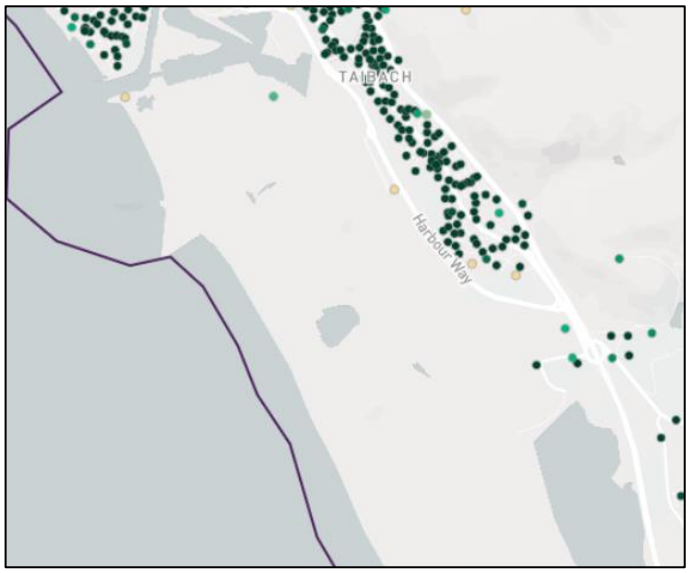


Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Employment
Greenfield/ brownfield	Brownfield
Previously developed land	Yes
Biodiversity appraisal	Detailed comments provided as part of ongoing pre-application discussions.

Criteria	Analysis
Planning permission	Historic planning permssions in relation to the heat and power plant, blast furnace, flare stack and workshops.
Adjoining uses	Employment uses adjoin parts of the site.
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site is visible from the M4.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: The site is approximately 500m away from the Margam Local Centre.  Proximity to non-residential institutions: The site is 150m away from a Special Needs Activity Centre, Mount Surgery and Taibach Community Education Centre.

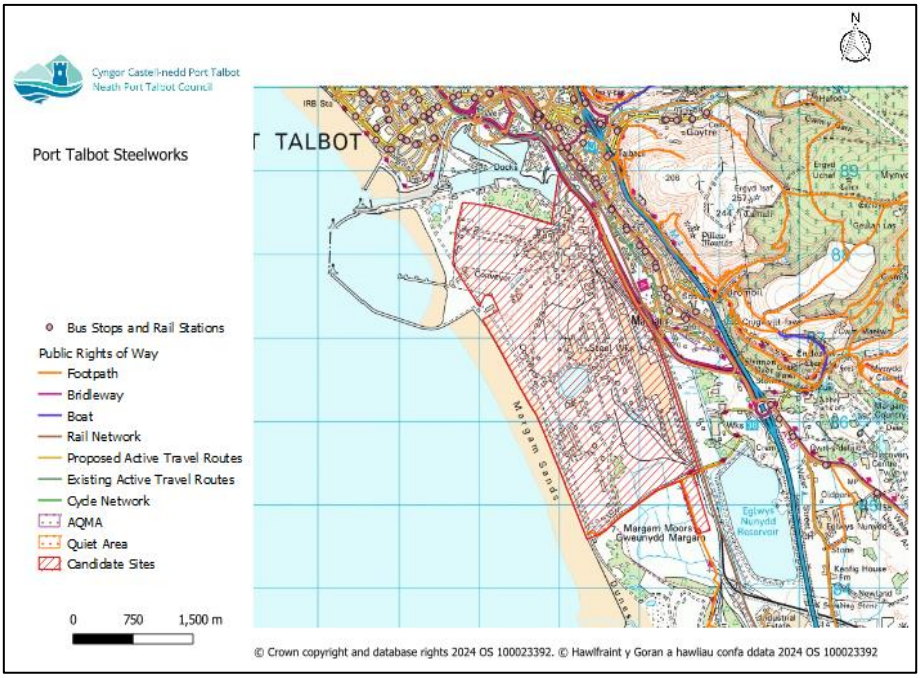
Criteria	Analysis
	 Proximity to assembly and leisure: The site is approximately 250m away from Warehouse Gym.  The site has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No. Small part of the site is identified as Natural and Semi Natural Green Space (NSN).

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are currently ongoing discussions regarding the electrification of the site.
Pressure for other forms of development?	There are no known pressures for other forms of development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.

Accessibility

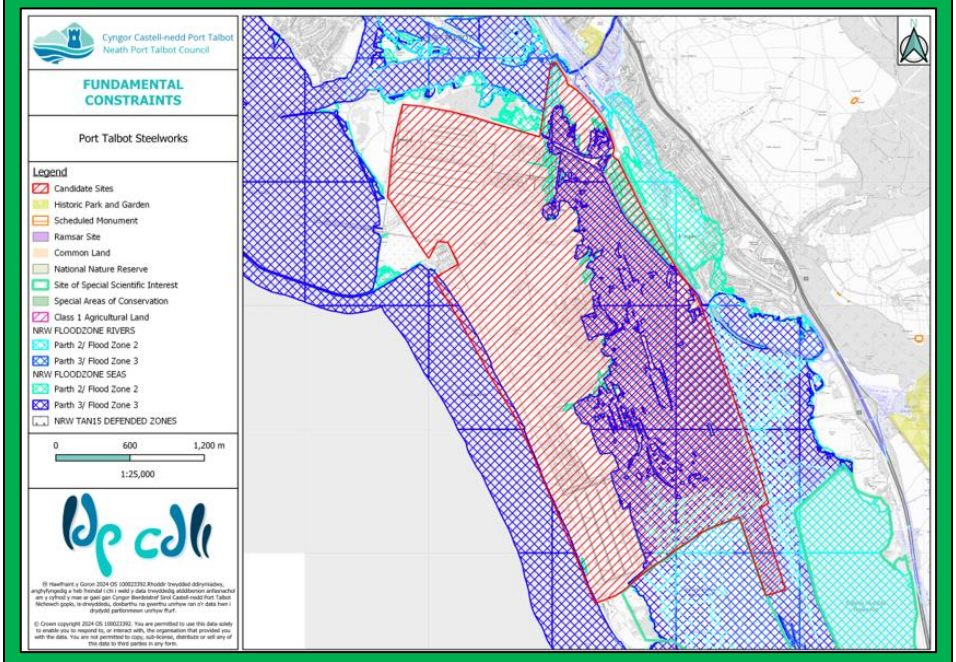
Figure 59: RLDP/PT/0041 - Port Talbot Steelworks - Accessibility

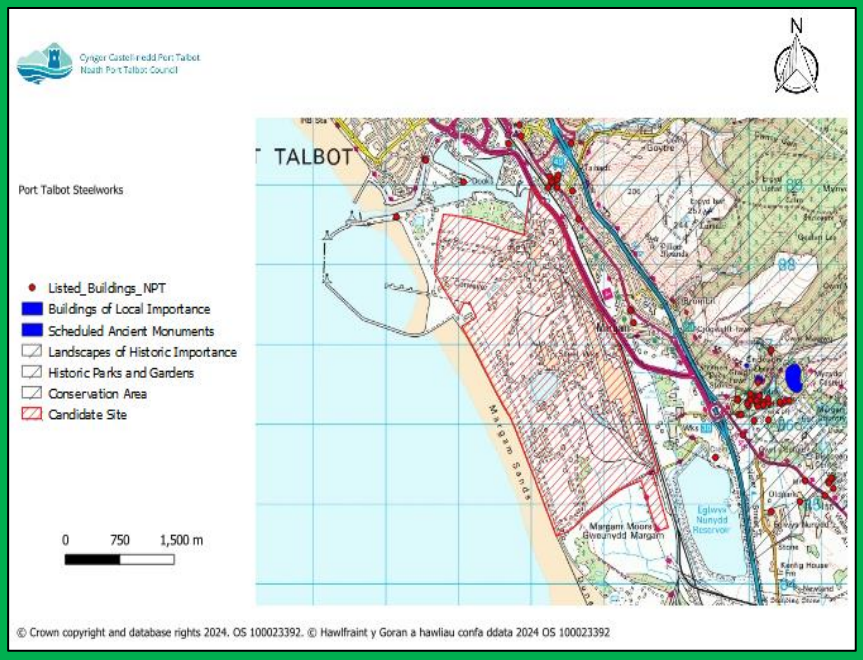


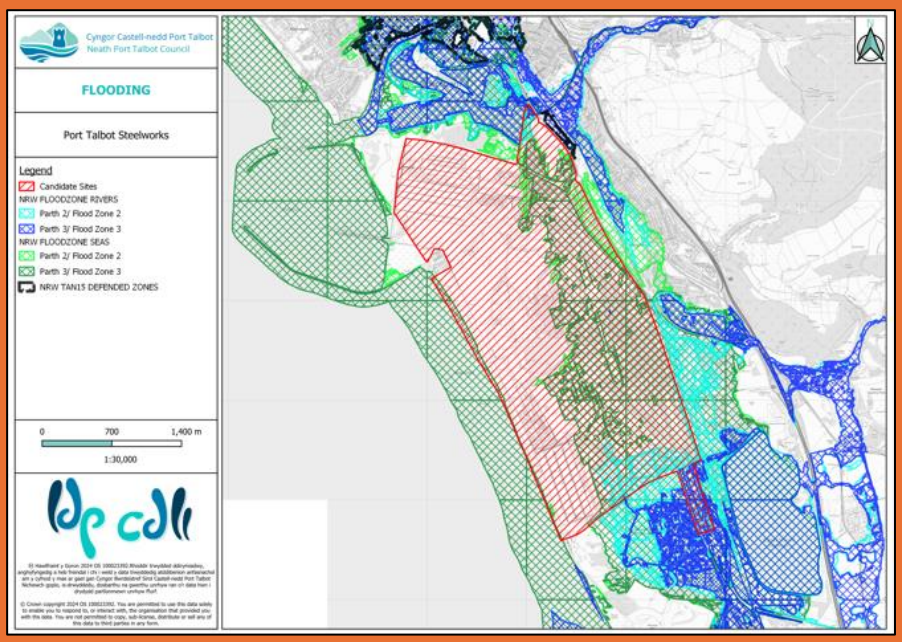
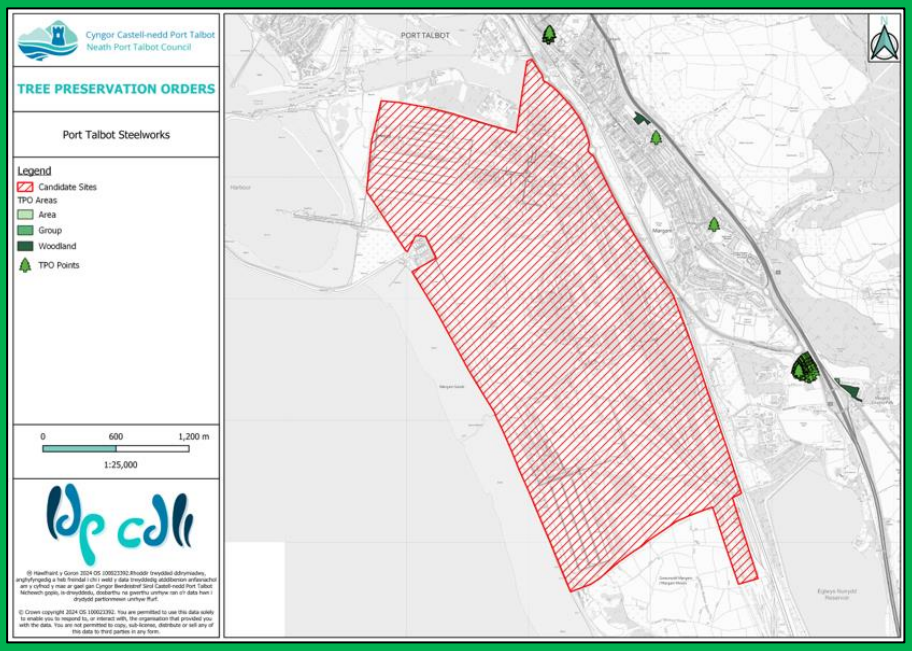
Mode	Provision
Road Access	The site is accessed from the A4241 which connects the site directly with the M4. The site is located within very close proximity of the M4 and is visible from the M4. The site therefore has very good access to roads.
Public Transport Access	There are no bus stops immediately adjacent to the site. The site therefore has very poor public transport access.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.

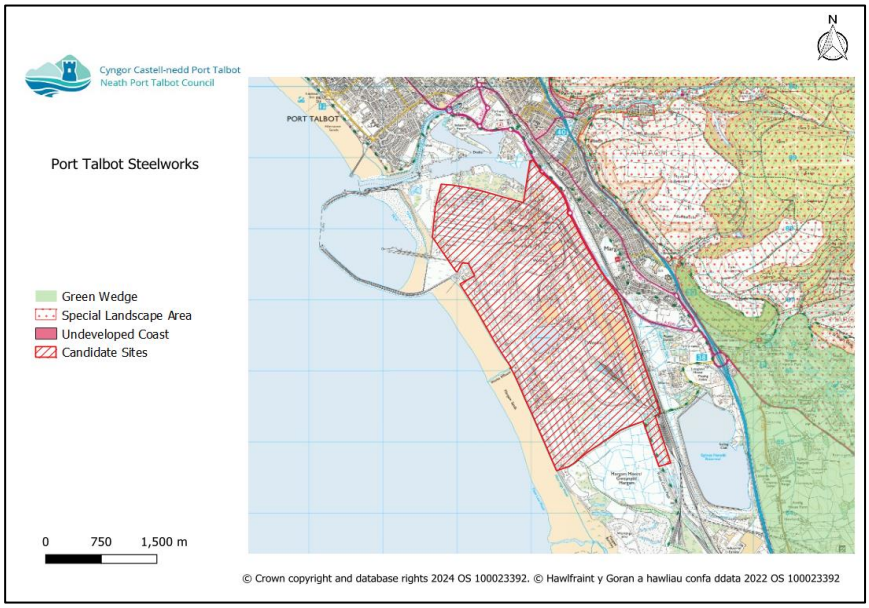
Mode	Provision
Active Travel Comments	There are no existing or proposed active travel routes within the site. This is due to restrictions on movement of people in the Tata and Port areas. There are a number of routes wihtin the wider area. There are improvements planned to active travel within the wider area. The site therefore has average active travel linkages overall.
Highway Comments	A Transport Assessment is required. No objection in principle subject to the findings of the Transport Assessment and Road Safety Audit. Any mitigation measures needed off site shall be implemented accordingly and subject to the road safety audit process. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements may however be required.
Accessibility Summary	The site has very good road access. Due to the nature of the site there are more limited public transport and active travel linkages. Highway improvements may be required.

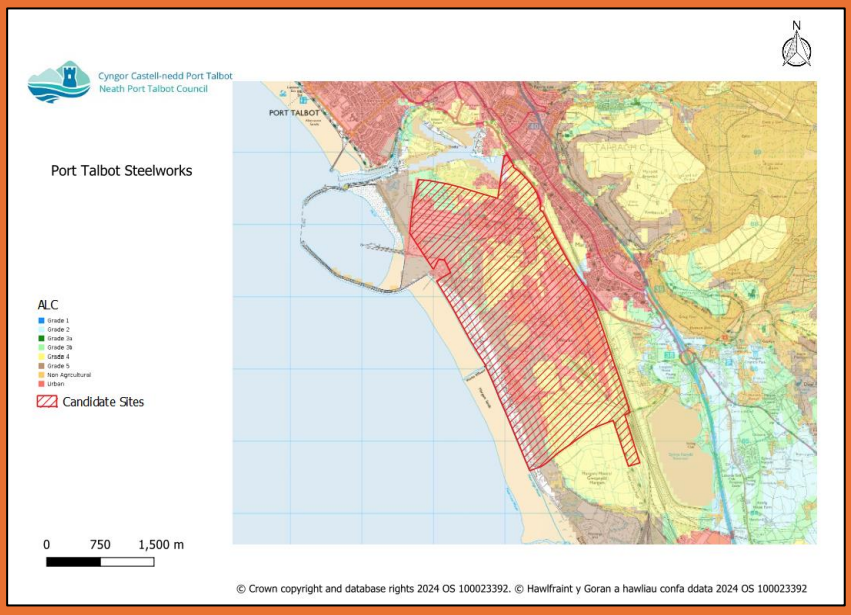
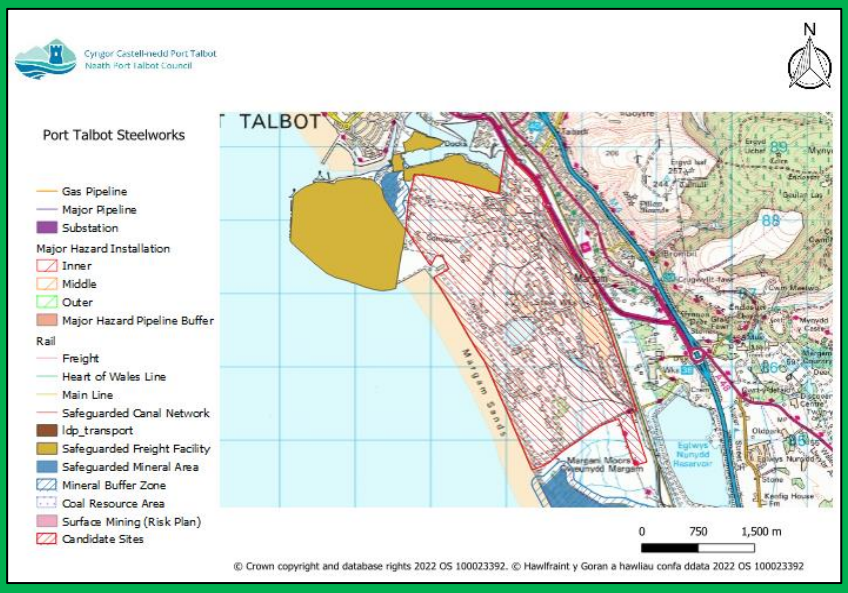
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential	Residential accommodaiton does not directly adjoin the site.

Criteria	Assessment
accommodation	
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Given the current and previous use of the site, parts of the site are contaminated. Specific advice is being given as part of the planning application.
Would development exacerbate existing environmental problems?	AQMA: The Taibach/ Margam AQMA covers the majority of the land and properties between the steelworks and the M4. The site is adjacent to the AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses.

Criteria	Assessment
(e.g. air quality, noise, light etc.?)	Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located within flood zone 2 and 3.
Tree Preservation Order/s	

Criteria	Assessment
	There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water. No capacity constraints identified. No constraints identified.
Impact on agricultural land	The site is classified as Grade 2, Grade 3b, Grade 4, Grade 5, non-agricultural, and urban ALC. 
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.

Criteria	Assessment
Constraints Summary	There are no overriding constraints to development. Consideration will need to be given to the proximity of the AQMA.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Subject to ongoing discussions.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed use: employment; and renewable energy.
Has viability information been provided?	Agreed that due to the site-specific nature viability information is not required at this time.
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	N/A
Ownership	The site is owned by Tata Steel who have promoted the site for development.

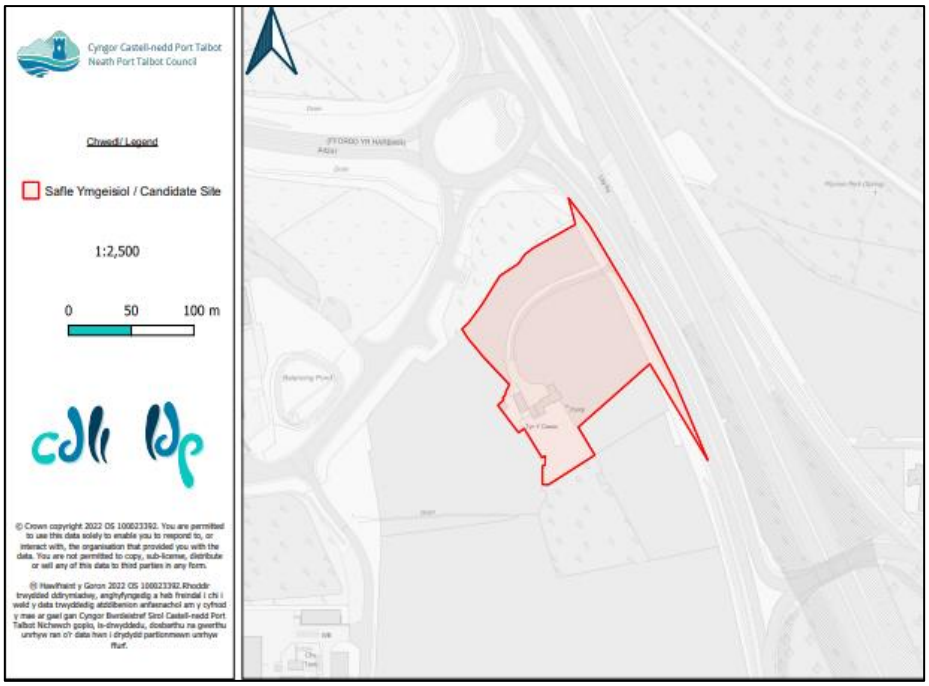
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Yes – steel works.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is currently used as steelworks and there are ongoing discussions regarding the redevelopment of the site. The current LDP designates the steelworks as an existing employment area. The site promoters have suggested through their candidate site submission that the site should have a site specific policy.

RLDP/PT/0043 - Land at Tyn-y-Caeau, Margam

Figure 60: RLDP/PT/0043 - Land at Tyn-y-Caeau, Margam



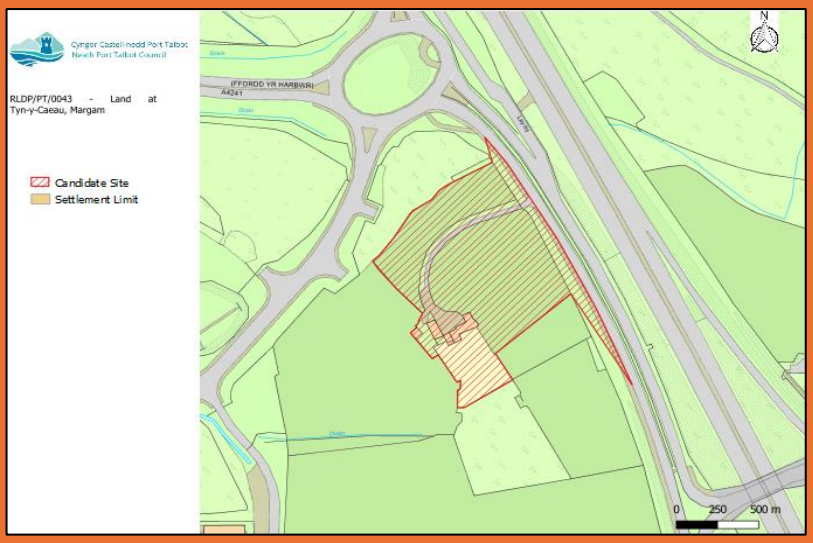
Site Detail	Information
Site Name	Land at Tyn-y-Caeau, Margam
Site Typology	Candidate Site submission
Site area (Ha)	1.7ha
Ward	Margam
Spatial area	Port Talbot

Characteristics of the Site

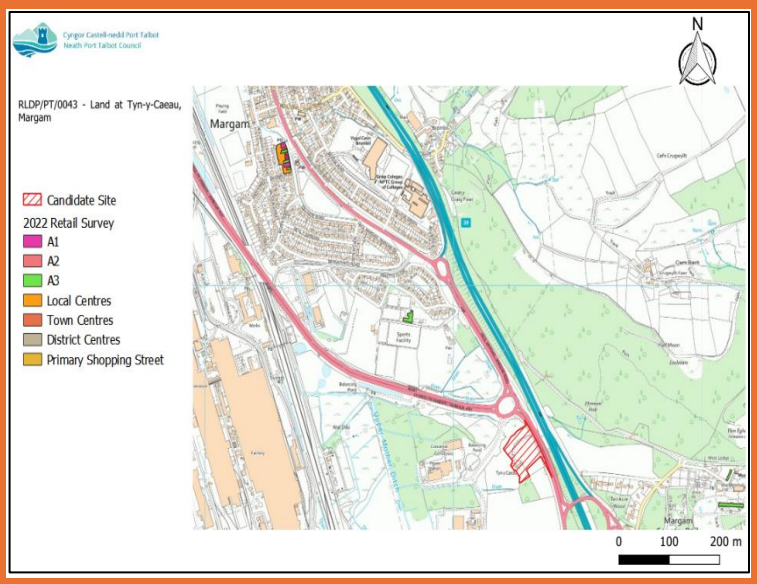
Figure 61: RLDP/PT/0043 - Land at Tyn-y-Caeau, Margam - Internal Environment

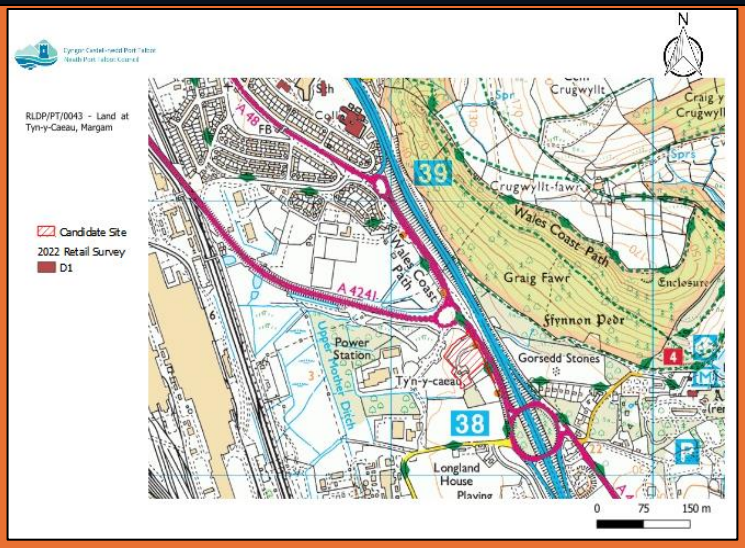
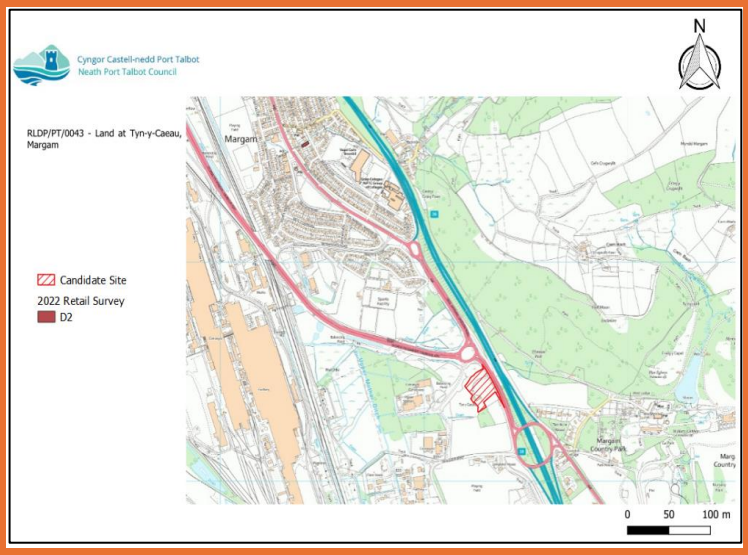


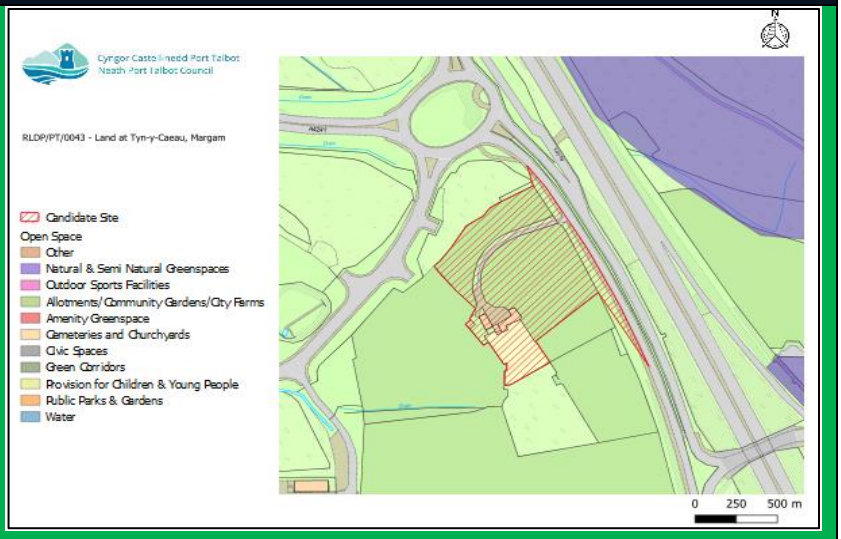
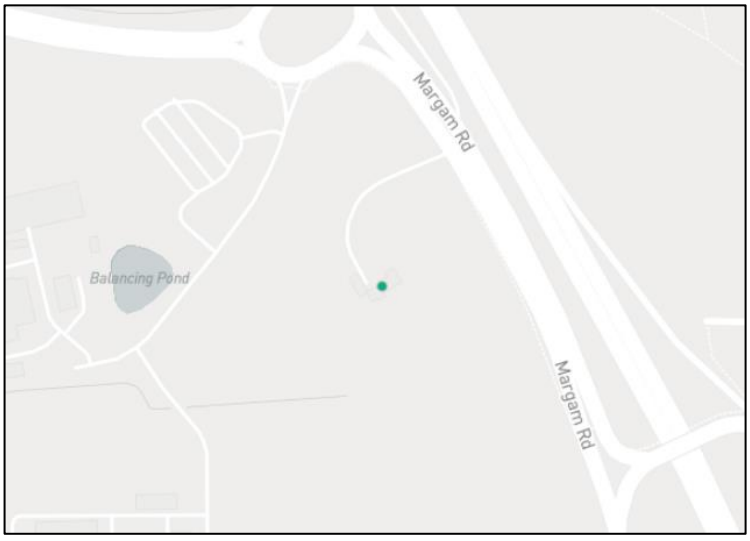
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site adjoins J38 strategic employment allocation. The nearest settlement is Margam. Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Residential/ tourism
Greenfield/ brownfield	Brownfield

Criteria	Analysis
Previously developed land	Yes
Biodiversity appraisal	 Neutral grassland with trees along boundaries Green level features: Grassland, buildings, hardstanding Red level features: Trees. S7 habitat. Species potential: Bats Further surveys required for planning: Bats
Planning permission	Full planning application in 2022 for the development of a metal processing facility. comprising a powder processing plant, warehouse and store, office building, amenity building, laboratory, services building, substation, phase 2, CCTV, storage tanks and plant, parking, servicing and roads and associated works.
Adjoining uses	Residential accommodation does not adjoin the site.
Sequential location	The site is not located within a designated employment area in the current LDP.

Criteria	Analysis
	The site is not located within the urban area. The site is not currently used for employment uses.
Prominence	The site is located off the A48 which feeds directly onto the M4. The site is visible from the A road. The site therefore has good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Margam Local Centre is approx. 1.3km to the north of the Candidate Site parcel.  <u>Proximity to non-residential institutions</u>: Abbey Church of St Mary is approx. 730m to the east of the Candidate Site parcel. Margam Stones Museum is approx. 740m to the east of the Candidate Site parcel.

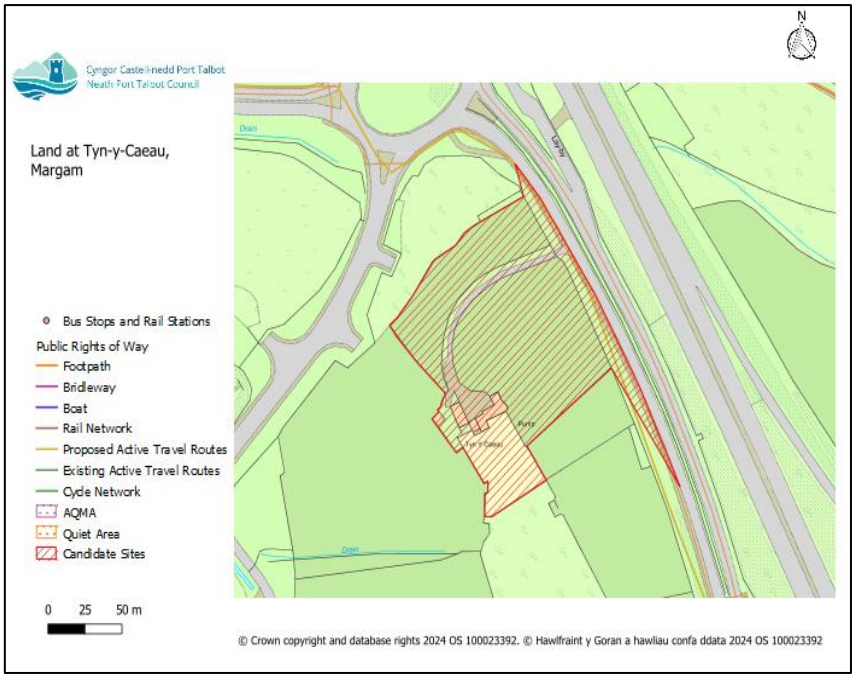
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: Margam Community Centre is approx. 1.3km to the north of the Candidate Site parcel.  The site has average access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site does not adjoin an existing employment area or employment uses. There is therefore not considered to be potential expansion opportunities.
Pressure for other forms of development?	The site has only been promoted for employment uses.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located outside of the existing urban area but adjoins the Junction 38 allocated employment area. The site is relatively flat and has been promoted for employment uses.

Accessibility

Figure 62: RLDP/PT/0043 - Land at Tyn-y-Caeau, Margam - Accessibility

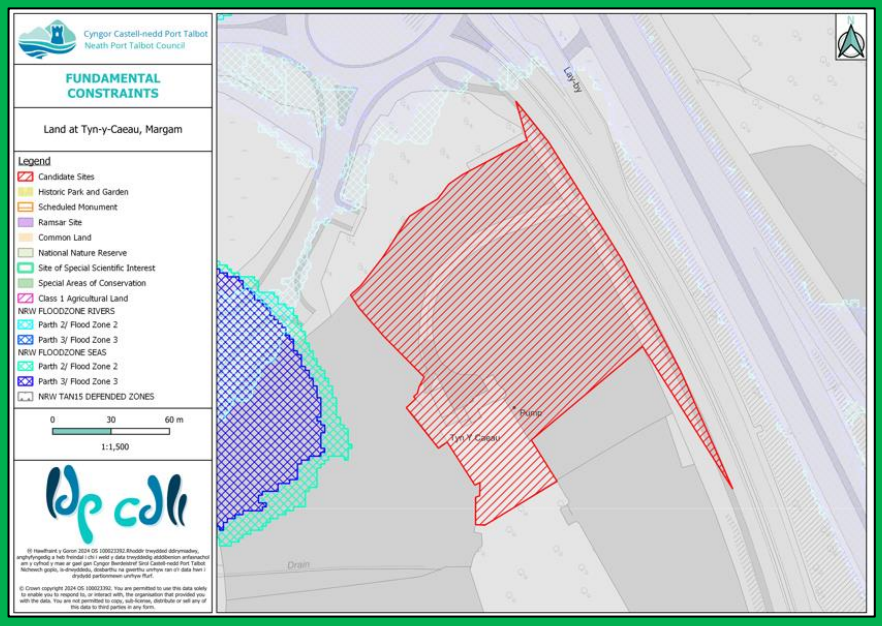


Mode	Provision
Road Access	The site is located off the A48 which feeds directly to the M4. The site is located within very close proximity of the M4. The site therefore has very good road access.

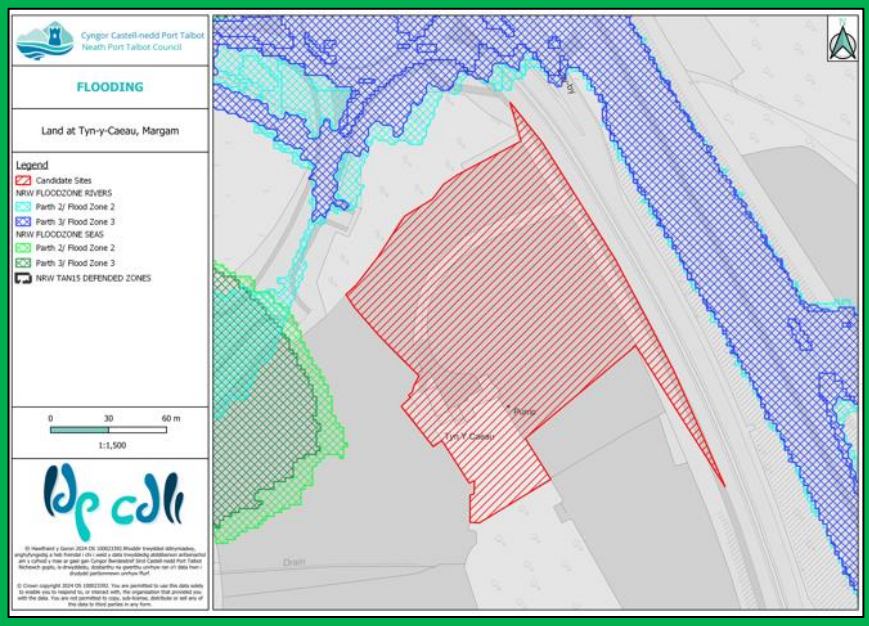
Mode	Provision
Public Transport Access	The nearest bus stop is 5 minutes away across the roundabout at Margam Crematorium. The service runs twice an hour. The site therefore benefits from good public transport access.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	Just outside Active Travel Built up area, not really a future active travel routes nearby, and the nearest one fails the recent audit last year. I think the lack of future routes nearby is due to the lack of current destination points to link to, however perhaps this would need to be looked at with any future development. The site therefore has very poor active travel linkages.
Highway Comments	There shall be no direct individual pedestrian or vehicular access onto the dual carriageway of the M4 slip road on the A48 at Margam. There is an existing point of access onto the M4 off slip road on the A48 at Margam to the site, which currently serves one residential property. However, there are concerns with the location to this access in proximity to the M4 slip road on the A48 at Margam and its junction with the A4241 Harbour Way in terms of manoeuvrability and stacking capacity should this access onto the dual carriageway be used for any other form of development, other than to service one residential property.

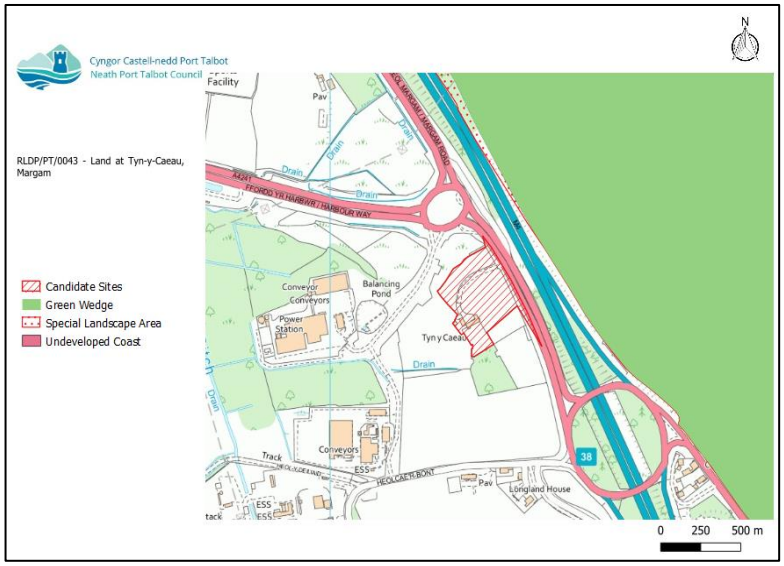
Mode	Provision
	Therefore, a Transport Impact Statement will be required with any mitigation measures needed off site for a suitable access location implemented accordingly. Any new priority junction to facilitate this development would need to comply with CD123 Version 2.1.0 of Design Manual for Roads and Bridges. Overall therefore, there is no highways objection to the proposed type and scale of development. There are however some highway concerns and some highway improvements may be required.
Accessibility Summary	The site has very good road access and good public transport access. The site is however located outside of an active travel built up area and there are limited active travel routes and there are concerns with regards to highways.

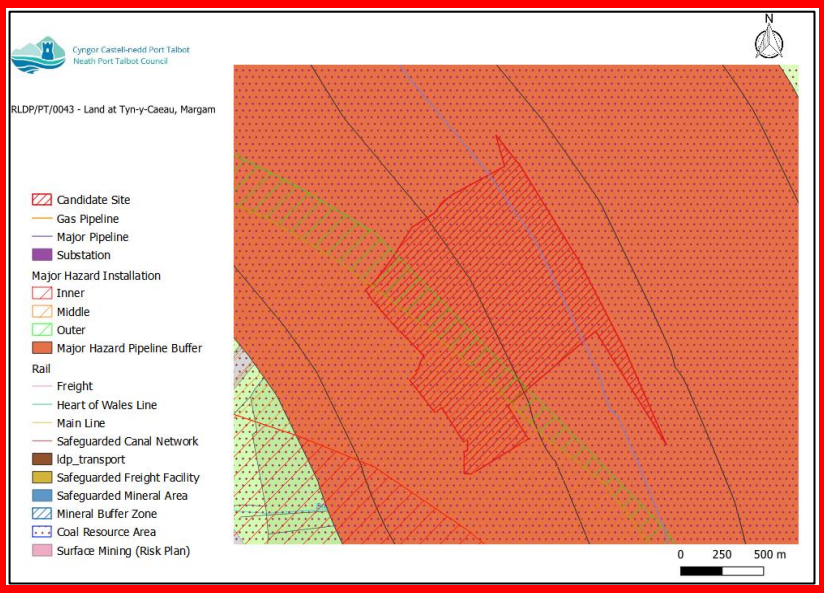
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is not located withing a flood zone.
Tree Preservation Order/s	 There are trees with TPOs throughout the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	<u>Water Supply:</u> Ok <u>Water Sewerage:</u> Ok <u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water. No capacity constraints identified. No constraints identified.

Criteria	Assessment
Impact on agricultural land	The site is classified as Grade 2, and non-agricultural ALC. 
Are there any infrastructure constraints to development?	 The site is located within a coal resource area. The southern part of the site is covered by major hazard installation. Major hazard pipeline buffer covers the entirety of the site. There are therefore infrastructure constraints which limit development.

Criteria	Assessment
Constraints Summary	The majority of the site is classified as Grade 2 ALC and there are a number of infrastructure constraints which will require further investigation.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	1,250sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by Recycling Plant and Machinery Ltd who are promoting the site for development.

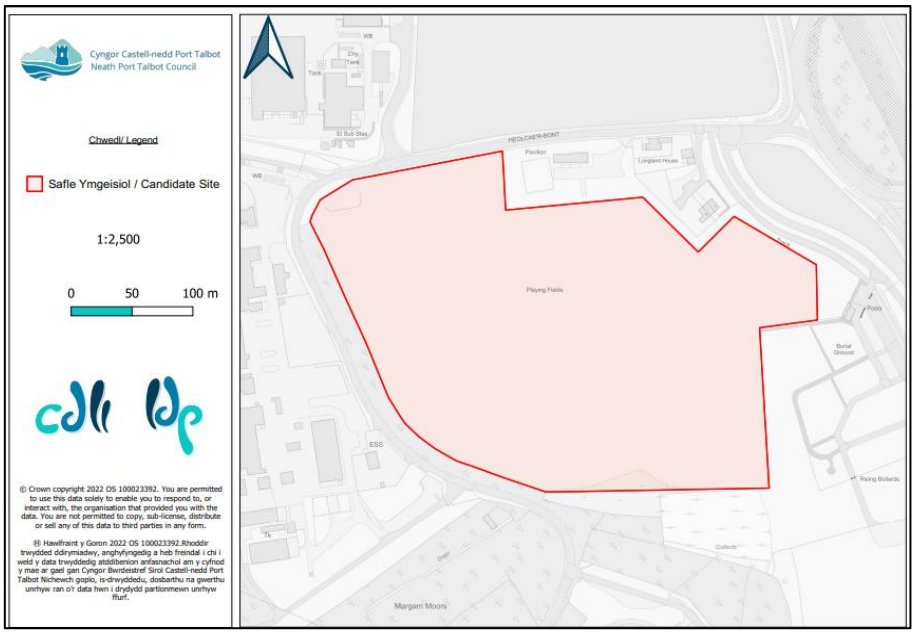
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	It is considered that the site should be allocated for employment. The site is located outside of settlement limits but directly adjacent to J38 strategic employment area. There are very good road connections and would make a logical extension to the J38 allocated employment area. Further work is required in order to understand the extent to which infrastructure and Grade 2 ALC are constraints to development.

RLDP/PT/0044 - WBE Eco Park

Figure 63: RLDP/PT/0044 - WBE Eco Park



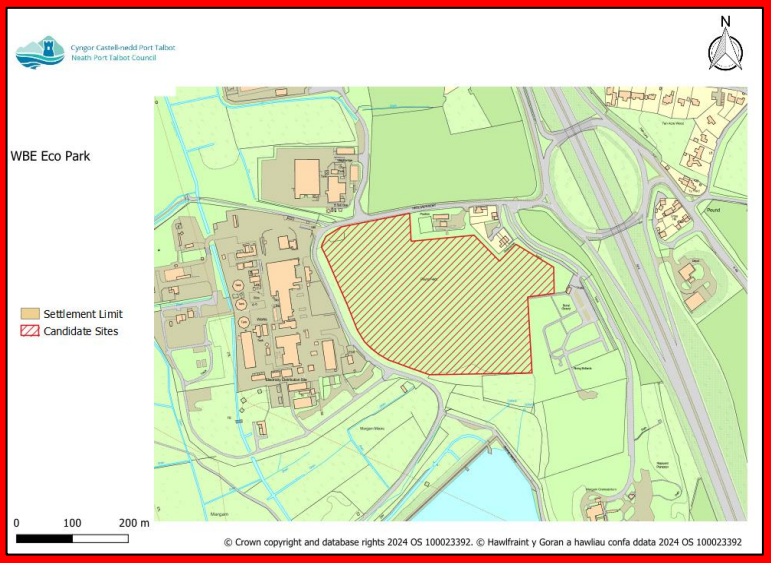
Site Detail	Information
Site Name	WBE Eco Park
Site Typology	Candidate Site submission
Site area (Ha)	8.1ha
Ward	Margam
Spatial area	Port Talbot

Characteristics of the Site

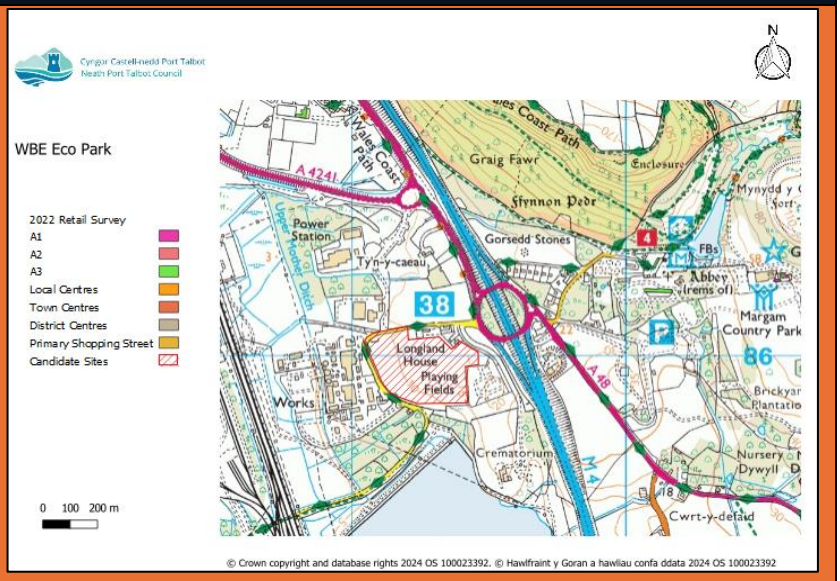
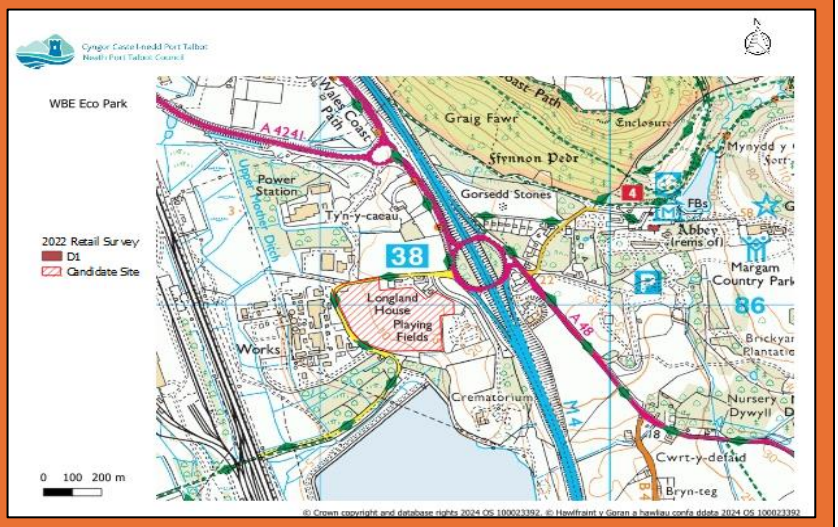
Figure 64: RLDP/PT/0044 - WBE Eco Park - Internal Environment

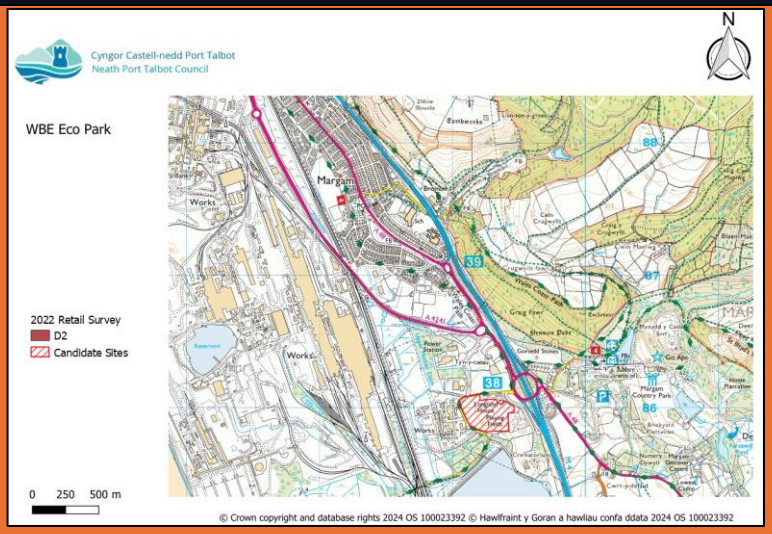
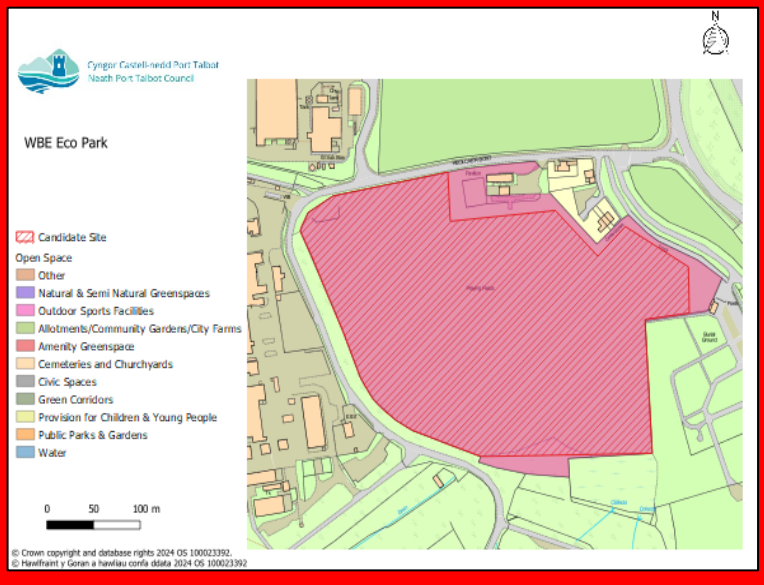


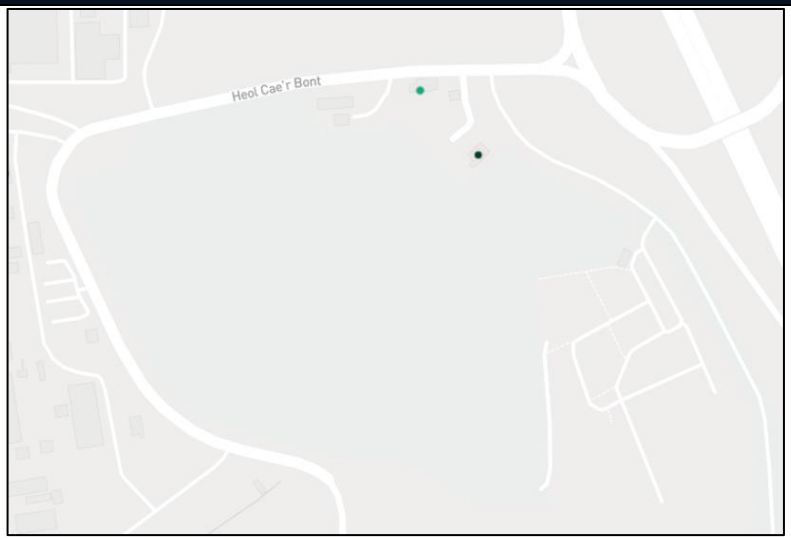
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The nearest settlement to the site is Margam. Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Other
Greenfield/ brownfield	Greenfield
Previously developed land	No

Criteria	Analysis
Biodiversity appraisal	 Majority of site amber for species rich grassland. small area of green for existing buildings
Planning permission	No known relevant planning permissions.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area. The site is not currently used for employment uses.
Prominence	The site is located off Heolcae'r-Bont Road which is located off the A48. The site is not visiable from the A48 but is located in close proximity to the M4. Therefore, the site has good prominance.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: The site is approximately 700m away from the nearest retail facility.

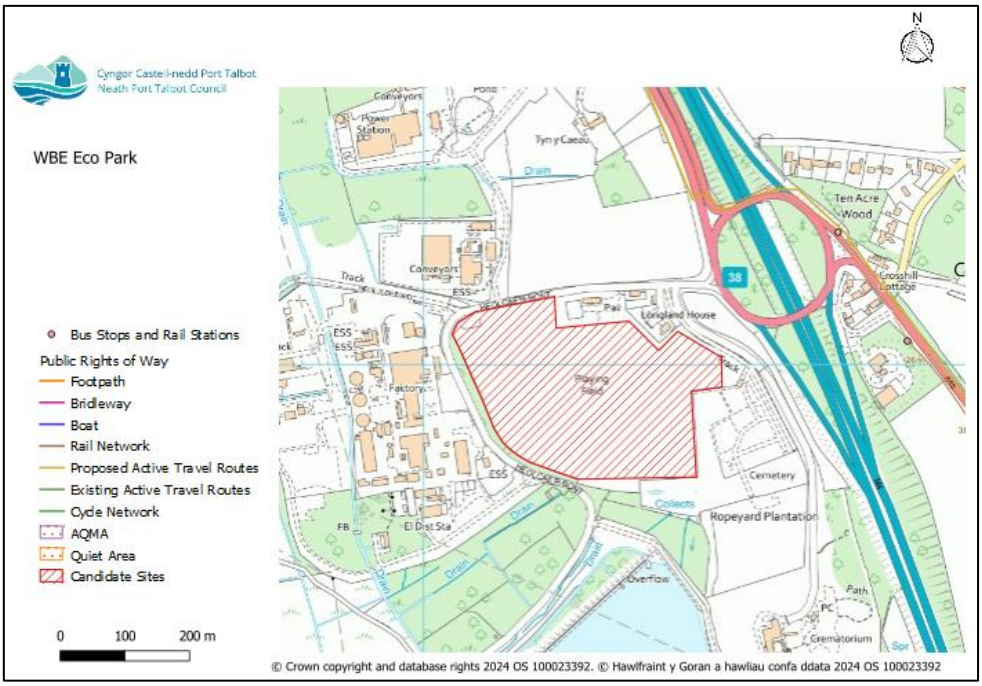
Criteria	Analysis
	 Proximity to non-residential institutions: The site is approximately 850m away from Abbey Church of St Mary.  Proximity to assembly and leisure: The site is 1.6km away from Margam Community Centre.

Criteria	Analysis
	 The site has average access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	Yes – the site is identified as outdoor sports facilities. 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	The site is located adjacent to existing employment uses, including WBE who are promoting the site for development. There are therefore potential expansion opportunities.
Pressure for other forms of development?	There are known pressures for other forms of development including crematorium needs, community facilities, renewable energy, and transport infrastructure. The site has been submitted by two site promoters: one by the Council for crematorium needs, and the second by WBE for employment, community facilities, renewable energy, and transport infrastructure.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located adjacent to existing employment uses. There are therefore potential expansion opportunities. There is pressure for other forms of development and development of the site would lead to a loss of open space.

Accessibility

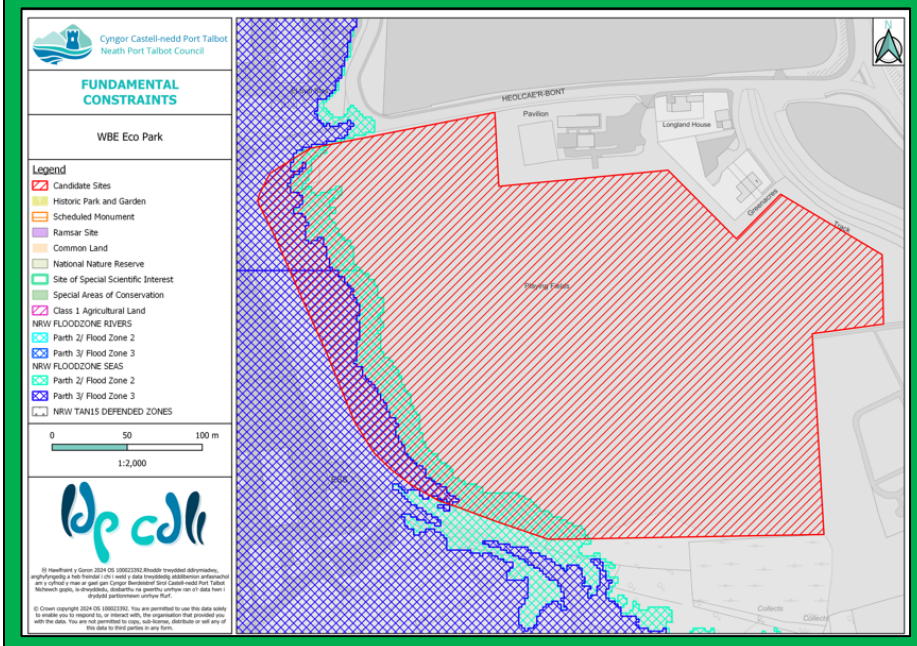
Figure 65: RLDP/PT/0044 - WBE Eco Park - Accessibility

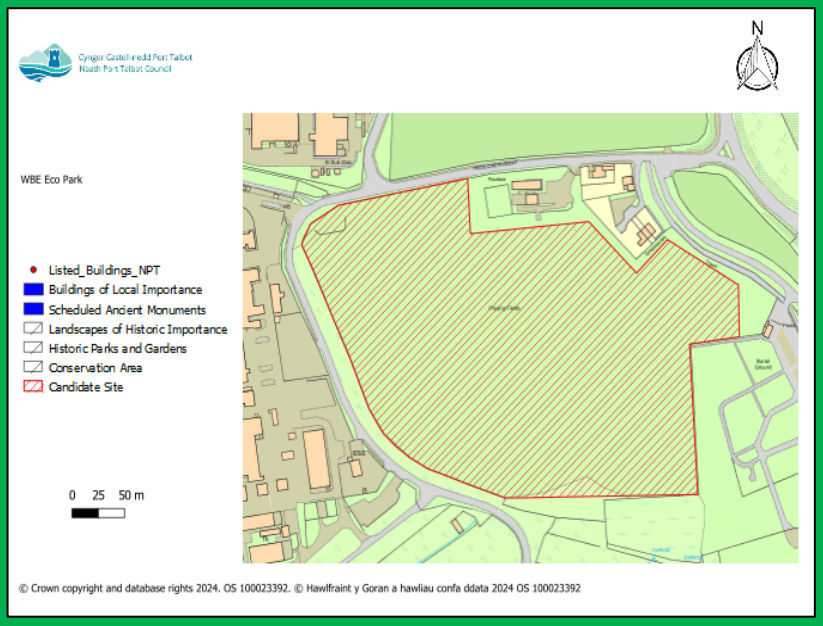


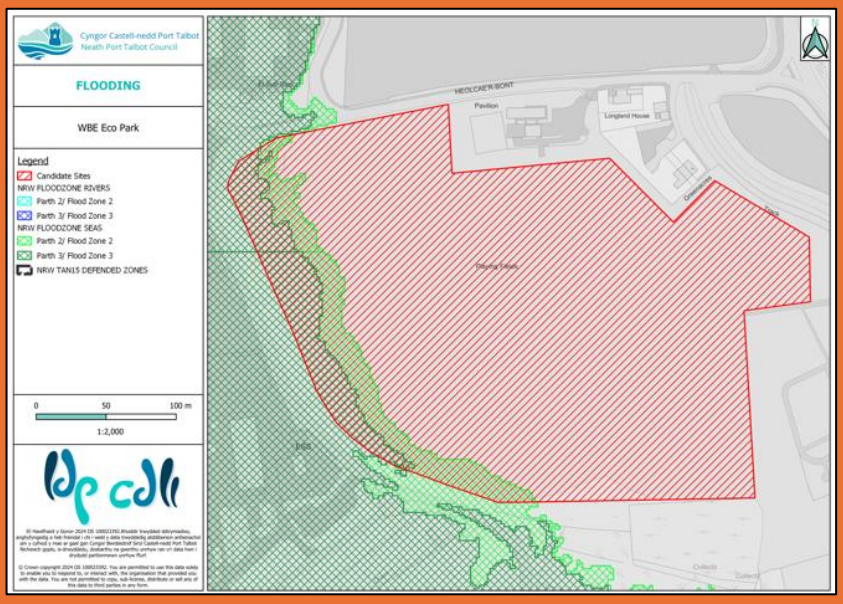
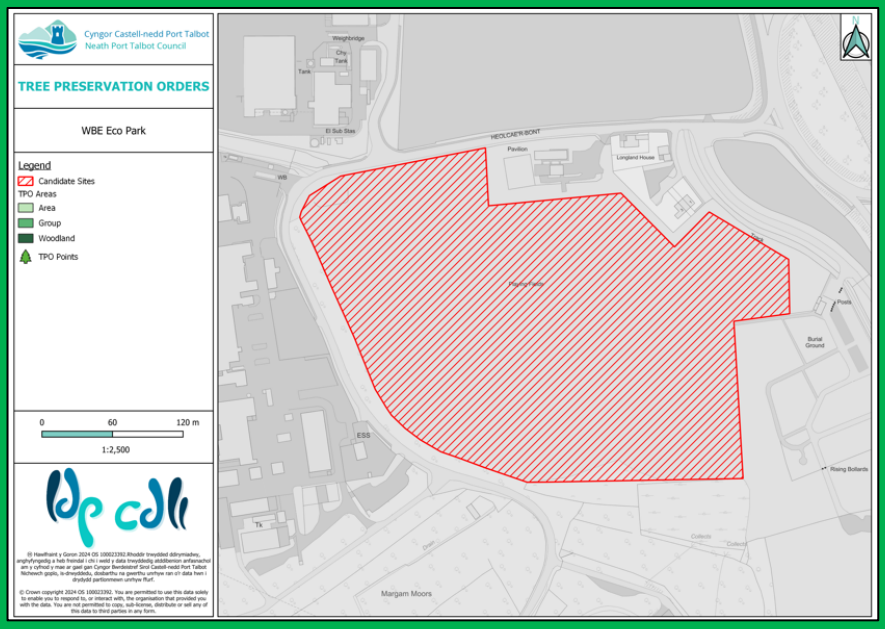
Mode	Provision
Road Access	The site is located off the A48 which directly connects the site to the M4. The site is located within very close proximity of the M4. The site therefore benefits from very good road access.
Public Transport Access	There is a bus stop approx. 250m to the east of the site. This offers services approx. every hour. The site therefore benefits from good public transport access.
Public Rights of Way	There are no Public rights of way within the site or within close proximity of the site.
Active Travel Comments	There are no active travel routes within close proximity of the site.

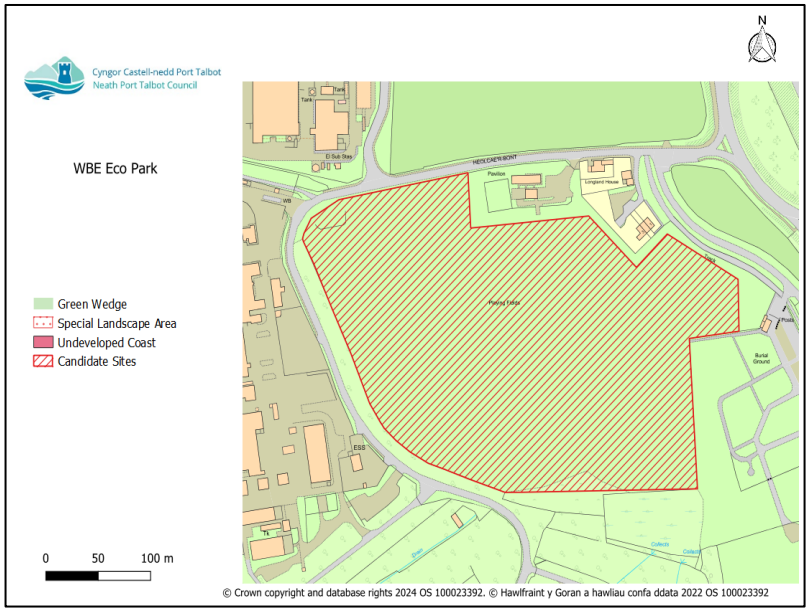
Mode	Provision
	The site therefore has very poor access to active travel.
Highway Comments	No objection. Transport Assessment required. Is scope for access points at the existing crematorium access (Longlands Lane) and also from the adopted Heol Caeâr Bont. Separate access points should be used for the solar panel area. The extension of the crematorium/cemetery shall include extended parking provision. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required.
Accessibility Summary	The site has very good road access and good access to public transport. The site however has very poor access to active travel and highway improvements are required.

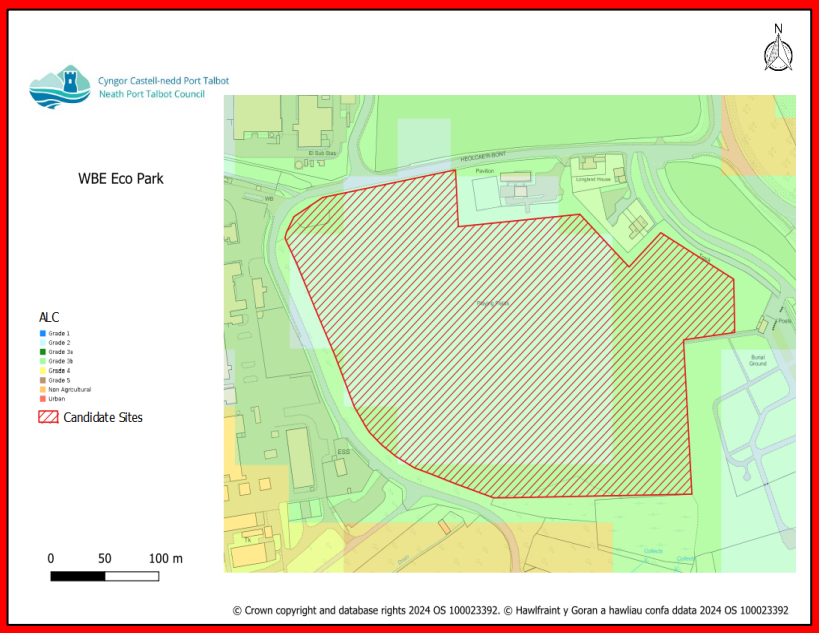
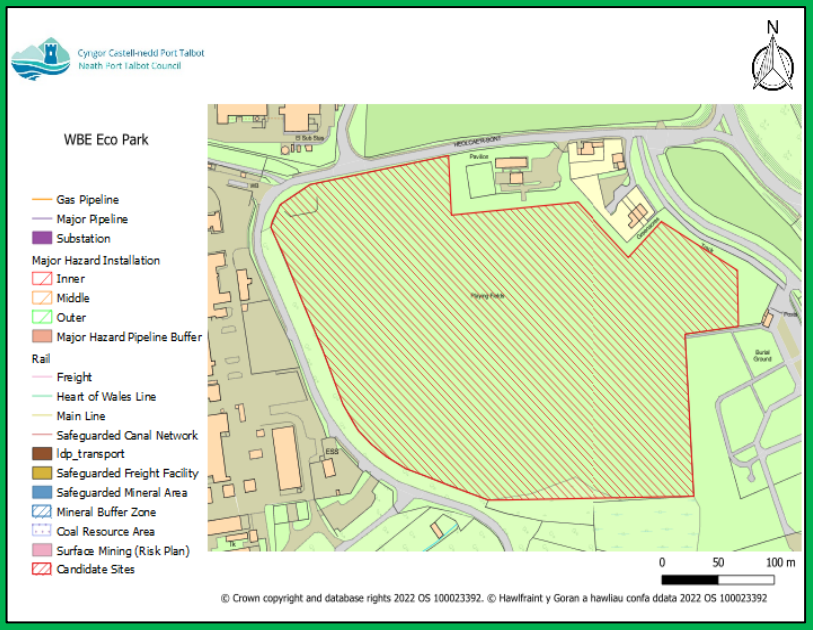
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located within flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water. No capacity constraints identified. No constraints identified.
Impact on agricultural land	The site is classified as Grade 2 and Grade 3b ALC. 
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.

Criteria	Assessment
Constraints Summary	The site is predominantly Grade 2 ALC – further investigation will be required.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	63,700sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed use: employment; community facilities; renewable energy; and transport infrastructure
Has viability information been provided?	Yes – DVM145
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who have separately promoted the site for crematorium needs. It is understood that there is a covenant on the site which would prevent the site from coming forward for the

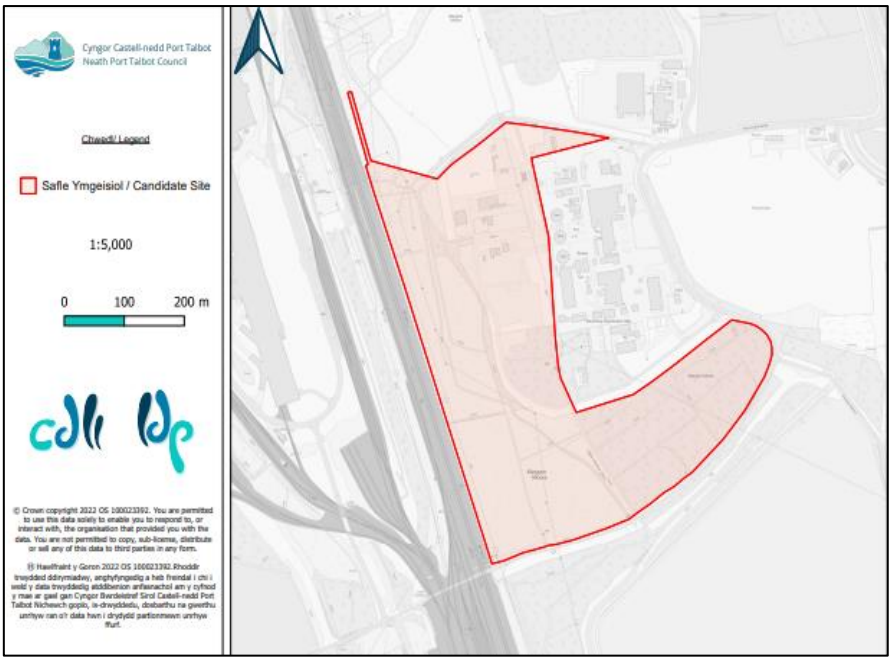
Criteria	Assessment
	uses intended in this Candidate Site submission.
Site identified/ likely to be identified for a specific user or specific end use?	WBE have promoted the site for development. It is understood that they intend to develop the site.
Is the site considered to be deliverable?	The site is not considered to be deliverable. The site is owned by the Council who have promoted the site for a different type of use. It is understood that there is a convenant that would prevent the type and scale of development as envisaged by this propsoal.

Conclusion:

Criteria	Assessment
Recommendation	The site is located outside of settlement limits. The site is predominantly Grade 2 ALC – further investigation will be required. The site is not considered to be deliverable. It is therefore recommended that the site is not allocated for development.

RLDP/PT/0045 - Land to the south-west of BOC, Margam

Figure 66: RLDP/PT/0045 - Land to the south-west of BOC, Margam



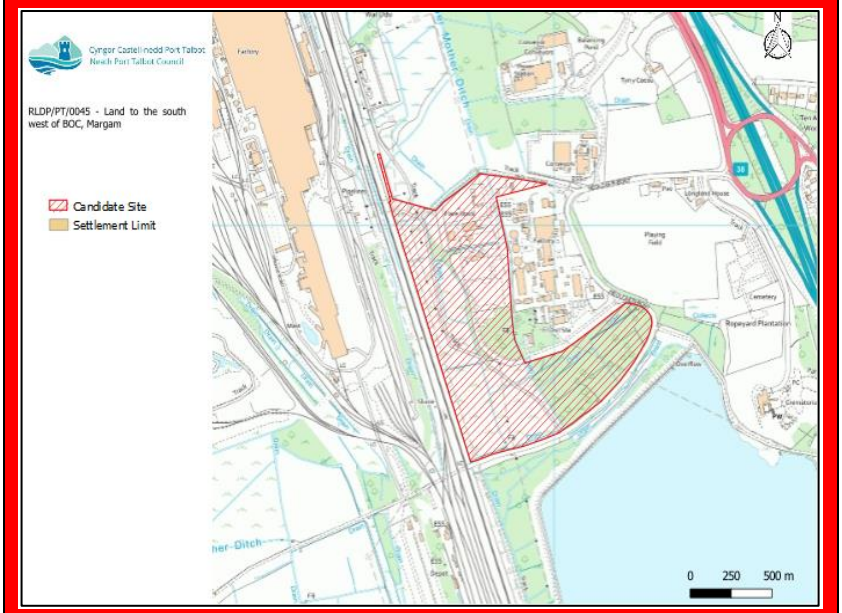
Site Detail	Information
Site Name	Land to the south-west of BOC, Margam
Site Typology	Candidate Site submission
Site area (Ha)	21.4ha
Ward	Margam
Spatial area	Port Talbot

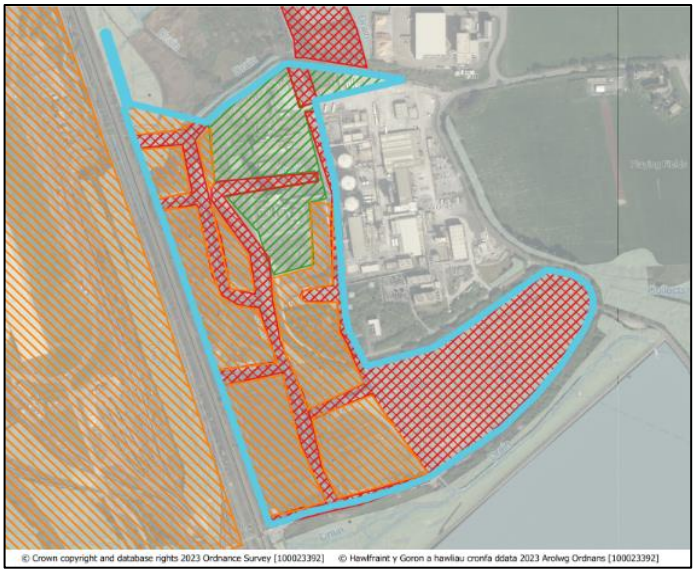
Characteristics of the Site

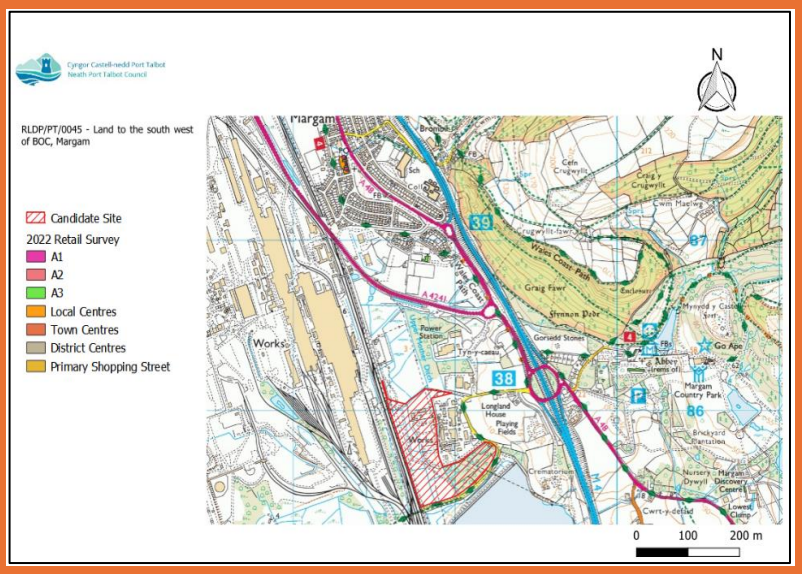
Figure 67: RLDP/PT/0045 - Land to the south-west of BOC, Margam - Internal Environment

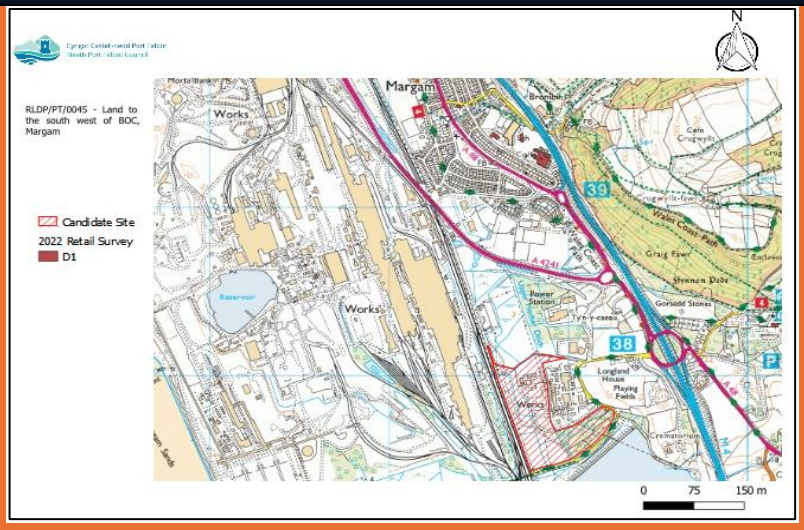
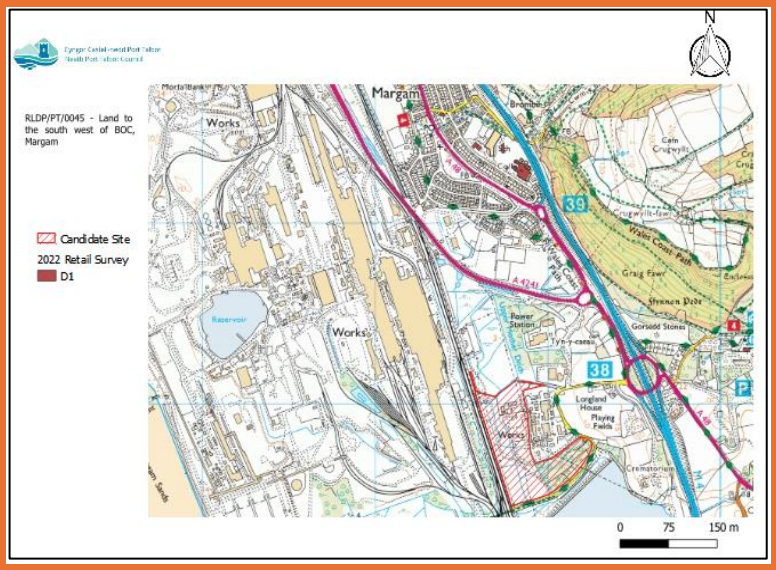


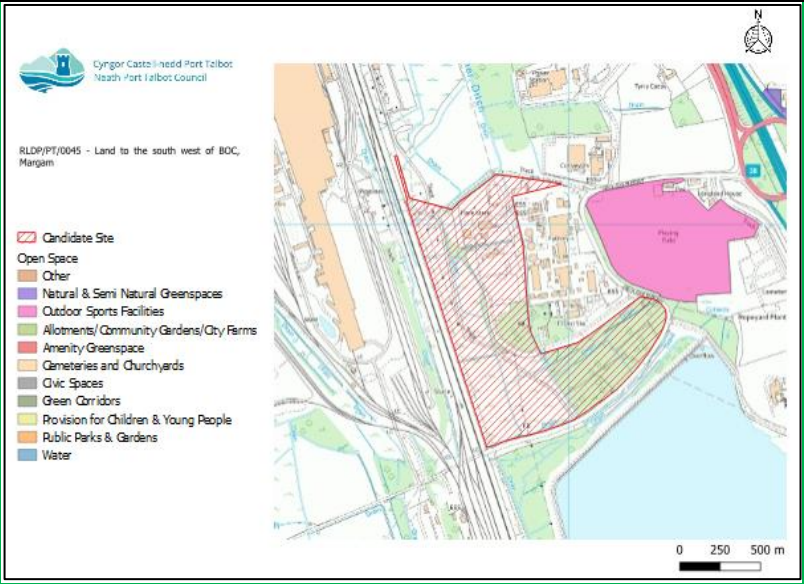
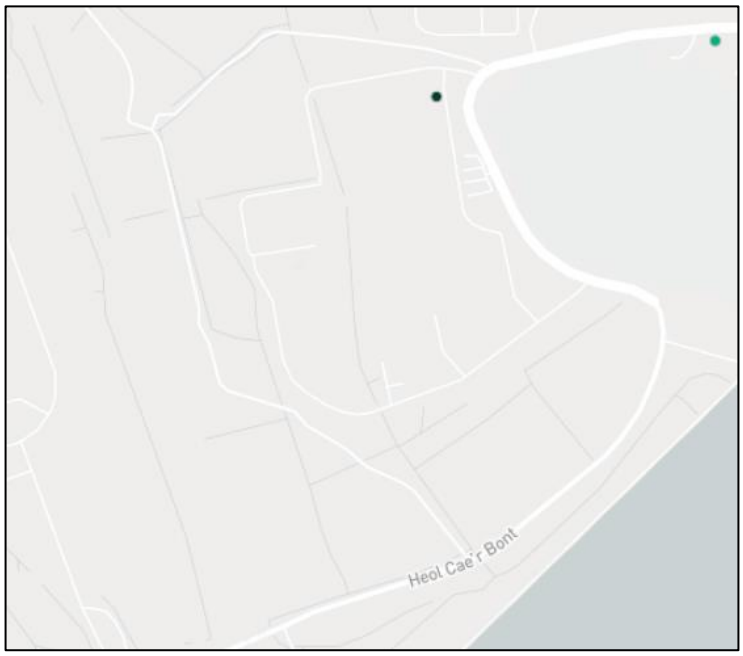
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is not located within a settlement. The nearest settlement is Margam. Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Greenfield
Greenfield/ brownfield	Greenfield
Previously developed land	No

Criteria	Analysis
Biodiversity appraisal	 Green level features: Hardstanding, buildings Amber level features: Marshy grassland. S7 habitat. Red level features: Wet woodland, watercourse. S7 habitat, SINC, connectivity. Species present: Common reed, teasel, common vervain, hemp agrimony, black knapweed, meadowsweet Species potential: Otter, grass snake, water vole, water and woodland birds Further surveys required for planning: Otter, grass snake, water vole, ecosystem resilience
Planning permission	Historic planning permissions for gas and hazardous subtances storage.
Adjoining uses	Adjoining uses include employment uses.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area.

Criteria	Analysis
	The site is not used for employment uses.
Prominence	The site is located off Heolcae'r-Bont Road which is located off the A48. The site is not visiable from the A48 but is located in close proximity to the M4. Therefore, the site has good prominance.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Baglan Local Centre is approx. 1.2km to the north of the Candidate Site parcel.  <u>Proximity to non-residential institutions</u>: There are no non-residential institutions within close proximity of the site. There is a facility to the north west of the site.

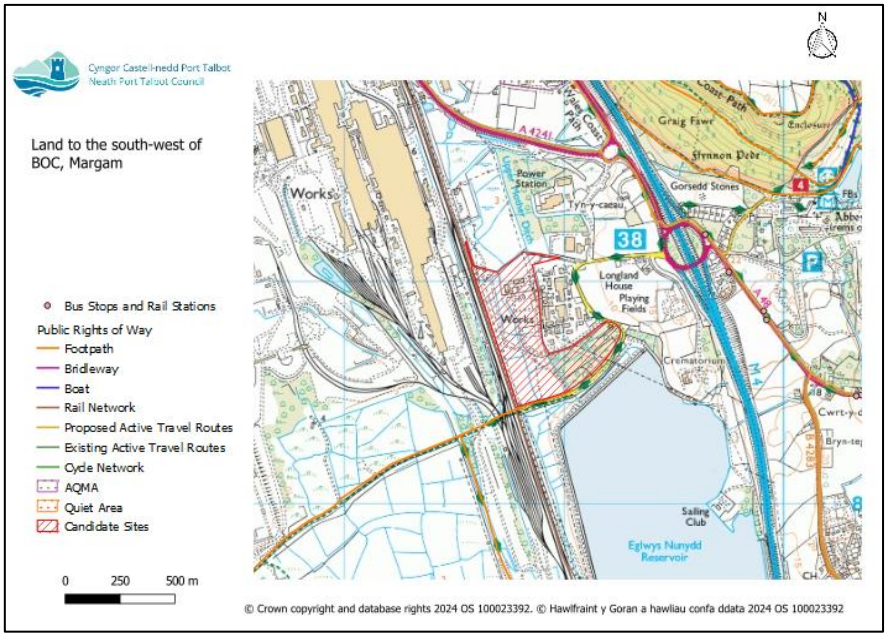
Criteria	Analysis
	 Proximity to assembly and leisure: There are a number of assembly and leisure facilities within the wider area.  The site therefore has average access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site adjoins existing employment uses, including BOC who are promoting the site for development.

Criteria	Analysis
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located outside of settlement limits but adjoins existing employment facilities. There are biodiversity constraints that would limit development opportunities.

Accessibility

Figure 68: RLDP/PT/0045 - Land to the south-west of BOC, Margam - Accessibility

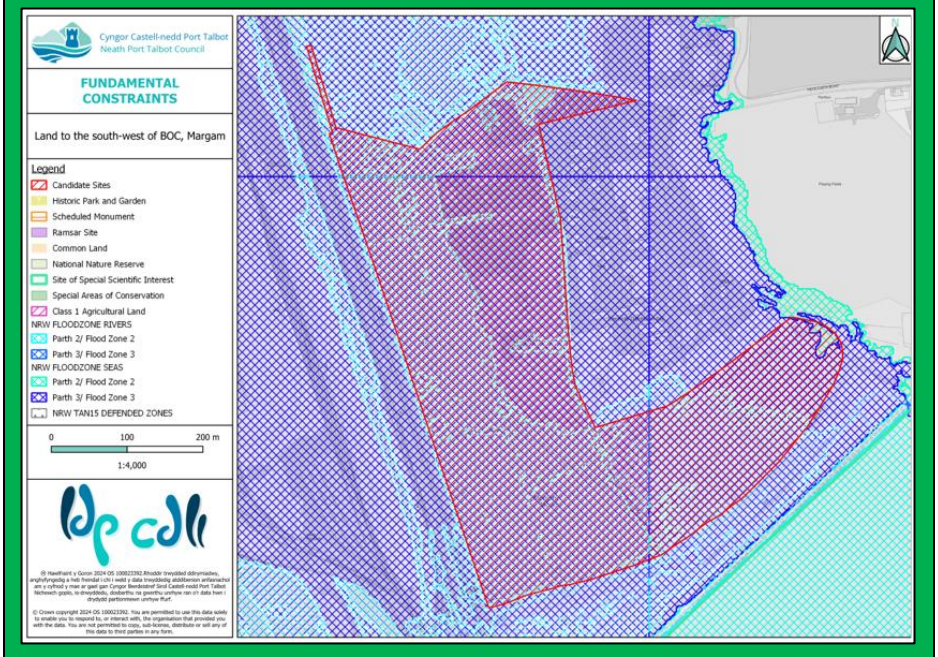


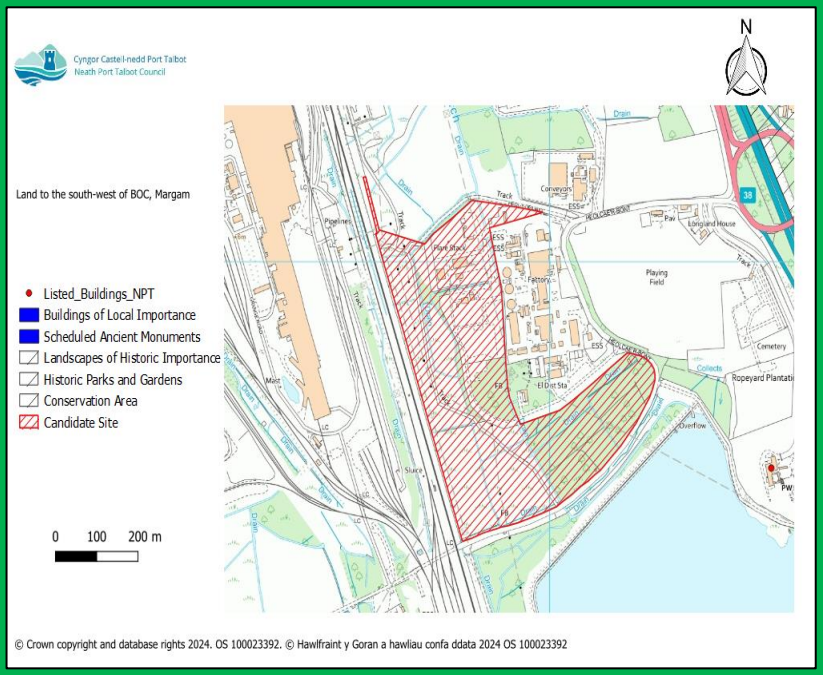
Mode	Provision
Road Access	The site is located off the A4241 which links the site directly to the M4. The site is located within very close proximity of the M4. The site therefore has very good road access.

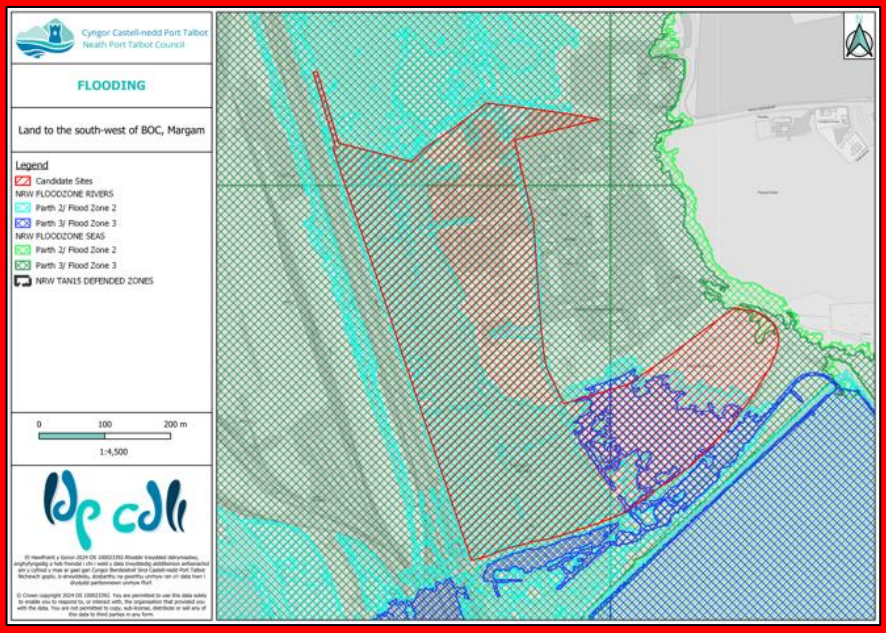
Mode	Provision
Public Transport Access	The nearest bus stop is 10 minutes away across the roundabout at Margam Crematorium. The service runs twice an hour. The site therefore has good access to pubilc transport.
Public Rights of Way	There is a Public rights of way running along the southern boundary of the site.
Active Travel Comments	Nearest active travel future route is NCN4 which is at the roundabout leading to Margam Park and M4. Audits that took place in February 2023 have failed. I don't know what the plans are for the access road for this site, but think it may need to be looked at in terms of active travel. Looking at streetview there doesn't appear to pavements all the way along, and speeds and volumes of traffic would need to be looked at in order to understand if cyclists are able to cycle on road. The site therefore has poor access to active travel – there are future routes within relatively close proxmity of the site but these would require significant improvements.
Highway Comments	No objection in principle as there are multiple potential points of access from the internal highway network off Heol Cae'r Bont. At this stage without knowing more information in terms of potential trip generation it is difficult to ascertain the extent of highway works required. Therefore, a Transport Assessment is required with any mitigation measures needed off site implemented accordingly with achievable density being dependent on the outcome of the Transport

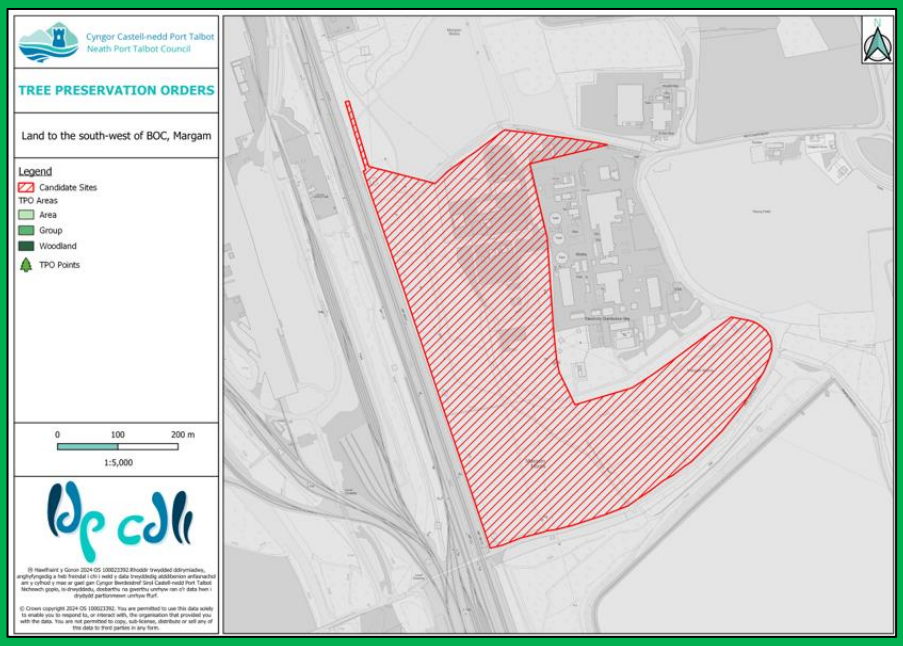
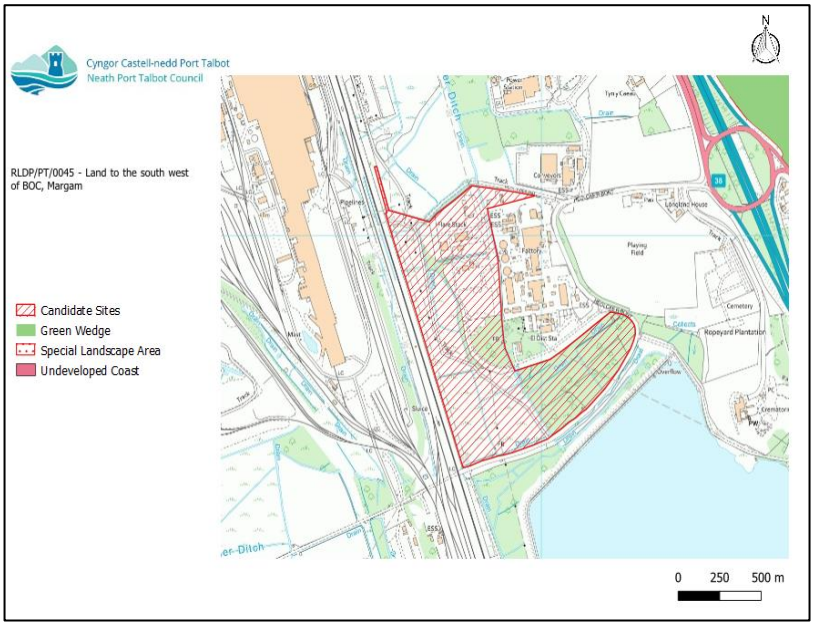
Mode	Provision
	Assessment findings. Any design submitted shall also include the relevant Road Safety Audit (RSA) in accordance with HD19/03. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required.
Accessibility Summary	Overall the site has very accessible road connectivity and good public transport access. Active travel linkages are limited and improvements would be required. Highways improvements would also be required.

Constraints:

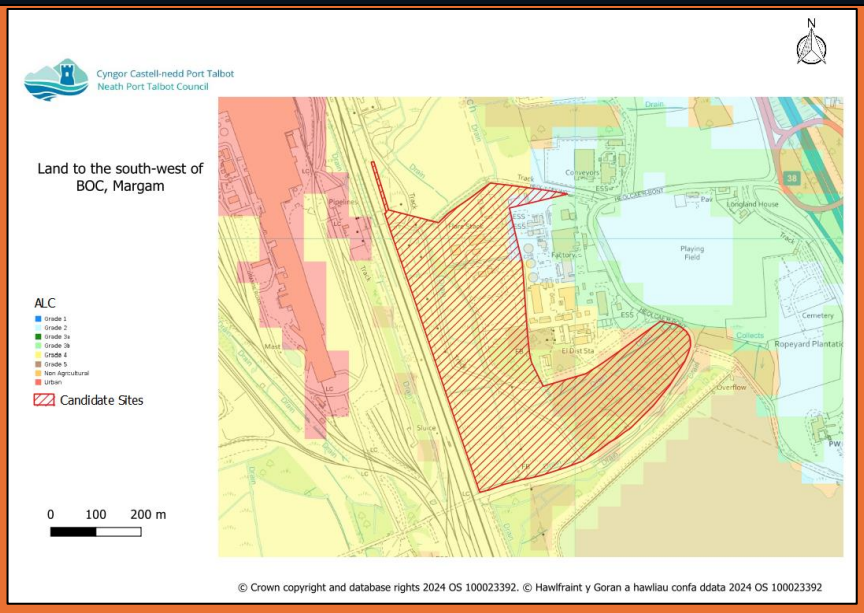
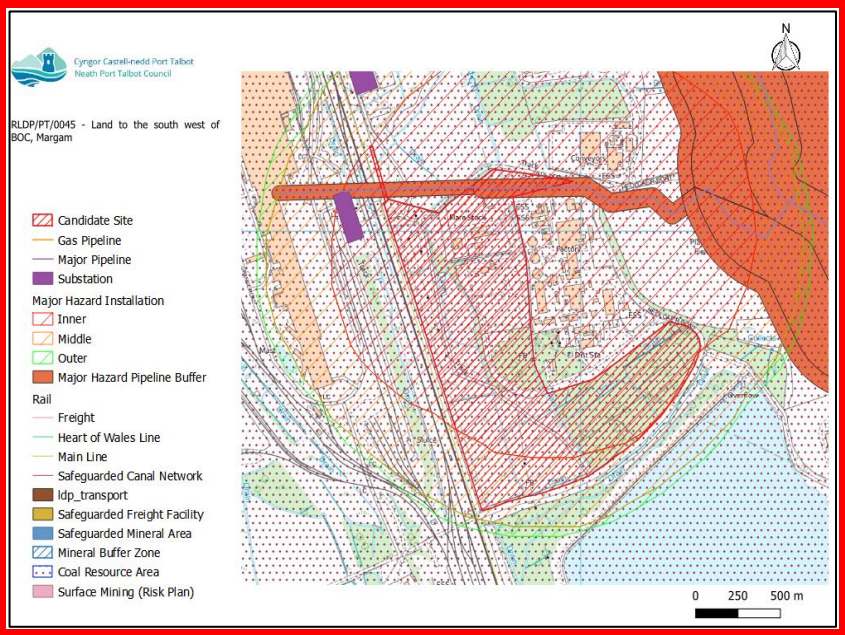
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No

Criteria	Assessment
	NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 
Contamination and	Information to be provided for Deposit RLDP.

Criteria	Assessment
proximity to other known environmental concerns	
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No

Criteria	Assessment
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No constraints identified.
Impact on agricultural land	The site is classified as Grade 2, Grade 3b, Grade 4, and non-agricultural ALC.

Criteria	Assessment
	
Are there any infrastructure constraints to development?	 There is a substation in the north west of the site. Major pipeline crosses the north of the site east west. Major hazard pipeline buffer crosses the north of the site east-west. There are therefore infrastructure constraints which limit development opportunities. Further investigation required.

Criteria	Assessment
Constraints Summary	The site is unlikely to be suitable for development due to flooding constraints. Part of the site is identified as being Grade 2 ALC. Infrastructure constraints limit development opportunities. Further work would be required.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	4,200sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by BOC who are promoting the site for development.

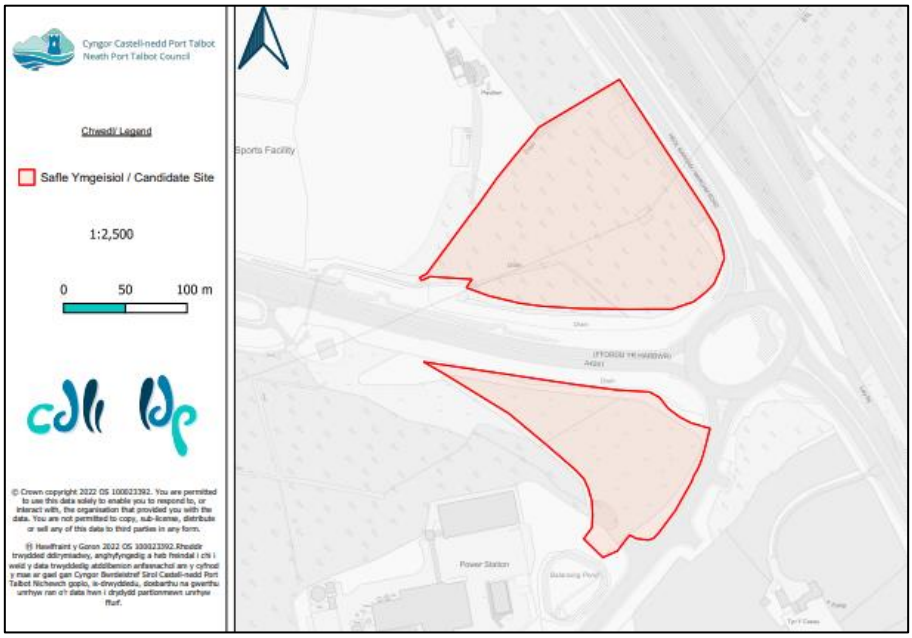
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	It is understood that the site is intended to be developed by the site promoter.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	Whilst the site is owned by an existing adjoining business, the site is unlikely to be considered to be suitable for development due to flooding constraints. There are also biodiversity constraints that would limit development options. Further consideration would need to be given to infrastructure constraints. Further work is also required in order to understand the extent to which Grade 2 ALC limits development. It is therefore recommended that the site is not allocated for development.

RLDP/PT/0046 - Plots C1 and C4, Land West of Junction 38 of the M4

Figure 69: RLDP/PT/0046 - Plots C1 and C4, Land West of Junction 38 of the M4



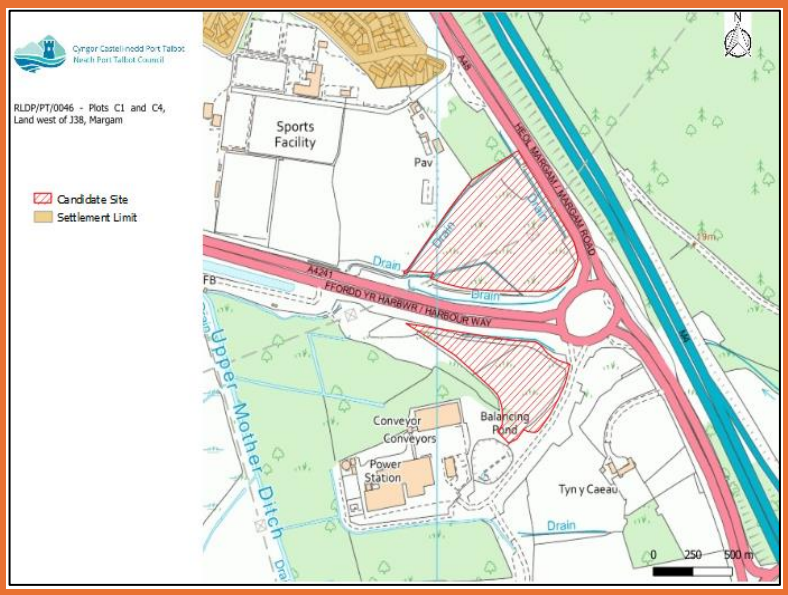
Site Detail	Information
Site Name	Plots C1 and C4, Land West of Junction 38 of the M4
Site Typology	Candidate Site submission
Site area (Ha)	4.2ha
Ward	Margam
Spatial area	Port Talbot

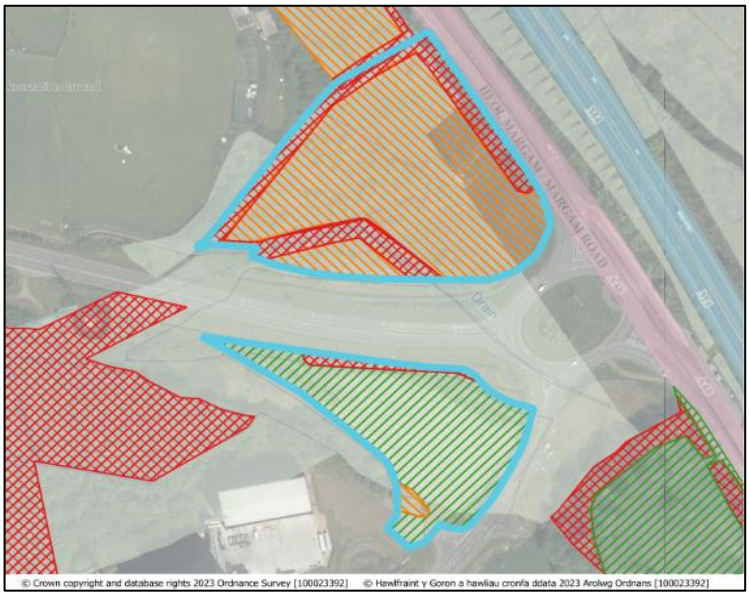
Characteristics of the Site

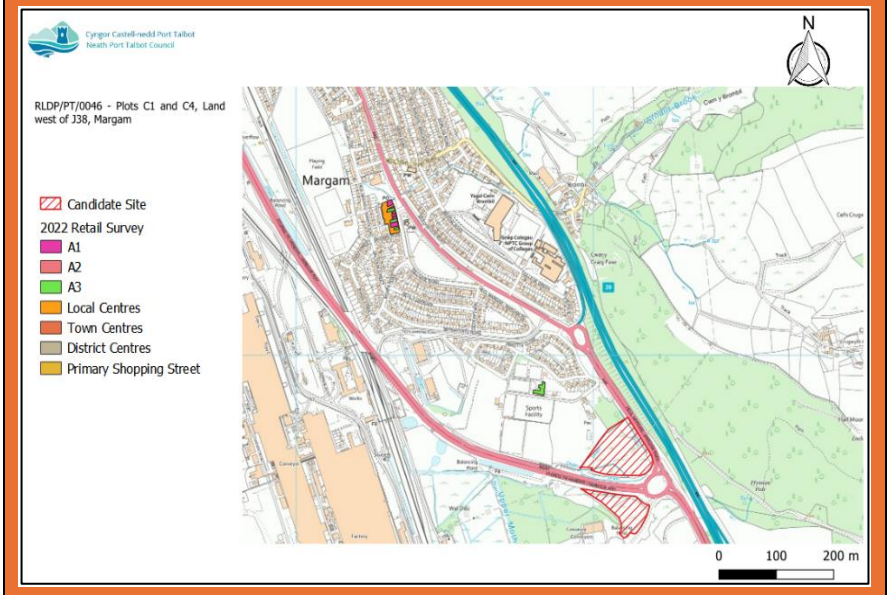
Figure 70: RLDP/PT/0046 - Plots C1 and C4, Land West of Junction 38 of the M4 - Internal Environment

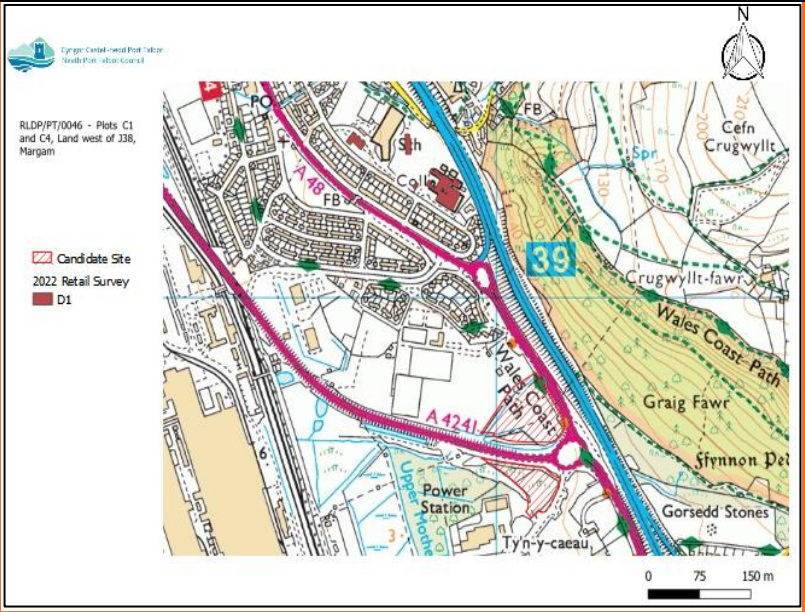
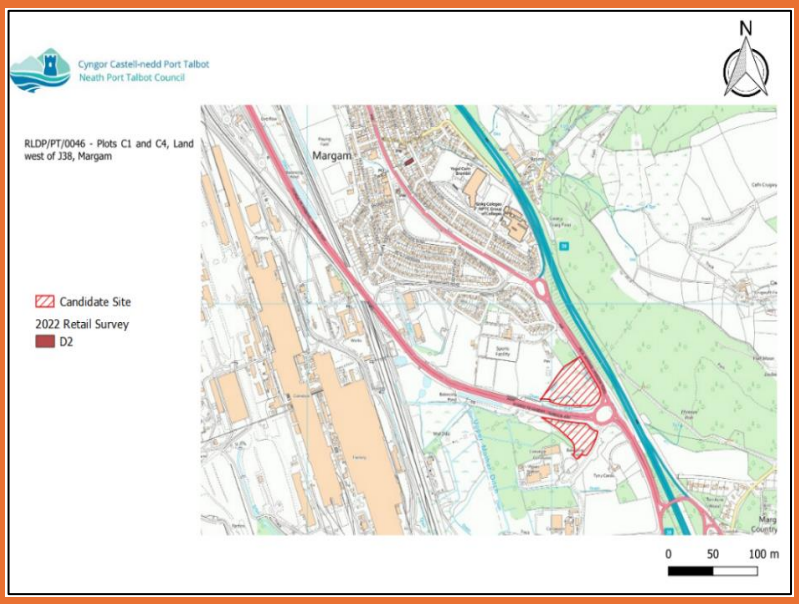


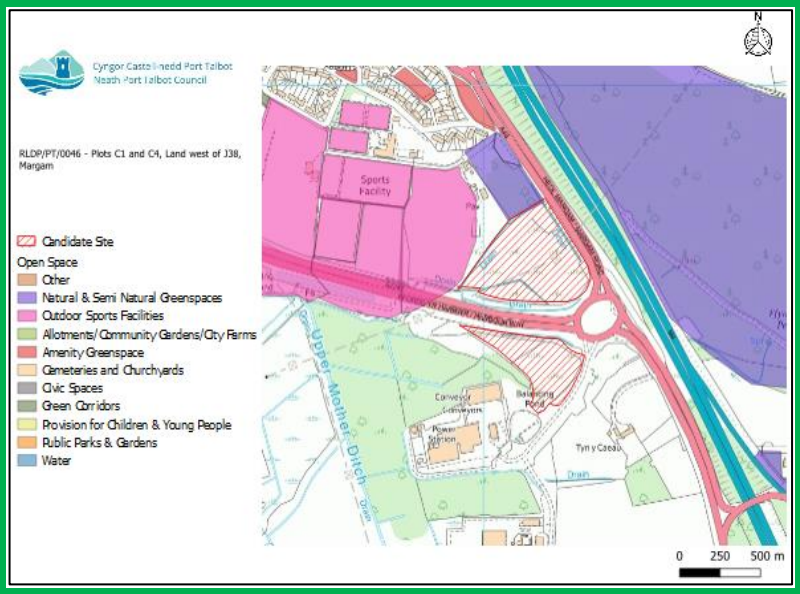
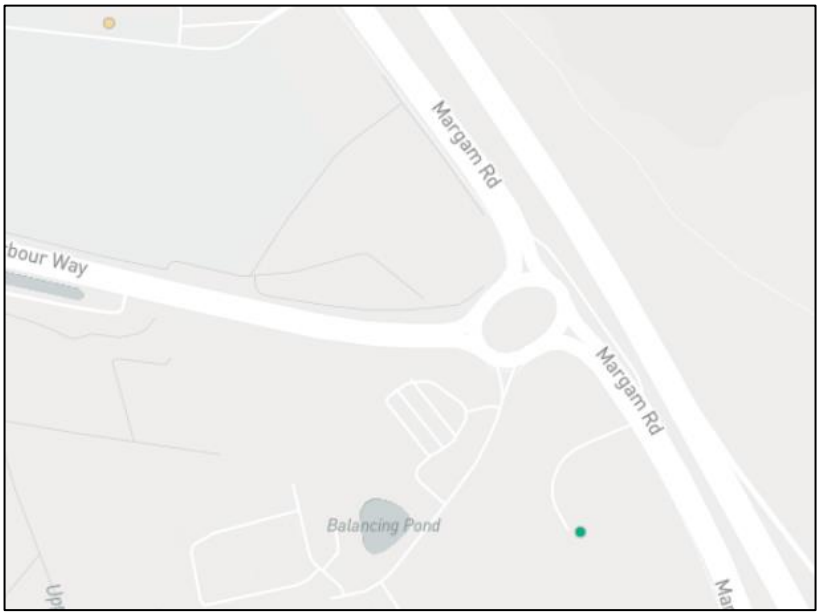
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is partly located within an allocated employment area. The nearest settlement is Margam. Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Site split into two plots, northern plot (C1) wet, species rich grassland/ scrub mosaic with Himalayan balsam. Southern (C4) dry, semi-improved grassland. Green level features: Semi-improved grassland Amber level features: Species-rich wet grassland. S7 habitat. Red level features: Watercourse. SINC, Connectivity. Species present: Species potential: Wild angelica, marsh horsetail, hemp agrimony, common fleabane, lesser spearwort, common reed, jointed rush, greater bird's-foot-trefoil, ragged robin, purple loosestrife, water mint, forget me not sp., jointed rush, weasel Further surveys required for planning: Reptile, invertebrate, SINC criteria

Criteria	Analysis
Planning permission	Small Industrial Estate For B1 And B8 Use, Section 73 Application To Amend Condition No 3 Of Outline Approval No P/2001/983 in 2004.
Adjoining uses	Adjoining uses include road, cricket club and employment.
Sequential location	Part of the site is located within an allocated employment area in the current LDP.
Prominence	The site is located off the A48 and is visbale from the road. The site is also located in close proximity to the M4. Therefore, the site has good very good prominance.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Margam Local Centre is approx. 960m to the north of the Candidate Site parcel.  <u>Proximity to non-residential institutions</u>: Afan College is approx. 500m to the north of the Candidate Site parcel.

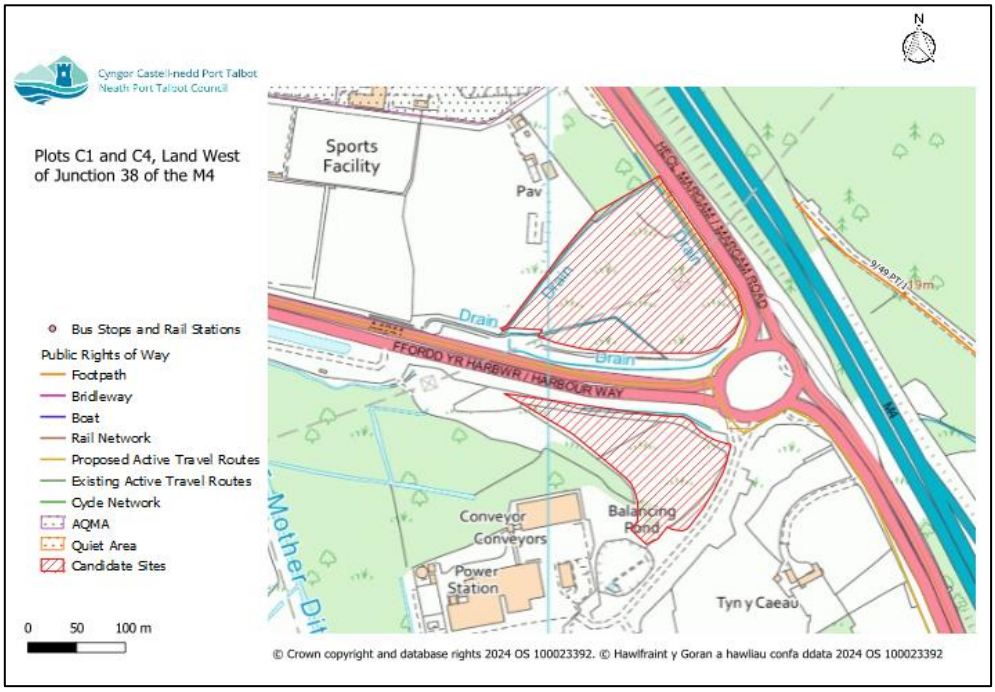
Criteria	Analysis
	 Proximity to assembly and leisure: Margam Community Centre is approx. 1.0km to the south of the Candidate Site parcel.  The site therefore has average access to services.
Welsh Language Sensitive Area	No

Criteria	Analysis
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are employment premises adjoining the site which could expand into the site.

Criteria	Analysis
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of Site Summary	The site is located within an allocated employment area in the current LDP. The site is relatively flat and there is no known pressure for other forms of development. There are biodiversity considerations that will need to be taken into consideration.

Accessibility

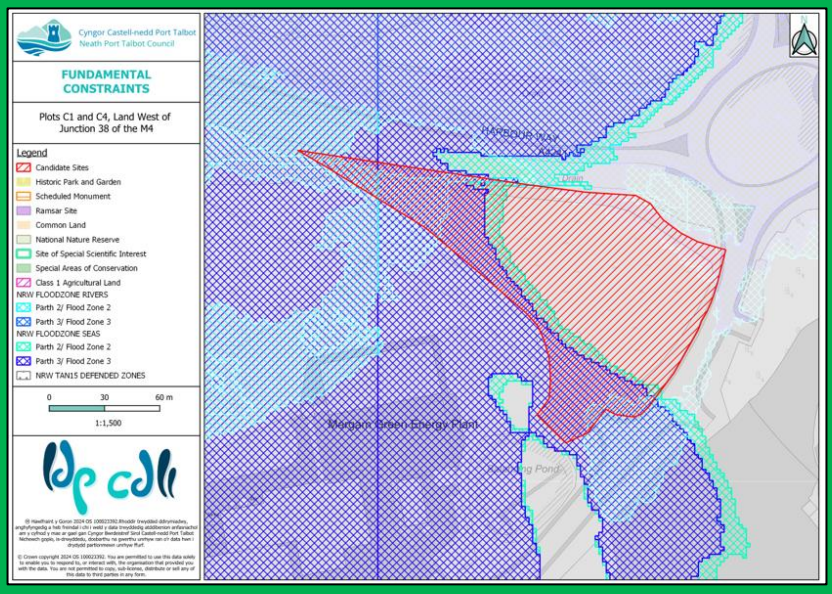
Figure 71: RLDP/PT/0046 - Plots C1 and C4, Land West of Junction 38 of the M4 - Accessibility

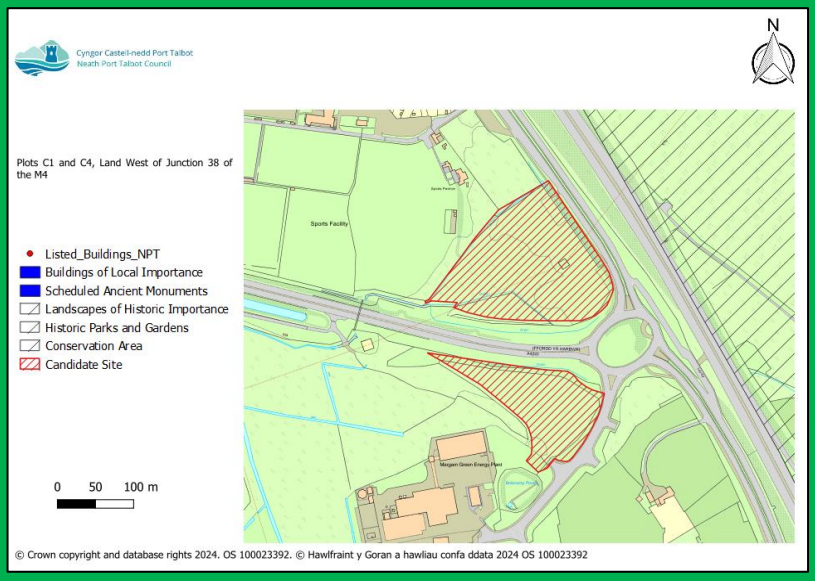


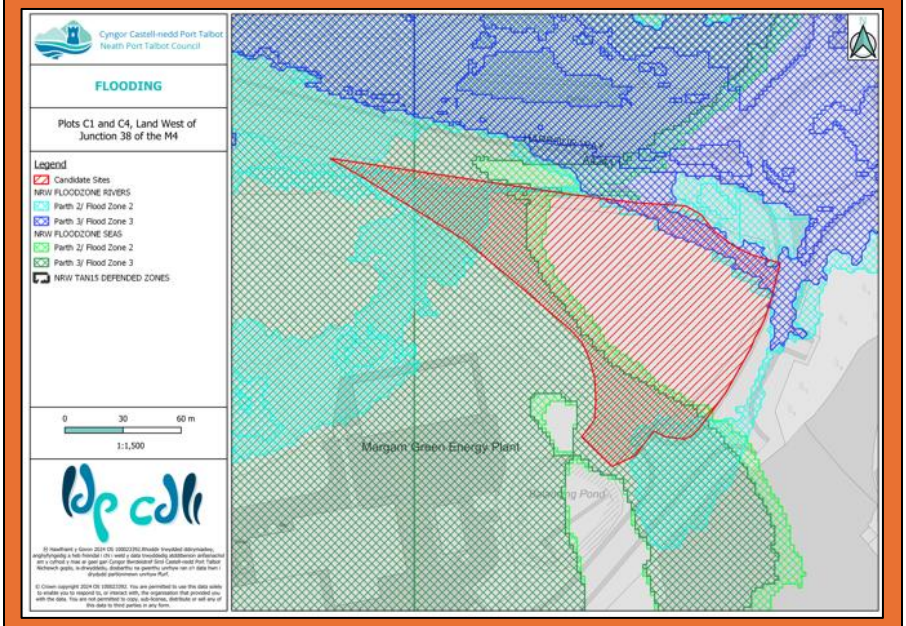
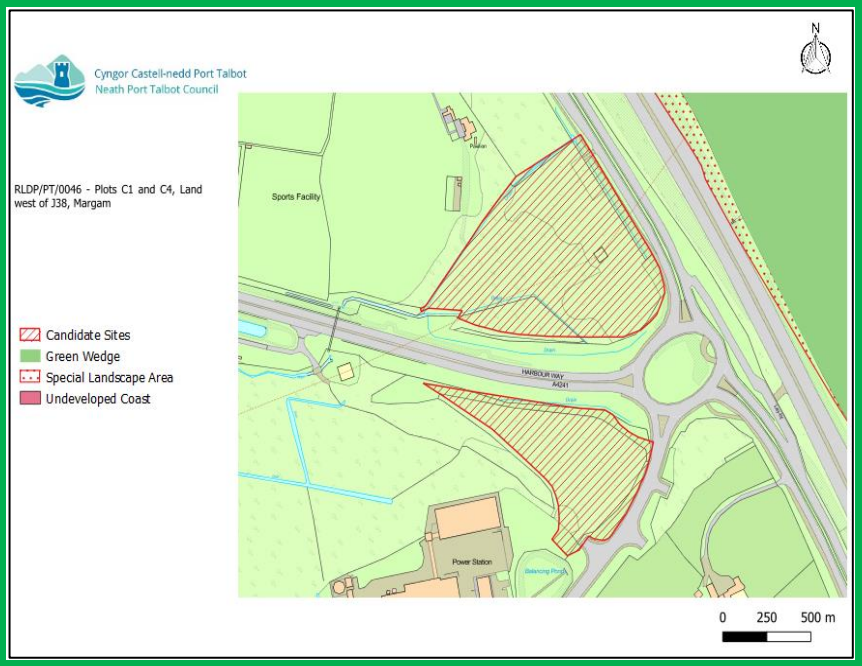
Mode	Provision
Road Access	The site is located on the A48 which feeds directly onto the M4. The site is in very close proximity to the M4 and is visible from the M4. The site therefore has very good road access.
Public Transport Access	The nearest bus stop is 10 minutes away across the roundabout at Margam Crematorium. The service runs twice an hour. The site therefore has good public transport access.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent.
Active Travel	Near future routes which have failed an audit in Feb 2023. The site is near NCN4, but there would need some consideration into how access will be made via active travel on the PDR. We have had complaints about crossing this roundabout so I think this may need to be looked at. The NCN4 here in both directions isn't the best part of the NCN network, and could do with some improvement. The site therefore has future active travel routes within close proximity of the site however improvements are required. The site therefore has average active travel accessibility.
Highway Comments	Land To The South Of The A4241 Harbour Way – No objection in principle.

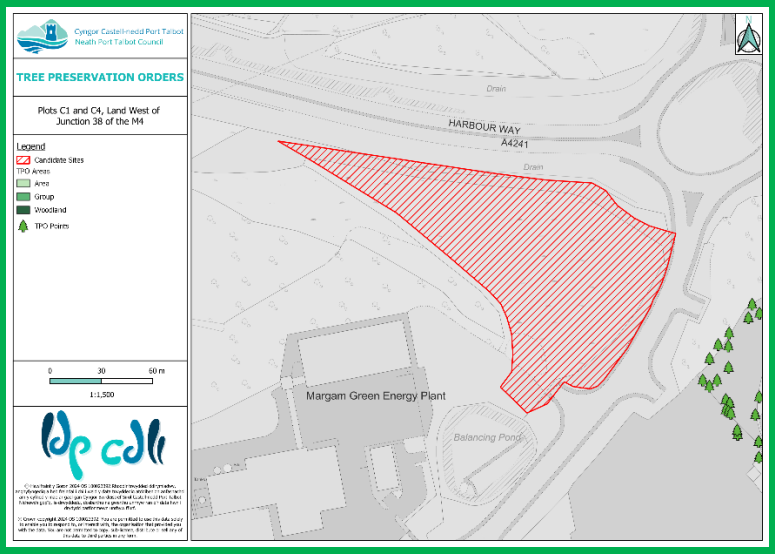
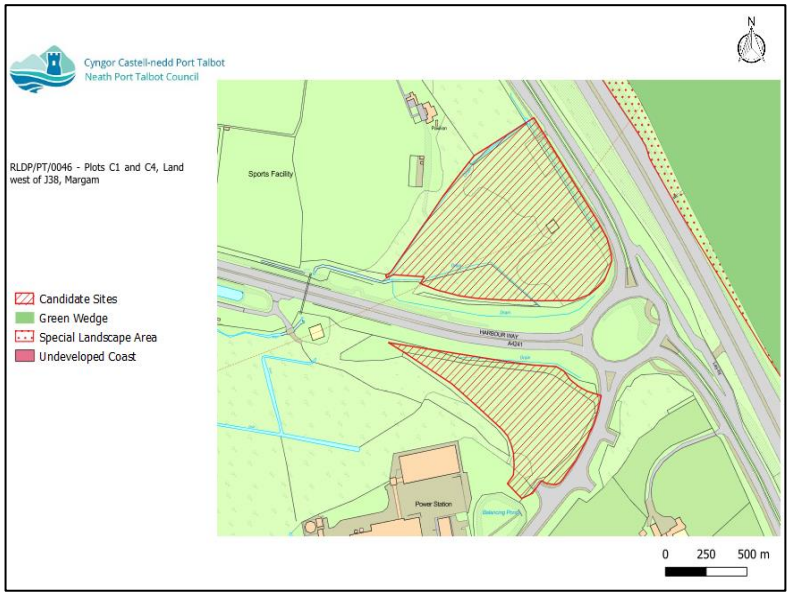
Mode	Provision
	There is an existing point of access off the A4241 via the Power station access road provided by a spur into the site from which an extension to the highway into the site can be provided. A Transport Assessment will be required with any mitigation measures needed off site implemented accordingly. Land To The North Of The A4241 Harbour Way – Concerns have been identified. Concerns are raised on whether a suitable highway access can be provided from the A4241 or A48 without causing a detrimental impact on highway safety. Therefore, a Transport Assessment will be required with any mitigation measures needed off site for a suitable access locations implemented accordingly. Any new priority junction to facilitate this development from the A4241 or A48 dual carriageway would need to comply with CD123 Version 2.1.0 of Design Manual for Roads and Bridges. Highway concerns have been identified with regards to the southern parcel. Further improvements may be required following the outcome of the transport assessment.
Accessibility Summary	The site has very good road access and good public transport linkages. The site has average accessibility to active travel, although improvements are required. Highway concerns have been identified with regards to the southern parcel of the site.

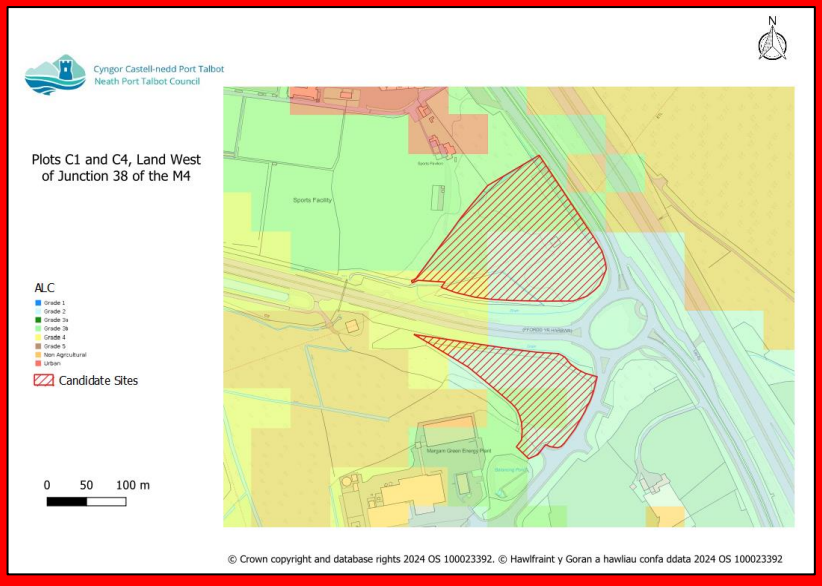
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodaiton does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 Part of the site is located within zone 2 and 3.
Landscape Sensitivity (Is the site located within SLA?)	No 

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 2, Grade 3b, and Grade 4 ALC 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located within a coal resource area. Major hazard installation traversing southern part of the Candidate Site east-west. Major pipeline traversing Candidate Site north west to south east. Majority of the Candidate Site parcel within major hazard pipeline buffer. The site is currently allocated in the current LDP. Further consideration will be required.
Constraints summary	Site is unlikely to be considered suitable for development due to flooding constraints. Part of the site is classified as Grade 2 ALC which will require further assessment. There are also infrastructure constraints that will require further assessment.

Availability and Deliverability:

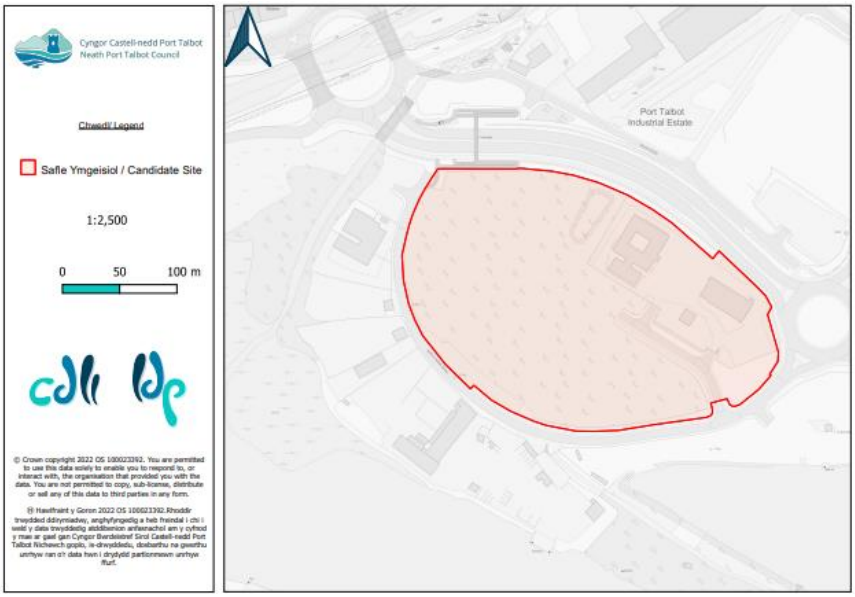
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Further information required.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by Welsh Government who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	There is understood to be an identified user for part of the site (Sandvik Osprey).
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is allocated in the current LDP. There are understood to be flooding and infrastructure constraints. Part of the site is also identified as Grade 2 ALC. Further assessment is required with regards to these constraints. Subject to overcoming these constraints, it is recommended that the site should be allocated for development within the RLDP.

RLDP/PT/0049 - Site A Harbourside

Figure 72: RLDP/PT/0049 - Site A Harbourside



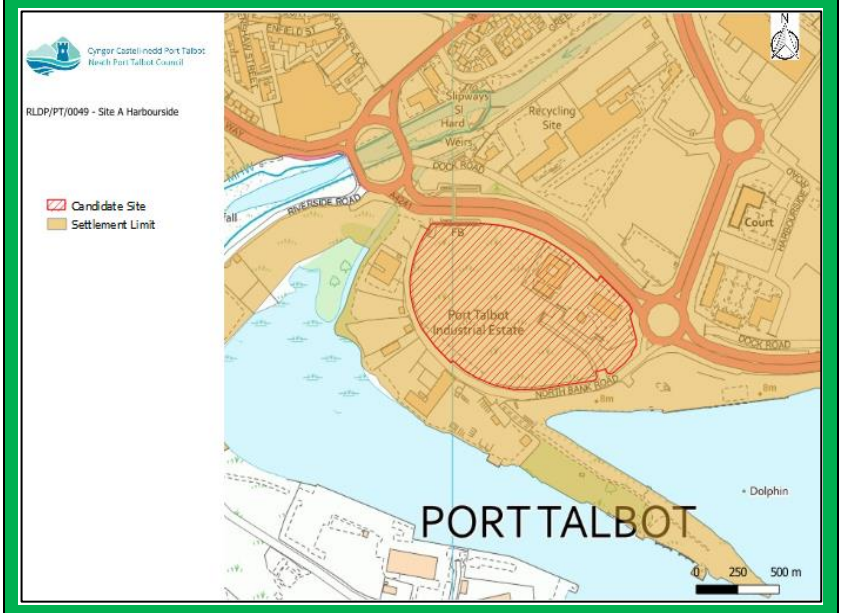
Site Detail	Information
Site Name	Site A Harbourside
Site Typology	Candidate Site submission
Site area (Ha)	5.6ha
Ward	Margam
Spatial area	Port Talbot

Characteristics of the Site

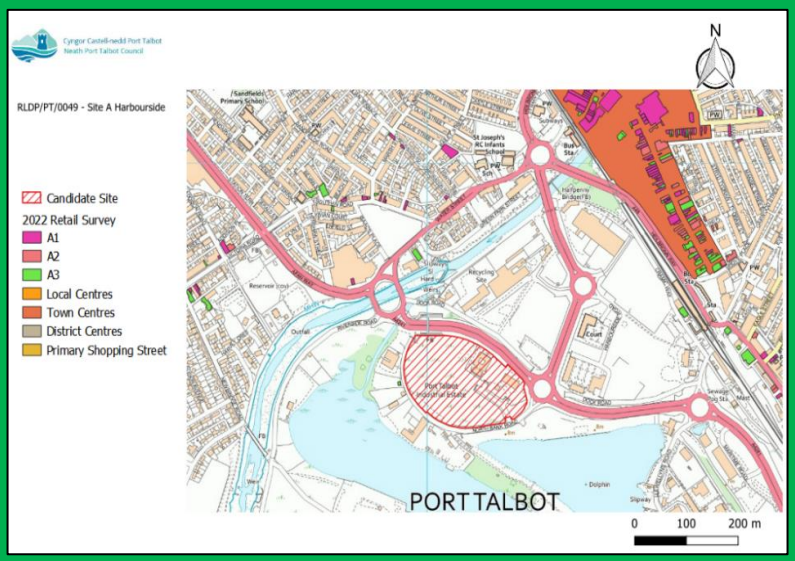
Figure 73: RLDP/PT/0049 - Site A Harbourside - Internal Environment

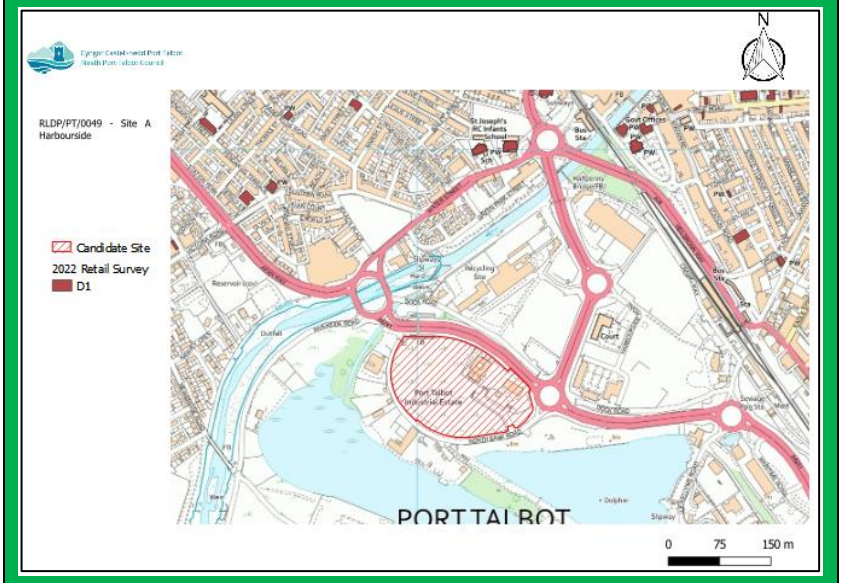
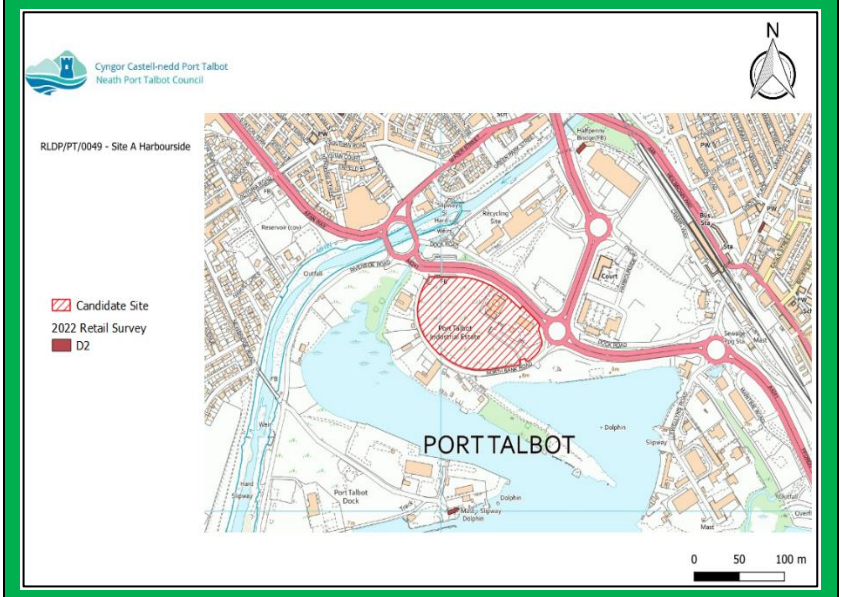


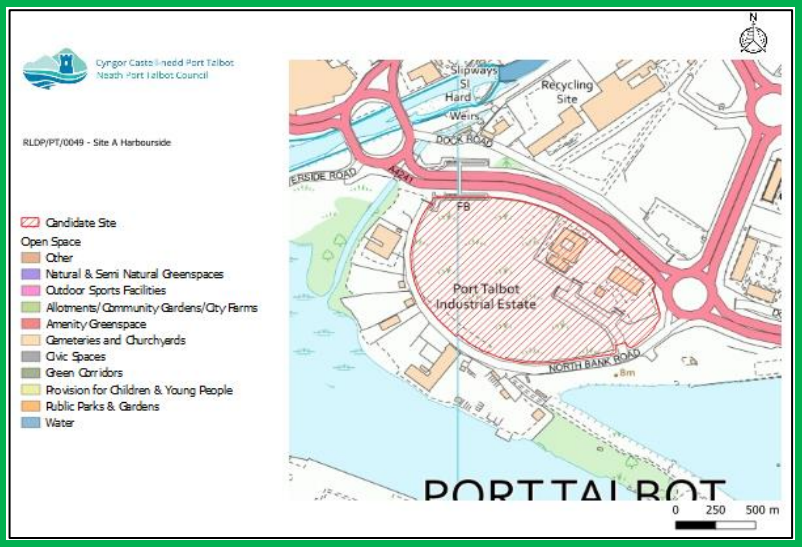
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within Margam. Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Species rich open mosaic habitat containing a mix of grassland, scrub and tall ruderal vegetation Green level features: Buildings, hardstanding Amber level features: Open mosaic habitat. SINC, reptiles, invertebrates. Species present: Campion spp., great mullein, viper's bugloss, wild parsnip, common fumitory, red bartisia, hare's foot clover, eyebright sp., tansy, crown vetch, black knapweed, health speedwell Species potential: Reptiles, invertebrates, shrill carder bee, ground nesting birds Further surveys required for planning: Reptile, invertebrate, SINC criteria
Planning permission	Historic planning permission for Workshop & Offices And Yard For Steel Fabrication And welding.

Criteria	Analysis
Adjoining uses	Adjoining uses include vacant land and employment development. Within the wider area is Port Talbot town centre and train station.
Sequential location	The site is located within an allocated employment area in the current LDP.
Prominence	The site is allocated on the A4241 which connects Port Talbot with the M4. The site is visible from the A4241. The site therefore has very good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Dock's Café is adjacent to the Candidate Site parcel. Port Talbot Town Centre is approx. 540m to the north west of the Candidate Site parcel. There are also a number of facilities within the wider area. 

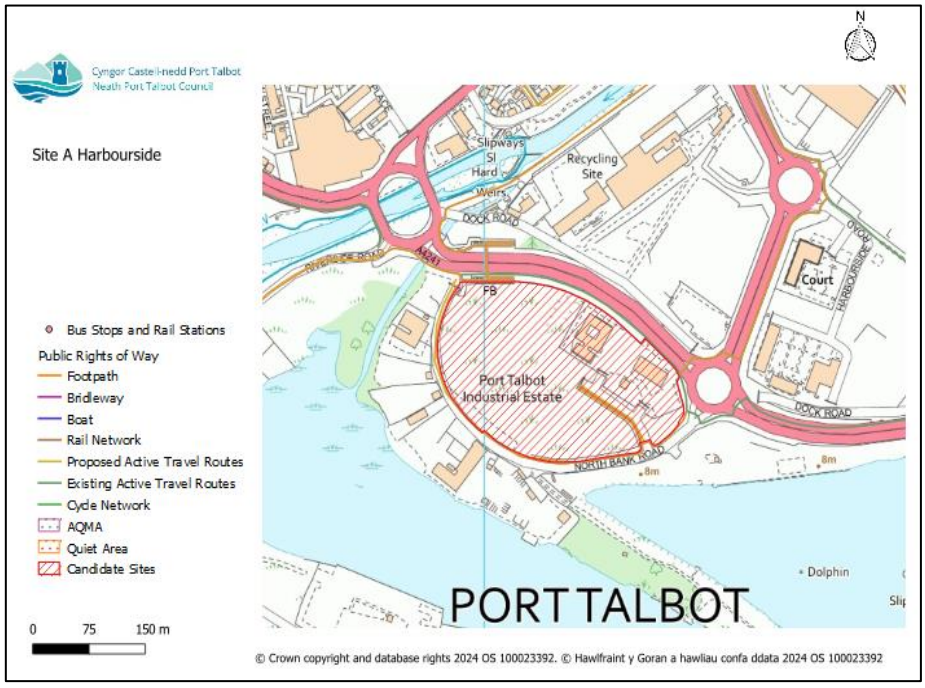
Criteria	Analysis
	Proximity to non-residential institutions: There are a number of non-residential institutions within close proximity to the Candidate Site parcel.  Proximity to assembly and leisure: Sea Cadet Corps is approx. 350m to the south of the Candidate Site parcel.  The site therefore has excellent access to services.
Welsh Language Sensitive Area	No

Criteria	Analysis
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are existing employment premises in the site which could expand.
Pressure for other forms of development?	There is no known pressure for other forms of development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is currently allocated for employment uses in the current LDP. The site is located on the A4241 which connects Port Talbot with the M4. The site is visible from the A4241 and is located within close proximity of Port Talbot town centre. The site is relatively flat and has excellent access to services.

Accessibility

Figure 74: RLDP/PT/0049 - Site A Harbourside - Accessibility

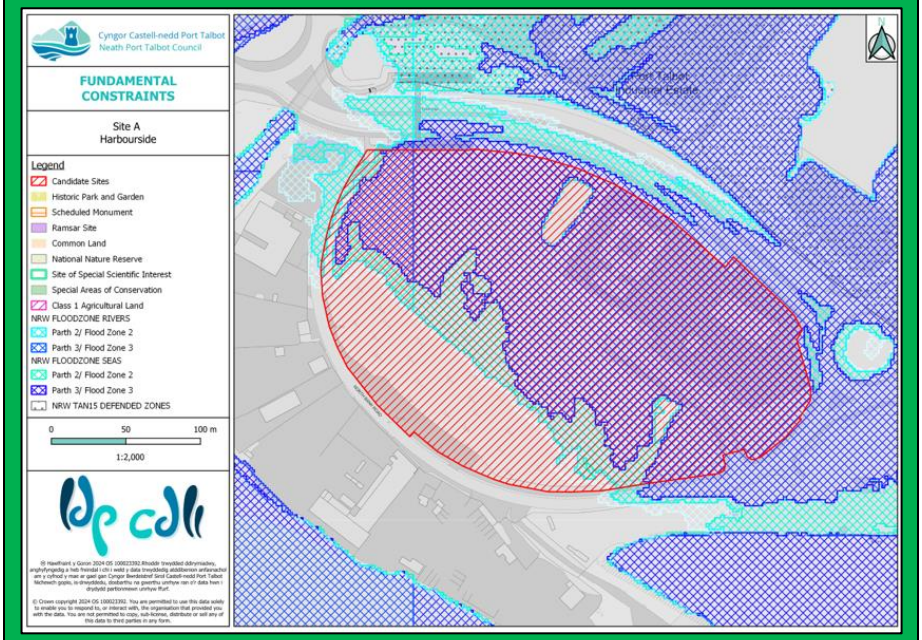


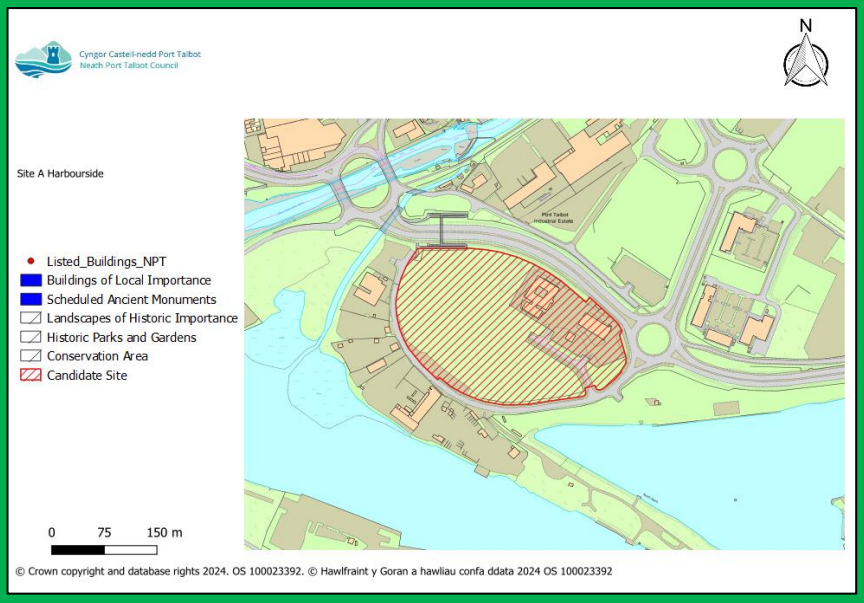
Mode	Provision
Road Access	The site is located on the A4241 which connects Port Talbot to the M4. The site is in relatively close proximity to the M4. The site therefore has very good road access.

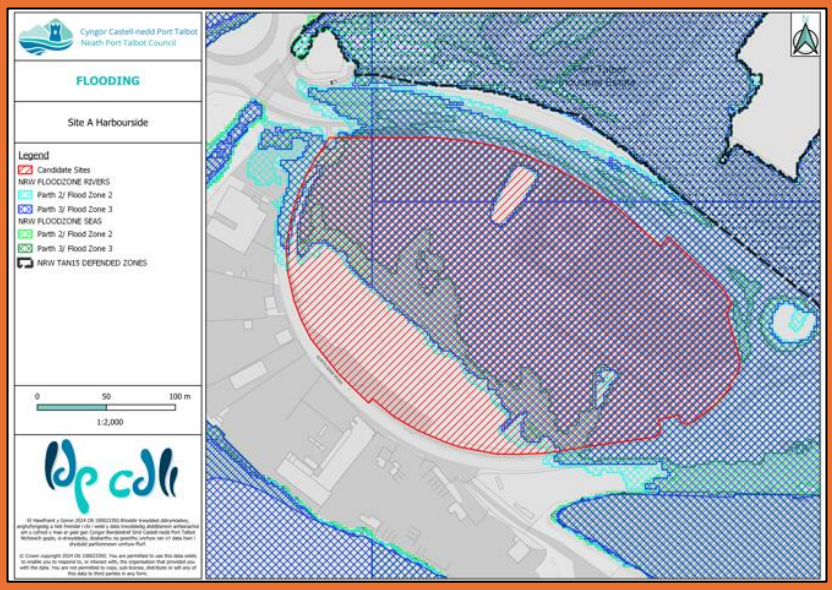
Mode	Provision
Public Transport Access	There are various bus stops within a 10 minute walk. The service runs twice an hour. The site therefore has good public transport access.
Public Rights of Way	There is a Public rights of way running along the southern edge of the site.
Active Travel Comments	Lots of existing and future routes around the site, including one future route going into the site. The future route to the south of the site has failed an active travel audit in August 2022. To the north of the site audits have passed active travel standards. NCN4 is adjacent with NCN887 nearby. Overall a good location. The site therefore has very good active travel linkages.
Highway Comments	In accordance with TAN18 guidance a Transport Assessment/statement will be required to be submitted. There shall be no direct vehicular access created onto the A4241 Harbour Way dual carriageway or its roundabouts. The principle point of access into the site shall be from the existing private Associated British Ports highway network at North Bank Road which is accessed from the A4241 at Harbour Way. The access road may require upgrading to meet current NPTCBC Technical Design Guide standards to provide integrated transport provisions for the site.

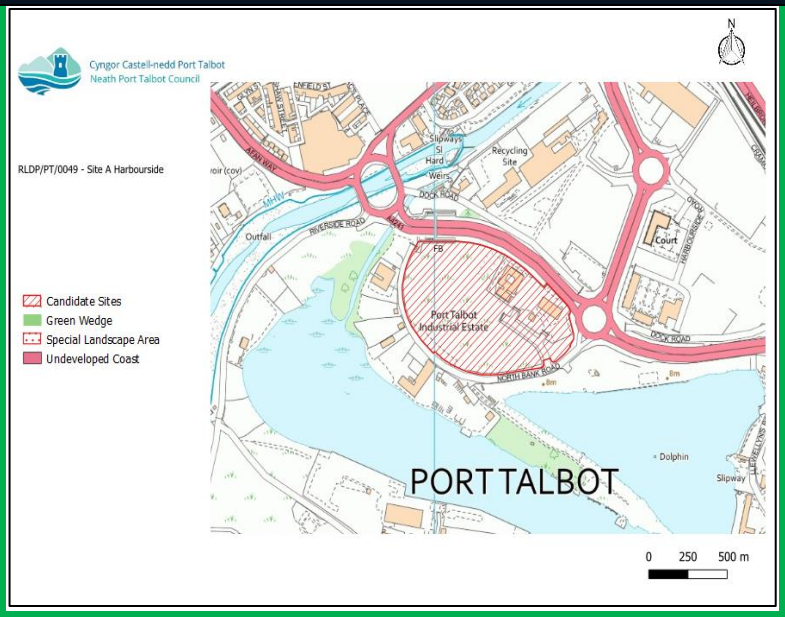
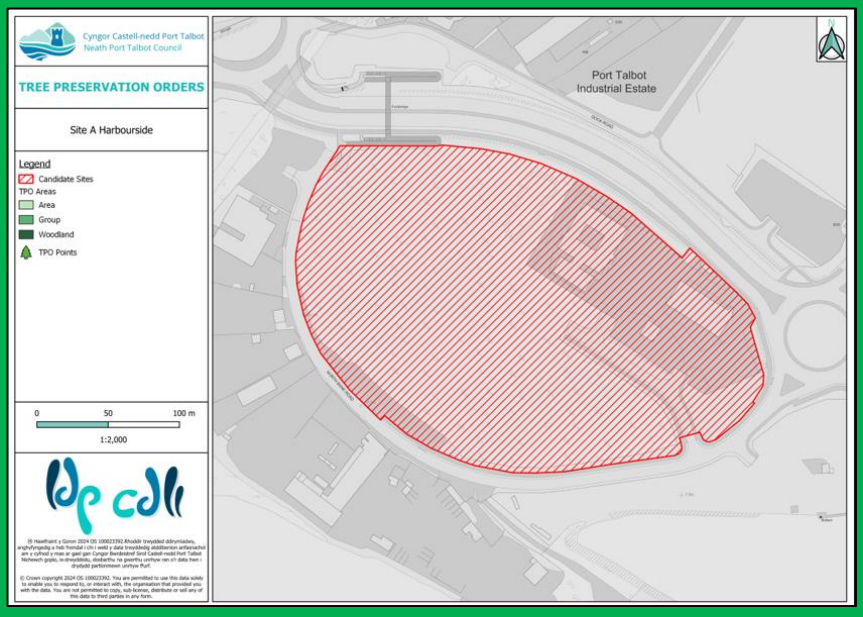
Mode	Provision
	There are therefore no highway objections to the site. Improvements may be required subject to the outcome of the Transport Assessment/ Statement.
Accessibility summary	The site is located within an accessible location in close proximity of Port Talbot town centre. The site has very good road access and good public transport and very good active travel linkages. Further highways work may be required subject to the findings of a Transport Assessment/ Statement.

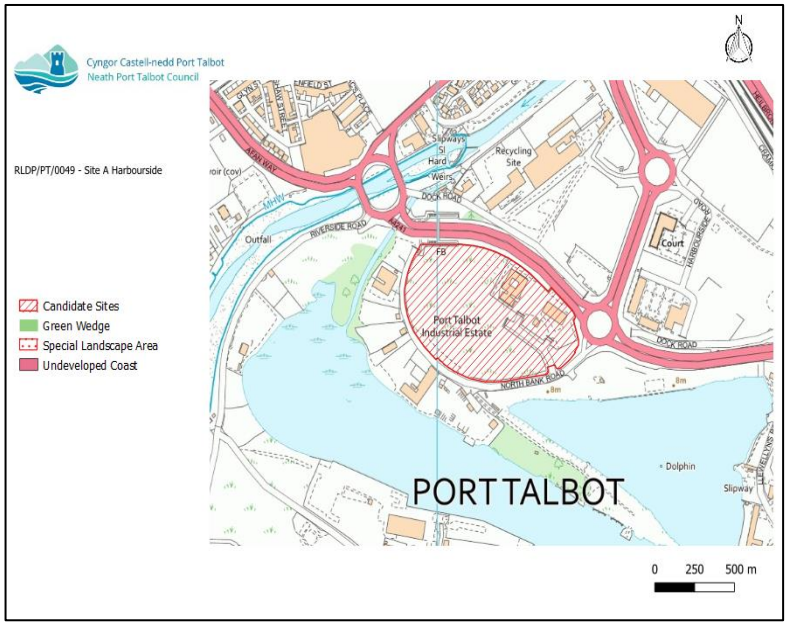
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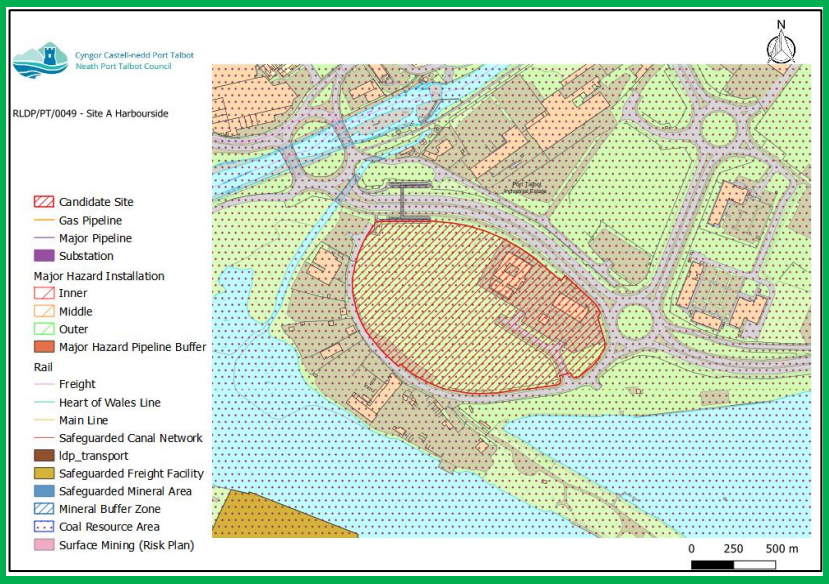
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No

Criteria	Assessment
	Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known	Information to be provided for Deposit RLDP.

Criteria	Assessment
environmental concerns	
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of the site is located within flood zones 2 and 3.
Landscape Sensitivity (Is the	No

Criteria	Assessment
site located within SLA?)	
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified.

Criteria	Assessment
	No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4 ALC. 
Are there any infrastructure constraints to development?	 The site is located in a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	There are no overriding constraints to development.

Criteria	Assessment
	Further work required in order to understand the extent to which flooding is a constraint to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	16,800sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further evidence required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	No known occupier at this time.

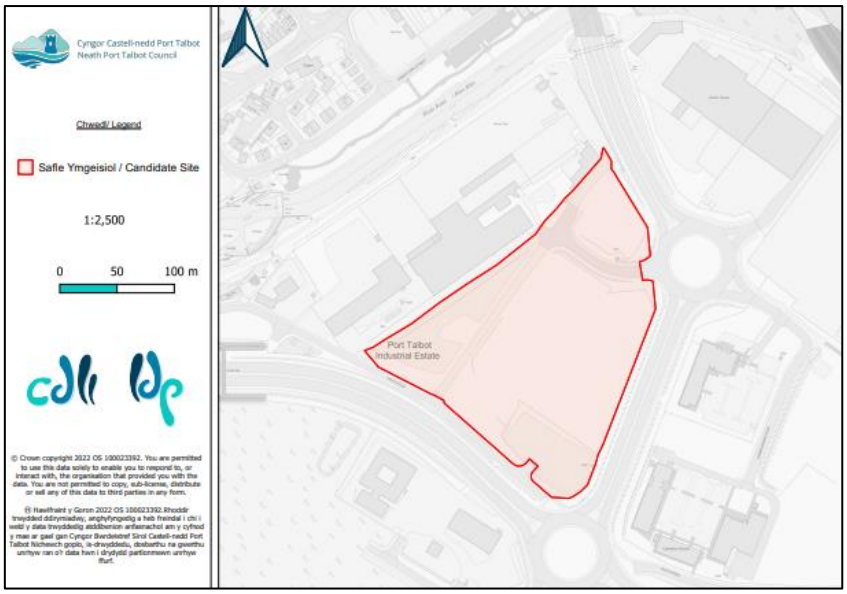
Criteria	Assessment
Is the site considered to be deliverable?	The site is considered to be deliverable. Further evidence required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is currently allocated in the LDP. The site is considered to be deliverable. The site is considered to be suitable for development, subject to further assessment with regards to flooding constraints. Subject to the outcome of the flooding work, it is considered that the site should be brought forward for development. Given that there are a number of employment uses within the wider area being promoted, rather than allocate the site for employment uses, one potential option may be the designation of Harbourside as an existing employment area.

RLDP/PT/0051 - Site B at Harbourside - Option 2

Figure 75: RLDP/PT/0051 - Site B at Harbourside - Option 2



Site Detail	Information
Site Name	Site B at Harbourside - Option 2
Site Typology	Candidate Site submission
Site area (Ha)	3.7ha
Ward	Margam
Spatial area	Port Talbot

Characteristics of the Site

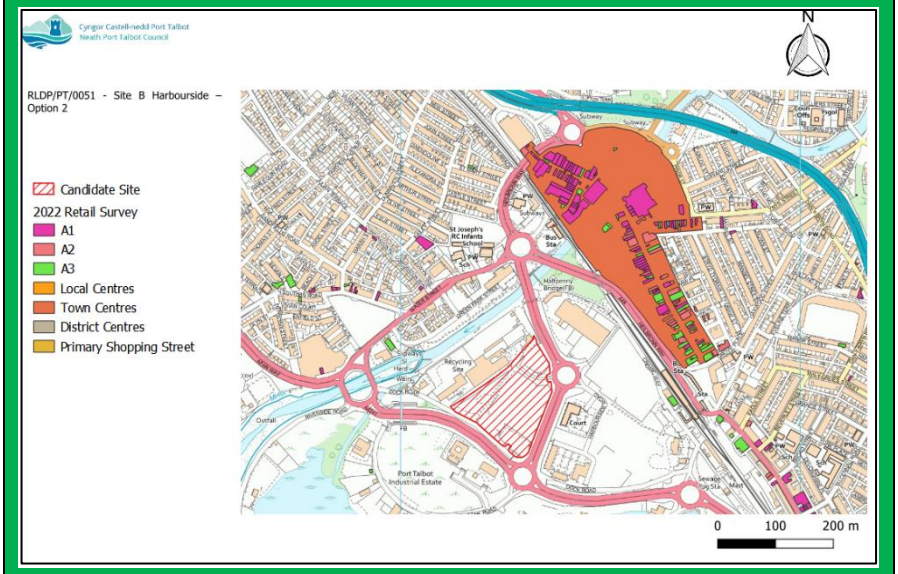
Figure 76: RLDP/PT/0051 - Site B at Harbourside - Option 2 - Internal Environment

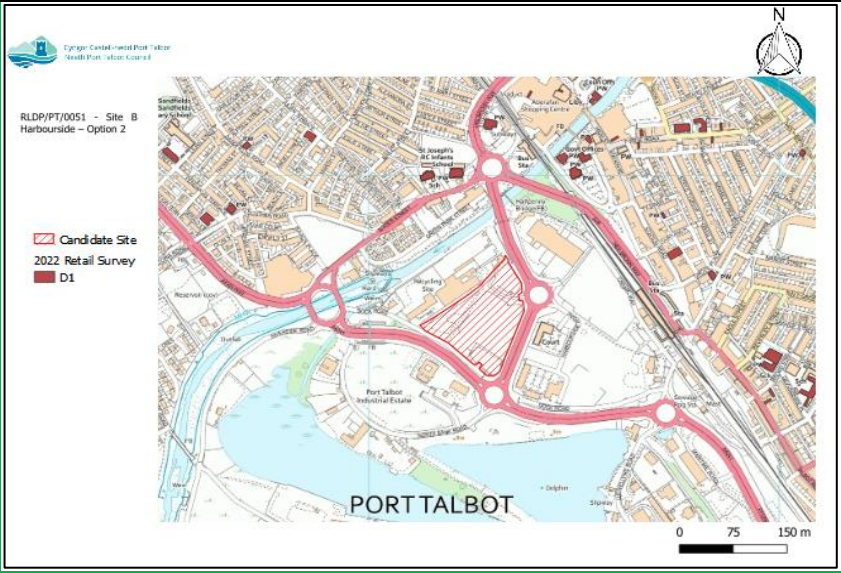
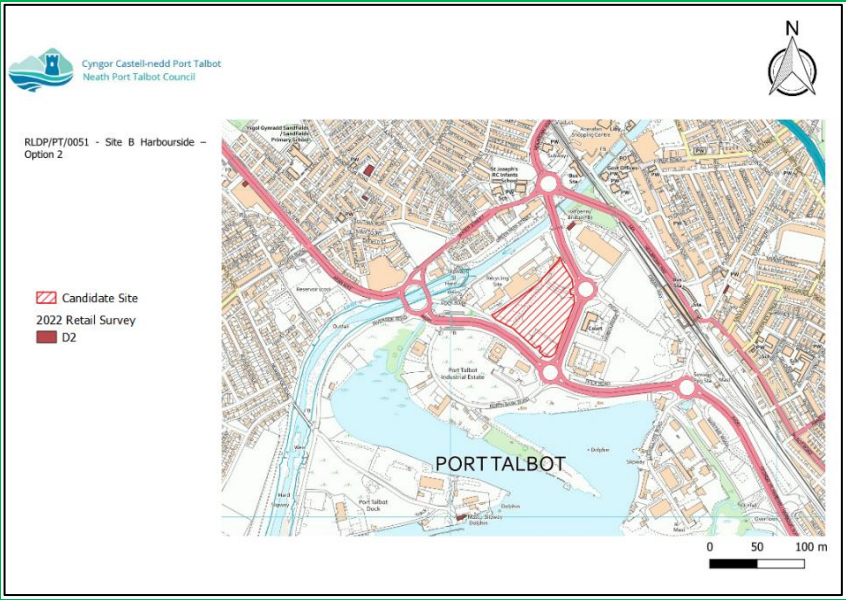


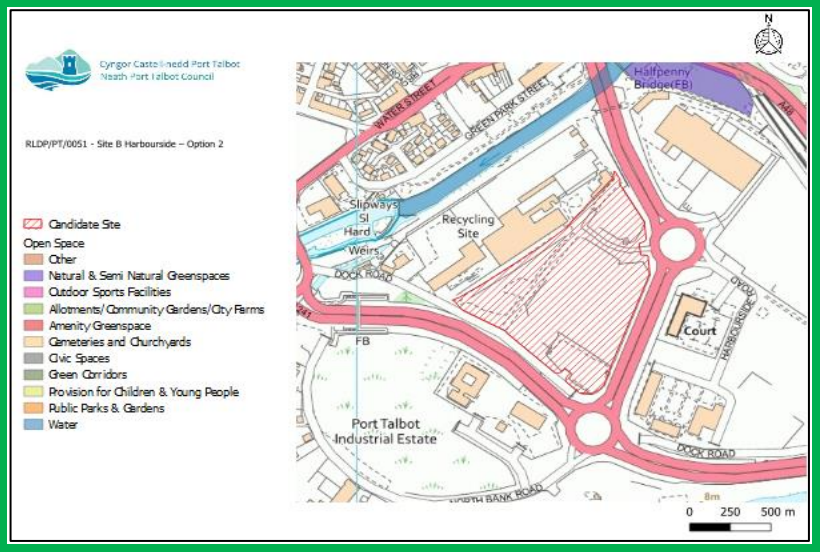
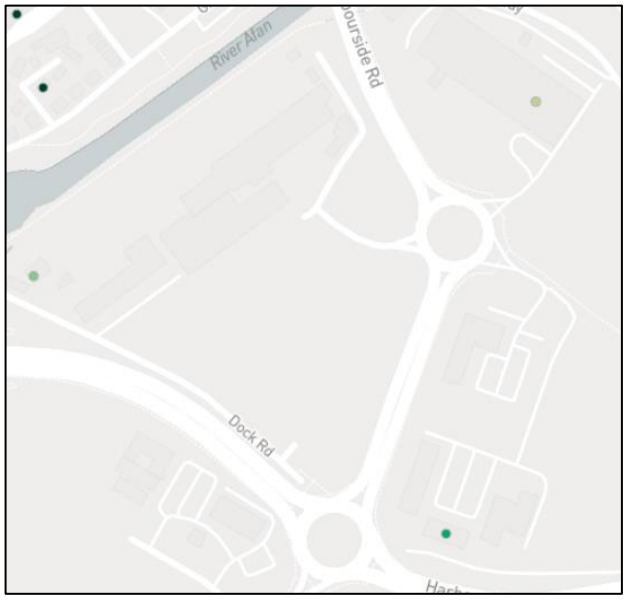
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within Margam. Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Open mosaic habitat on PDL containing a mix of grassland, scrub, tall ruderal vegetation and hardstanding. Green level constraints: Hardstanding Amber level constraints: Open mosaic habitat. Reptiles, invertebrates, connectivity. Invasive non-native species: Japanese knotweed, buddleia, garden escapes Species present: Common fleabane, broom, mullein, teasel, wild parsnip, red campion, common vervain, wild strawberry, gairy flax, hemp agrimony, kidney vetch, common mugwort Species potential: Shill carder bee, reptiles
Planning permission	Outline planning permission for a new college campus in 2015.
Adjoining uses	Adjoining uses include vacant land and employment development.

Criteria	Analysis
	Within the wider area is Port Talbot town centre and train station.
Sequential location	The site is located within an allocated employment area in the current LDP.
Prominence	The site is allocated on the A4241 which connects Port Talbot with the M4. The site is visible from the A4241. The site therefore has very good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: McDonalds approx. 220m north west CS. Port Talbot Town Centre approx. 280m north east CS.  Proximity to non-residential institutions: Number of non-residential institutions within Port Talbot town centre approx. 280m north CS.

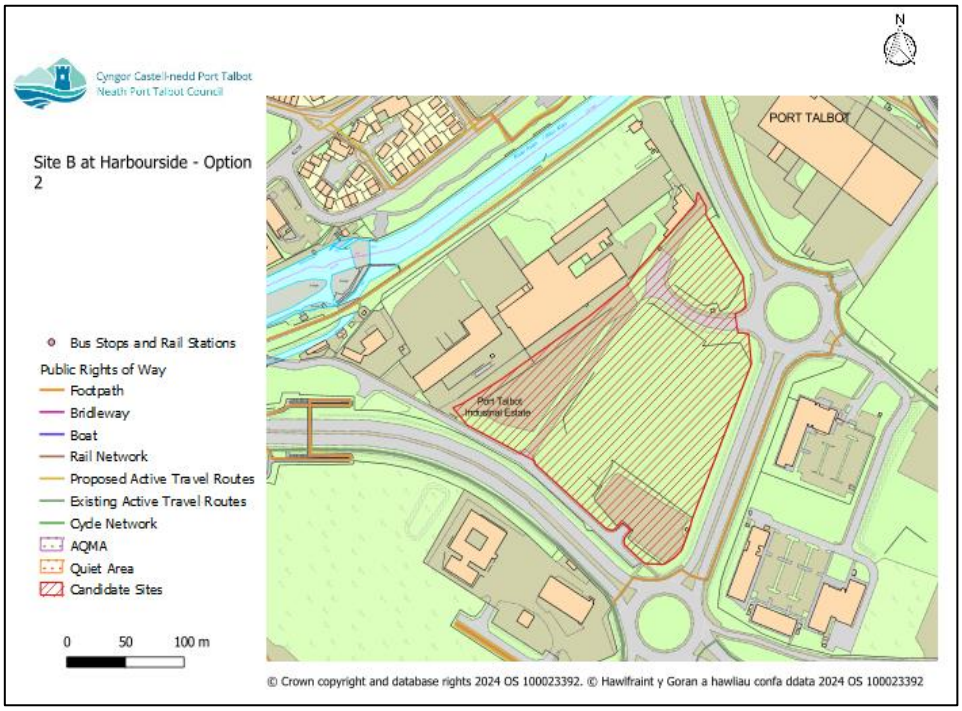
Criteria	Analysis
	 Proximity to assembly and leisure: Be Awesome Fitness approx. 100m north CS. Oakwood Lane Community Centre approx. 500m north east CS.  The site therefore has excellent access to services.
Welsh Language Sensitive Area	No

Criteria	Analysis
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are existing businesses adjoining the site/ within close proximity of the site which could expand into the site.

Criteria	Analysis
Pressure for other forms of development?	The site has also been promoted for education uses.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is currently allocated for employment uses in the current LDP. The site is located on the A4241 which connects Port Talbot with the M4. The site is visible from the A4241 and is located within close proximity of Port Talbot town centre. The site is relatively flat and has excellent access to services. Biodiversity constraints will need to be taken into consideration.

Accessibility

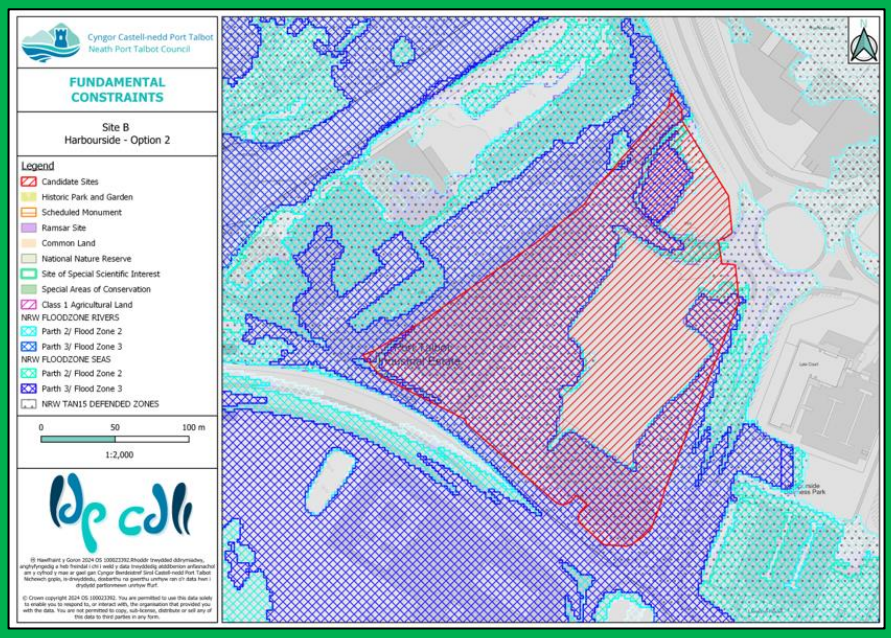
Figure 77: RLDP/PT/0051 - Site B at Harbourside - Option 2 - Accessibility



Mode	Provision
Road Access	The site is located on the A4241 which connects Port Talbot to the M4. The site is in relatively close proximity to the M4. The site therefore has very good road access.
Public Transport Access	There are various bus stops within a 10 minute walk. The service runs twice an hour. The site therefore has good public transport access.
Public Rights of Way	No Public rights of way within/ adjoining CS.
Active Travel Comments	Lots of existing and future routes around the site, would be good if the CS could link into these routes and both the southern and northern end. The site therefore has very good access to active travel.
Highway Comments	In accordance with TAN18 guidance a Transport Assessment/statement will be required to be submitted. There shall be no direct vehicular access created onto the A4241 Harbour Way dual carriageway or its roundabouts. The principle point of access into the site shall be off Dock Road from the existing access spur off the roundabout of the A4241 at Harbour Way. The access road may require upgrading to meet current NPTCBC Technical Design Guide standards to provide integrated transport provisions for the site. There are therefore no highway objections to the site. Improvements may be required subject to the outcome of the Transport Assessment/ Statement.

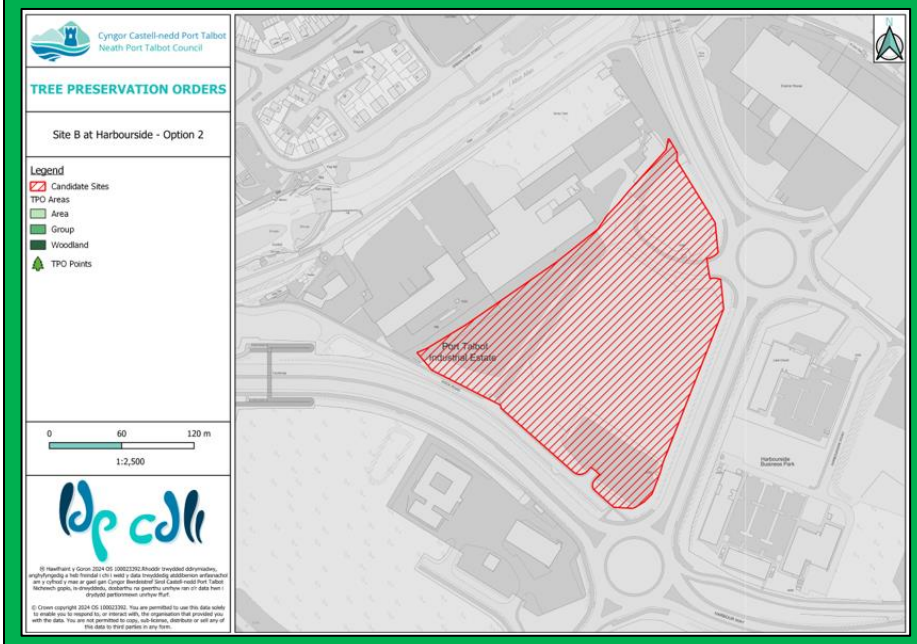
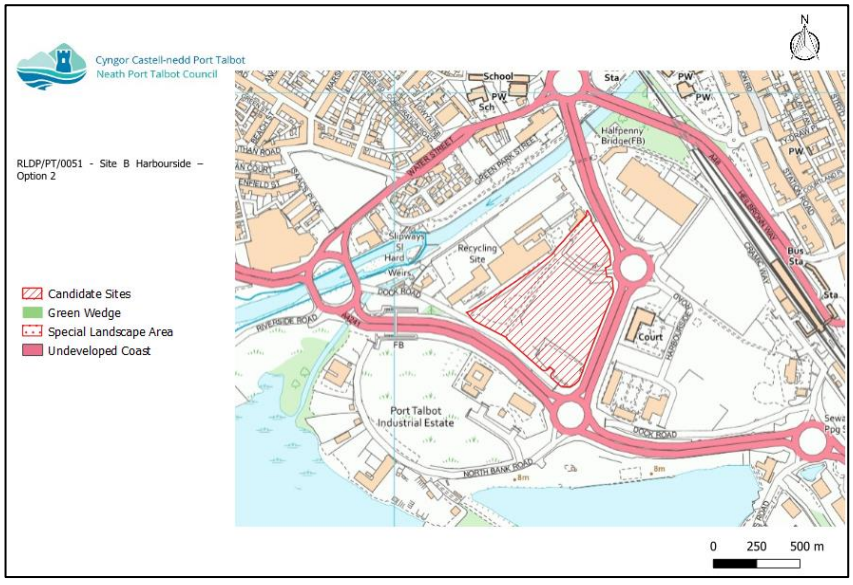
Mode	Provision
Accessibility Summary	The site is located within an accessible location in close proximity of Port Talbot town centre. The site has very good road access and good public transport and very good active travel linkages. Further highways work may be required subject to the findings of a Transport Assessment/ Statement.

Constraints:

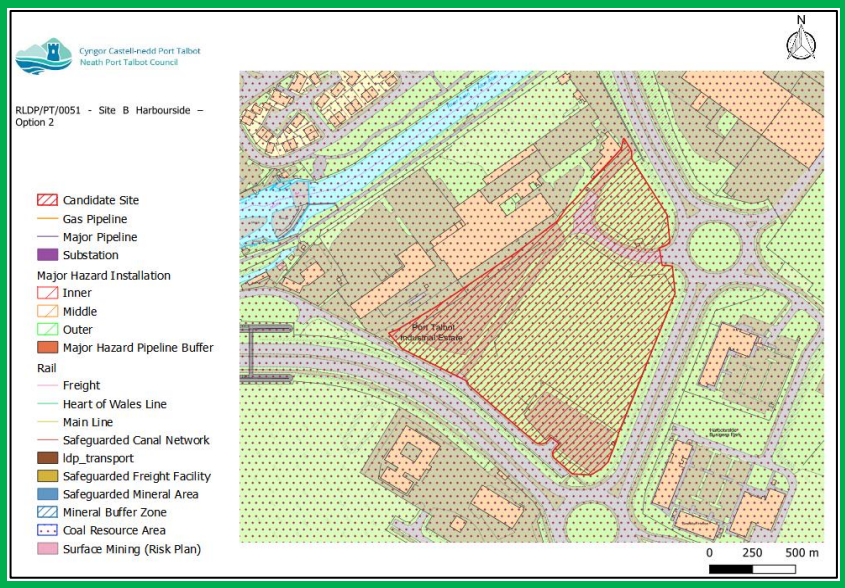
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No

Criteria	Assessment
	Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residenital accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development	AQMA: The site is not located within AQMA.

Criteria	Assessment
exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<u>Noise sensitive area:</u> The site is not located within a noise sensitive area. <u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses. <u>Dark skies area:</u> The site is not located within a dark skies area. <u>Existing environmental problems within the immediate area?:</u> No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The majority of the site is located within flood zones 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Is the site located within a Quiet Area?	No
Landscape Sensitivity	

Criteria	Assessment
Is the site located within SLA?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4 and urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located in a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	11,200sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes

Criteria	Assessment
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further evidence required should the site be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who is promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	There is understood to be no known occupier for employment uses on the site. There have however been discussions and ongoing negotiations with Neath Port Talbot College with regards to relocating the existing college onto the site subject to funding discussions with Welsh Government. It is understood that this is potentially not happening now.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further information may be required if the site is allocated in the Deposit Plan.

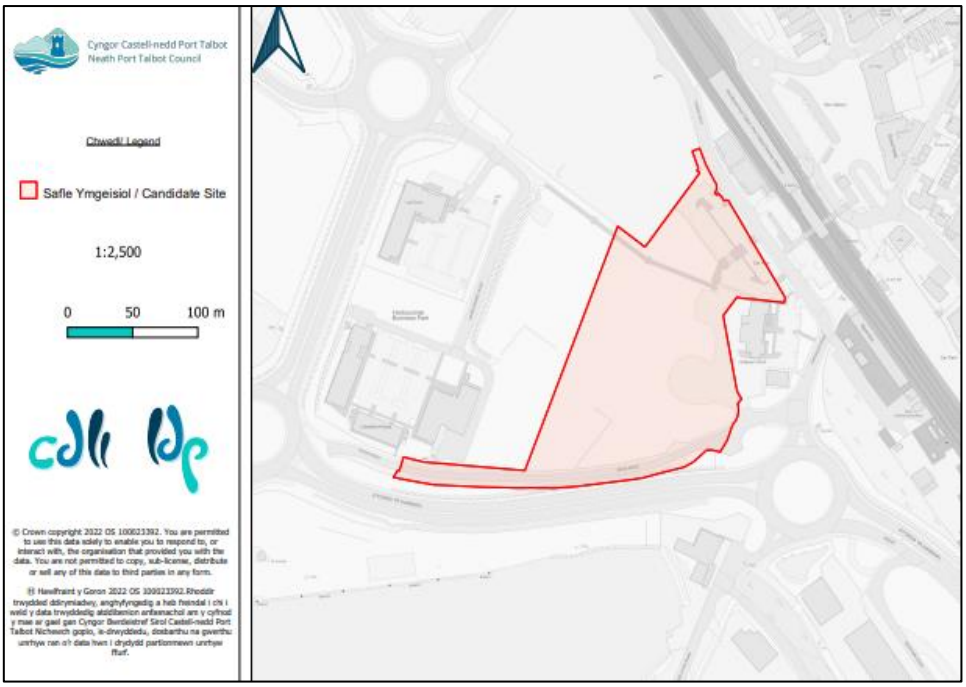
Conclusion:

Criteria	Assessment
Recommendation	The site is currently allocated in the current LDP. Subject to biodiversity constraints, the site is considered to be suitable for development in principle.

	With regards to deliverability, further information is required in order to understand the extent to which the site is being promoted for employment uses, and the extent to which the site may be brought forward for employment uses. If the site is to be brought forward for employment uses, given that there are a number of employment uses within the wider area being promoted, rather than allocate the site for employment uses, one potential option may be the designation of Harbourside as an existing employment area.

RLDP/PT/0052 - Site C Harbourside

Figure 78: RLDP/PT/0052 - Site C Harbourside



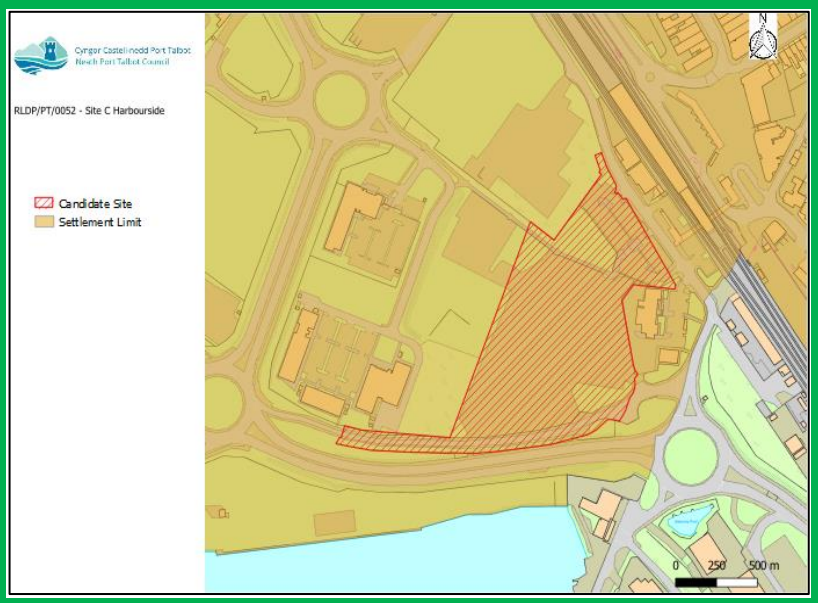
Site Detail	Information
Site Name	Site C Harbourside
Site Typology	Candidate Site submission
Site area (Ha)	2.7ha
Ward	Margam
Spatial area	Port Talbot

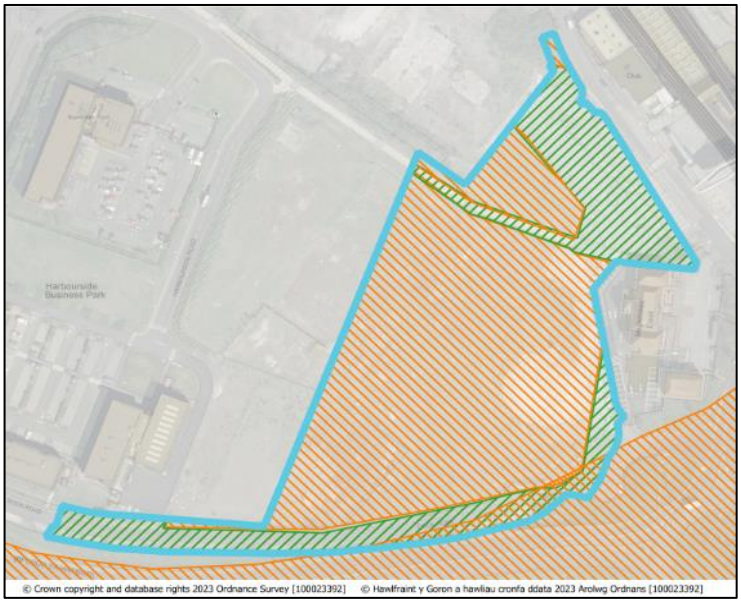
Characteristics of the Site

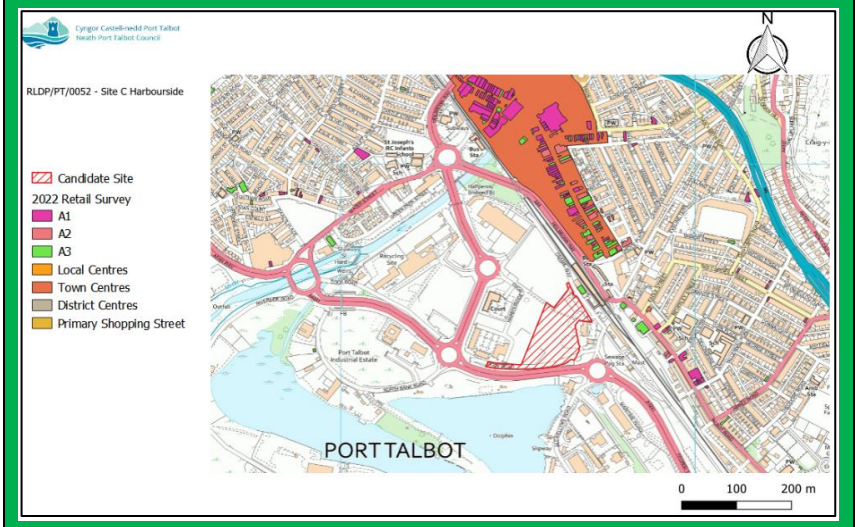
Figure 79: RLDP/PT/0052 - Site C Harbourside - Internal Environment

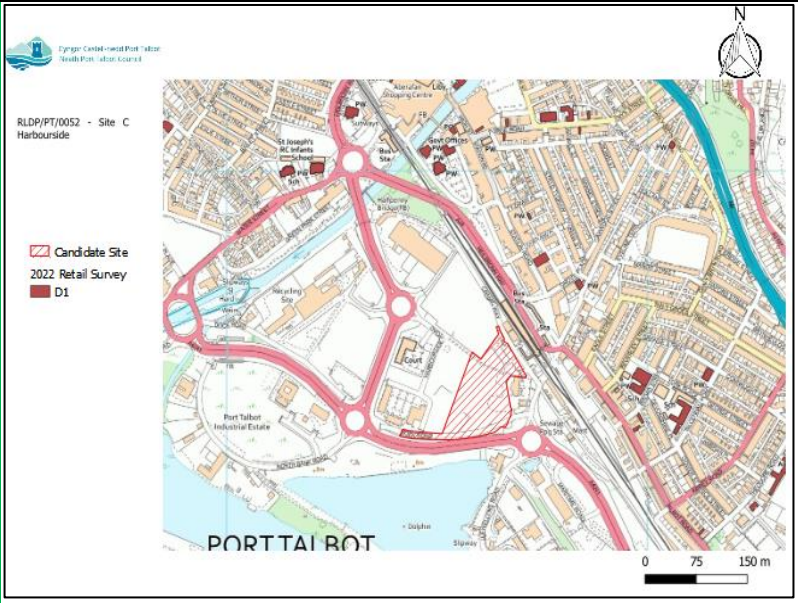
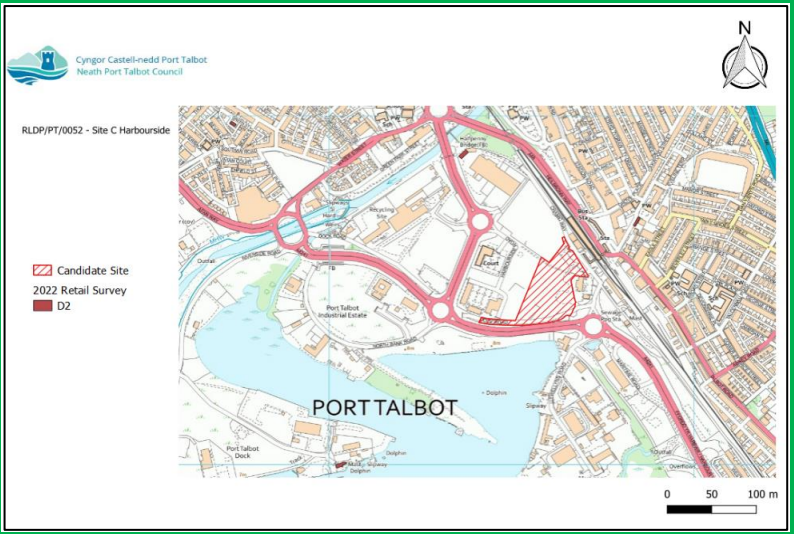


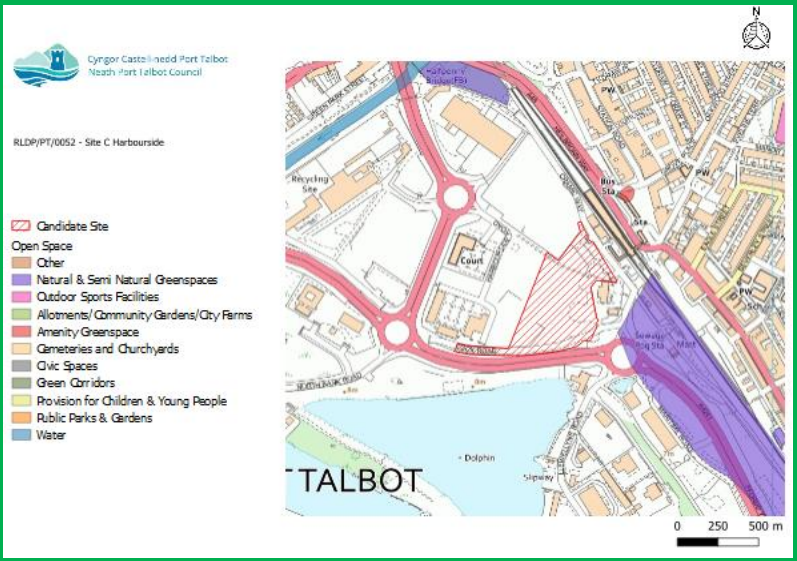
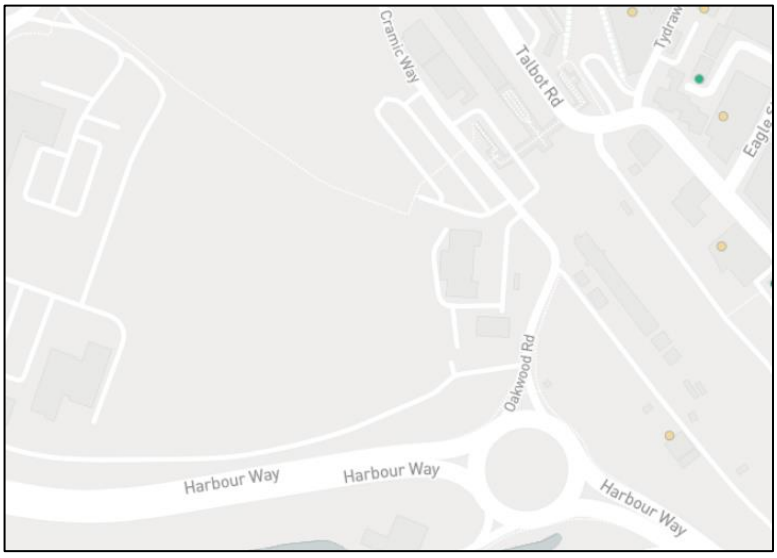
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within Margam. Margam - Local settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Development platform with ecological enhancements Amber level features: Bird habitat Species present: Herring gull Species potential: Loafing birds Further surveys required for planning: Bird habitat
Planning permission	Full application in 2012 for a new research and development campus and redevelopment of Port Talbot railway station.
Adjoining uses	Adjoining uses include vacant land and employment development. Within the wider area is Port Talbot town centre and train station.
Sequential location	The site is located within an allocated employment area in the current LDP.
Prominence	The site is allocated on the A4241 which connects Port Talbot with the M4.

Criteria	Analysis
	The site is visible from the A4241. The site therefore has very good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Port Talbot Town Centre is approx. 90m to the north of the Candidate Site parcel. There are also a number of facilities along Talbot Road approx. 150m to the east of the Candidate Site parcel.  Proximity to non-residential institutions: There are a number of non-residential institutions within Port Talbot town centre approx. 150m to the north of the Candidate Site parcel.

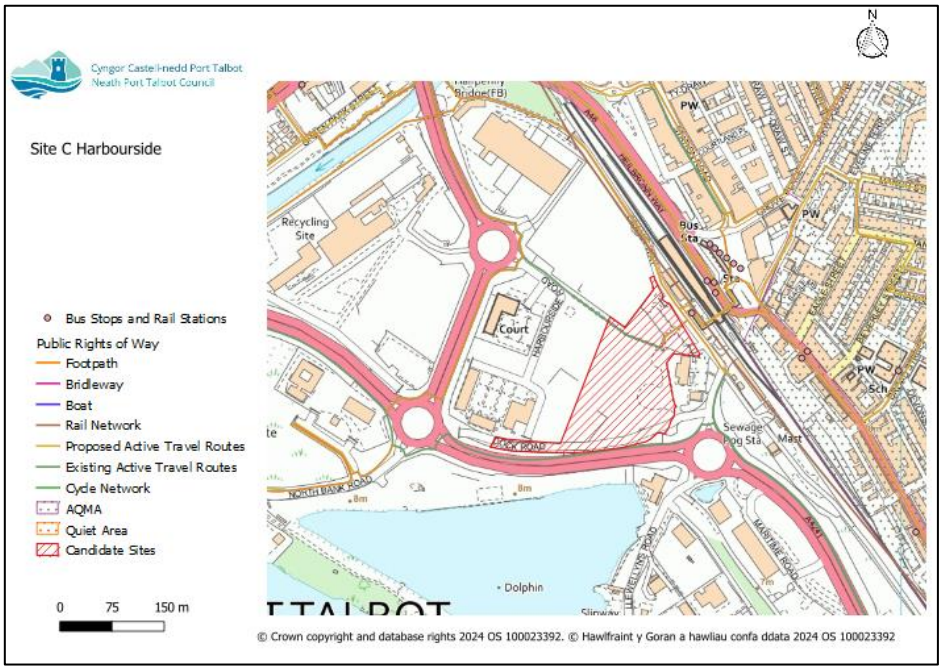
Criteria	Analysis
	 Proximity to assembly and leisure: There are a number of assembly and leisure facilities within Port Talbot town centre approx. 150m to the north of the Candidate Site parcel.  The site therefore has excellent access to services.
Welsh Language Sensitive Area	No

Criteria	Analysis
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are existing businesses adjoining the site/ within close proximity of the site which could expand into the site.

Criteria	Analysis
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is currently allocated for employment uses in the current LDP. The site is located on the A4241 which connects Port Talbot with the M4. The site is visible from the A4241 and is located within close proximity of Port Talbot town centre. The site is relatively flat and has excellent access to services. Biodiversity constraints will need to be taken into consideration.

Accessibility

Figure 80: RLDP/PT/0052 - Site C Harbourside - Accessibility

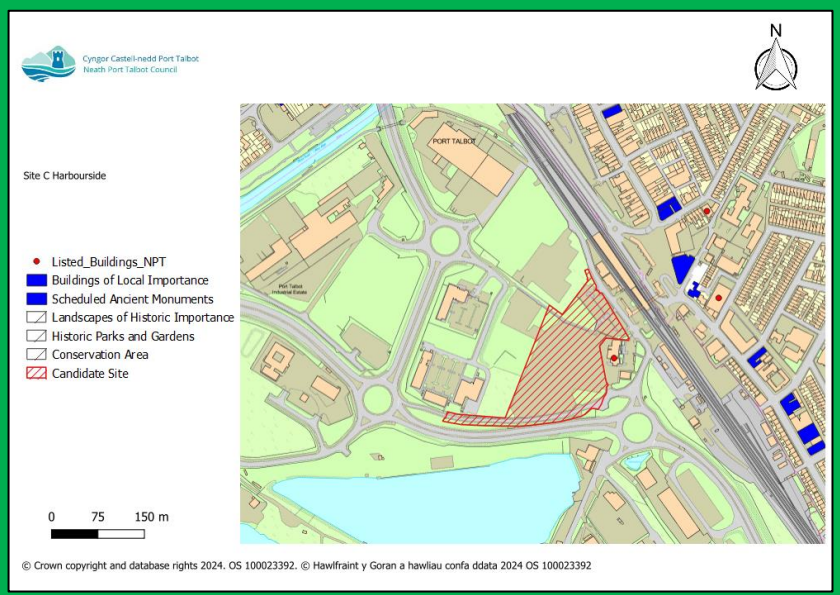


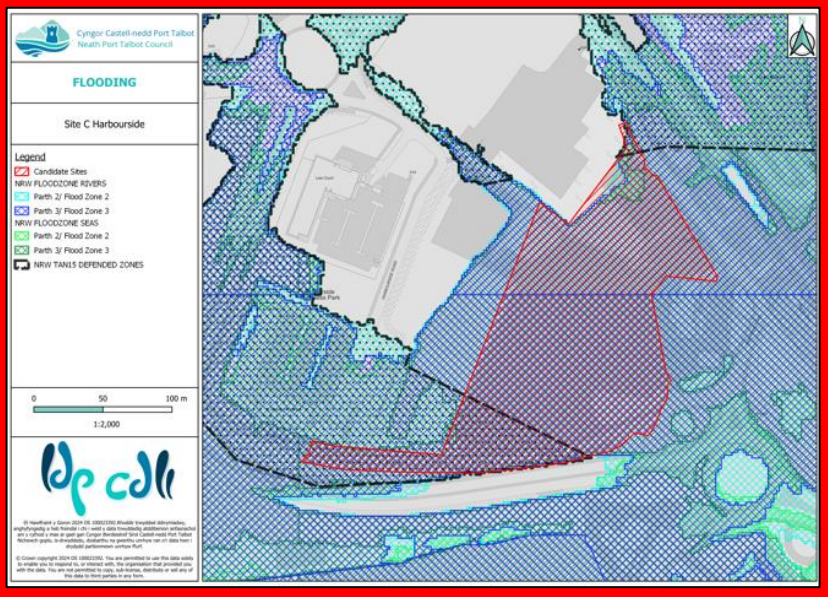
Mode	Provision
Road Access	The site is located on the A4241 which connects Port Talbot to the M4. The site is in relatively close proximity to the M4. The site therefore has very good road access.
Public Transport Access	There are various bus stops within a 10 minute walk. The service runs twice an hour. The site therefore has good public transport access.
Public Rights of Way	There are no Public rights of way within the site. There is a Public rights of way to the north of the site.
Active Travel Comments	Lots of existing and future routes nearby. Well connected in terms of cycle routes. Some improvements down half of carmic way needed, which we do received complaints about every now and then from members of the public/cyclists. There is an existing going right through the site, and we would like to keep that if possible, but also happy to discuss suitable diversions. There is also an existing route at the bottom of the site which it would be great if this site could provide access to. The site therefore has very good active travel accessibility.
Highway Comments	In accordance with TAN18 guidance a Transport Assessment/statement will be required to be submitted. There shall be no direct vehicular access created onto the A4241 Harbour Way dual carriageway or its roundabouts. The principle point of access into the site shall be off

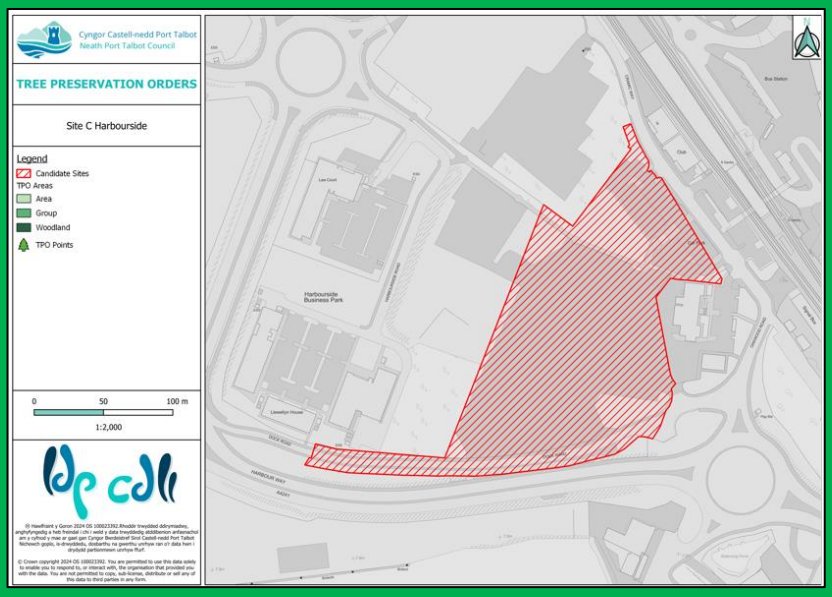
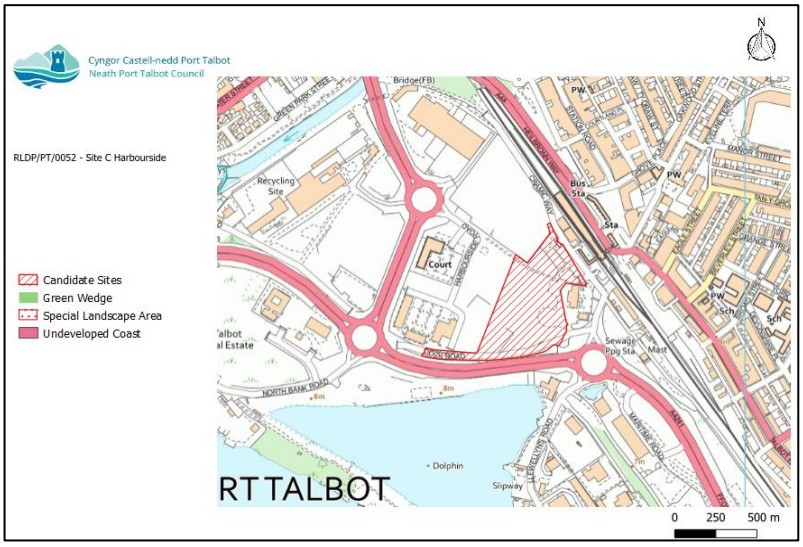
Mode	Provision
	Oakwood Road from the existing access spur off the roundabout of the A4241 at Harbour Way. There are therefore no highways objections to the site. Further highway works may however be required subject to the outcome of the Transport Assessment/ Statement.
Accessibility Summary	The site is located within an accessible location in close proximity of Port Talbot town centre. The site has very good road access and good public transport and very good active travel linkages. Further highways work may be required subject to the findings of a Transport Assessment/ Statement.

Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No

Criteria	Assessment
	NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints within the site. There are a number of BLI within the wider area to the north east of the site. 
Contamination and	Information to be provided for Deposit RLDP.

Criteria	Assessment
proximity to other known environmental concerns	
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4 and urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located in a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	The site is unlikely to be suitable for development due to flooding constraints.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	7,078sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes

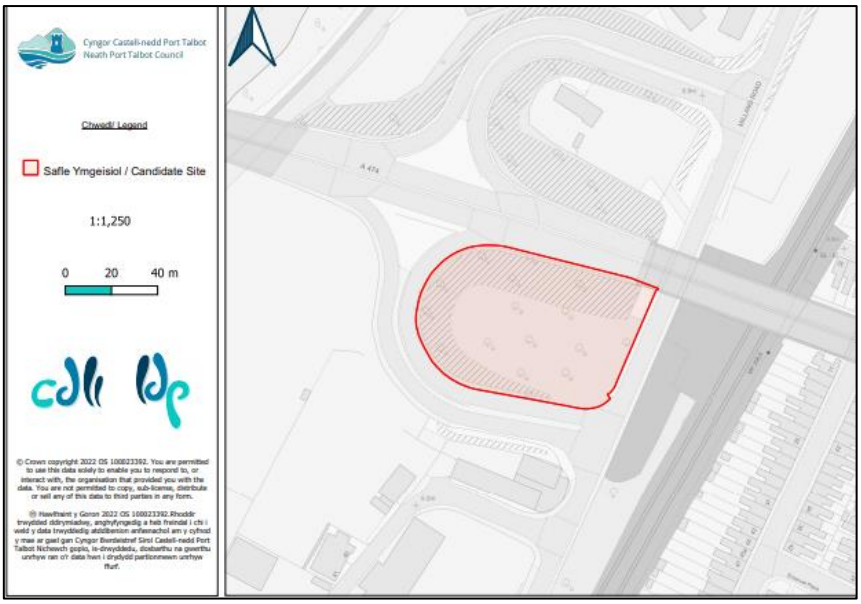
Criteria	Assessment
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability work will be required should the site be allocated for development in the deposit plan.
Ownership	The site is owned by the Council who is promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	The site has been earmarked for the development of SWITCH – South Wales Industrial Transition from Carbon Hub. A £20 million pound facility with the aim of creating a purpose built research centre for decarbonising the metal and steel industry.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability information will be required should the site be allocated for development in the deposit plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is currently allocated in the current LDP. The site is considered to be deliverable. The site has been earmarked for the development of SWITCH. There are flooding constraints which limit development opportunities in this area. It is however understood that there is work ongoing to overcome this constraint. A request for screening opinion under Regulation 6 of the Town and Country Planning (Environment Impact Assessment) (Wales) Regulations 2017 has been made for the construction of a new building comprising offices, research and development and light industry. Given that there are a number of employment uses within the wider area being promoted, rather than allocate the site for employment uses, one potential option may be the designation of Harbourside as an existing employment area.

RLDPRLDP/N/0031 - Land at Milland Road

Figure 81: RLDP/N/0031 - Land at Milland Road



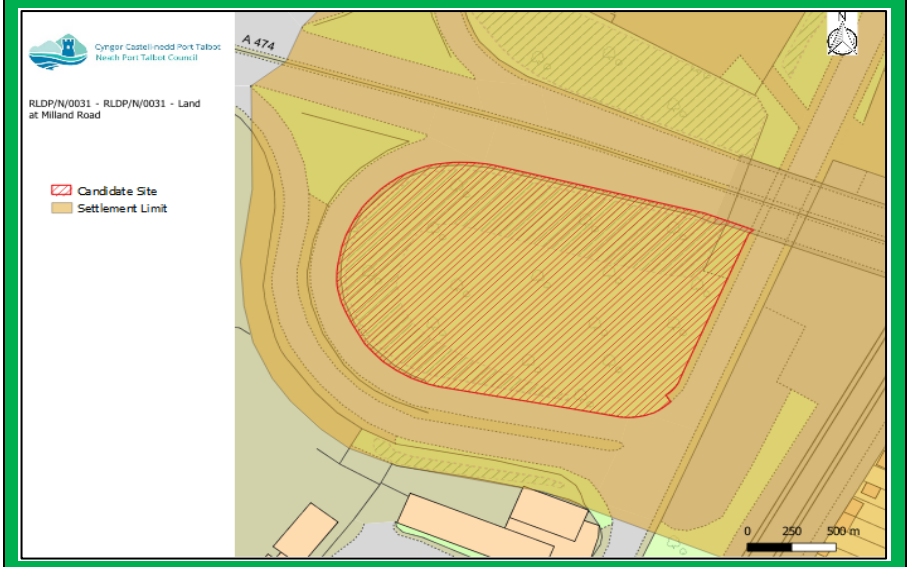
Site Detail	Information
Site Name	Land at Milland Road
Site Typology	Candidate Site submission
Site area (Ha)	0.5ha
Ward	Neath East
Spatial area	Neath

Characteristics of the Site

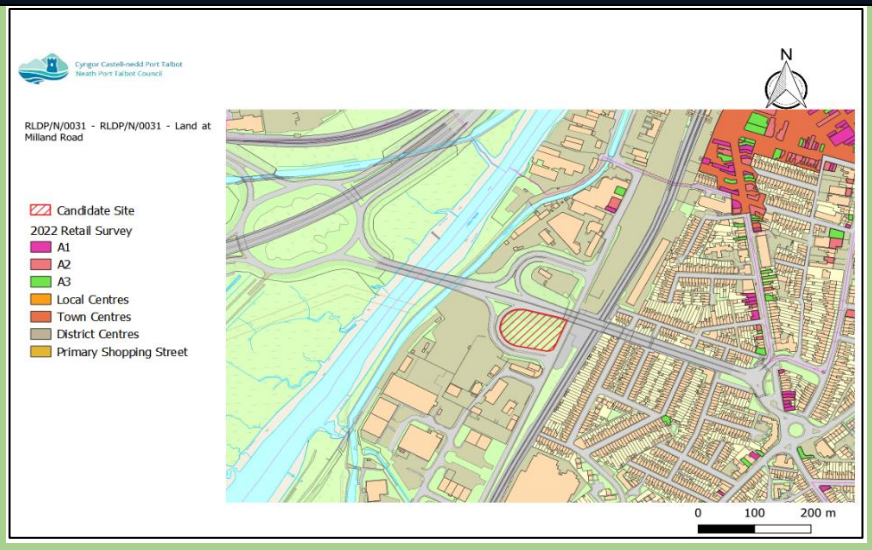
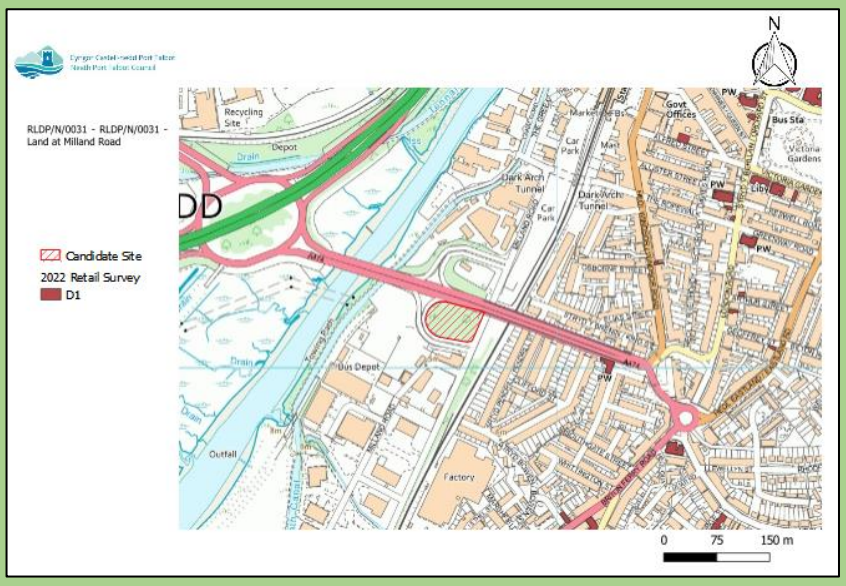
Figure 82: RLDP/N/0031 - Land at Milland Road - Internal Environment

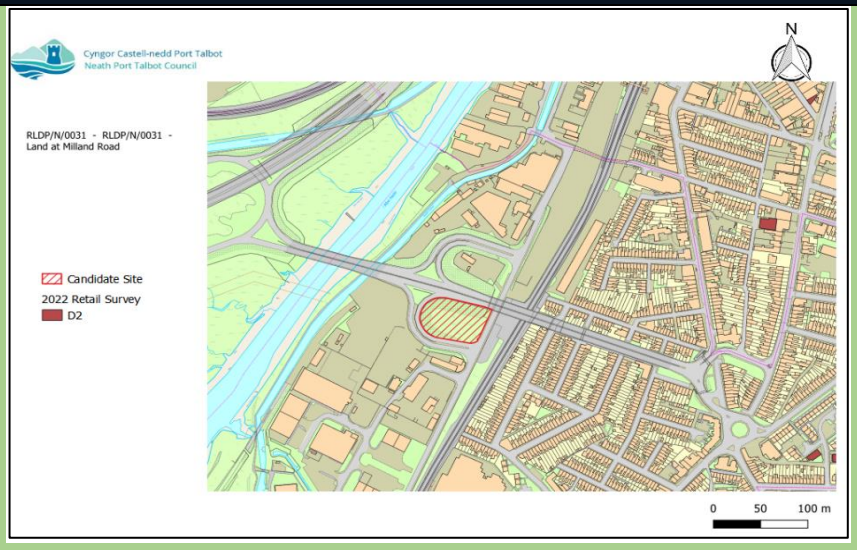
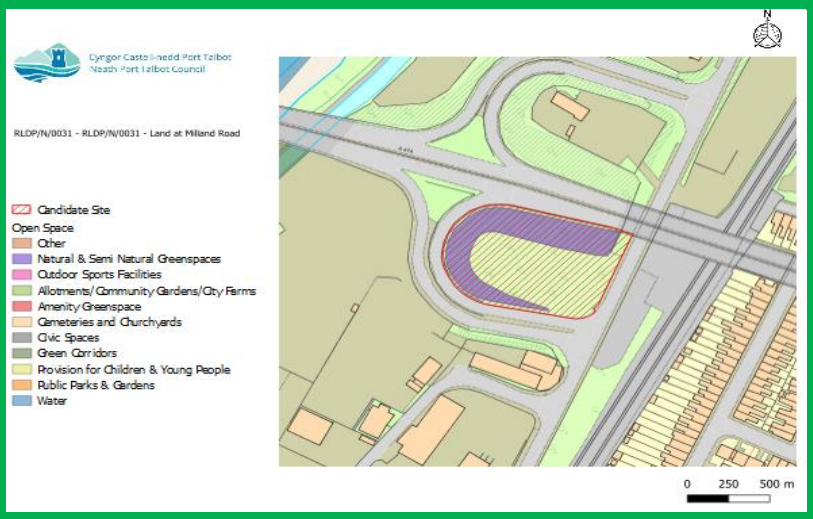


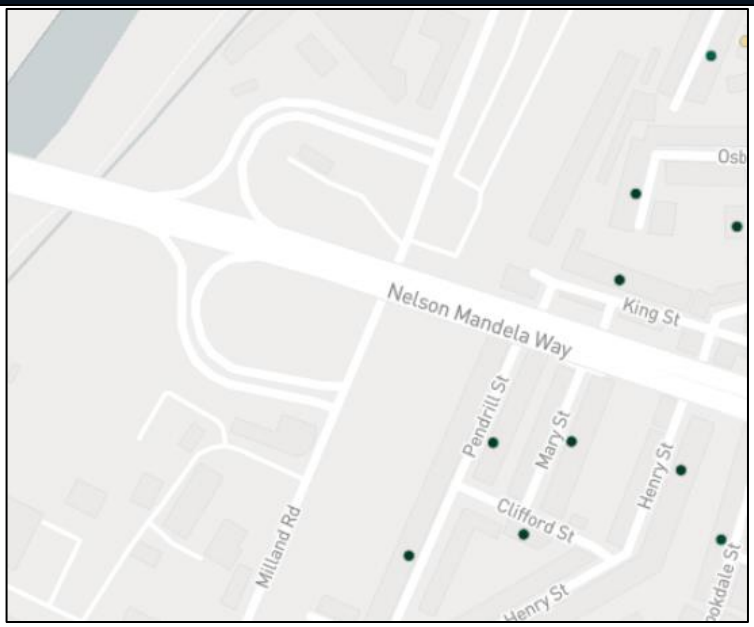
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Neath which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Brownfield

Criteria	Analysis
Previously developed land	Yes
Biodiversity appraisal	The site is covered entirely in trees. This would be a constraint to development.
Planning permission	Historic planning permssion for a Fire Service tower.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is adjacent to a designated employment area in the current LDP. The site is located within the urban area.
Prominence	The site is located off the A474 which connects to the A465. The trees on the site are visible from the A474. The site therefore has very good prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: There are a number of retail units within the wider area. Neath Town Centre is approx. 320m north east CS.

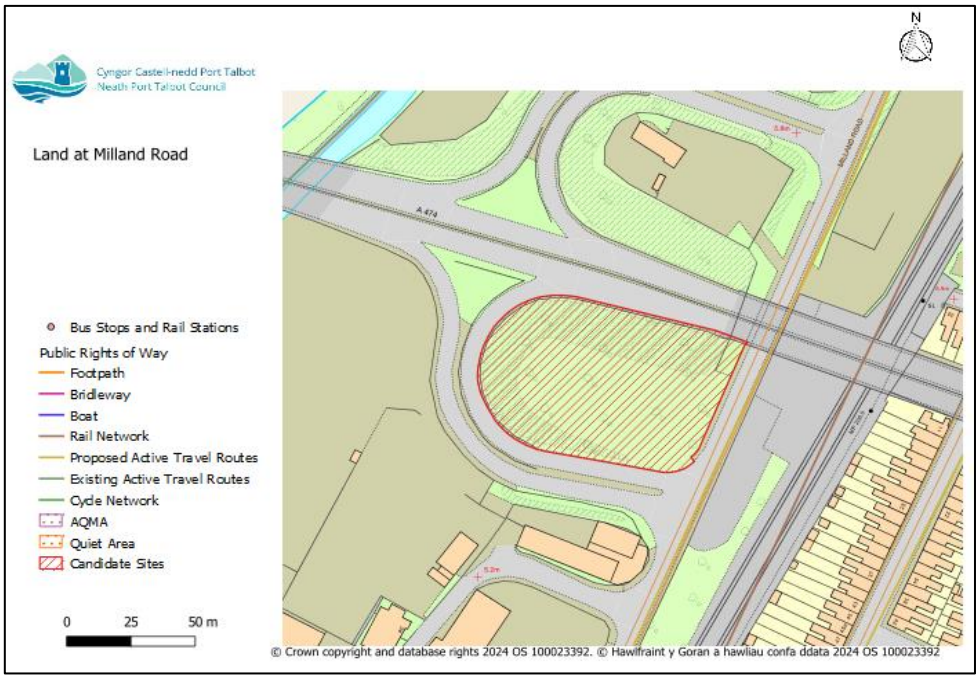
Criteria	Analysis
	 <u>Proximity to non-residential institutions</u>: There are a number of non-residential institutions within the wider area. Toots and Bounce Play Centre is approx. 360m to the south of the CS. Melyn Crydan Advice Centre is approx. 350m to the south east CS.  <u>Proximity to assembly and leisure</u>: Neath Martial Arts and Fitness Centre is approx. 410m north east CS.

Criteria	Analysis
	 The site therefore has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No – part of the site is identified as Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	The site adjoins the Milland Road designated employment area. There are employment uses adjoining the site. There are therefore potential expansion opportunities.
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is adjacent to the Milland Road designated employment area. The site is relatively flat and is located within close proximity of Neath town centre. The site is covered by trees, biodiversity characteristics of the site would therefore limit development options.

Accessibility

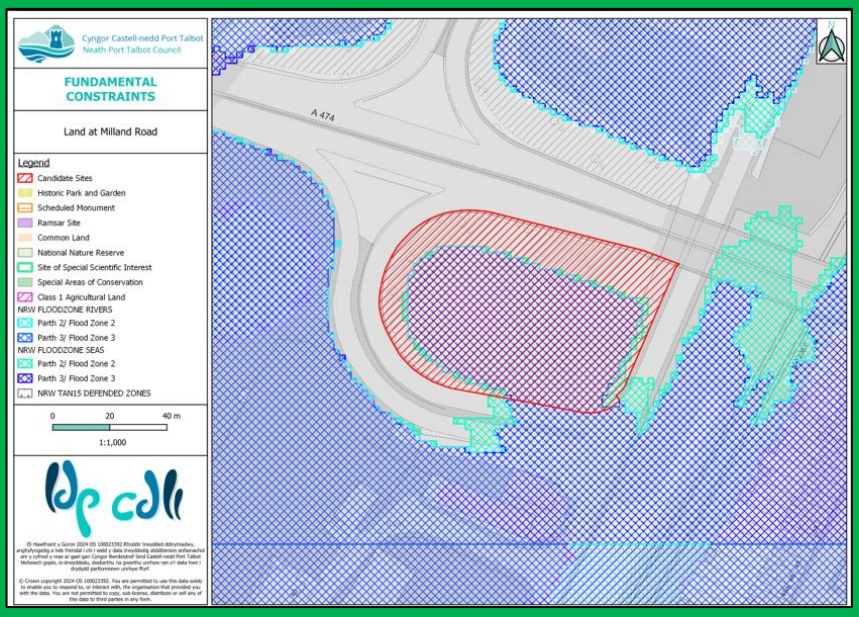
Figure 83: RLDP/N/0031 - Land at Milland Road - Accessibility

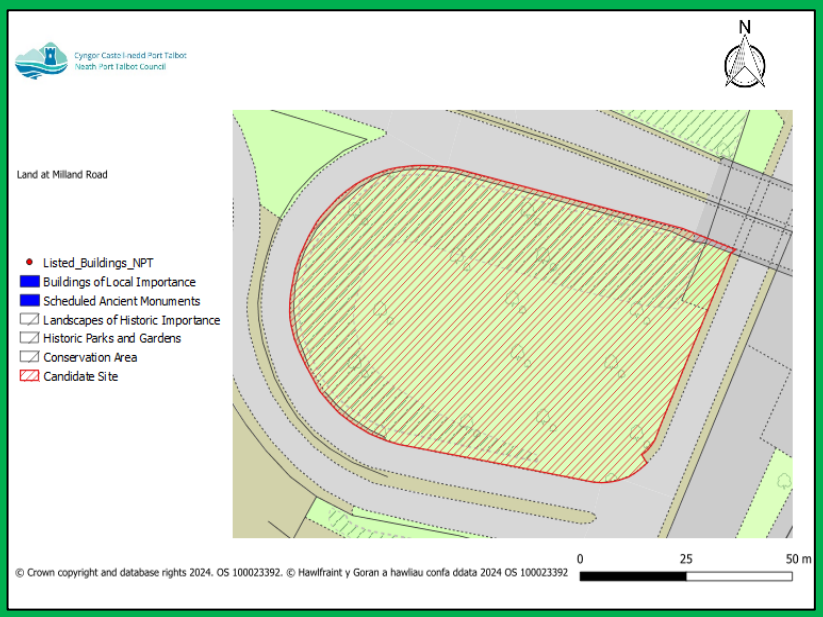


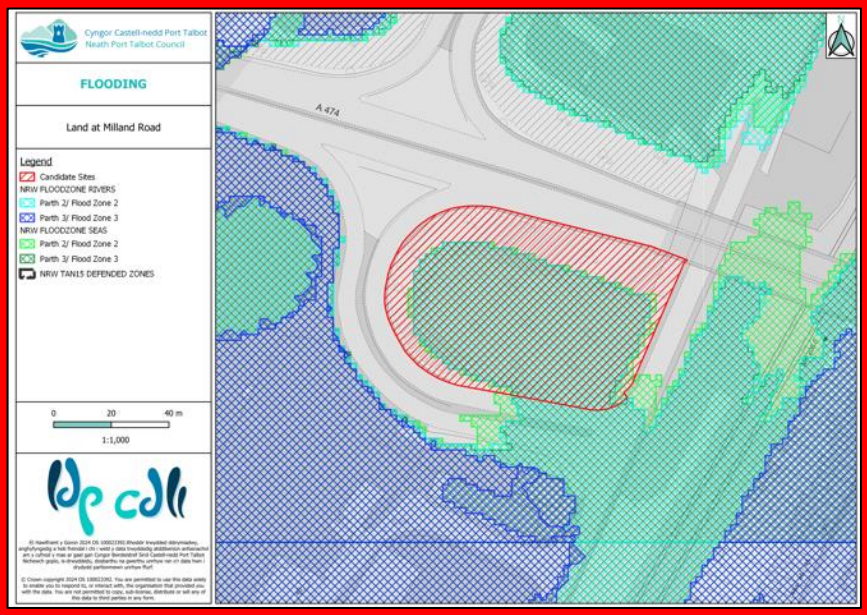
Mode	Provision
Road Access	The site is located off the A474 which connects to the A465. The A465 connects to the M4. The site is located within close proximity of the M4. The site therefore has very good road access.
Public Transport Access	The site is within walking distance of Neath Town Centre which has a Bus Station and Railway Station. The site therefore has good access to public transport.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	There are future routes adjacent to the site, these were audited in 2022 and failed due to missing dropped kerbs/ tactiles and speed/volume of traffic.

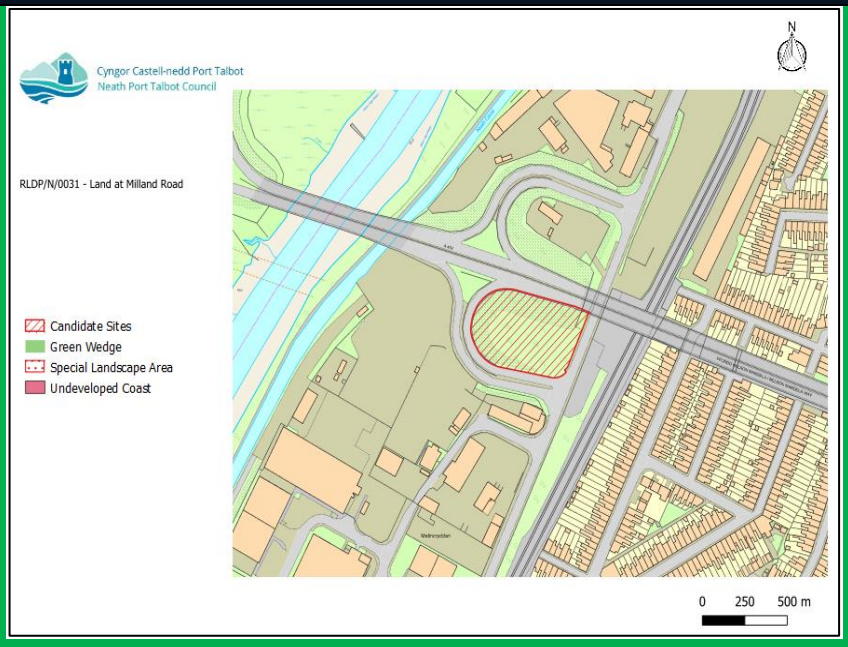
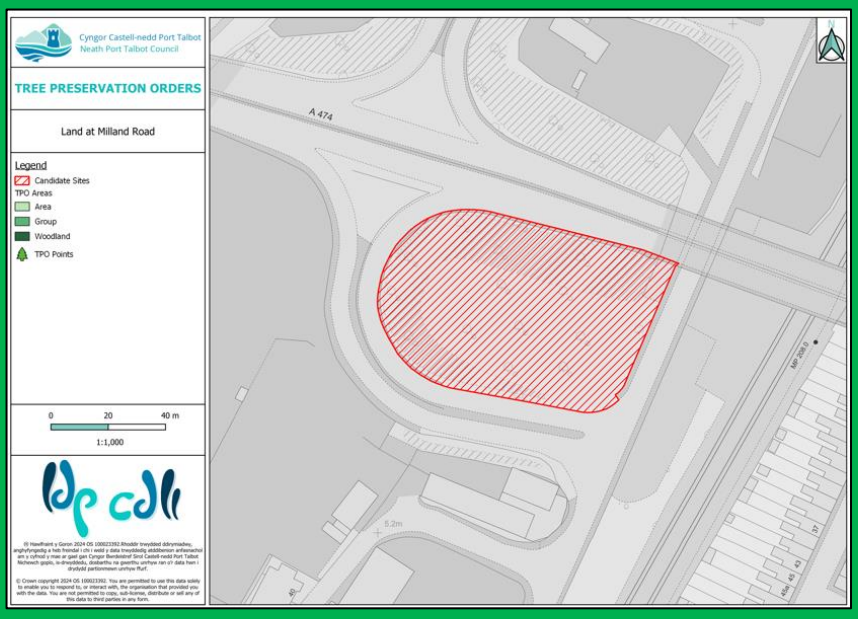
Mode	Provision
	NCN47 on the Neath Canal is close by, and there is a link onto it. There is also potential work happening near here whereby we are looking at putting a bridge over the neath canal. The site threfore has very good accessibility to active travel.
Highway Comments	No comments/ observations in relation to proposed use.
Accessibility Summary	The site is located in a highly accessible location near to Neath town centre. The site has very good road and active travel linkages and good public transport access.

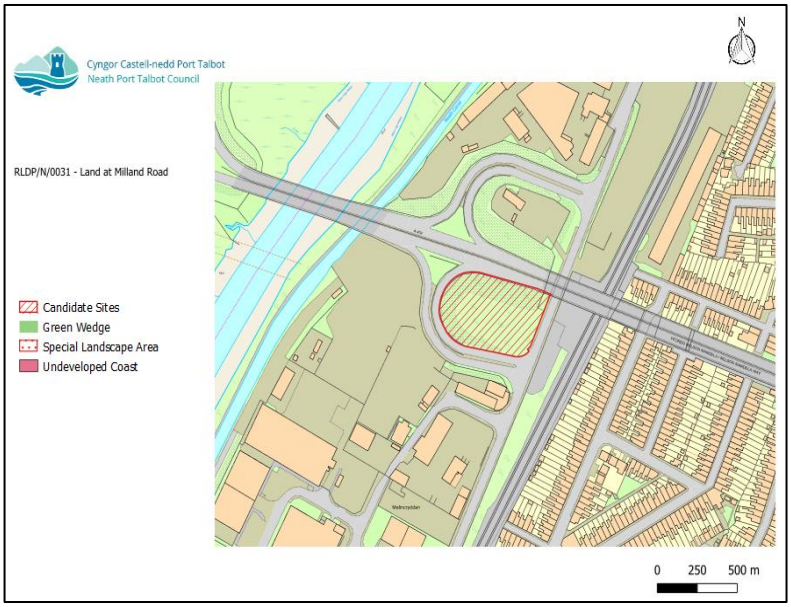
Constraints:

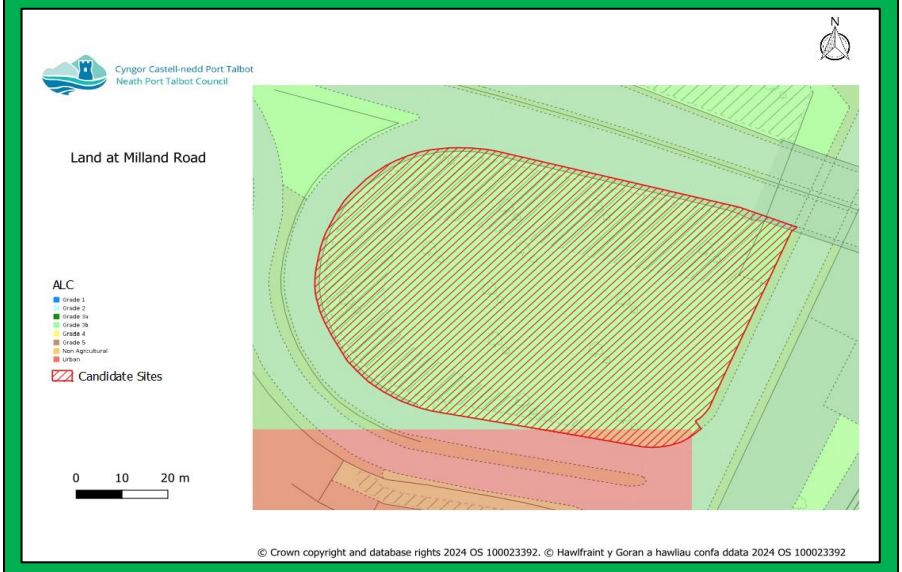
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No

Criteria	Assessment
	NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known	Information to be provided for Deposit RLDP.

Criteria	Assessment
environmental concerns	
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 This site is located within flood zone 2.
Landscape Sensitivity (Is the	No

Criteria	Assessment
site located within SLA?)	
Tree Preservation Order/s	 There are no TPOs on this site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified.

Criteria	Assessment
	No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 3b and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located in a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	The site is not considered to be suitable for development due to flooding constraints.

Availability and Deliverability:

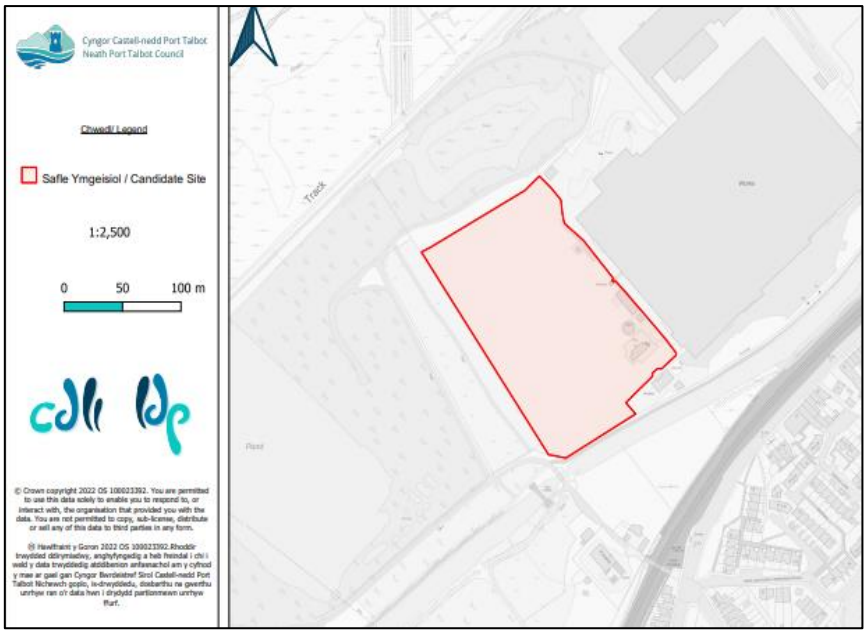
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	1,600sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further evidence required should the site be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who is promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further evidence required should the site be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located adjacent to Milland Road designated employment area. The site is considered to be deliverable. The site is however not considered to be suitable for development due to flooding and biodiversity considerations. It is therefore recommended that the site is not allocated for development in the RLDP.

RLDP/N/0032 - Land at Metal Box

Figure 84: RLDP/N/0032 - Land at Metal Box



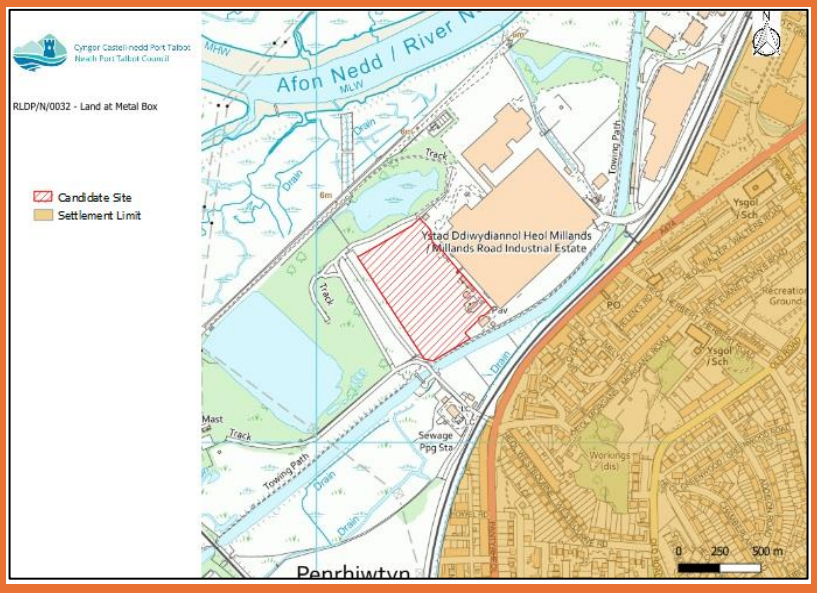
Site Detail	Information
Site Name	Land at Metal Box
Site Typology	Candidate Site submission
Site area (Ha)	2.5ha
Ward	Neath East
Spatial area	Neath

Characteristics of the Site

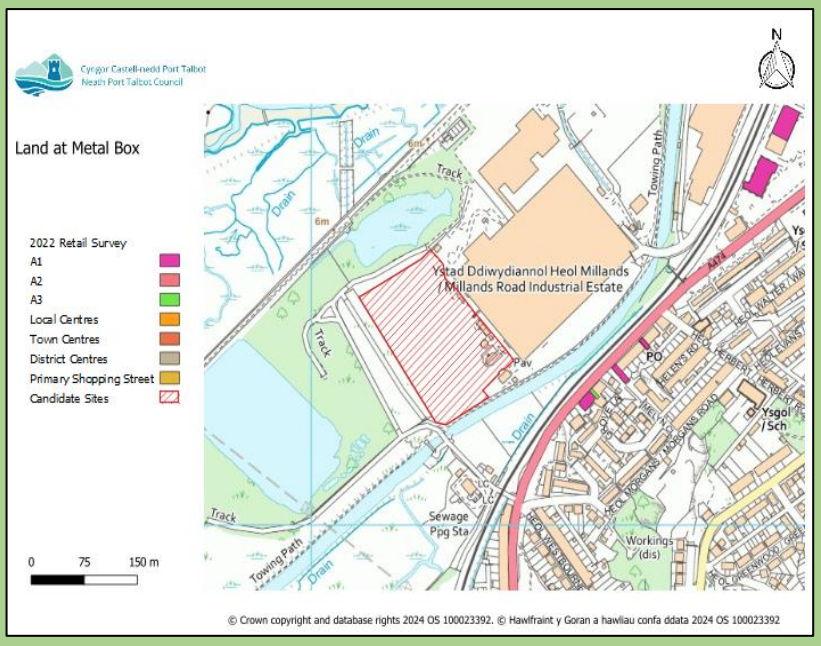
Figure 85: RLDP/N/0032 - Land at Metal Box - Internal Environment

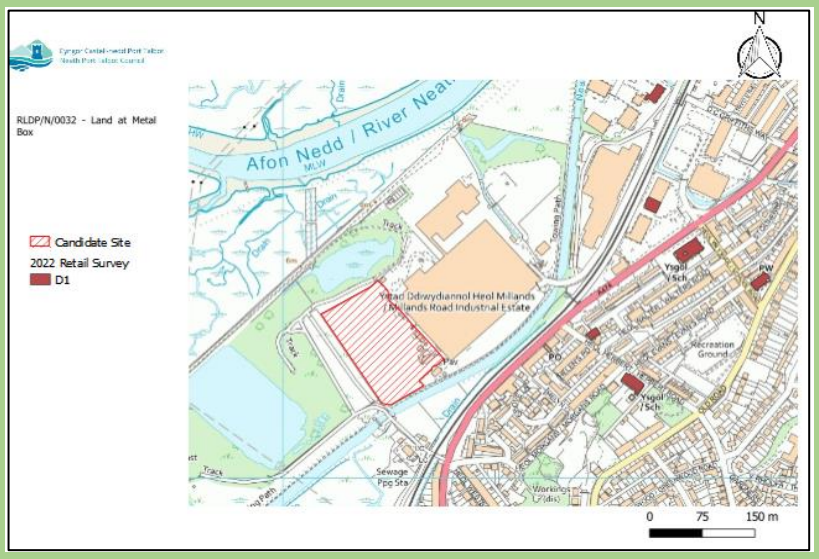
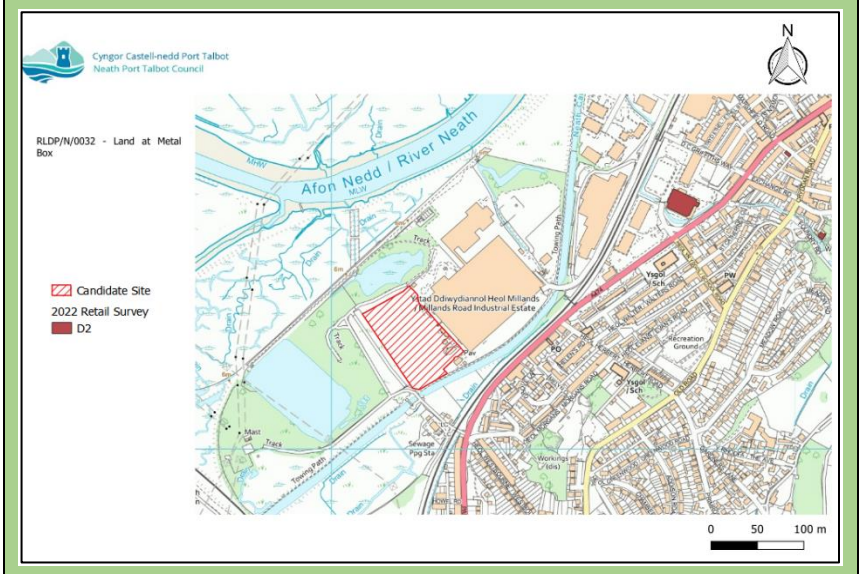


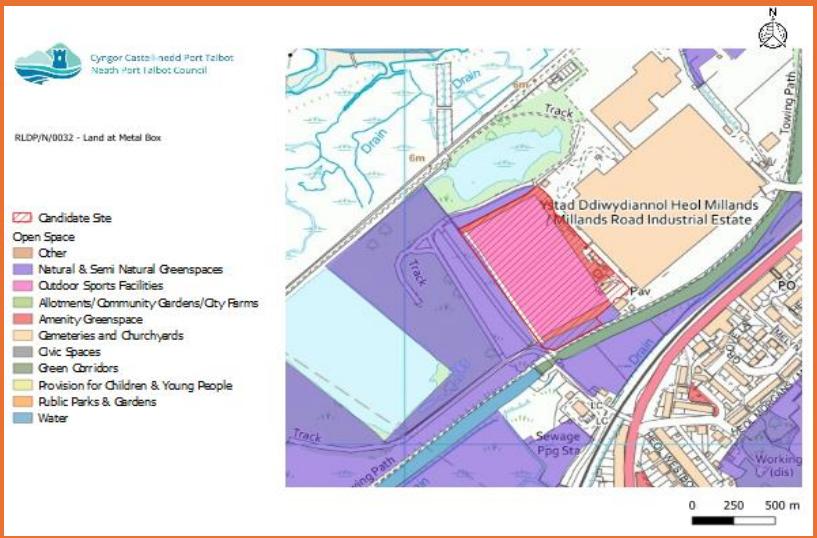
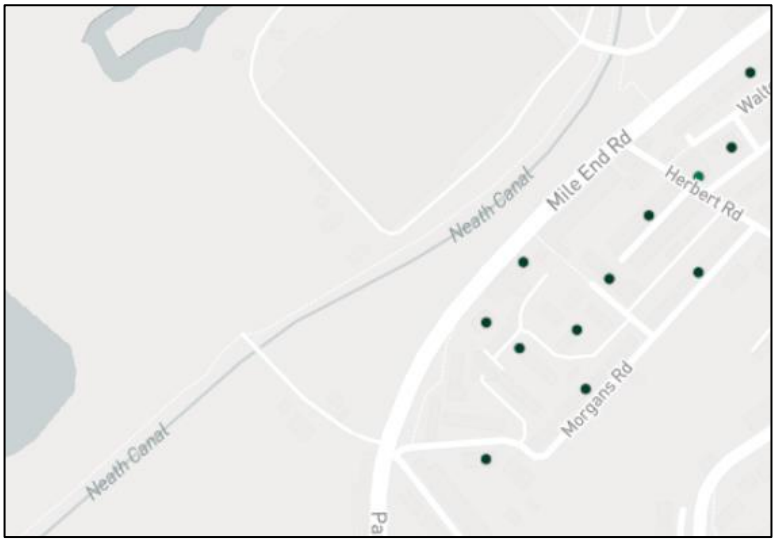
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site adjoins the settlement of Neath which is identified as a key settlement in the Council's settlement hierarchy. 
Existing use	Open space
Greenfield/ brownfield	Greenfield
Previously developed land	No

Criteria	Analysis
Biodiversity appraisal	 Amber level constraints: Semi-improved neutral grassland, species-rich in parts and bordered by scrub along north, south and western boundaries. Site supports first-recorded wasp spider population in Neath Port Talbot. Species present: Common fleabane, ribbed melilot, common knapweed, red clover, zig zag clover, oxeye daisy, hemp agrimony, common bird's foot trefoil, wasp spider, swallow, hairy shield bug, four-spotted orb weaver Species potential: Reptiles, invertebrates, nesting birds Further surveys required for planning: Reptile, invertebrate, SINC criteria
Planning permission	Full planning permission in 2012 for a storage tank and pumphouse.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is adjacent to a designated employment area in the current LDP.

Criteria	Analysis
	The site is not located within the urban area. The site is not currently used for employment purposes.
Prominence	The site is located adjacent to the Milland Road designated employment area. The Milland Road designated employment area feeds onto the A474 which feeds onto the A465. The site itself isn't visible from the A474. The Milland Road designated employment area is however visible from the A474 although there is a levels distance. Overall therefore, the site is considered to have a good overall level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> The site is approximately 300 away from the nearest retail facility.  <u>Proximity to non-residential institutions</u>: Ebenezer English Baptist Church is approx. 260m north east CS. Melin

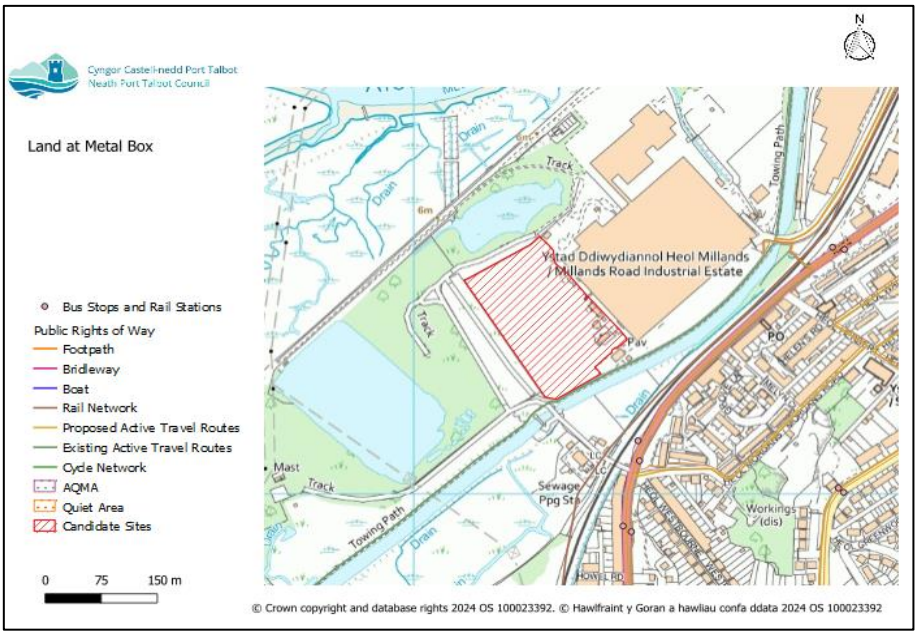
Criteria	Analysis
	Infant School is approx. 320m to the east CS. Melin Primary School is approx. 570m north east CS. St Catherine's Church is approx. 450m north east CS.  <u>Proximity to assembly and leisure</u>: Castle Bingo is approx. 540m north east CS.  The site therefore has very good access to services.
Welsh Language Sensitive Area	No

Criteria	Analysis
Would development lead to the loss of recreational space?	Potentially – the majority of the site is identified as outdoor sports pitches and the remainder amenity green space. Need to understand the extent to which the pitches are still used. 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 

Criteria	Analysis
Potential expansion opportunities?	The site is located adjacent to Milland Road designated employment area. There are employment premises adjoining the site. There are therefore expansion opportunities.
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located adjacent to Milland Road designated employment area. Development of the site would lead to a loss of recreational space. There are also biodiversity characteristics that would need to be taken into consideration which potentially limit development opportunities.

Accessibility

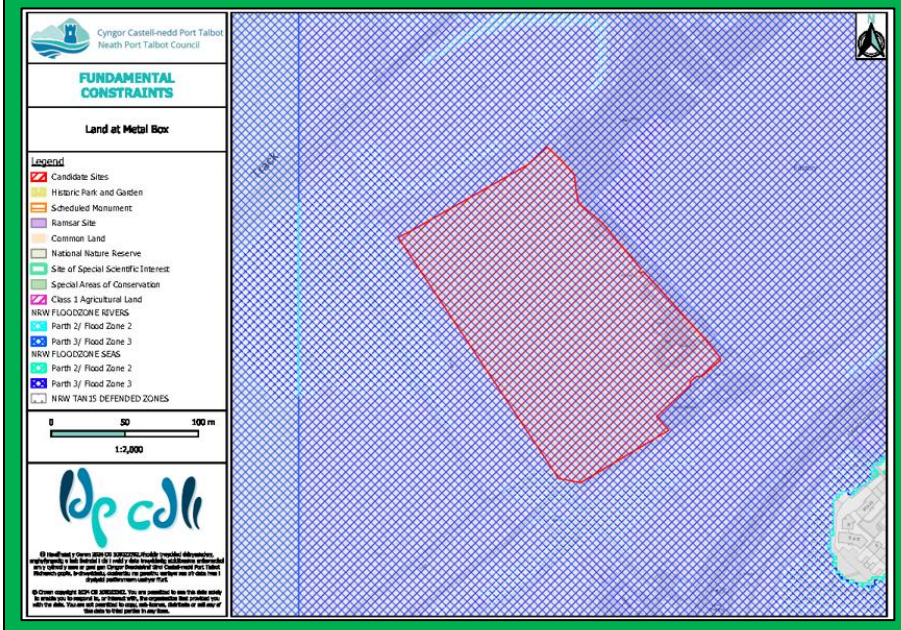
Figure 86: RLDP/N/0032 - Land at Metal Box - Accessibility

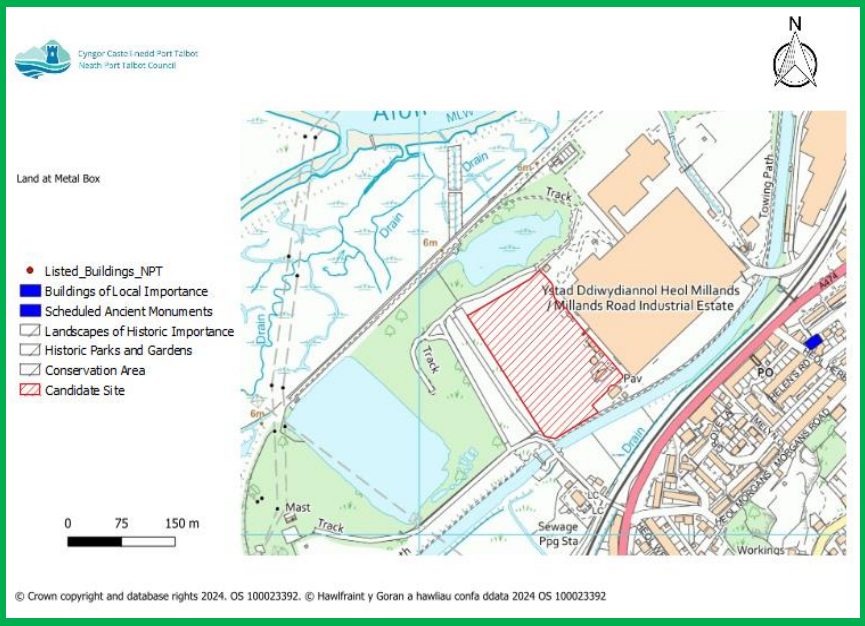


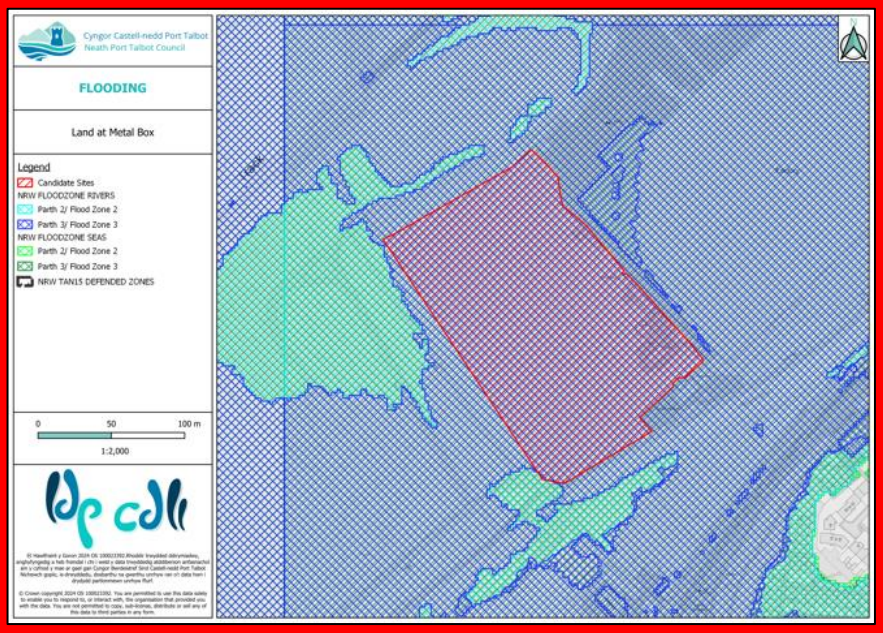
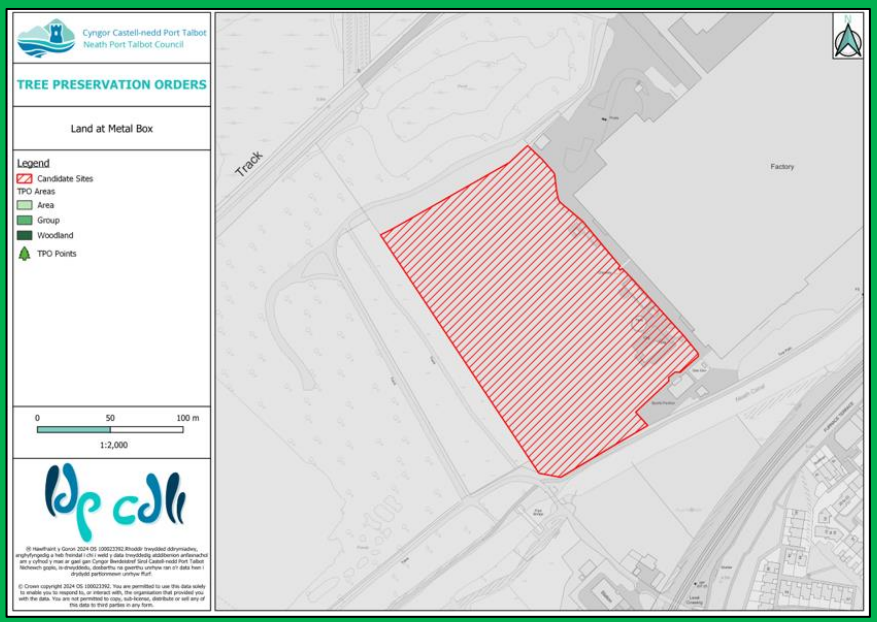
Mode	Provision
Road Access	The site is located adjacent to the Milland Road designated employment area. The Milland Road is located off the A474 which connects to the A465. The A465 connects to the M4. The site is located within close proximity of the M4. The site therefore has very good road access.
Public Transport Access	There are bus stops immediately adjacent to the Site. The service runs every 20 minutes. The site therefore has excellent access to public transport.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent to the site.

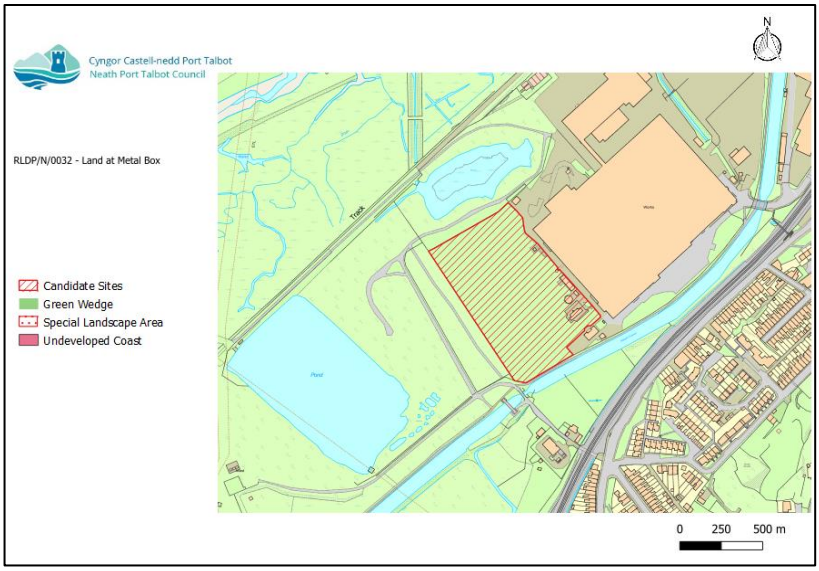
Mode	Provision
Active Travel Comments	There is NCN47 adjacent to the site which is an existing route, improvements have been made over the last few years in this section so it is up to active travel standards. Would just need to look at the short link to the Neath Canal for this site and making sure it is up to active travel standards. It would also be worth considering how walkers and cyclists will link into destination points in the Melyn, for example Lidl, the primary school, residential estate etc via the most direct route. The site is therefore considered to have very good access to active travel.
Highway Comments	Transport Assessment is required. Access will need to be made via existing Metal box site which may be under third party ownership therefore could be problematic. Access routes and alterations to any approach roads will need to be undertaken within this third party land. No highways objection to the proposed type and scale of development. Some highway improvements may be required.
Accessibility Summary	The site is located in a highly accessible location near to Neath town centre. The site has very good road and active travel linkages and excellent public transport access. Some improvements to highways may be required.

Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.

Criteria	Assessment
Impact on agricultural land	The site is classified as Grade 3b, non-agricultural and urban ALC.
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints summary	The site is unlikely to be suitable for development due to flooding constraints.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	16,800sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No

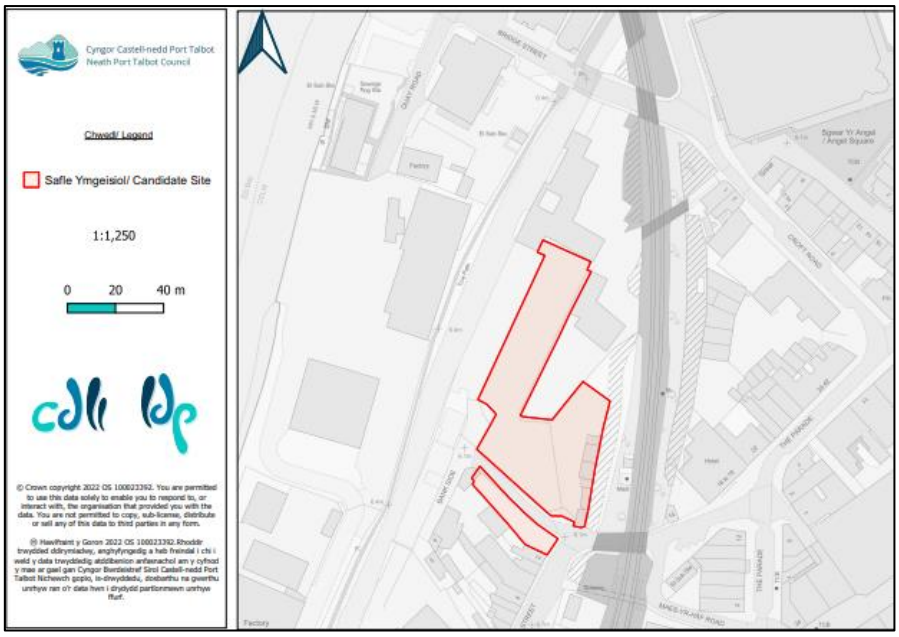
Criteria	Assessment
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further evidence required should the site be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further evidence required should the site be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is adjacent to the Milland Road designated employment area. The site is considered to be deliverable. The site is however not considered to be suitable for development. Development of the site would lead to the loss of open space. Flooding constraints limit development opportunities. Development of the site would also need to take into consideration biodiversity constraints.

RLDP/N/0035 - Former Dairy Site and Tunnel Tavern, Neath

Figure 87: RLDP/N/0035 - Former Dairy Site and Tunnel Tavern, Neath



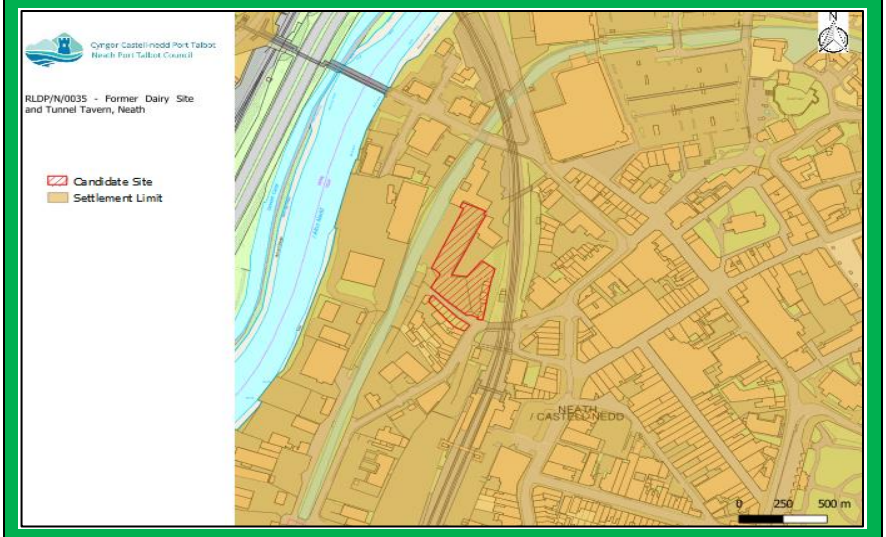
Site Detail	Information
Site Name	Former Dairy Site and Tunnel Tavern, Neath
Site Typology	Candidate Site submission
Site area (Ha)	0.4ha
Ward	Neath North
Spatial area	Neath

Characteristics of the Site

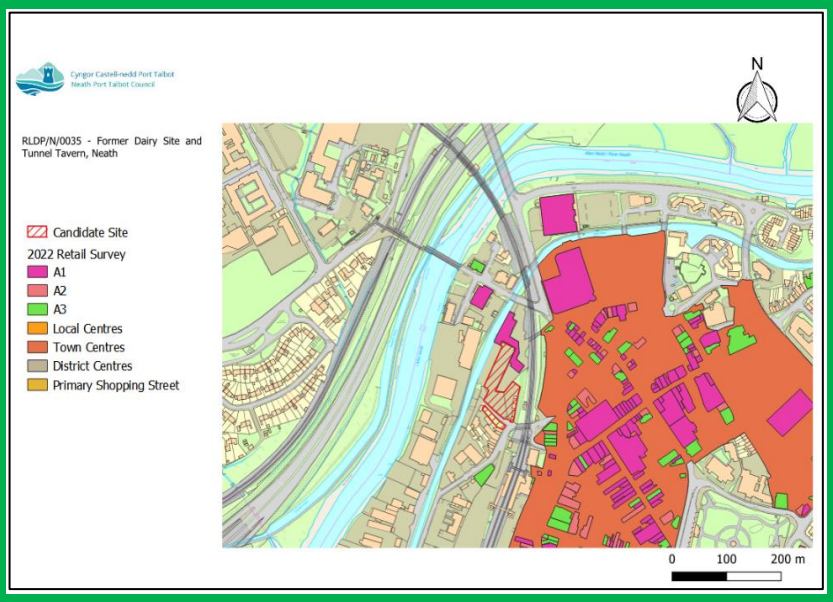
Figure 88: RLDP/N/0035 - Former Dairy Site and Tunnel Tavern, Neath - Internal Environment

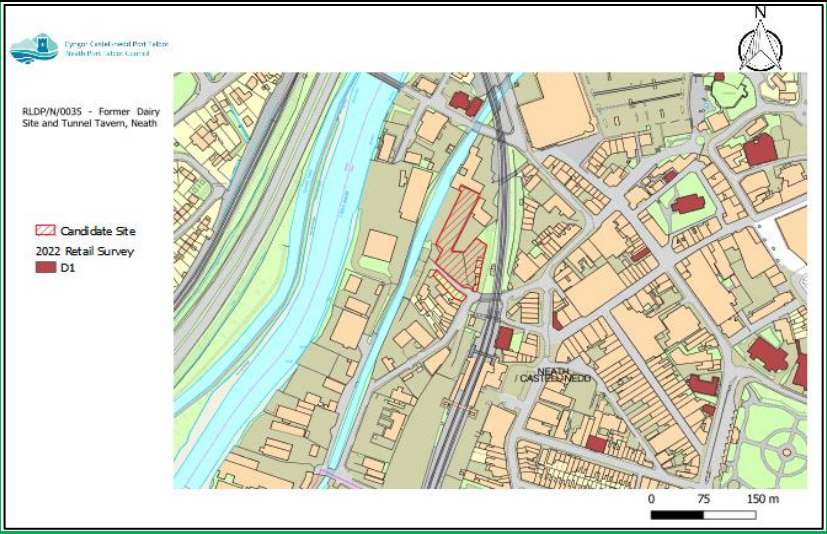
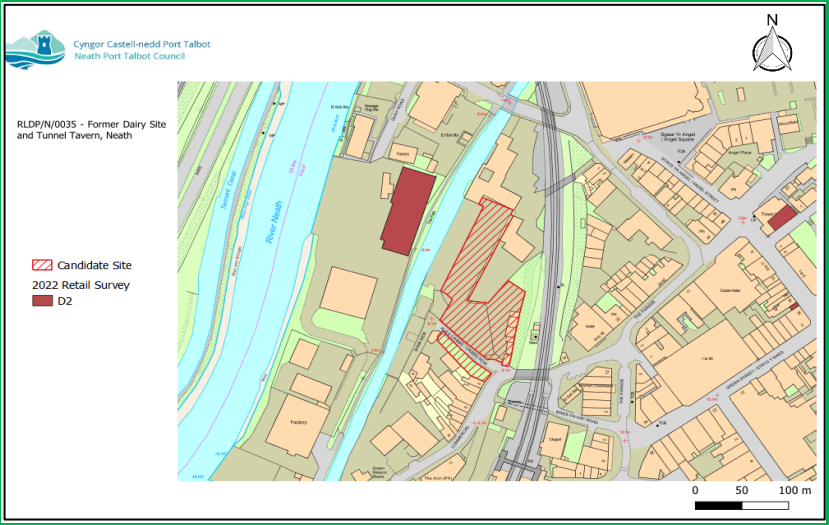


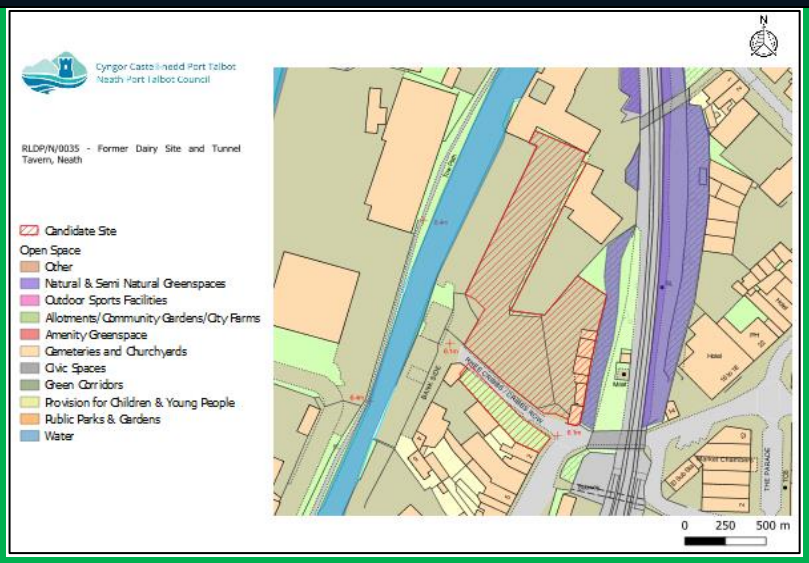
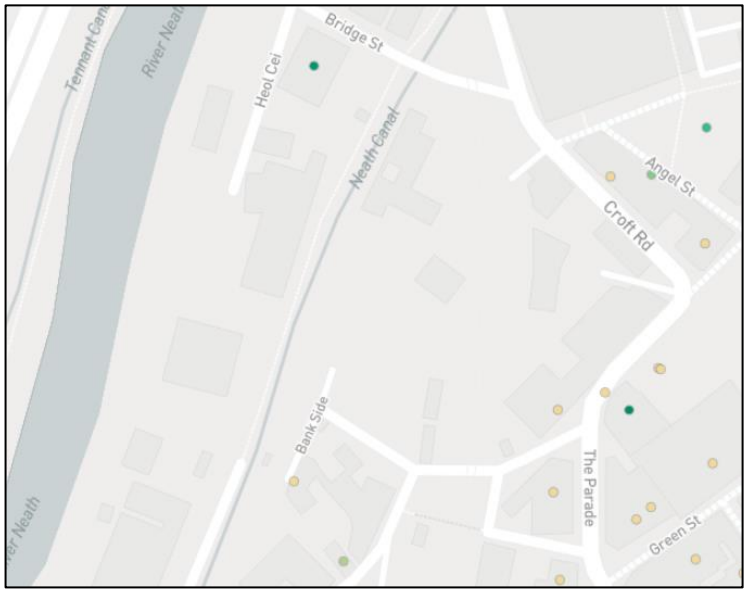
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Neath which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Former other commercial
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 No biodiversity constraints.
Planning permission	Historic Certificate of Lawfulness for existing garage for motor vehicle repairs and MOT Station.
Adjoining uses	The site is located within close proximity of Neath town centre where there are mixed uses. The surrounding area is mixed use and includes employment provision and residential accommodation. These would be complementary to the type and scale of development proposed.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is located within the urban area. The site was formerly used as a dairy and public house.
Prominence	The site is located off, and visible from, Commercial Street which is a local road. The site therefore has poor overall prominence.

Criteria	Analysis
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> There are a number of retail units within the wider area. The CS adjoins Zohas Ark Horse and Country. Neath Town Centre is approx. 40m to the east CS.  <u>Proximity to non-residential institutions</u>: There are a number of non-residential institutions within the wider area. Apostolic Church and Kingdom Hall of Jehovahs Witness are situated approx. 80m north of the CS. Neath Antiquitarian Society is approx. 200m to the east CS.

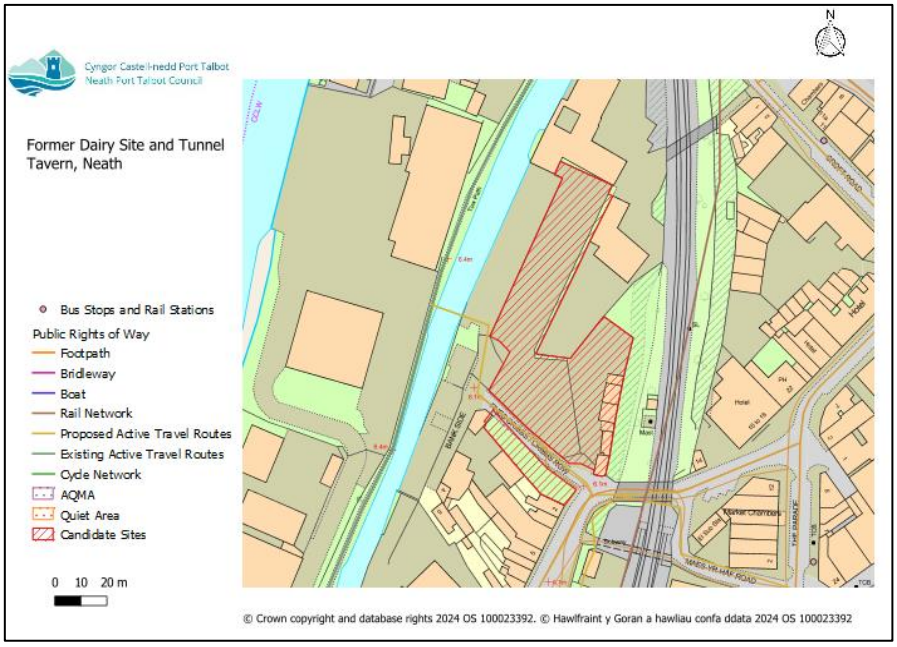
Criteria	Analysis
	 Proximity to assembly and leisure: Unit 9 Gym is approx. 30m to the west of the CS. Old Town Hall is approx. 170m to the east CS. Pool Hall is approx. 250m to the east CS.  The site therefore has excellent access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The surrounding environment is mixed and includes employment premises. There are therefore considered to be potential expansion opportunities.

Criteria	Analysis
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is located within a mixed use area which includes employment uses near to Neath town centre. The site is relatively flat and has excellent access to local services.

Accessibility

Figure 89: RLDP/N/0035 - Former Dairy Site and Tunnel Tavern, Neath - Accessibility

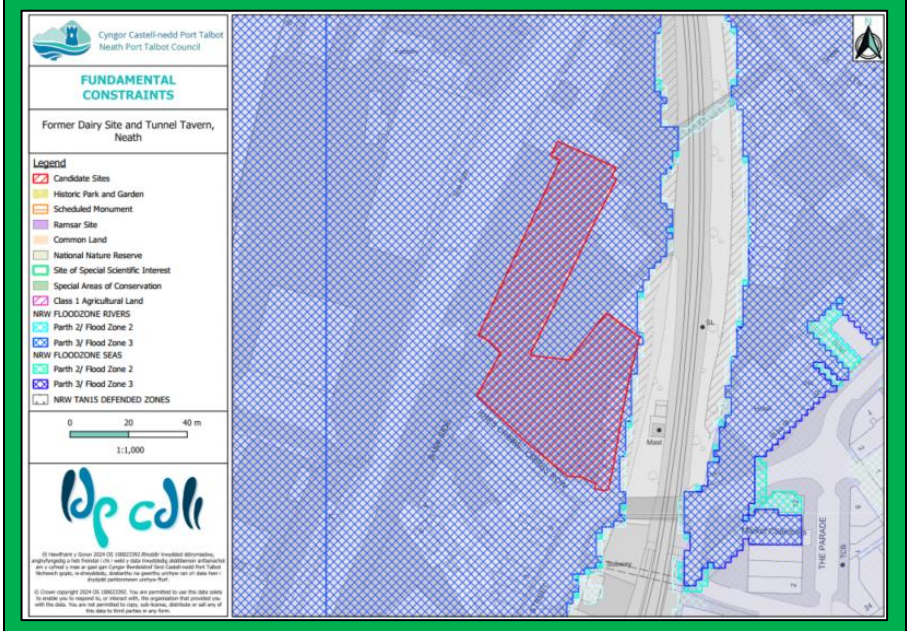


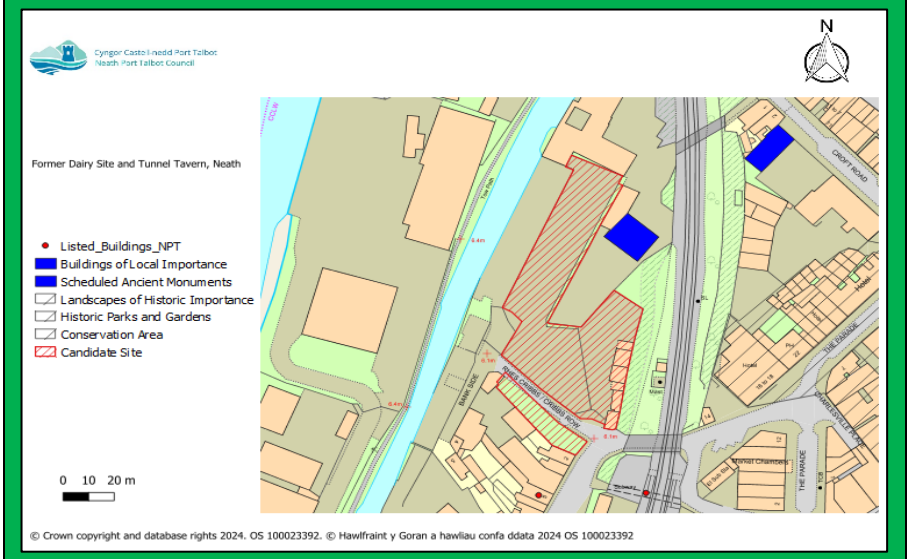
Mode	Provision
Road Access	Whilst the site is located within relatively close proximity of the M4 and A roads, the site is located off Commercial Street which feeds onto The Grn which feeds onto Milland Road which feeds onto the A474 and then the A465. There

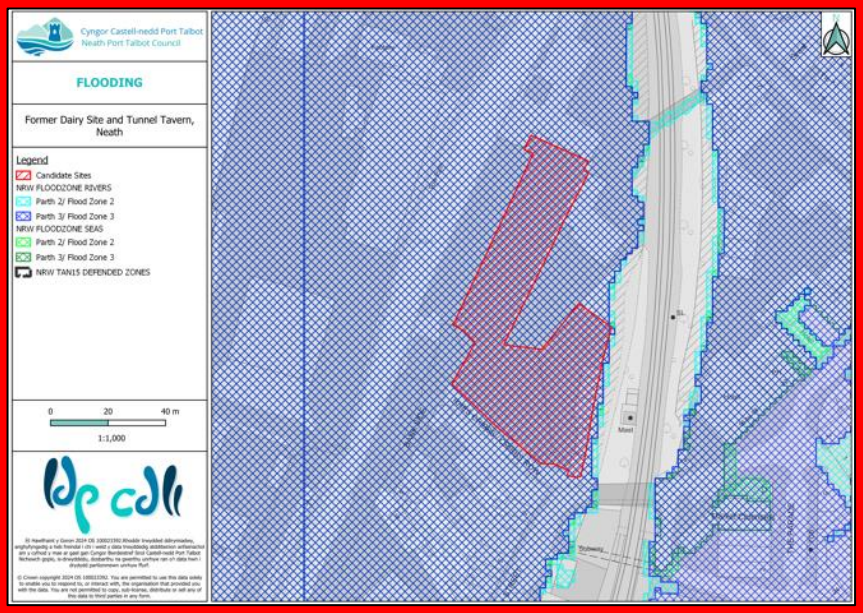
Mode	Provision
	are therefore a series of local roads before accessing main roads. Whilst there are other employment premises within close proximity of the site, overall, the site is considered to have very poor road access.
Public Transport Access	This site is within walking distance of Neath Town Centre which has a Bus Station and Railway Station. The site therefore benefits from good access to public transport.
Public Rights of Way	There are no Public rights of way within the site.
Active Travel Comments	There are future routes outside the proposed site, these have both failed an audit in March 2022. A link from the train station to NCN47 Neath Canal is being looked at in this area. It would be good if to look at links to Neath from this site which aren't currently up to active travek standard. The Neath opposite here is an existing route and have received Welsh Government funding in the last few years to upgrade. The site is therefore considered to have average access to active travel.
Highway Comments	The existing combined access should be re-developed to provide 1 main access into the development off Cribbs Row. A Transport Assessment is required.

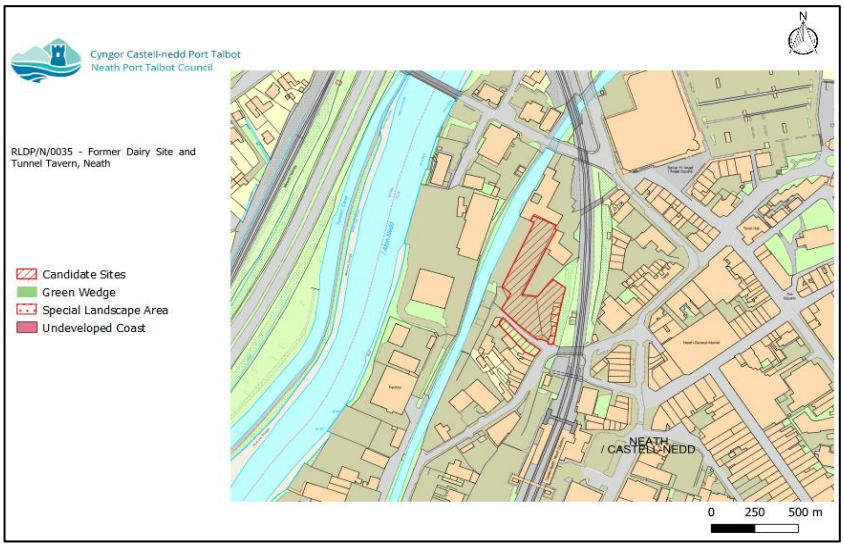
Mode	Provision
	Improvements shall be made to the existing pedestrian footway fronting Cribbs Row increasing to 2 metres (3 metres if a combined cycle and footway is required). No highways objection to the proposed type and scale of development. Some highway improvements are required.
Accessibility Summary	The site is located within close proximity of Neath town centre. The site has very poor road access due to the nature of the location of the site. Notwithstanding this there are employment premises within close proximity of the site. The site has good access to public transport and average access to active travel.

Constraints:

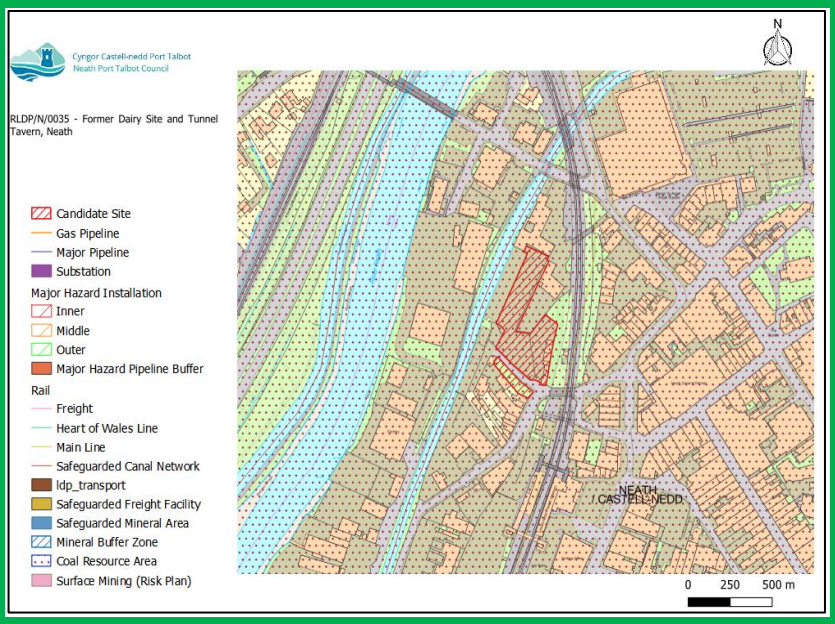
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No

Criteria	Assessment
	NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	The site is located within close proximity of Neath town centre where there are mixed uses. The surrounding area is mixed use and includes employment provision and residential accommodation.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known	Information to be provided for Deposit RLDP.

Criteria	Assessment
environmental concerns	
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints summary	The site is unlikely to be suitable for development due to flooding constraints.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	More information required.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	No viability information provided as part of the Stage 2 request.

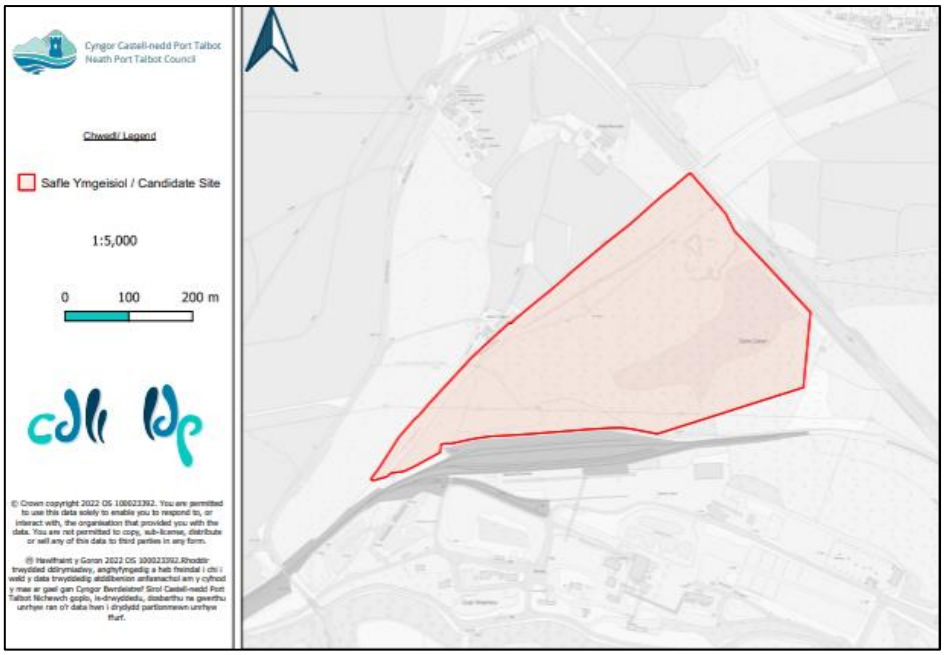
Criteria	Assessment
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	No viability information provided as part of the Stage 2 request.
Ownership	The site is owned by the Council who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is not considered to be deliverable.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within a mixed use area within close proximity of Neath town centre. The site is not considered to be suitable for development due to flooding constraints. The site is also not considered to be deliverable. It is therefore recommended that the site is not allocated for development.

RLDP/DV/0014 - Land off A4221, Onllwyn

Figure 90: RLDP/DV/0014 - Land off A4221, Onllwyn



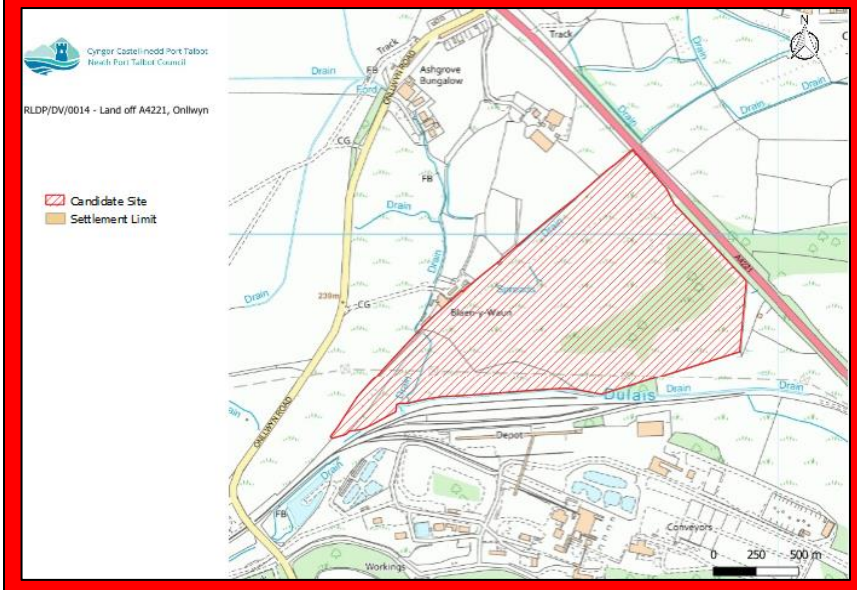
Site Detail	Information
Site Name	Land off A4221, Onllwyn
Site Typology	Candidate Site submission
Site area (Ha)	14.1ha
Ward	Onllwyn
Spatial area	Dulais Valley

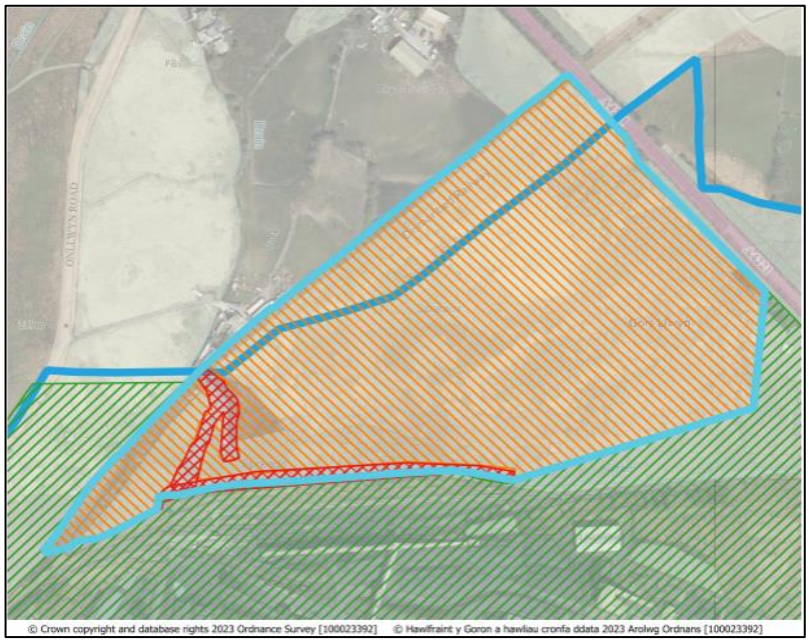
Characteristics of the Site

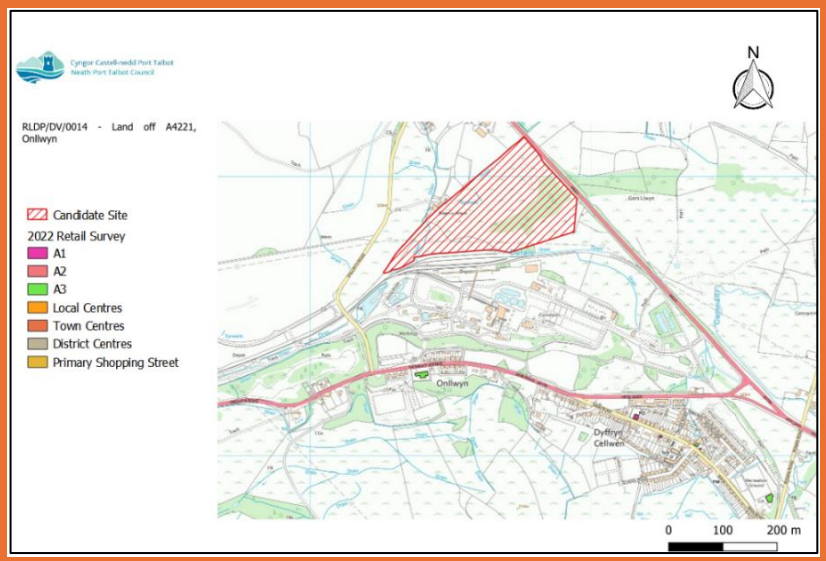
Figure 3: RLDP/DV/0014 - Land off A4221, Onllwyn - Internal Environment

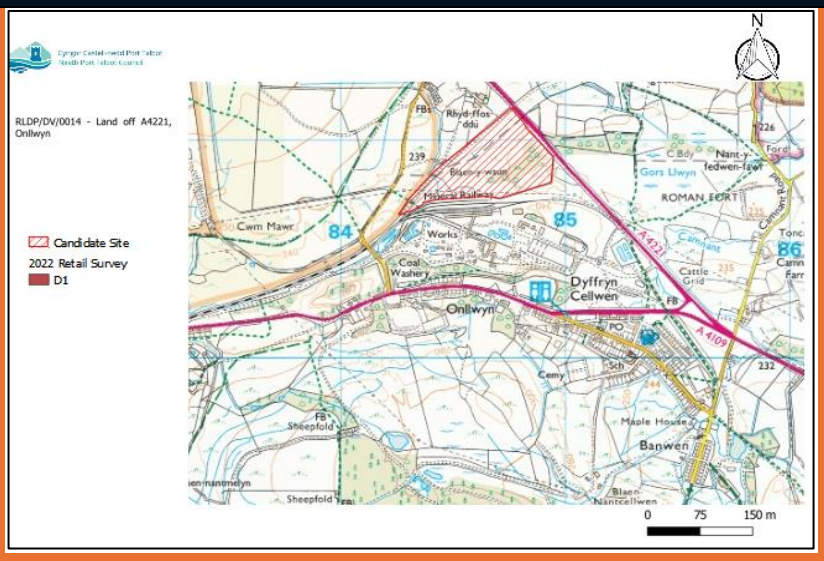
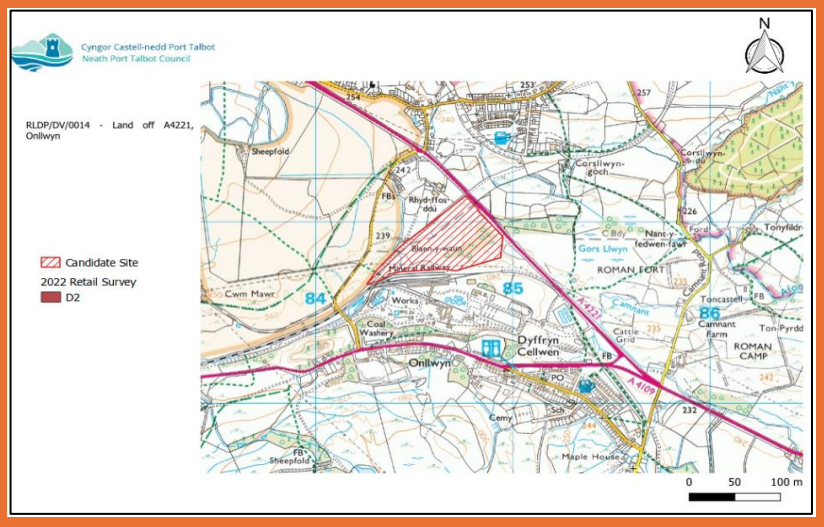


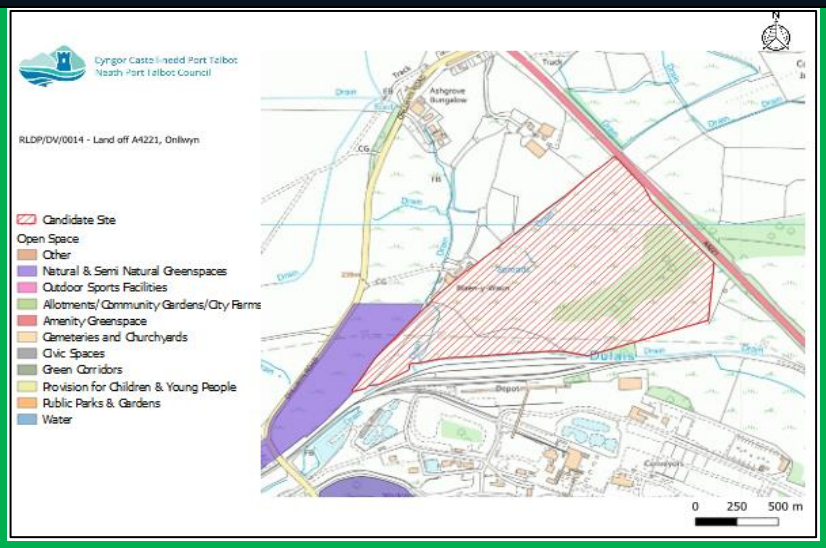
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The CS is not located within/ adjacent to settlement limit. The nearest settlement is Onllwyn which is identified as village in the Council's Settlement Hierarchy. 
Existing use	Agricultural
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Dense marshy grassland, species diverse, plus areas of more acidic grassland with heather and sheep's sorrel. Amber :level constraints:: Marshy grassland. S7 habitat. Red level constraints: Watercourse. Connectivity . Species present: Heather sp., sheep's sorrel, marsh helleborine, brookweed, marsh Arrowgrass, marsh cinquefoil, marsh pennywort, bogbean, water horsetail Species potential: Reptiles, brown hare, ground nesting birds Further surveys required for planning: Reptile
Planning permission	Outline planning permission P2021/0327 (Development of a Global Centre of Rail Excellence, approved on the 27/07/2021).
Adjoining uses	Onllwyn washery to the south of the site.

Criteria	Analysis
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area. The site is not currently used for employment uses.
Prominence	The site is located on the A4421 and is visible from this road. The site therefore has good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: There are a number of retail facilities along Main Road approx. 730m south east CS. These include a convenience store, pharmacy, hair/beauty, public house etc.  Proximity to non-residential institutions: The Candidate Site parcel is not located within a designated centre. There are no non-residential institutions within close proximity of the site.

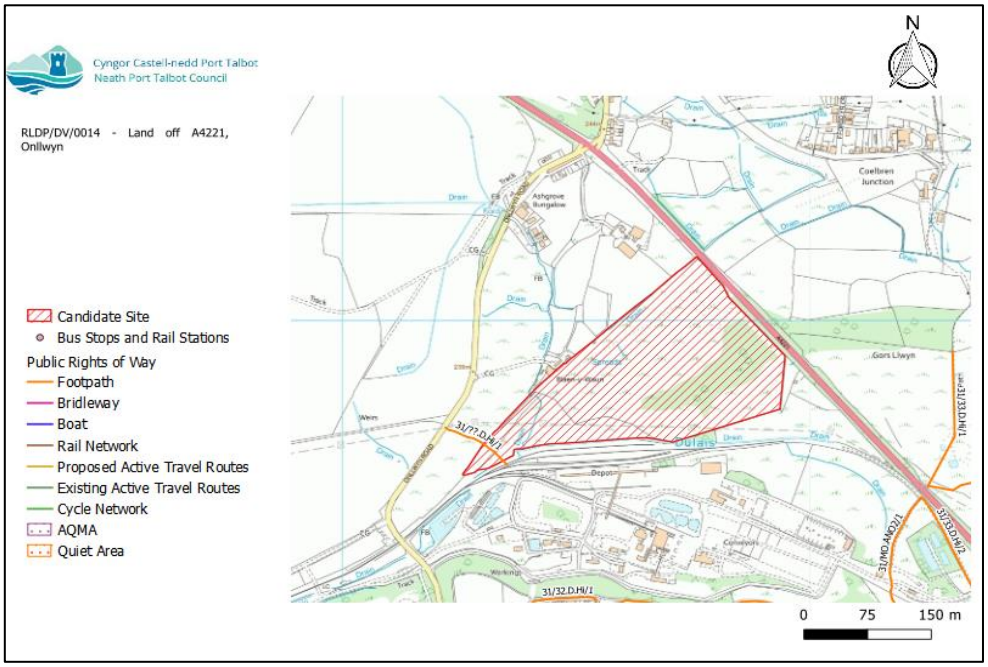
Criteria	Analysis
	 Proximity to assembly and leisure: Onllwyn YMCA approx. 600m south CS.  The site therefore has average access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site to the south is GCRE for which planning permission has been granted. There is therefore future potential expansion opportunities as part of this.

Criteria	Analysis
Pressure for other forms of development?	No known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is located outside of settlement limits and is not located adjacent to a settlement limit. The site is however located adjacent to GCRE. The site is relatively flat and there is average access to services. Biodiversity constraints would need to be taken into consideration.

Accessibility

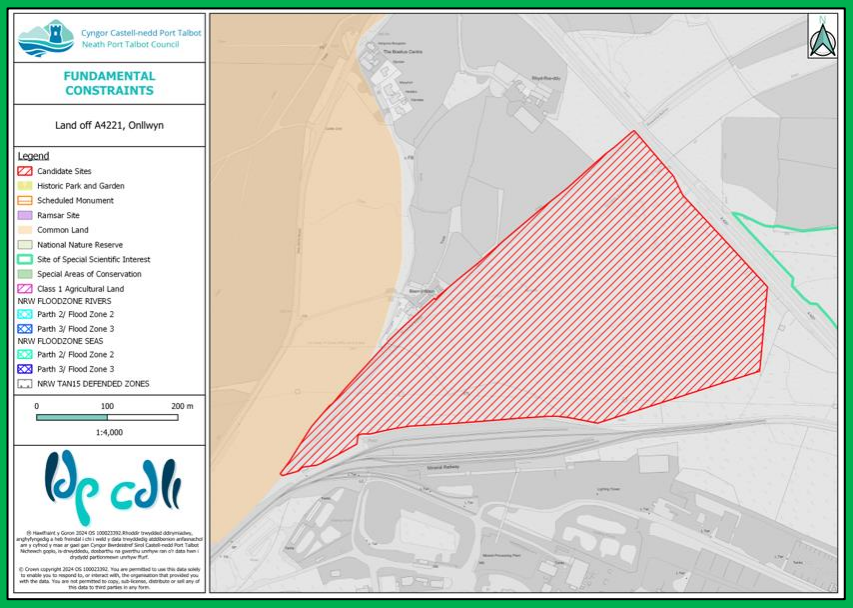
Figure 91: RLDP/DV/0014 - Land off A4221, Onllwyn - Accessibility

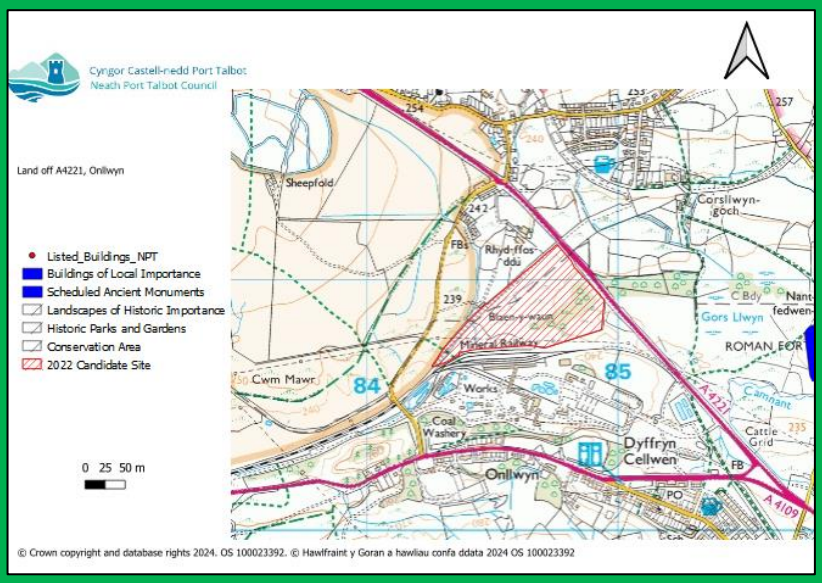


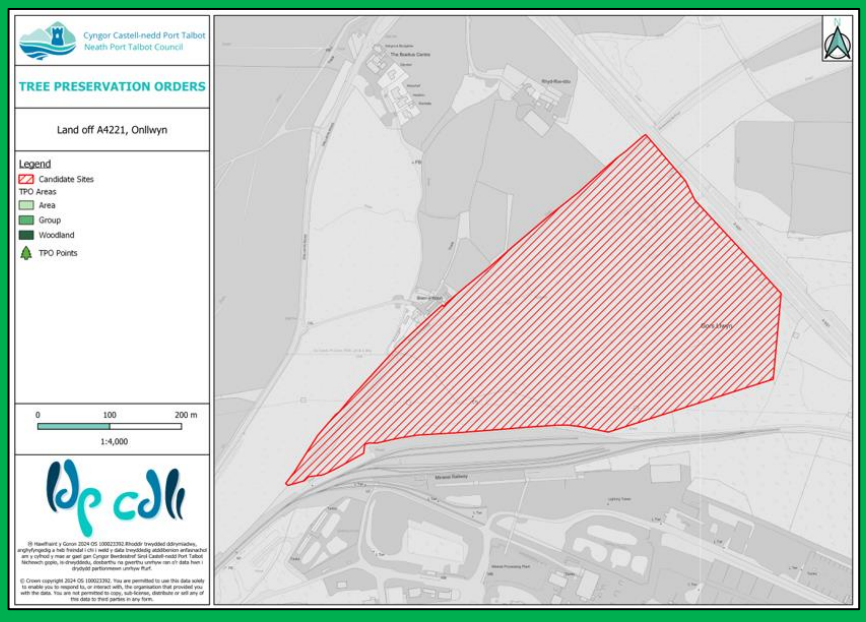
Mode	Provision
Road Access	The site is located adjacent to the A4221. The site is some distance from the M4.

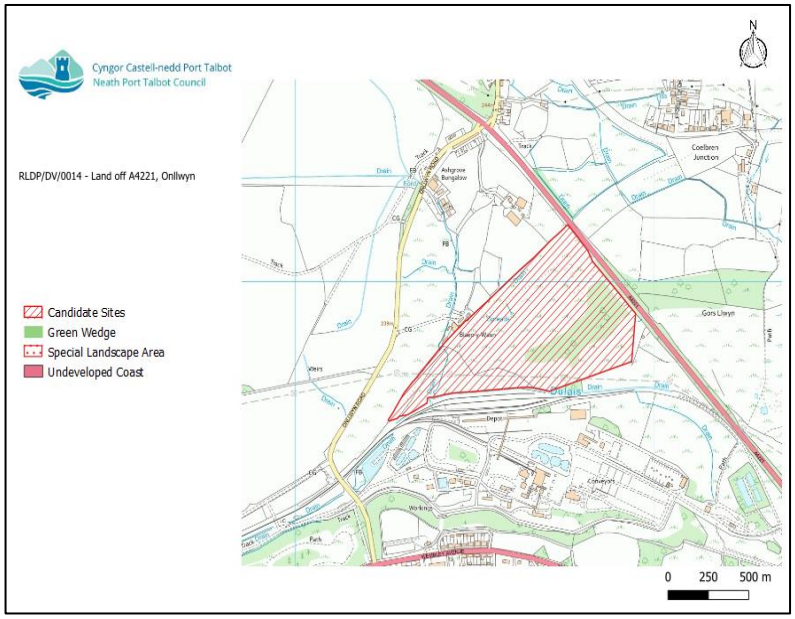
Mode	Provision
	Overall, therefore the site has good levels of road access.
Public Transport Access	There is a bus stop at the junction of Wembley Avenue and Onllwyn Road, from which there is an hourly service. The site therefore has good levels of access to public transport.
Public Rights of Way	Public rights of way traversing north-south across the south western part of the site.
Active Travel Comments	Nearest Active Travel built up area is Seven Sisters, therefore no proposed routes on the Active Travel Network Maps. There are works being looked at in order to increase links to GCRE. Would need to consider any routes that GCRE are creating and link into those. Overall therefore it is considerd that the site has poor access to active travel.
Highway Comments	Transport Assessment is required. No highways objection to the proposed type and scale of development. Some highway improvements may be required depending on the outcome of the transport assessment.
Accessibility Summary	The site has good levels of access to roads and public transport. Access to active travel is poor but is being looked at to be improved as part of the works proposed as part of the GCRE.

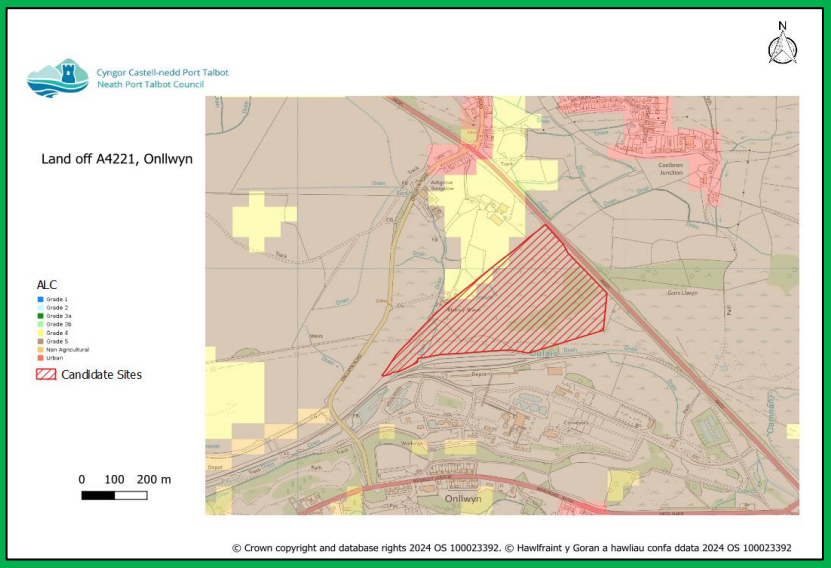
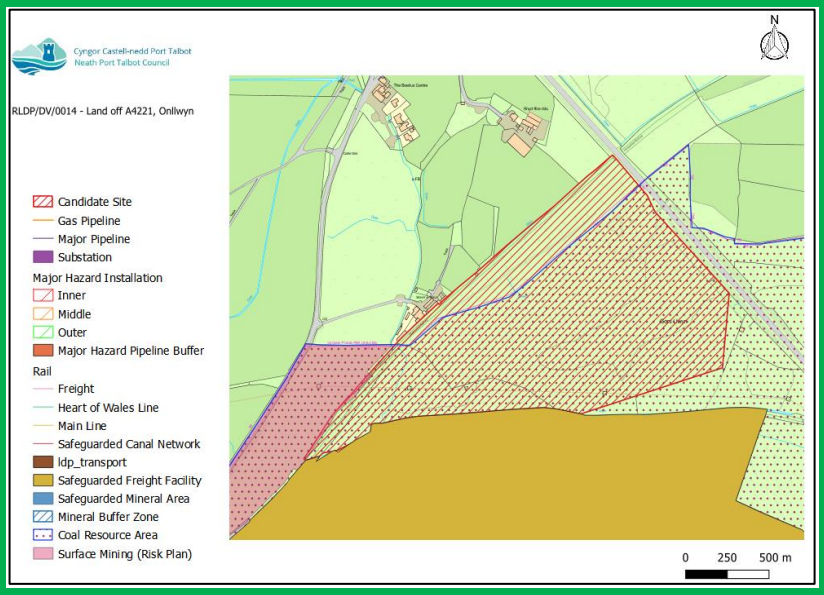
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is no residenital accommodation adjoining the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is not located within the flood zone.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: Crynant – limited capacity Capacity constraints identified. Further work required.

Criteria	Assessment
Impact on agricultural land	The site is classified as Grade 4 and Grade 5 ALC. 
Are there any infrastructure constraints to development?	 Majority of the site is located in Coal Resource Area. Surface Mining Risk Plan Area adjoins the site. There are no infrastructure constraints that would limit development opportunities. Consideration would need to be given to the proximity of the surface mining risk plan area.

Criteria	Assessment
Constraints summary	The site is unlikely to be suitable for development due to flooding constraints. There are also water quality constraints that would require further investigation.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	6 industrial units of 300-500sqm.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by Energy Build who is promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	To end user known.

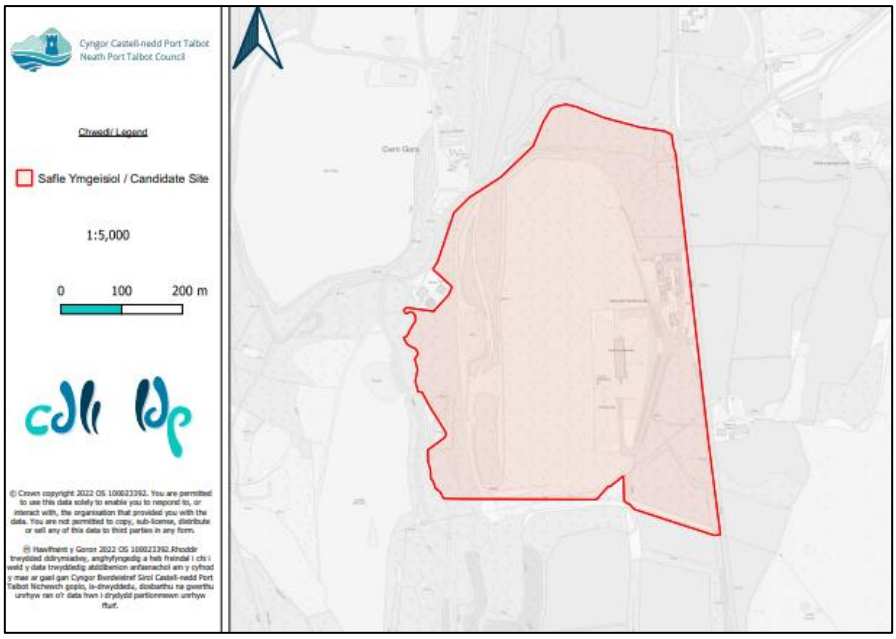
Criteria	Assessment
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is considered to be deliverable. The site is however not considered to be suitable for development. The site is located outside of settlement limits and there are flooding and water quality constraints. There are also biodiversity considerations that will need to be taken into consideration.

RLDP/P/0013 - Abernant

Figure 92: RLDP/P/0013 - Abernant



Site Detail	Information
Site Name	Abernant
Site Typology	Candidate Site submission
Site area (Ha)	25.0ha
Ward	Pontardawe
Spatial area	Pontardawe

Characteristics of the Site

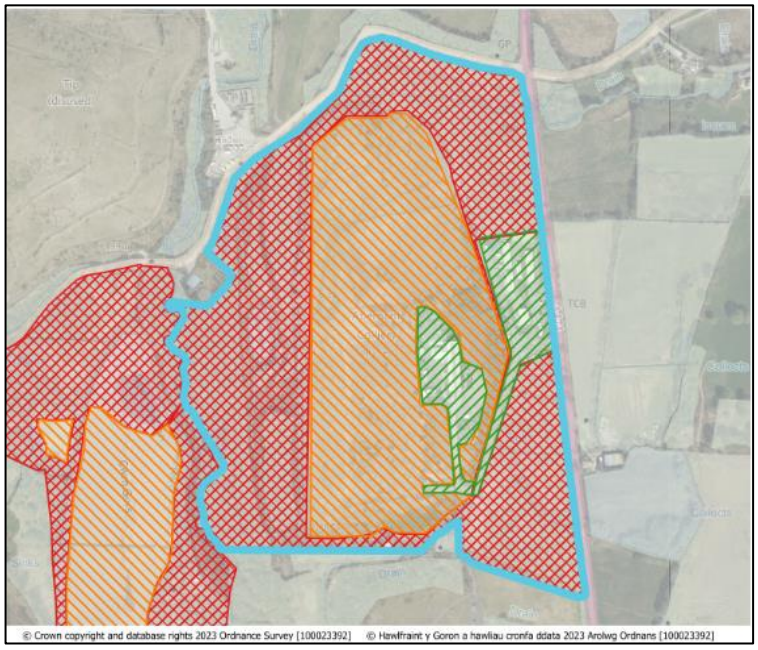
Figure 93: RLDP/P/0013 - Abernant - Internal Environment

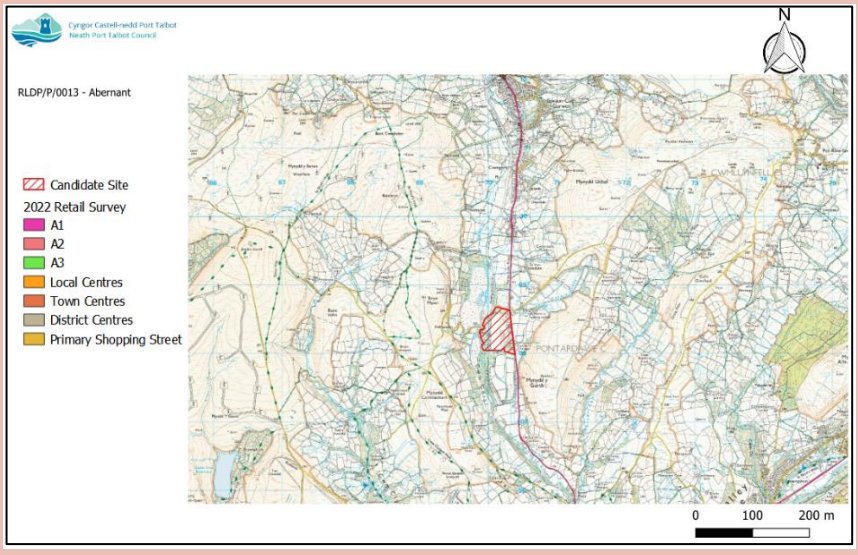


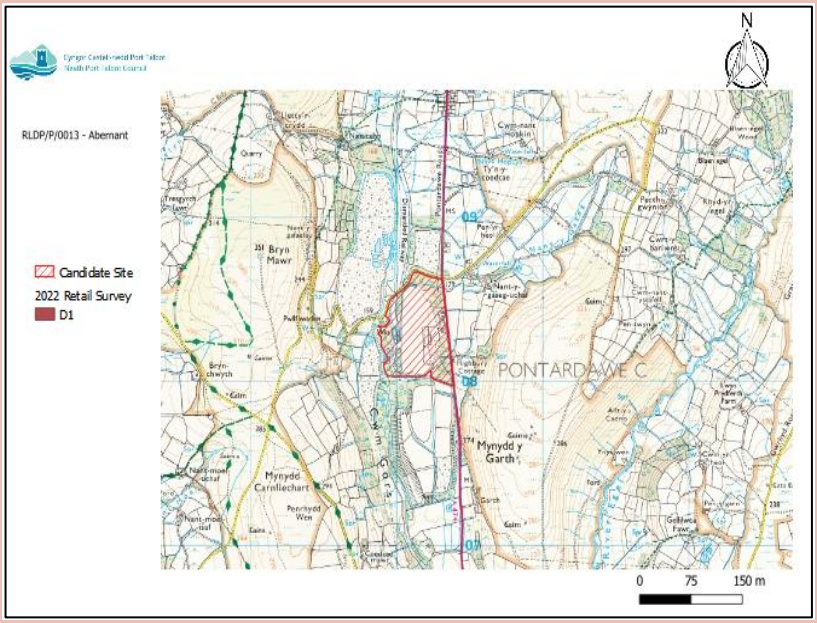
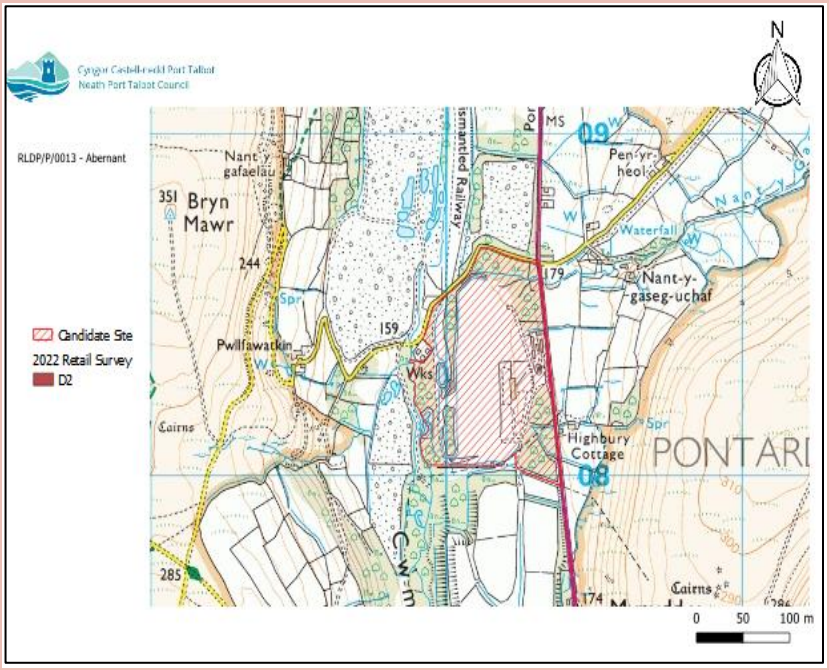


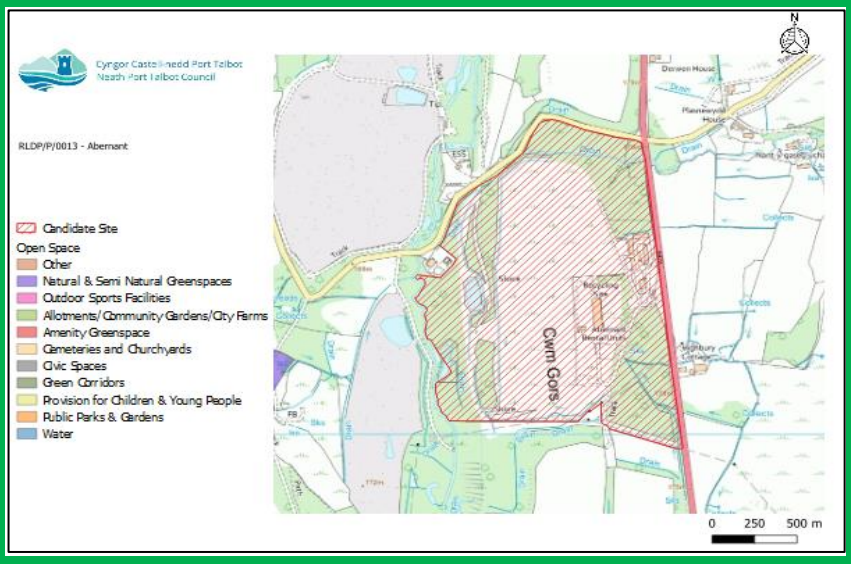
Source 1: Google Streetview (2024)

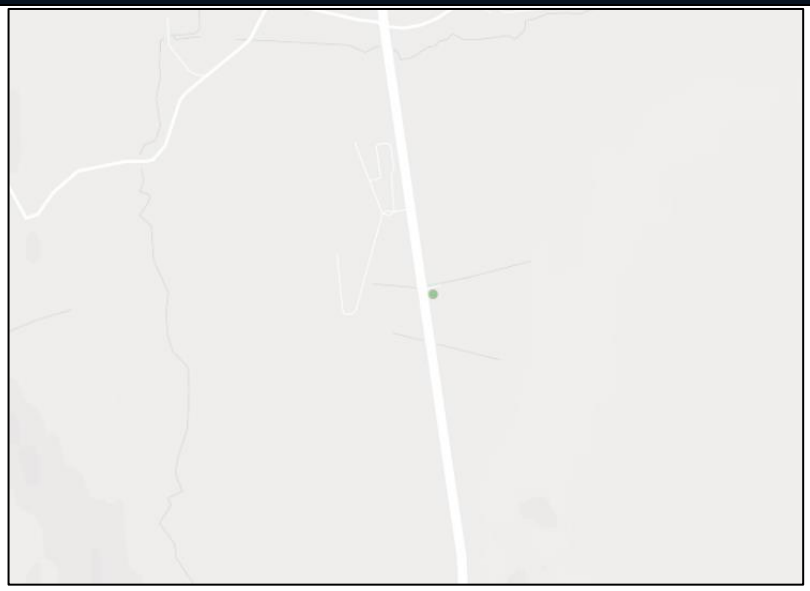
Criteria	Analysis
Location of the site	The site is not located within an existing settlement. 

Criteria	Analysis
Existing use	Employment Other commercial
Greenfield/ brownfield	Brownfield
Previously developed land	Yes
Biodiversity appraisal	 Large site containing woodland, scrub, watercourses, and a large area of well-established grassland. Mitigation/ compensation required. Green level features: Buildings/ hardstanding Amber level features: Brownfield grassland Red level features: Woodland/ scrub. S7 habitat, connectivity. Species potential: Reptiles, bats, badgers, nesting birds, rarer invertebrates

Criteria	Analysis
	Further surveys required for planning: Reptile, bat, badger, sch 1 birds, invertebrate, ecosystem resilience
Planning permission	Historic planning permissions relating to coal mining.
Adjoining uses	Adjoining uses are complementary to employment uses.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area. There are employment uses on the site.
Prominence	The site is located and visible from the A474. The site therefore has good overall prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> The Candidate Site parcel is not located within a designated retail centre. There are no retail facilities within the immediate area. 

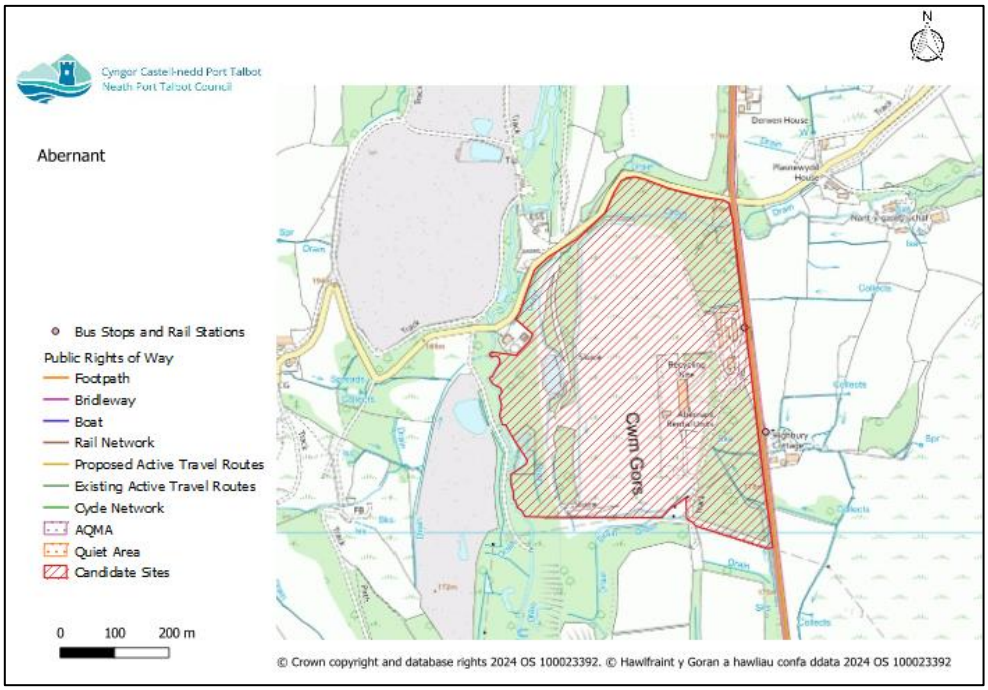
Criteria	Analysis
	Proximity to non-residential institutions: The Candidate Site parcel is not located within a designated centre. There are no non-residential institutions within close proximity of the site.  Proximity to assembly and leisure: Western Dragons Fight Team is within the Candidate Site parcel. 

Criteria	Analysis
	Whilst there is an assembly and leisure facility within the site, there are no retail and non-residential facilities within close proximity of the site. It is therefore considered that the site has poor access to services.
Welsh Language Sensitive Area	Yes
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	There are employment facilities on the site which could expand.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is located outside of settlement limits and there are biodiversity constraints which limit development outside of the existing built-up area.

Accessibility

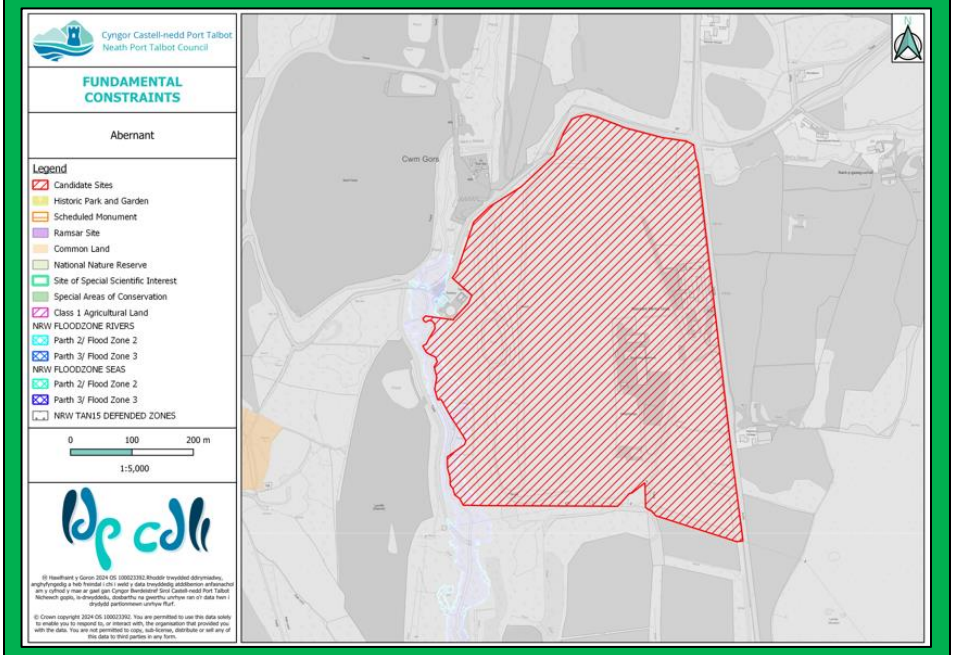
Figure 94: RLDP/P/0013 - Abernant - Accessibility

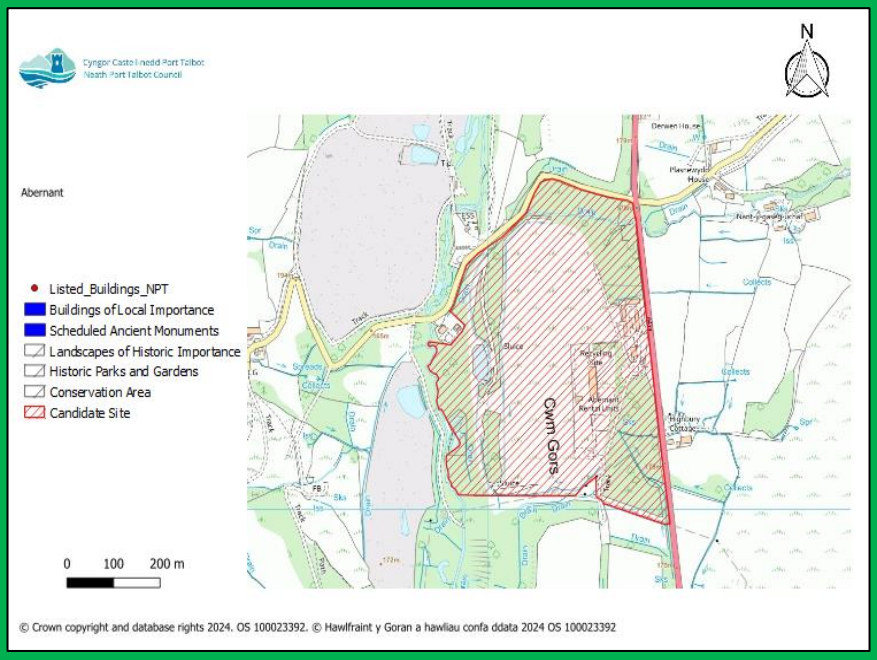


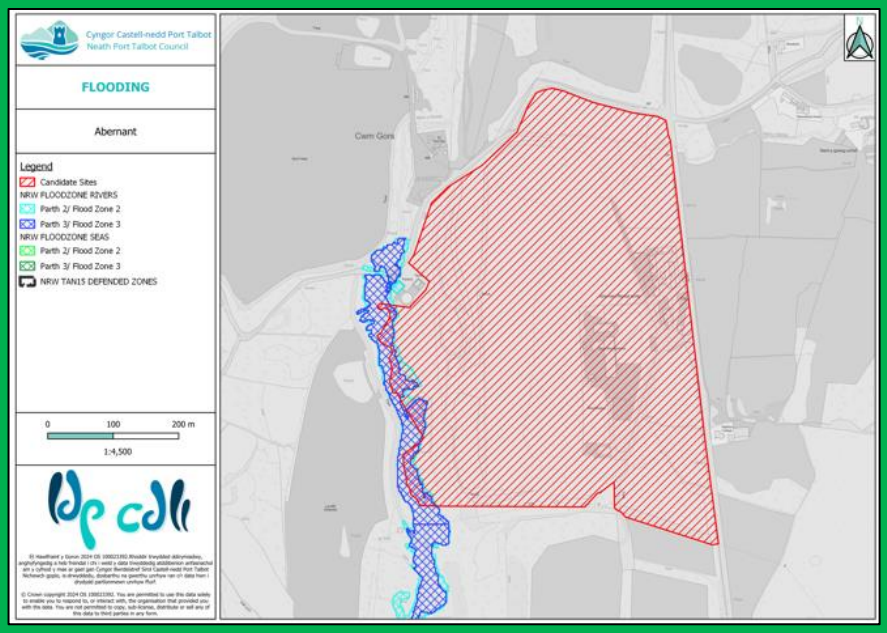
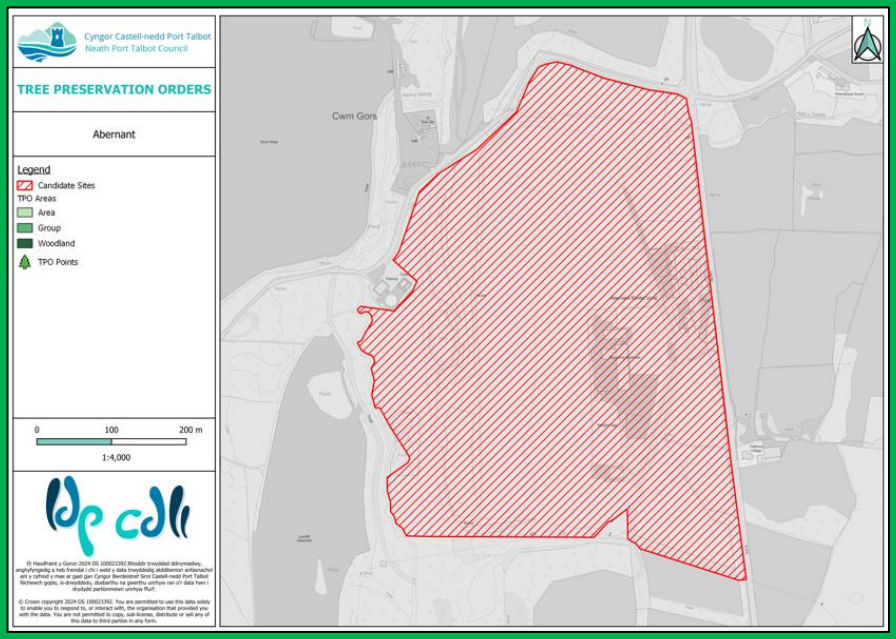
Mode	Provision
Road Access	The site is located on the A474. The site is some distance from the M4. Overall therefore the site is considered to have good levels of road access.
Public Transport Access	There is a bus stop adjacent to the Site on the A474, from which there is a service of 4 buses per day. The site therefore has very good public transport access.
Public Rights of Way	There are no public rights of way within the site.
Active Travel Comments	Outside active travel built- up area but there is a future cycle route adjacent to the site. This route was audited in March 2022 and critically failed due to speed of traffic.

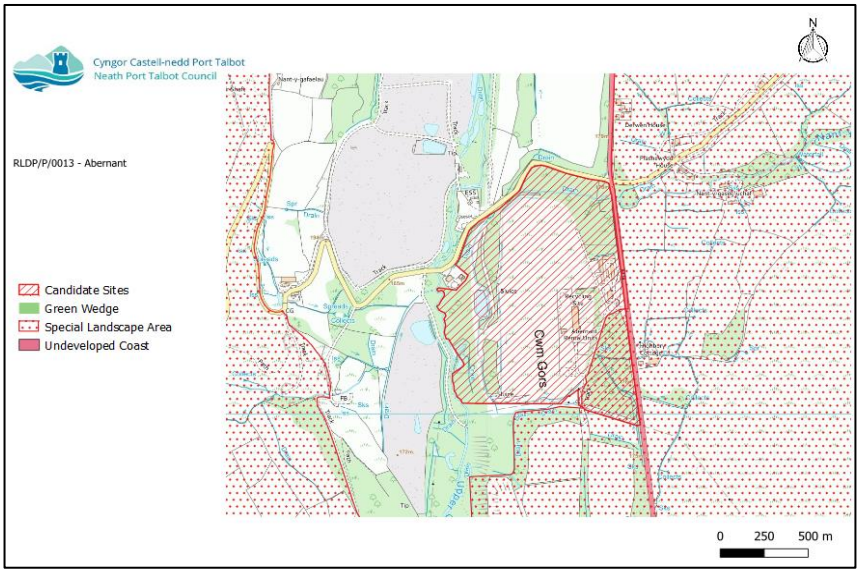
Mode	Provision
	The site is therefore considered to hav average access to active travel.
Highway Comments	A Transport Assessment will be required Possible off site highway access improvements along the A4747 in the form of a ‘Right turn Lane’ this will be dependent on development type and density and findings of the Transport Assessment. No highways objection to the proposed type and scale of development. Some highway improvements may be required.
Accessibility Summary	The site is considered to have good levels of access to the road and very good access to public transport. The site has average levels of access to active travel. Some highway improvements may be required.

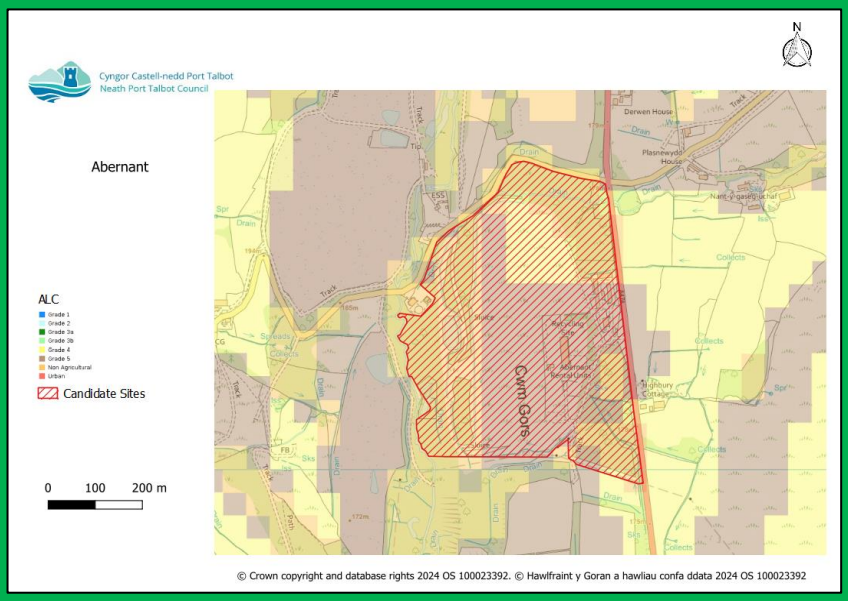
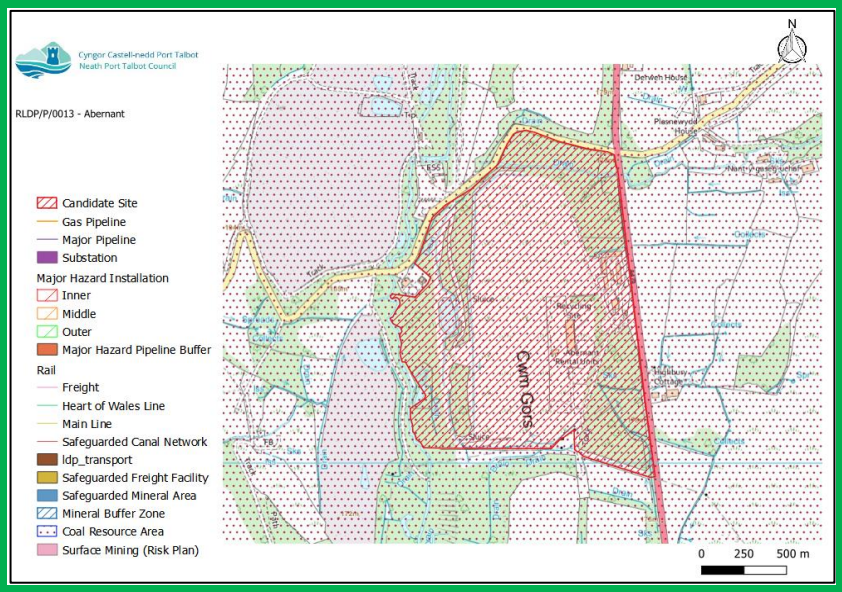
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 Only a small part of the site is located within flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: No public sewers Capacity constraints identified. Further work required.

Criteria	Assessment
Impact on agricultural land	The site is classified as Grade 4, Grade 5, non-agricultural, and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located in the coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	Further work is required to understand whether water quality is a constraint to development.

Availability and Deliverability:

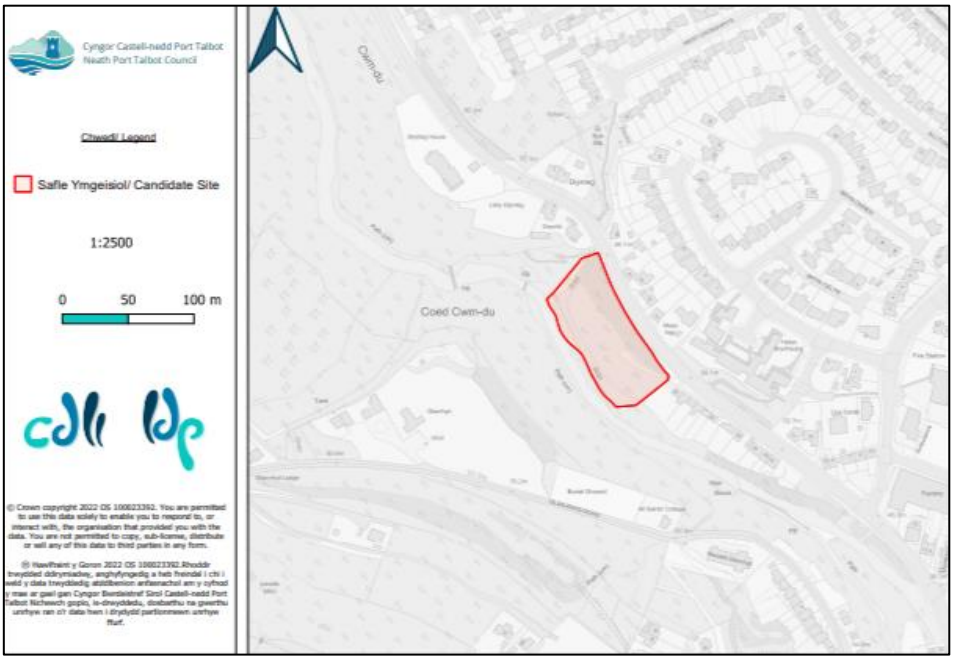
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	14,500sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by Carnation Holdings Ltd. who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	There is no known specific end user. There are some existing businesses on the site.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	There are currently a number of employment facilities on the site. Outside of the existing employment development, biodiversity constraints limit development options. Further investigation is also required to understand whether water quality is a constraint to development. The site is therefore not considered to be suitable for development. It is therefore recommended that the site should not be allocated for development.

RLDP/P/0015 - Land South West Side of James Street (Submission 2)

Figure 95: RLDP/P/0015 - Land South West Side of James Street (Submission 2)



Site Detail	Information
Site Name	Land South West Side of James Street (Submission 2)
Site Typology	Candidate Site submission
Site area (Ha)	0.5ha
Ward	Pontardawe
Spatial area	Pontardawe

Characteristics of the Site

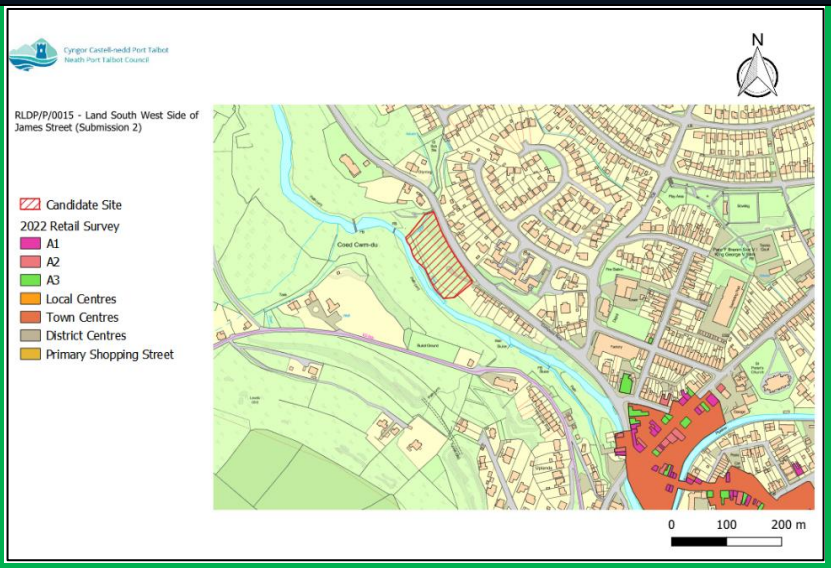
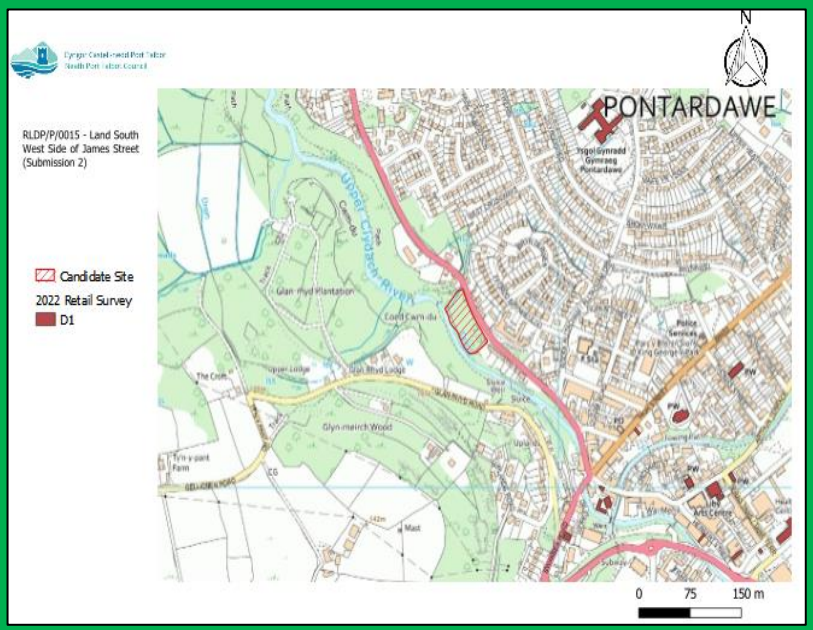
Figure 96: RLDP/P/0015 - Land South West Side of James Street (Submission 2) - Internal Environment

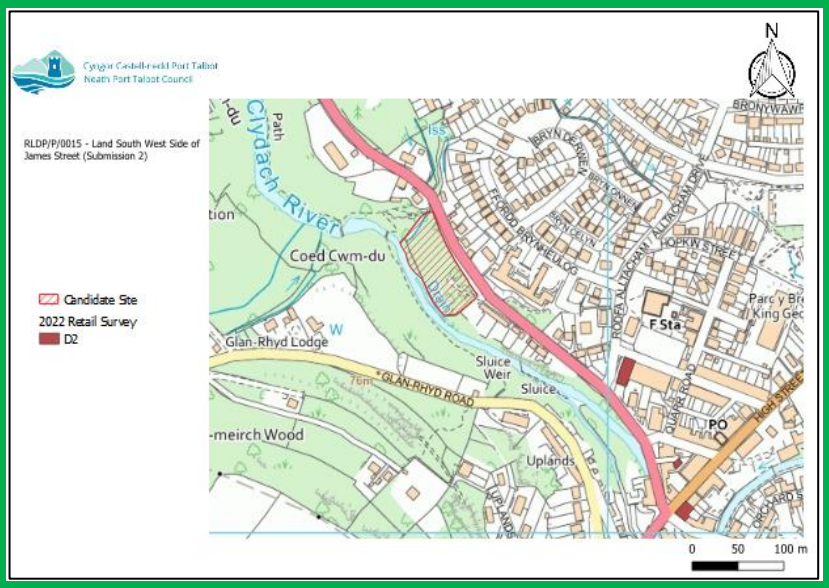
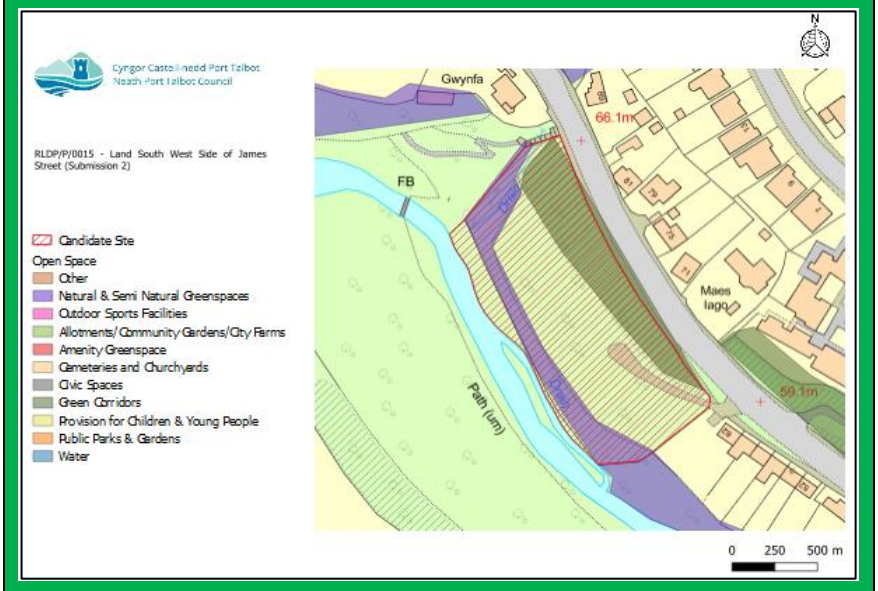


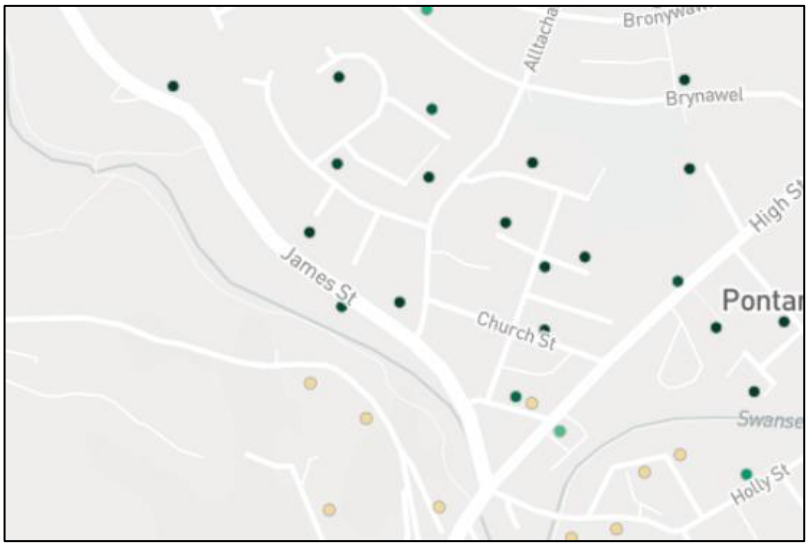
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located adjacent to the settlement of Pontardawe which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Other
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	There are no specific biodiversity comments. The site is however covered entirely by trees. This would be a constraint to development.
Planning permission	No known planning permissions relevant to the site.
Adjoining uses	Residential accommodation adjoins the site.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area. There are no historic employment uses on the site.
Prominence	The site is located on James Street which is a local road which feeds onto the A474. The site therefore has poor overall prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Dynevor Public House is approx. 260m to the south east of the Candidate Site parcel. Pontardawe town centre is approx. 280m to the south east of the Candidate Site parcel.

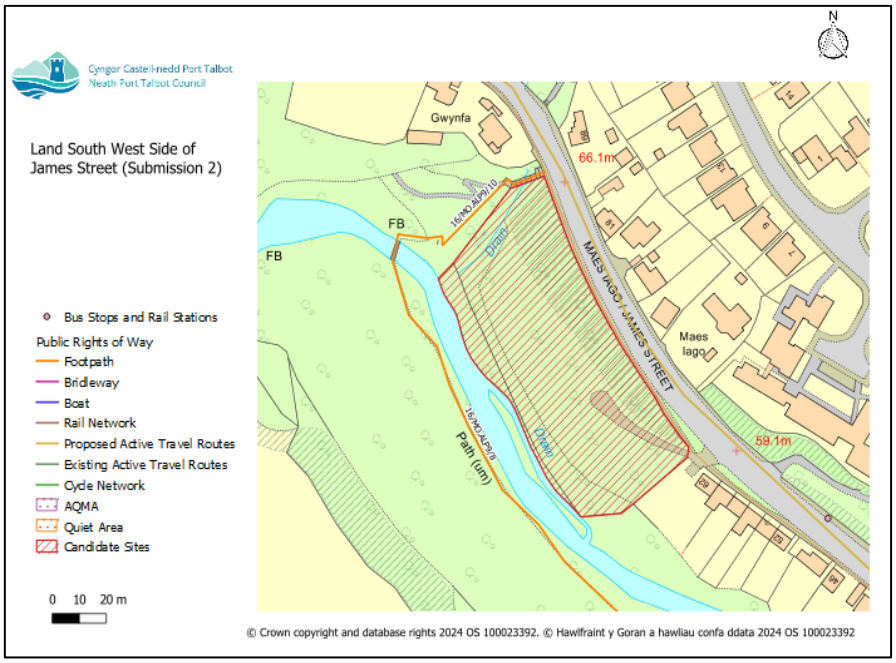
Criteria	Analysis
	 <u>Proximity to non-residential institutions</u>: Pontardawe Welsh Primary School is approx. 400m to the north east of the Candidate Site parcel. Tabernancle Independent Chapel is approx. 540m to the south east of the Candidate Site parcel. St Peters Church is approx. 450m to the south east of the Candidate Site.  <u>Proximity to assembly and leisure</u>: ISO Fitness is approx. 190m to the south of the Candidate Site parcel. Spartan Gym is approx. 310m to the south of the Candidate Site

Criteria	Analysis
	parcel. The Cross Community Centre is approx. 350m to the south of the Candidate Site parcel.  The site therefore has excellent access to services.
Welsh Language Sensitive Area	Yes
Would development lead to the loss of recreational space?	No – small part of the site is identified as Natural and Semi Natural Green Space (NSN). 

Criteria	Analysis
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site is not located within a designated employment area. The site does not adjoin existing employment uses. There is therefore not considered to be any potential expansion opportunities.
Pressure for other forms of development?	The site has been promoted for a variety of alternative uses.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is located outside of settlement limits and there are biodiversity constraints which would limit development opportunities.

Accessibility

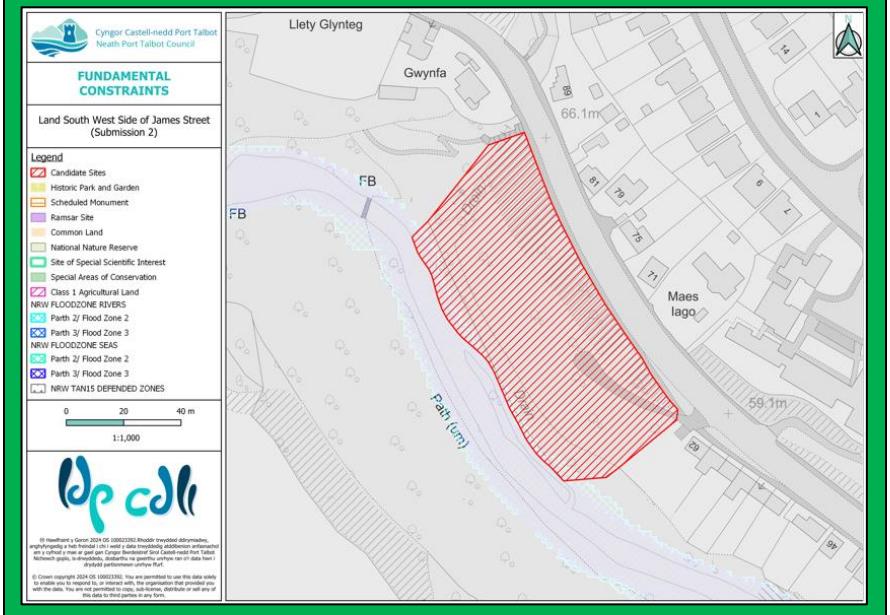
Figure 97: RLDP/P/0015 - Land South West Side of James Street (Submission 2) - Accessibility

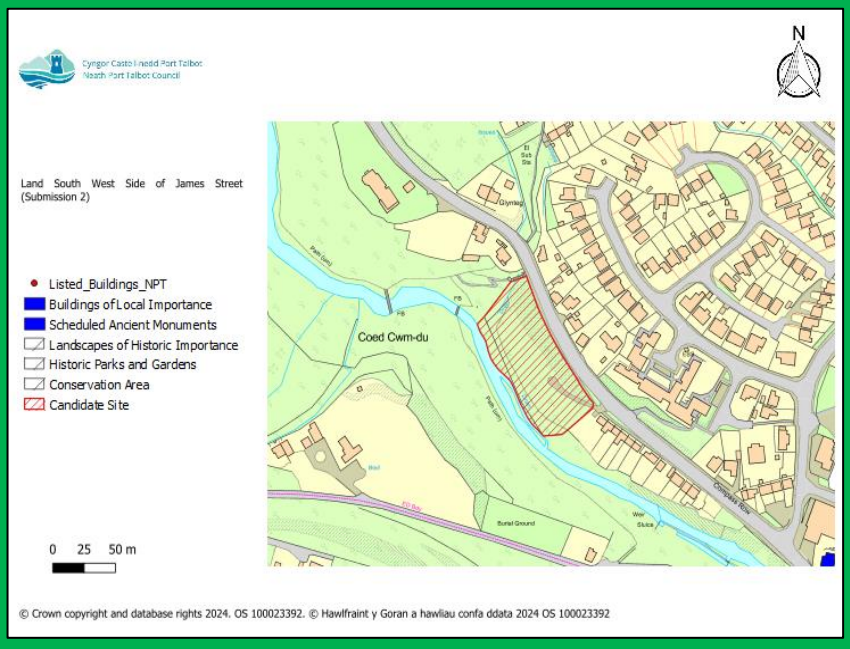


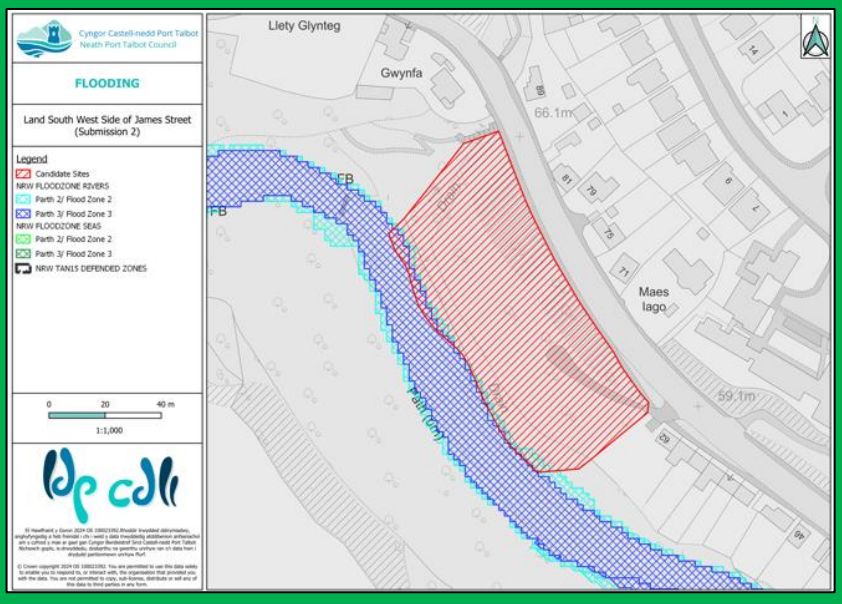
Mode	Provision
Road Access	The site is located on James Street which leads onto the A474. The site is some distance from the M4. It is therefore considered that the site has average road access.
Public Transport Access	The nearest bus stop is adjacent to the Site on James Street. There is a service of only a few buses per day. The site therefore has very good public transport access.
Public Rights of Way	There is a public rights of way running along the western boundary.
Active Travel Comments	On the edge of the built-up area for active travel.

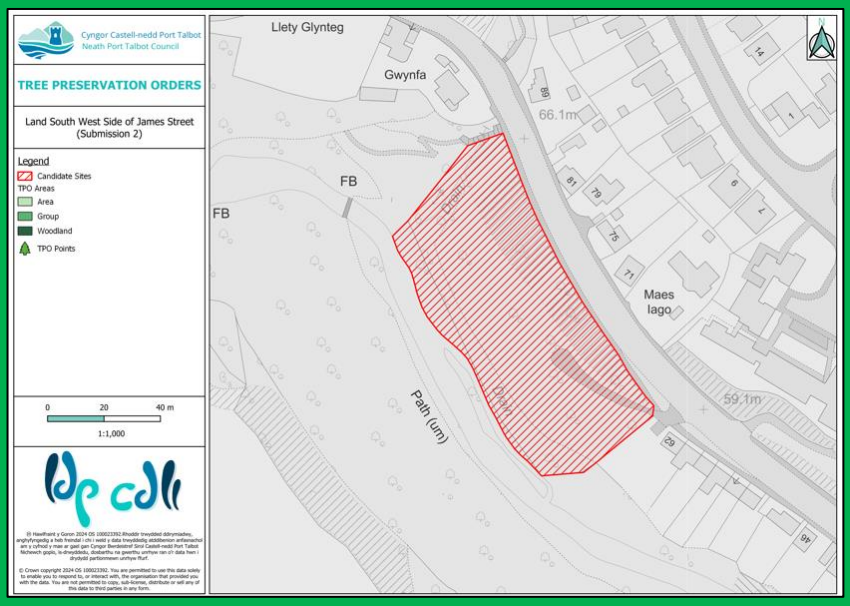
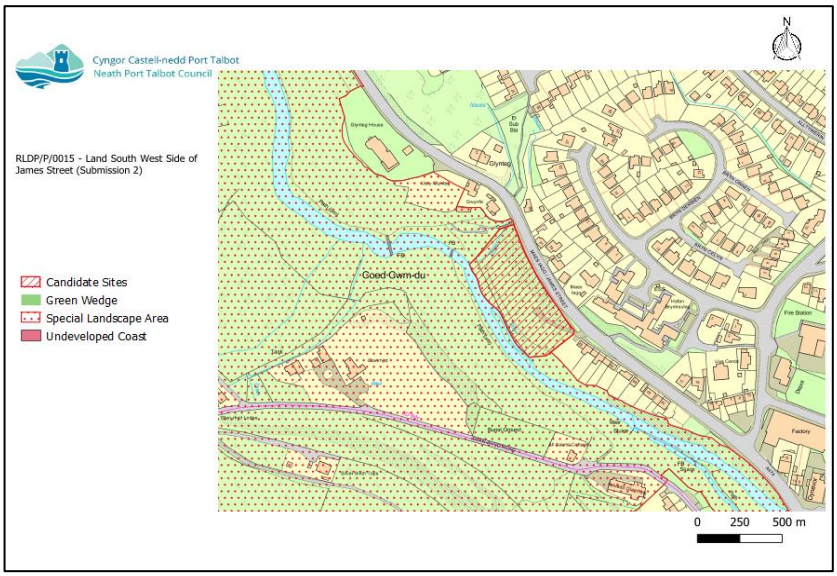
Mode	Provision
	There is a walking future route adjacent, this was audited in January 2022 and critically failed due to missing dropped kerbs. Think would need to look how this route links into Pontardawe town centre, destination points such as the secondary school. Additionally it would be good to link in with NCN43 which links to Swansea. The site therefore has average access to active travel.
Highway Comments	No comments/ observations in relation to proposed use.
Accessibility Summary	The site has very good access to public transport and average access to roads and active travel.

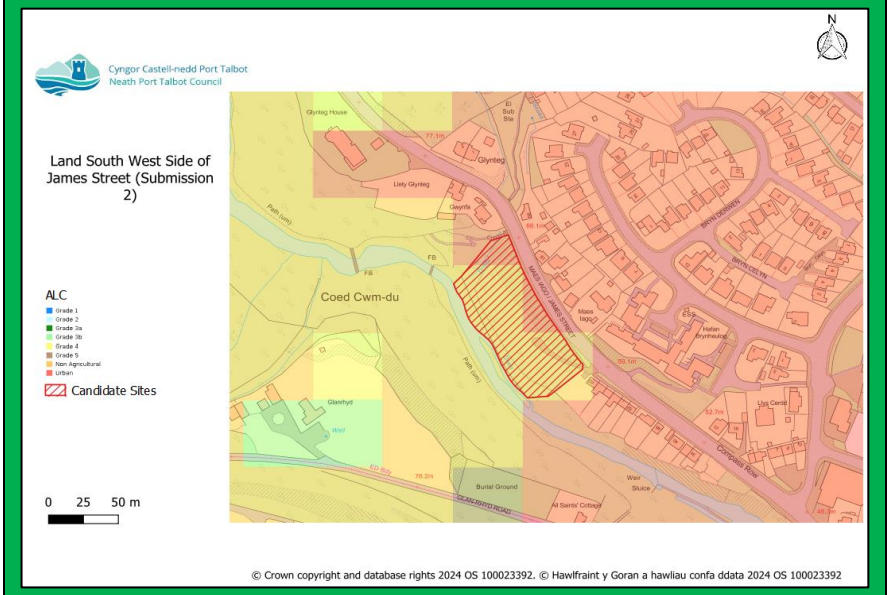
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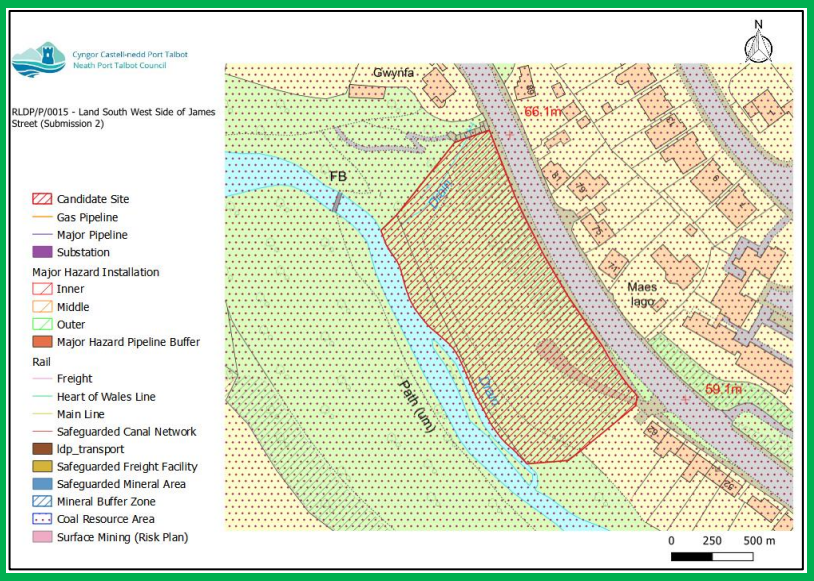
Criteria	Assessment
Fundamental Constraints	 Ramsar: No

Criteria	Assessment
	SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	The site adjoins employment uses.
Heritage constraints	No heritage constraints. 
Contamination and	Information to be provided for Deposit RLDP.

Criteria	Assessment
proximity to other known environmental concerns	
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Only a small part of the site is located in flood zones 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	Yes. The site is located within SLA. Further work is required to understand whether development would caus significant adverse impacts on the features and characteristics for which the SLA has been designated.

Criteria	Assessment
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as non-agricultural, and urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints summary	The site is located within SLA. Further work is required to understand the extent to which this is a constraint to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Further information required.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	No viability information provided as part of the Stage 2 viability request.

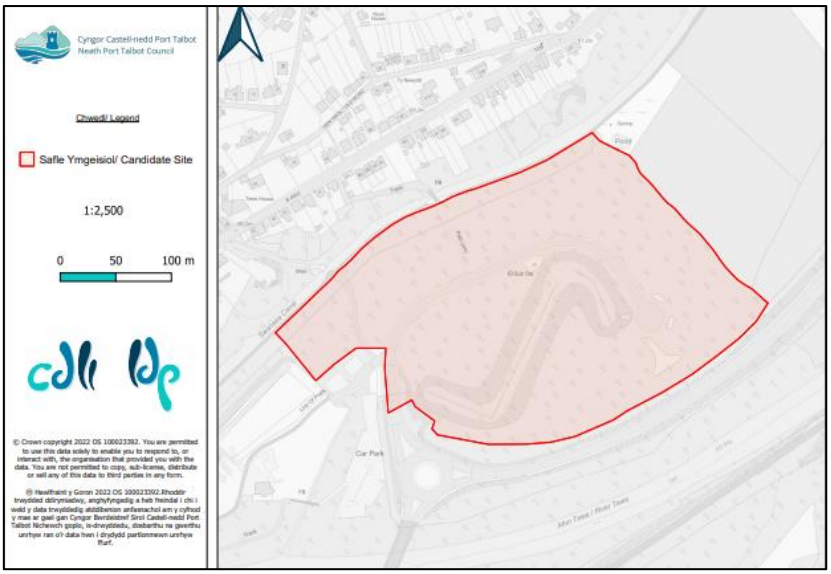
Criteria	Assessment
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	No viability information provided as part of the Stage 2 viability request.
Ownership	The site is owned by a private individual who has promoted the site for a number of uses.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is not considered to be deliverable.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be suitable or deliverable. The site is located outside of the settlement limits and there are biodiversity constraints. The site is also located within a SLA, further work is required to understand the extent to which this is a constraint to development. It is therefore recommended that the site is not allocated for employment development.

RLDP/P/0018 - Land known as Glanrhyd Industrial Estate

Figure 98: RLDP/P/0018 - Land known as Glanrhyd Industrial Estate



Site Detail	Information
Site Name	Land known as Glanrhyd Industrial Estate
Site Typology	Candidate Site submission
Site area (Ha)	7.2ha
Ward	Pontardawe
Spatial area	Pontardawe

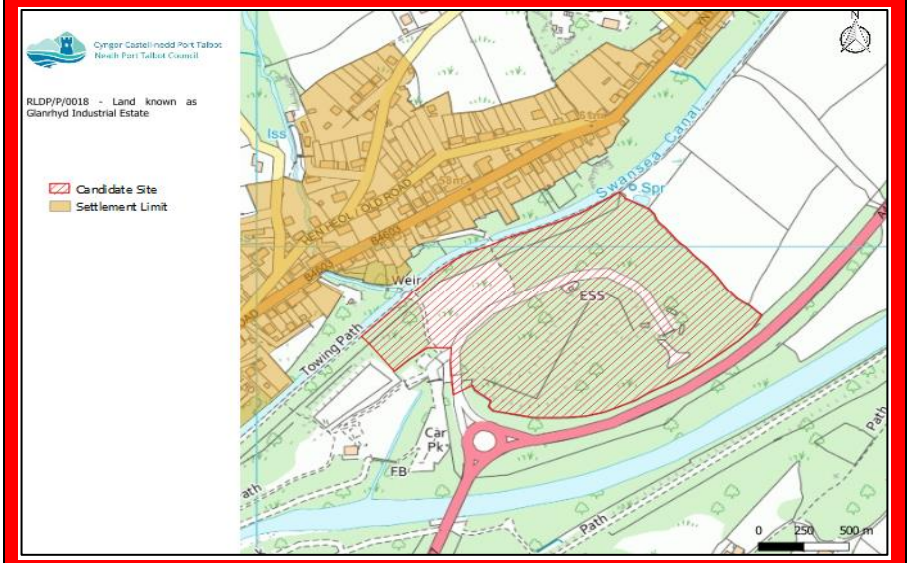
Characteristics of the Site

Figure 99: RLDP/P/0018 - Land known as Glanrhyd Industrial Estate - Internal Environment



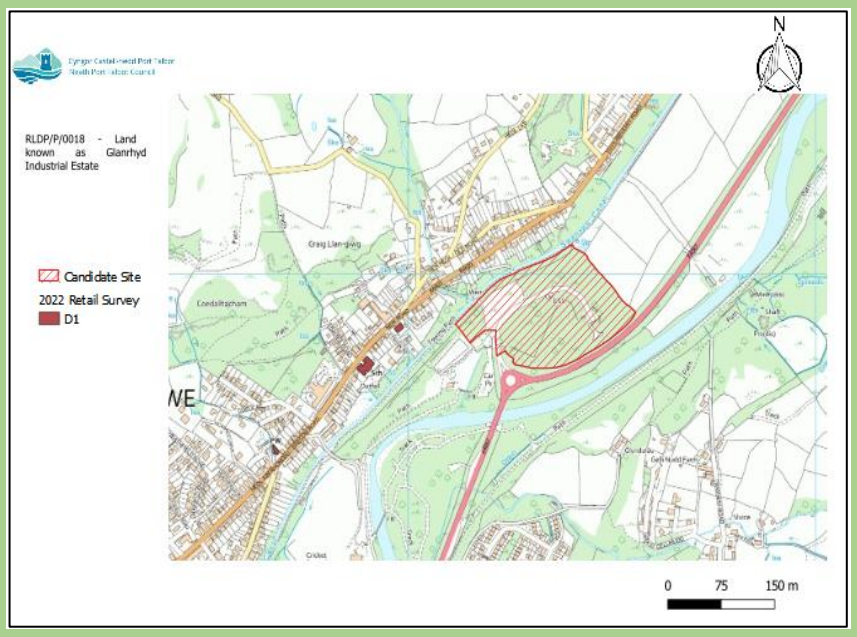
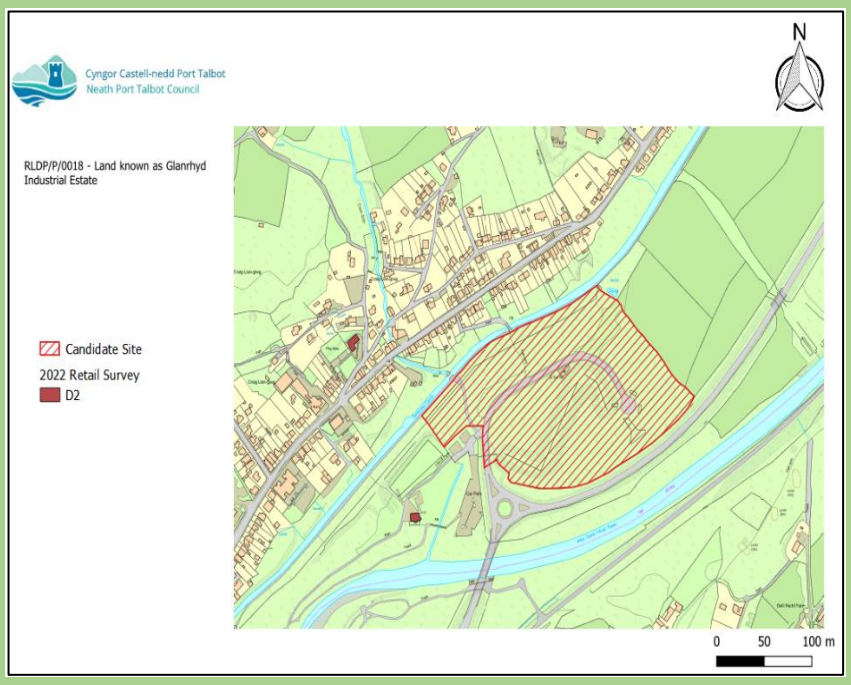


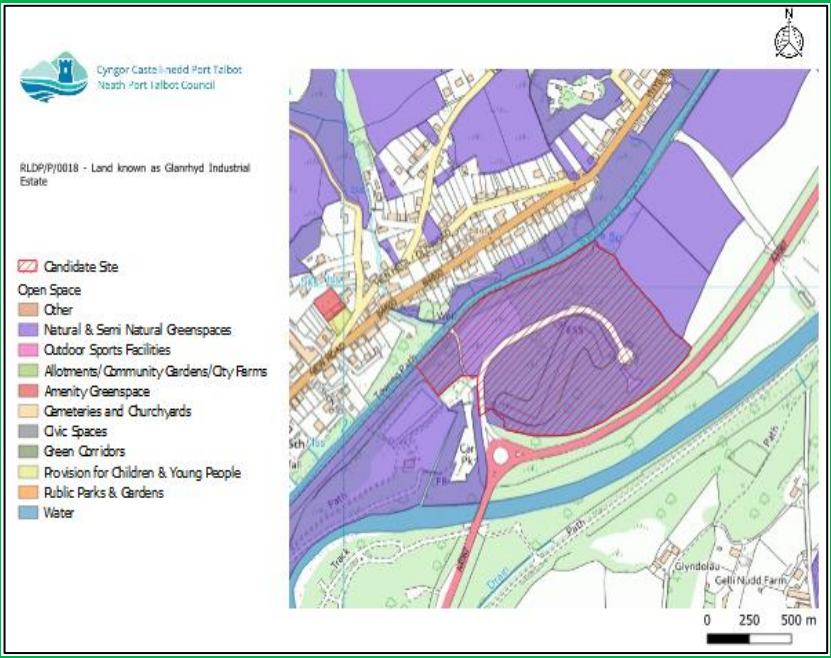
Source 1: Google Streetview (2024)

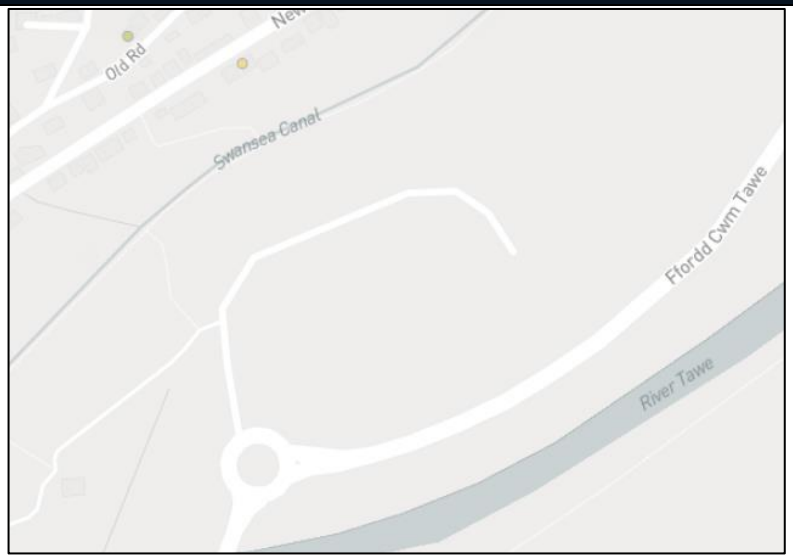
Criteria	Analysis
Location of the site	The site is not located within/ adjoining a settlement. The nearest settlement is Pontardawe which is identified as a keys settlement in the Council's Settlement Hierarchy. 
Existing use	Area prepared previously for employment uses.
Greenfield/ brownfield	Greenfield
Previously developed land	No

Criteria	Analysis
Biodiversity appraisal	 Mosaic of brownfield grassland, scrub, woodland and hardstanding. Mitigation/ compensation required. Green level features: Hardstanding Amber level features: Grassland/ scrub mosaic. SINC. Red level features: Woodland. 7 habitat, SINC, connectivity. Species potential: Reptiles, nesting birds, rarer invertebrates. Further surveys required for planning: Reptile, invertebrate, assessment of impacts upon bird habitat, lower plants
Planning permission	Full planning permission in 2010 for a Multi purpose Indoor and Outdoor Arena with 5 workshop training units.
Adjoining uses	Glantawe Riverside Park.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is not located within the urban area.

Criteria	Analysis
	The site was previously prepared for employment uses but not developed.
Prominence	The site is located off the A4067 and is signposted from the A4067. The site therefore has good levels of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Pontardawe town centre is approx. 1.2km to the west of the Candidate Site parcel.Markwright Ynysmeudy Stores is approx. 70m to the north of the Candidate Site parcel. There is a Nisa Convenience Store, barbers and take-aways along Brecon Road approx. 800m to the west of the Candidate Site parcel.  Proximity to non-residential institutions: Bethesda Independent Chapel is approx. 430m to the north east of the Candidate Site parcel. Llangiwg Nursery School is approx. 160m to the north west of the Candidate Site parcel.

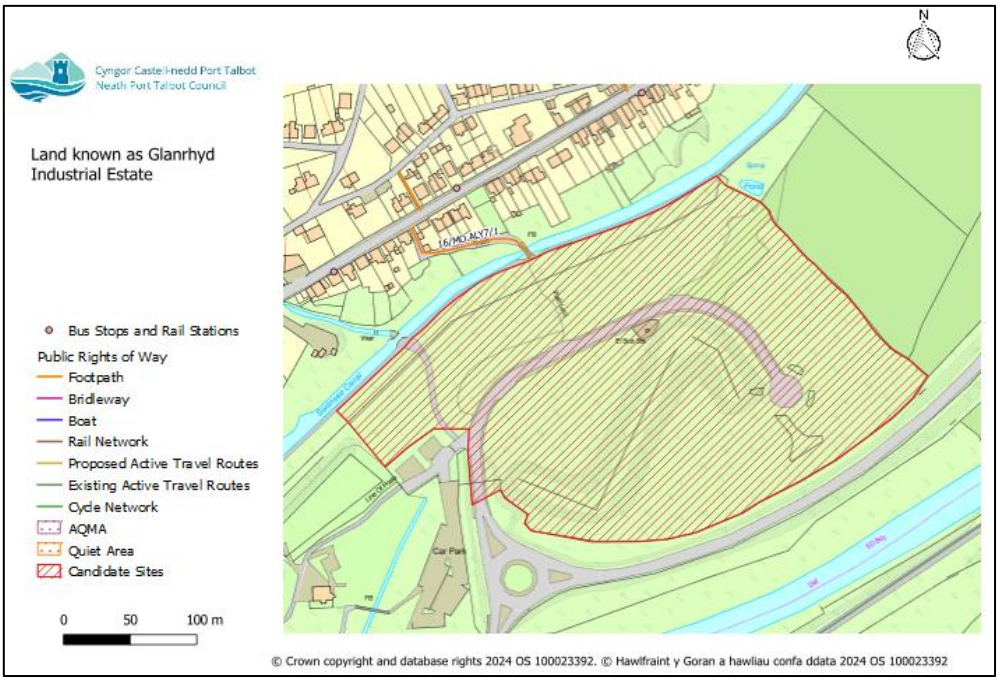
Criteria	Analysis
	Llangiwg Primary School is approx. 230m to the north west of the Candidate Site.  <u>Proximity to assembly and leisure</u>: Ynysmeudwy Community Centre is approx. 150m to the north of the Candidate Site parcel. Glantawe Riverside Park is approx. 130m to the west of the Candidate Site parcel. 

Criteria	Analysis
	The site therefore has very good access to services.
Welsh Language Sensitive Area	Yes
Would development lead to the loss of recreational space?	No – site is identified as Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	The site is not located within a designated employment area. There are not employment uses on the site or adjoining the site. It is therefore considered that there are no potential expansion opportunities.
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of Site Summary	The site is located outside of the settlement limit and there are biodiversity characteristics which limit development opportunities.

Accessibility

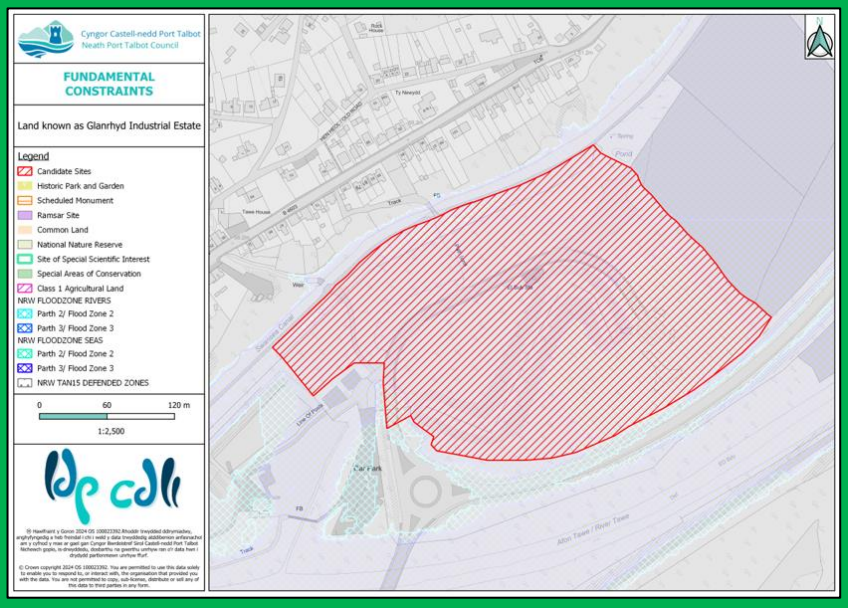
Figure 100: RLDP/P/0018 - Land known as Glanrhyd Industrial Estate - Accessibility

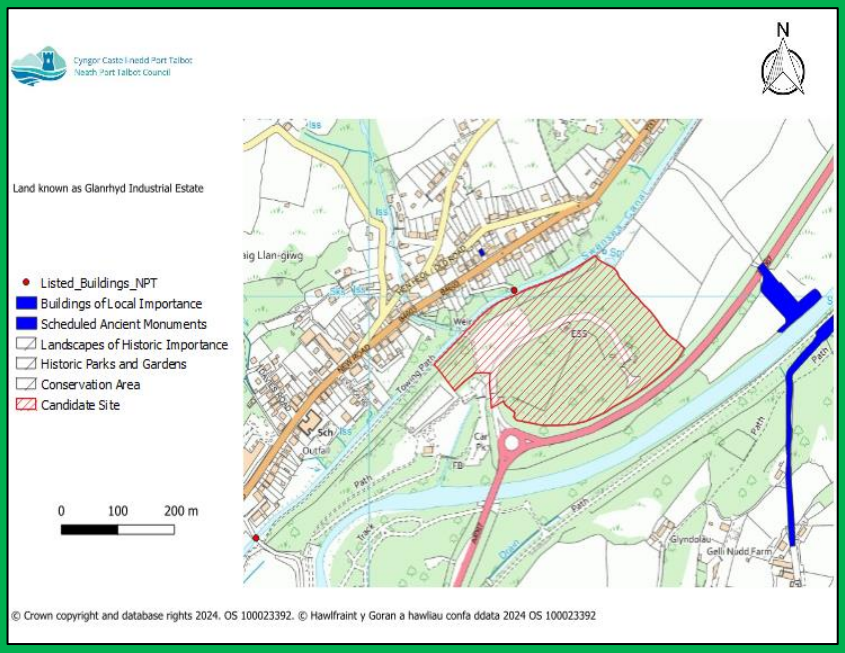


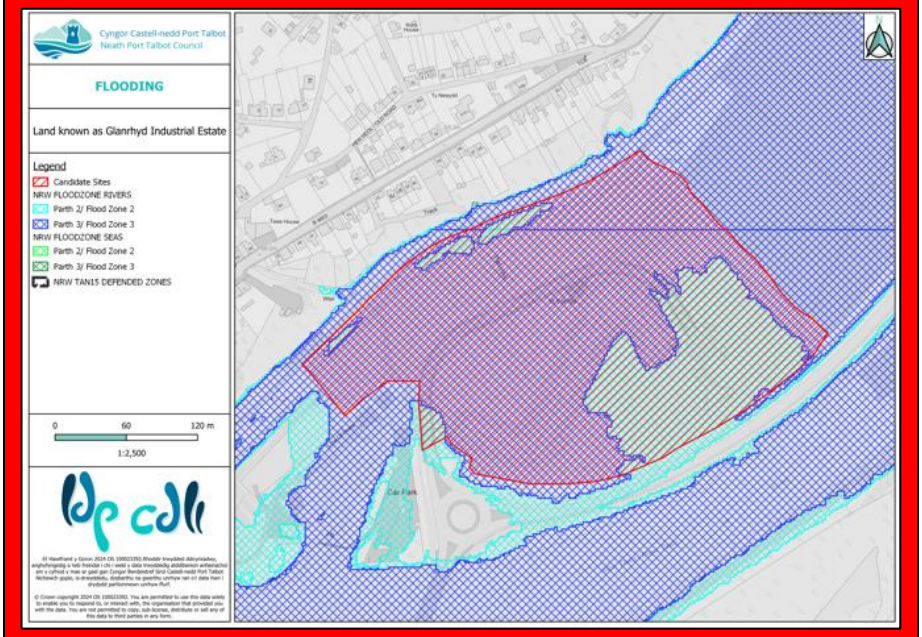
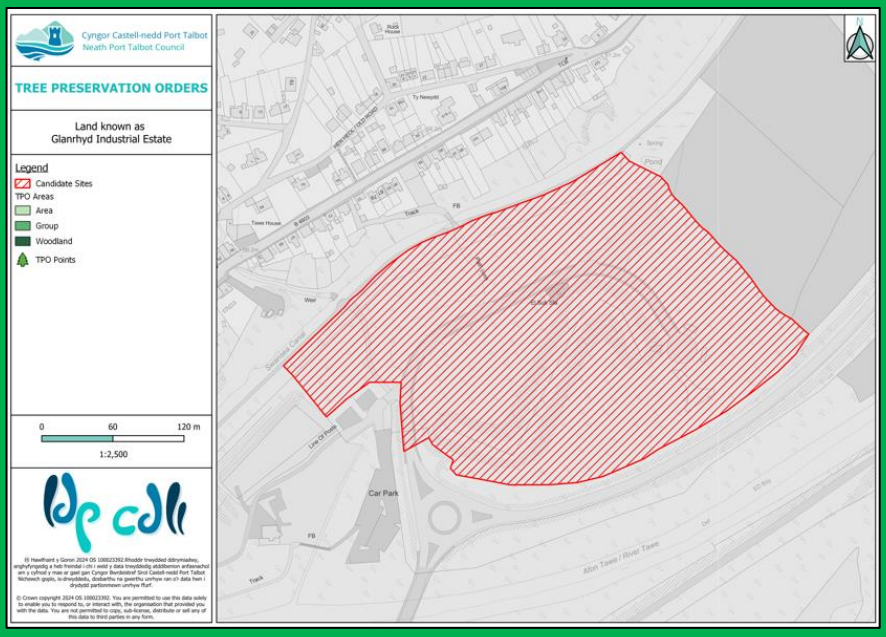
Mode	Provision
Road Access	The site is located adjacent to the A4067. The site is some distance from the M4. It is therefore considered that the site has good level of road accessibility.
Public Transport Access	The nearest bus stop is on New Road within a 10 minute walk. There is a regular bus service throughout the day, at least every hour. It is therefore considered that the site has average access to public transport.
Public Rights of Way	There is a public rights of way adjoining the site.
Active Travel Comments	Just at the edge of the active travel built up area.

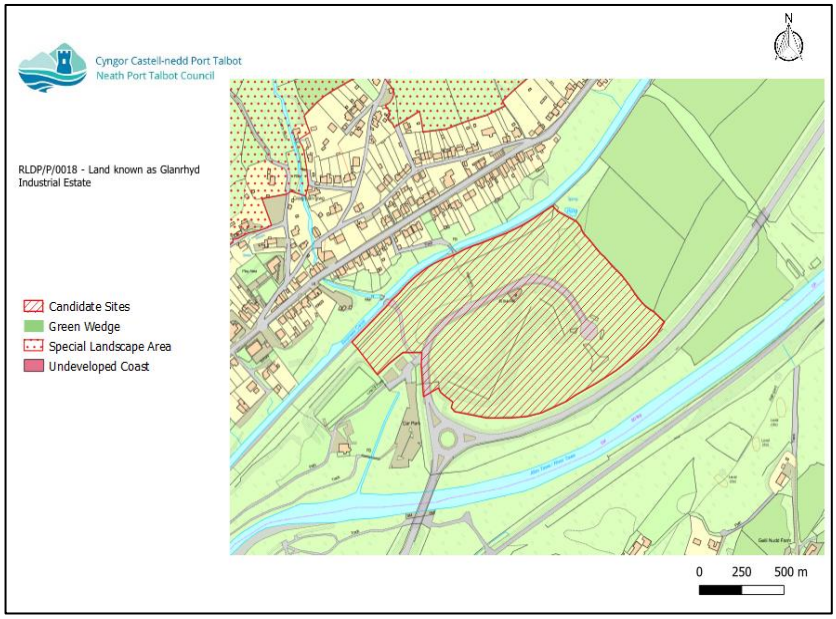
Mode	Provision
	NCN43 is the other side of the river and is also an existing route. NCN43 has been improved here over the last few year. It would be good if this site could link into NCN43. The other side of the canal there is a shared-use future route, these were audited in February 2023 and have failed for both walking and cycling. Adjacent to the Swansea canal track- if this development was completed it may be worth looking at whether its possible to get this track up to active travel standards in order to provide connectivity to destination points in Pontardawe. The site therefore has average access to active travel.
Highway Comments	A Transport Assessment will be required Possible off site highway access improvements along the A4067 dependent on development type and density and findings of the Transport Assessment Access to the development shall be made using the existing junction on to the A4076 via the Roundabout. No highways objection to the proposed type and scale of development. Some highway improvements may be required.
Accessibility Summary	The site has a good level of road access and average access to public transport and active travel. Some highway improvements may be required.

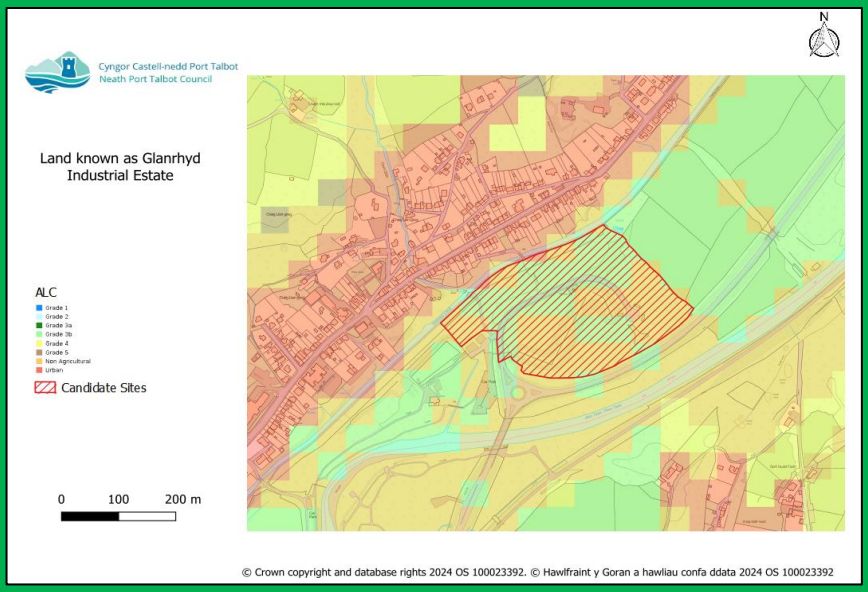
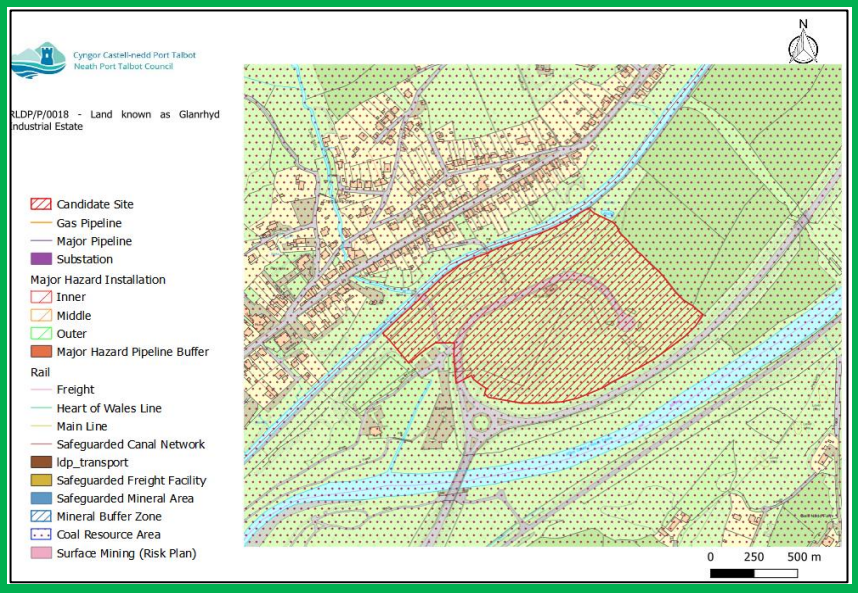
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is no residential accommodation directly adjoining the site.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood ones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified.

Criteria	Assessment
	No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 3b, non-agricultural, and urban ALC. 
Are there any infrastructure constraints to development?	 The sire is located in the coal resource area. There are no infrastructure constraints which would limit development opportunities.

Criteria	Assessment
Constraints summary	Flooding constraints limit development options.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	11,000sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.

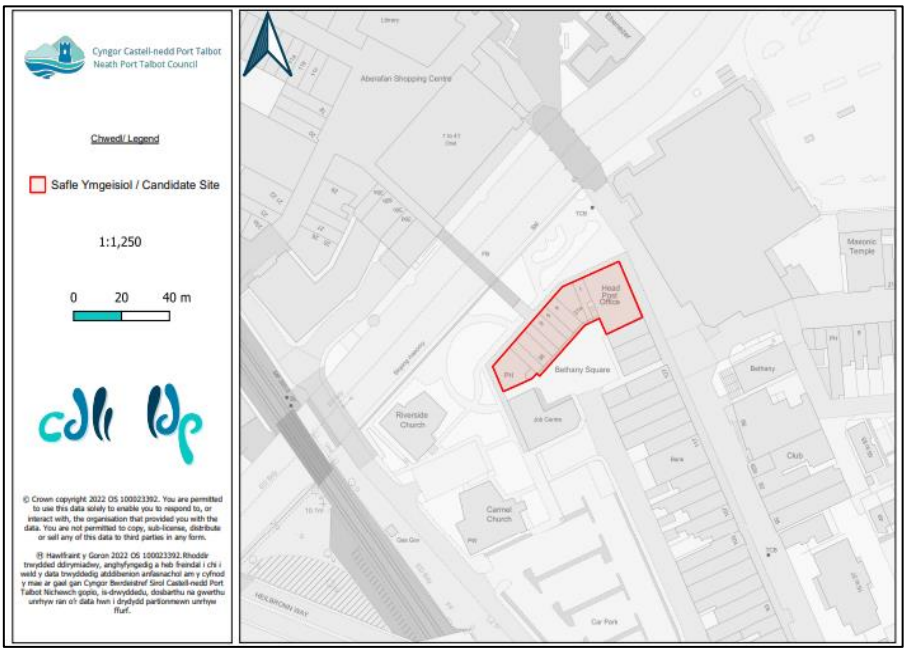
Criteria	Assessment
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be suitable for development. Flooding constraints limit development opportunities. Biodiversity constraints also limit development opportunities. It is therefore recommended that the site should not be allocated for development.

RLDP/PT/0056 - No 139 Station Road and Units 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 Riverside

Figure 101: RLDP/PT/0056 - No 139 Station Road and Units 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 Riverside



Site Detail	Information
Site Name	No 139 Station Road and Units 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 Riverside
Site Typology	Candidate Site submission
Site area (Ha)	0.1ha
Ward	Port Talbot
Spatial area	Port Talbot

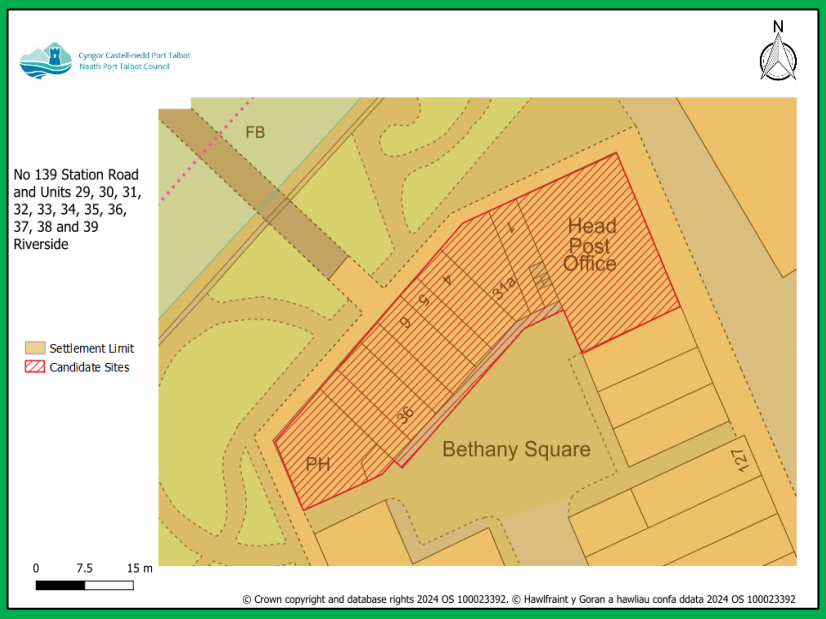
Characteristics of the Site

Figure 102: RLDP/PT/0056 - No 139 Station Road and Units 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 Riverside - Internal Environment

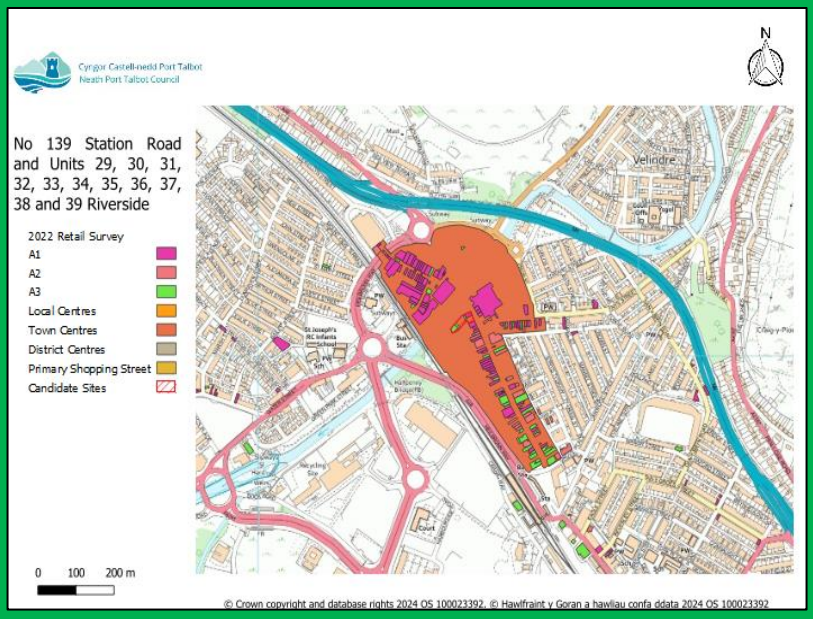
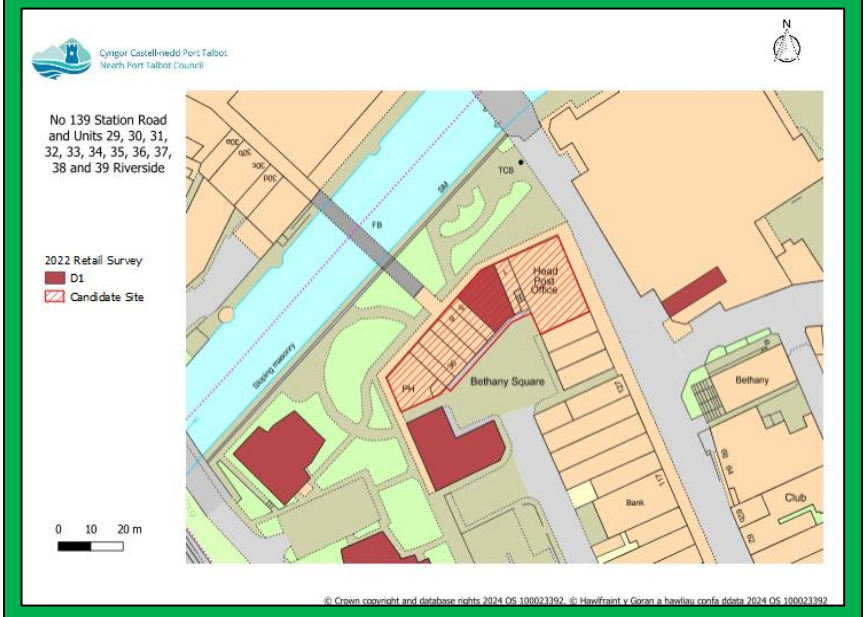


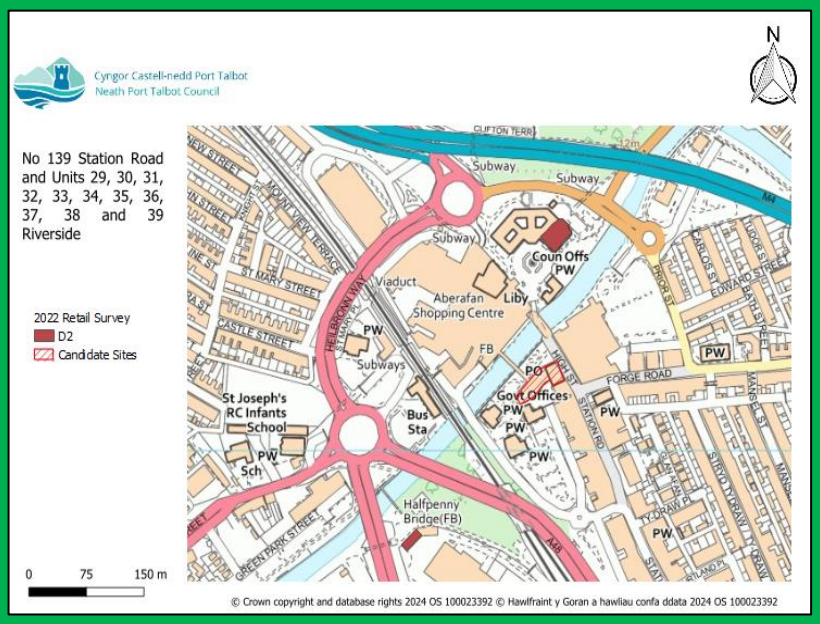


Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Port Talbot which is identified as a town in the Settlement Hierarchy. 
Existing use	Employment; other commercial
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Green level features: Commercial buildings. Species potential: Bats Further surveys required for planning: Bats
Planning permission	No known planning permissions relevant to the site.
Adjoining uses	The site is located within the town centre where there are mixed uses. Employment uses would be complementary to the mixed uses.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is however located within the town centre. There are existing employment uses on the site.
Prominence	The site is not located on a main road. It is located within Port Talbot town centre but in a more fringe location. On the whole it is considered that the site has a poor level of prominence.

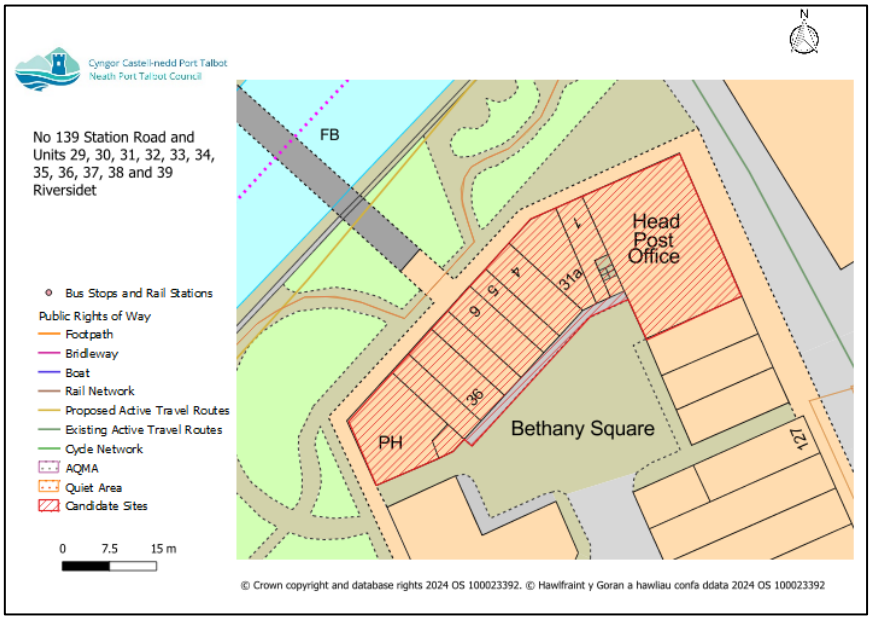
Criteria	Analysis
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> This site is located within Port Talbot Town Centre.  <u>Proximity to non-residential institutions</u>: The site is 5m away from the nearest non-residential institution. 

Criteria	Analysis
	Proximity to assembly and leisure: The site is approximately 200m away from the nearest assembly and leisure facility.  The site therefore has excellent access to local services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No 

Criteria	Analysis
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are employment uses on the site and adjacent/ within close proximity of the site. These could potentially expand into the site.
Pressure for other forms of development?	The is being proposed for mixed use including residential, employment and mixed use development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the Site Summary	The site is located within Port Talbot town centre. The site is currently used for a mix of employment and other uses.

Accessibility

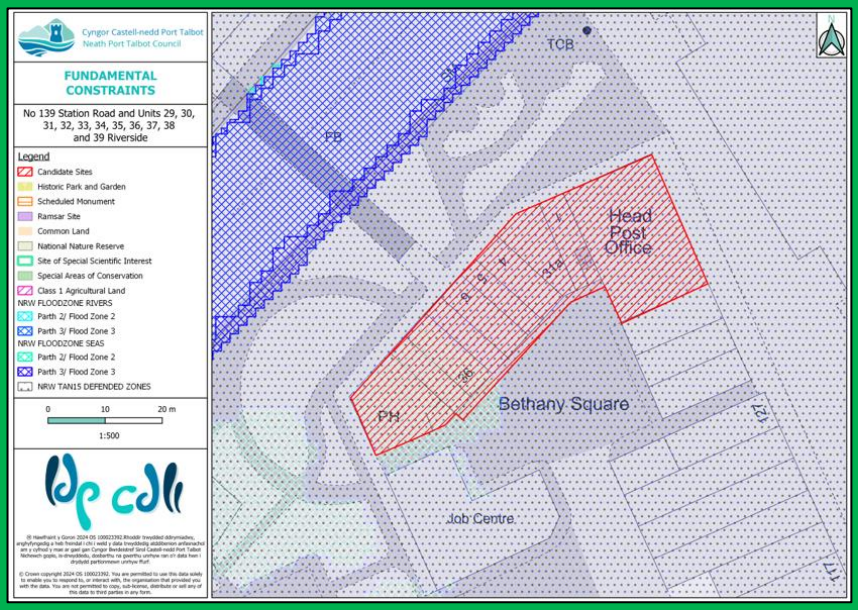
Figure 103:: RLDP/PT/0056 - No 139 Station Road and Units 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 Riverside - Accessibility

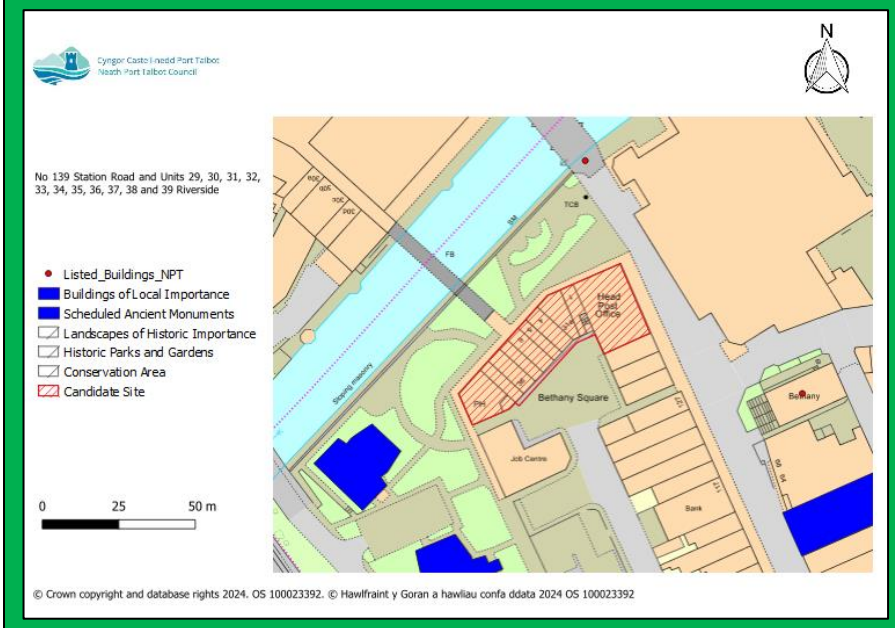


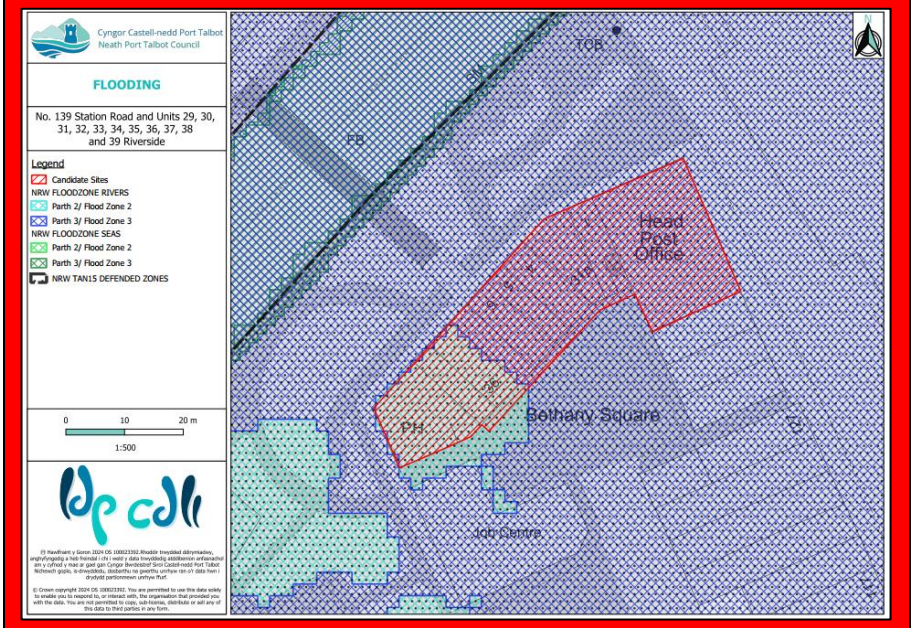
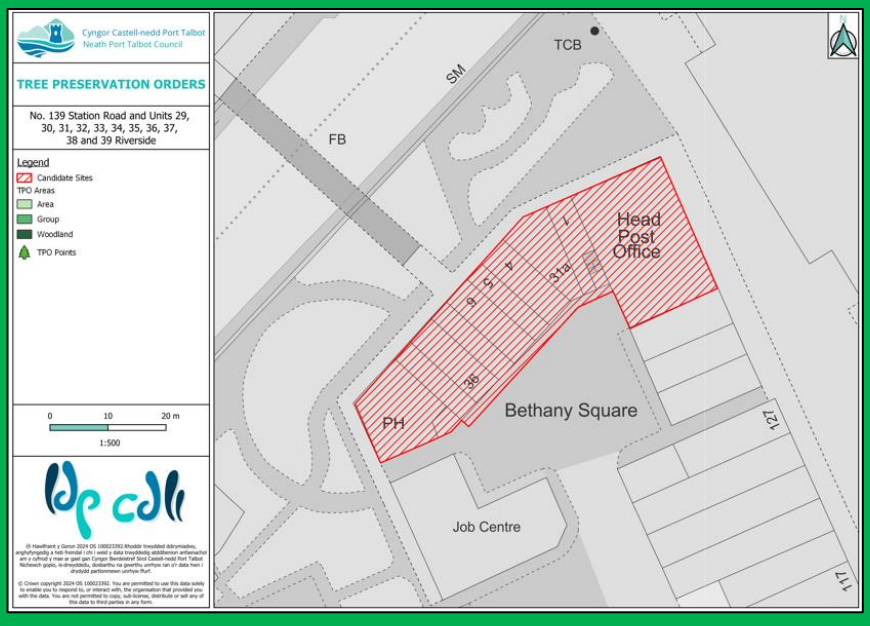
Mode	Provision
Road Access	The site is located within Port Talbot town centre. The site connects from Station Road and Groves Road to the A48 to the A4241 which links to the M4. The site is located within relatively close proximity of the M4. Overall therefore it is considered that the site has very good access to roads.
Public Transport Access	The site is located within Port Talbot town centre. The site therefore benefis from very good access to public transport.
Public Rights of Way	There are no public rights of way within the site.
Active Travel Comments	The site is located in Port Talbot town centre.

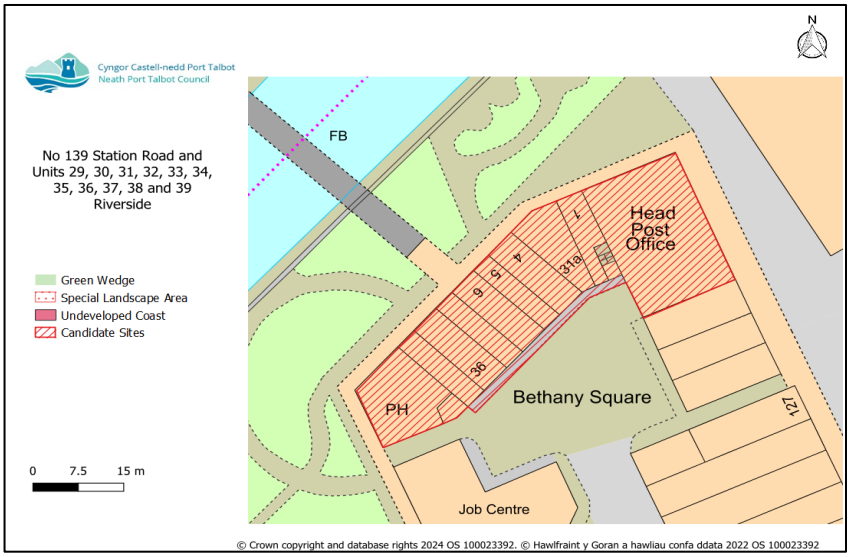
Mode	Provision
	There are works to improve active travel linkages within the wider area. The site therefore benefits from good levels of access to active travel.
Highway Comments	In principle I offer no highway objection to the proposed residential, employment mixed use proposal. Page 11 point 3.2.9 (c) of NPTCBC SPG – Parking Standards 2016 states 'If the site has no existing parking, the conversion will not require any although it would be desirable to gain these parking spaces.' 'Local circumstances should always dictate the approach to be taken' The current use has some commercial parking provision within the service yard area to the rear of the site, with no scope within curtilage to provide any, as the site is completely built out to the full extents of its boundaries. Given the sites proximity to the town centre, local facilities, public transport, cycle routes, and the frequency of public transport this proposal to provide a residential, employment mixed use conversion would be acceptable.
Accessibility Summary	The site is located within Port Talbot town centre. The site therefore benefits from very good access to roads and public transport. There are works to improve active travel linkage within the wider area.

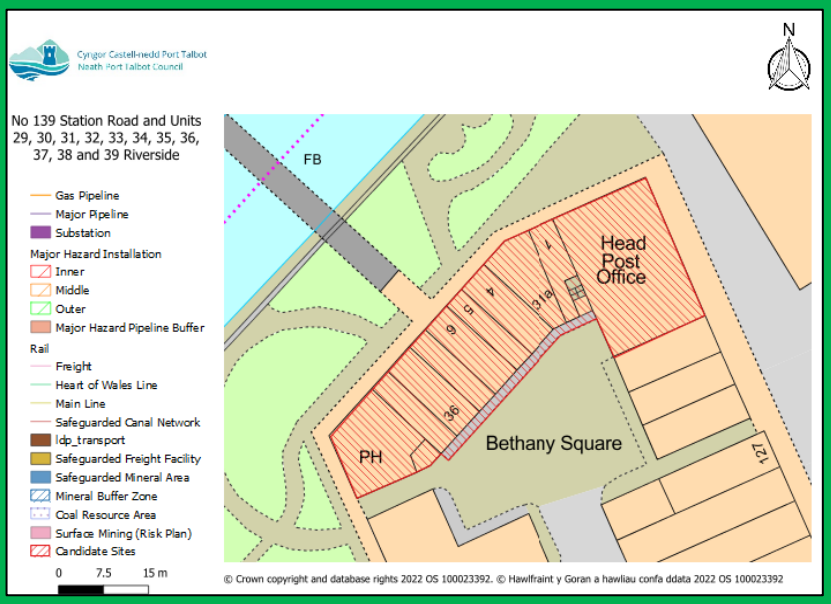
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	The site is located within the town centre where there are mixed uses. Residential development forms part of this mixed use. Employment uses would be complementary to these uses.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.

Criteria	Assessment
Impact on agricultural land	The site is classified as urban ALC. 
Are there any infrastructure constraints to development?	 There are no infrastructure constraints which would limit development opportunities.
Constraints summary	There are no overriding constraints to development. Further works to investigate the extent to which flooding is a constraint will be required.

Availability and Deliverability:

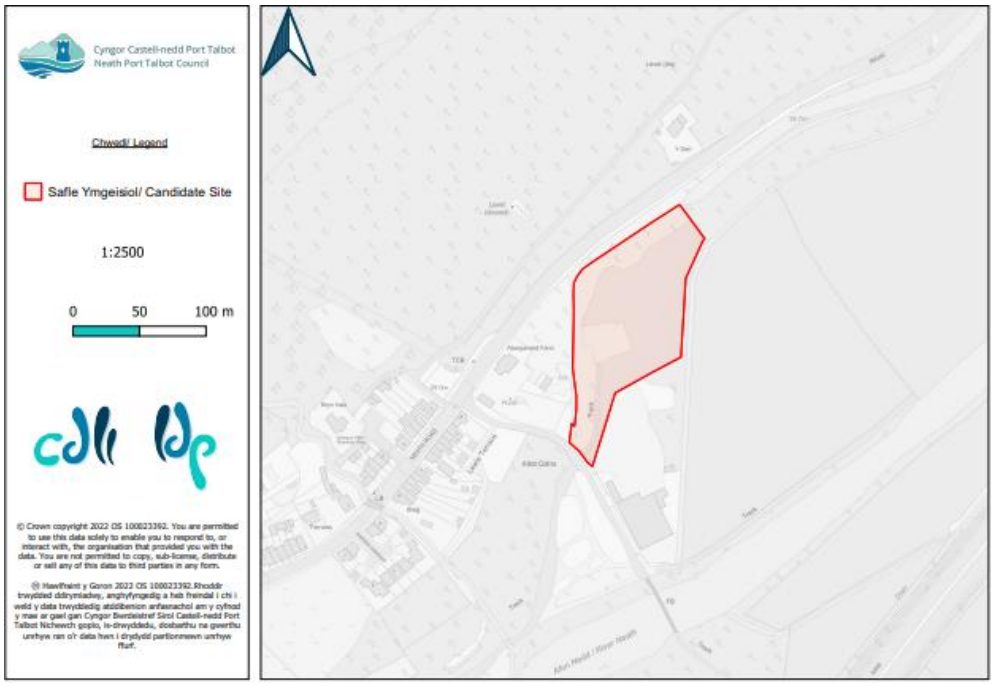
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Dependent on the scale of mixed use development.
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed use: residential, employment, and mixed use.
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by private individuals who are promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within Port Talbot town centre. The site is currently used for a mix of employment uses and is proposed for a mix of uses including employment. The site is considered to be suitable for development, subject to flooding considerations, and is considered to be deliverable. Given that the site is located in the town centre, an area for employment uses, and is currently used for employment uses, it is not considered necessary to allocate the site for employment development.

RLDP/NV/0017 - Land South of Neath Road, Abergarwed

Figure 104: RLDP/NV/0017 - Land South of Neath Road, Abergarwed



Site Detail	Information
Site Name	Land South of Neath Road, Abergarwed
Site Typology	Candidate Site submission
Site area (Ha)	1.1ha
Ward	Resolven
Spatial area	Neath Valley

Characteristics of the Site

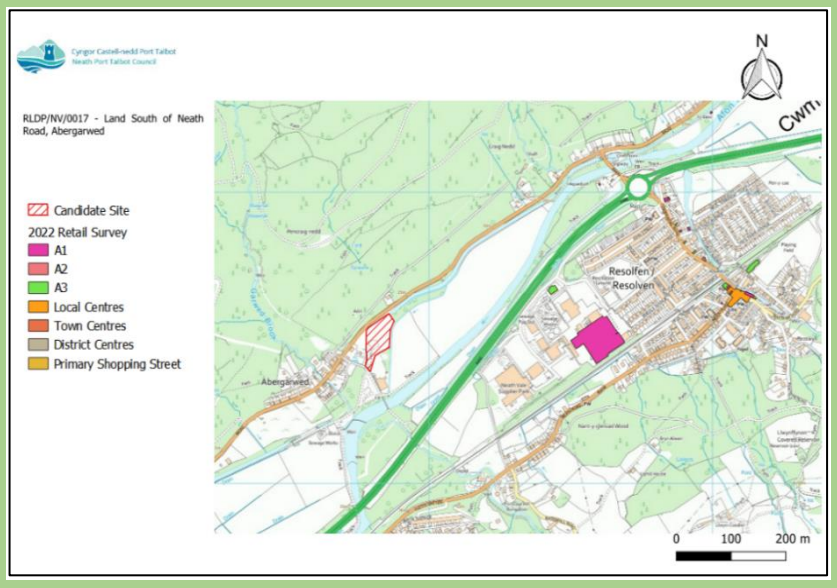
Figure 105: RLDP/NV/0017 - Land South of Neath Road, Abergarwed - Internal Environment

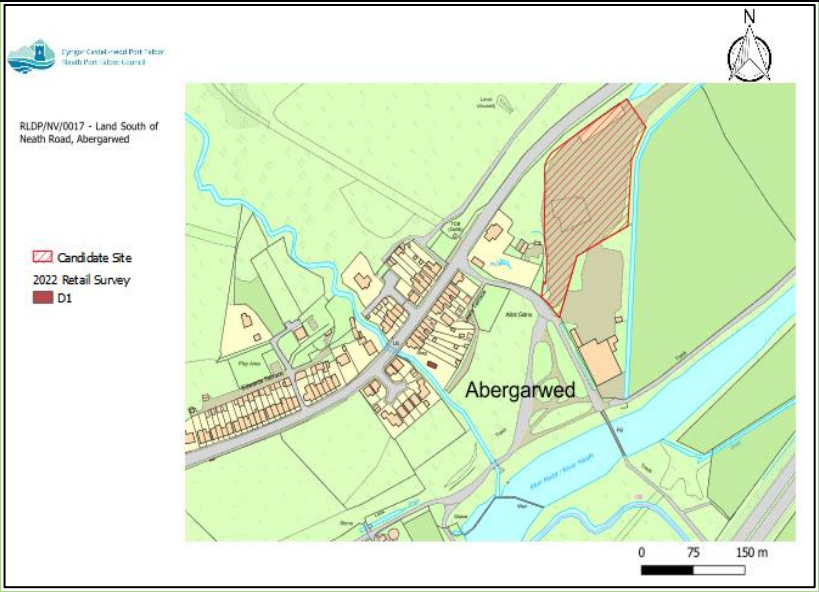
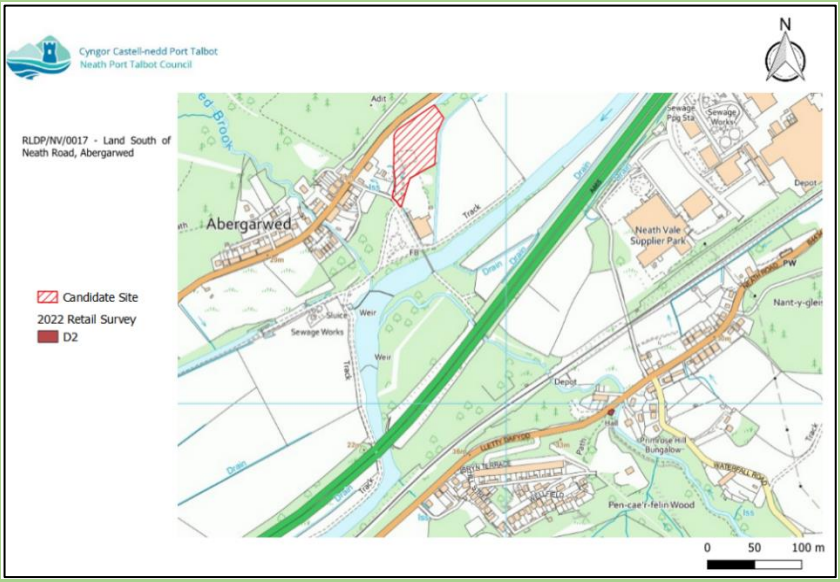


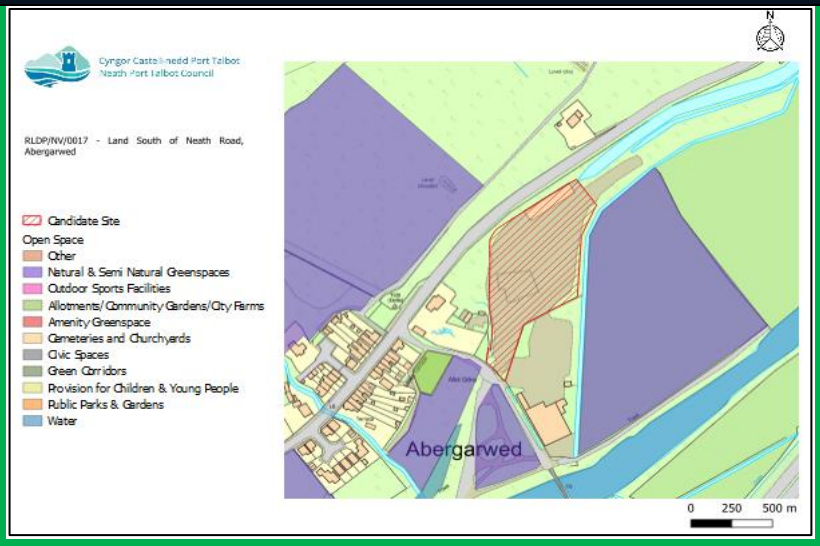
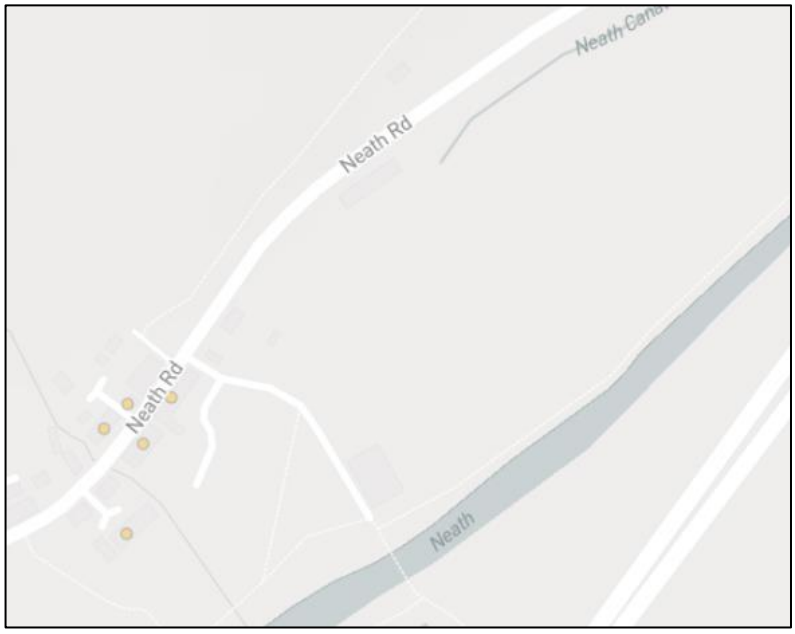
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located adjacent to the settlement of Abergarwed which is identified as a minor settlement in the Council's Settlement Hierarchy. 
Existing use	Other
Greenfield/ brownfield	Brownfield

Criteria	Analysis
Previously developed land	Yes
Biodiversity appraisal	 Disturbed ground and hard standing with trees along eastern boundary Green level constraints: Disturbed ground Red level constraints: Trees Species potential: Nesting birds, bats Further surveys required for planning: Bat
Planning permission	Full planning permission in 2014 for barn storage of potatoes (B8).
Adjoining uses	Adjoining uses are mixed and include employment, agriculture and residenital accommodation.
Sequential location	The site is not located within a designated employment area in the current LDP.

Criteria	Analysis
	The site is located adjacent to the settlement of Abergarwed. The site was formerly used for employment uses.
Prominence	The site is lcoated on the B4242 which feeds onto the A465. The site is not visible from the A465. The site therefore has average prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Rheola Market is approx. 640m to the south east CS. There are a number of stores along Commercial Road which is approx. 1.0km to the east CS. These include convenience stores, pharmacy, take-aways, hair/beauty and other retail uses. Resolven Local Centre is approx. 1.2km to the east CS.  Proximity to non-residential institutions: Stag Independent Chapel is approx. 120m to the south west of the CS.

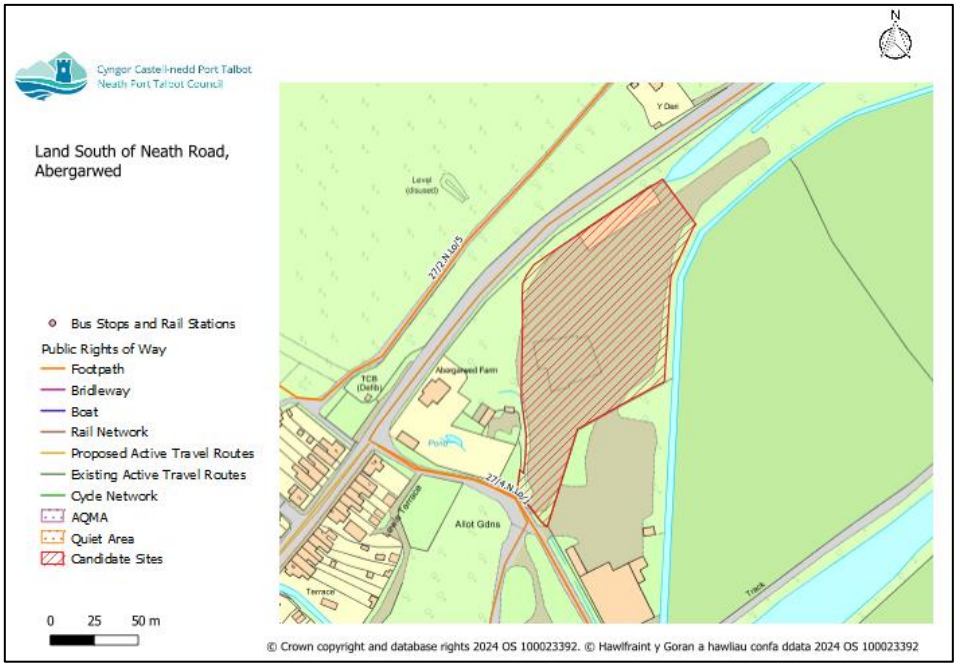
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: Melincourt Old Age Pensioners Hall is approx. 590m to the south of the CS.  The site therefore has very good access to local services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	Whilst the surrounding uses are mixed, there is not considered to be expansion opportunities as the site is not located within a designated employment area and there are not lots of employment uses adjoining the site.

Criteria	Analysis
Pressure for other forms of development?	There is not known to be any pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located outside of settlement limits. The site is relatively flat. There are mixed uses adjoining the site. The site has very good access to services and facilities.

Accessibility

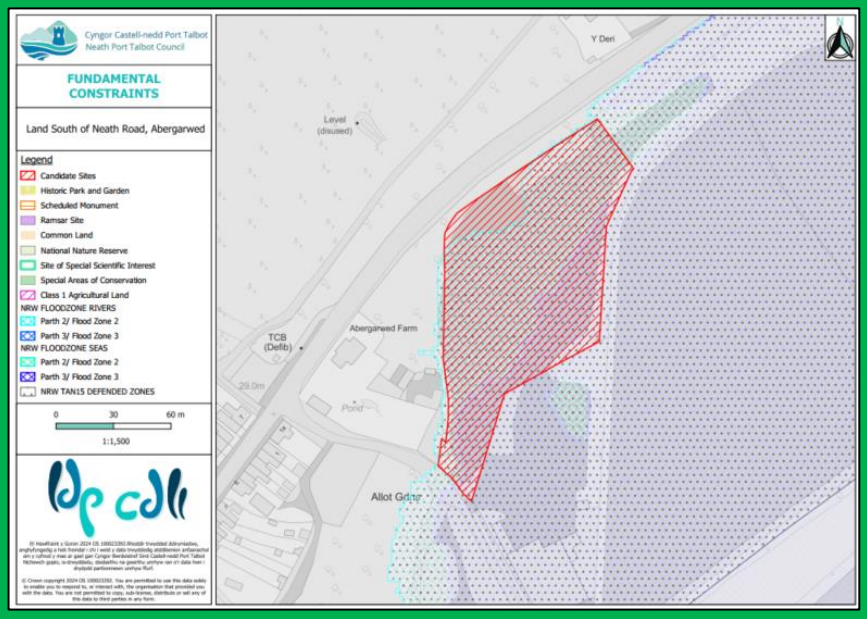
Figure 106: RLDP/NV/0017 - Land South of Neath Road, Abergarwed - Accessibility



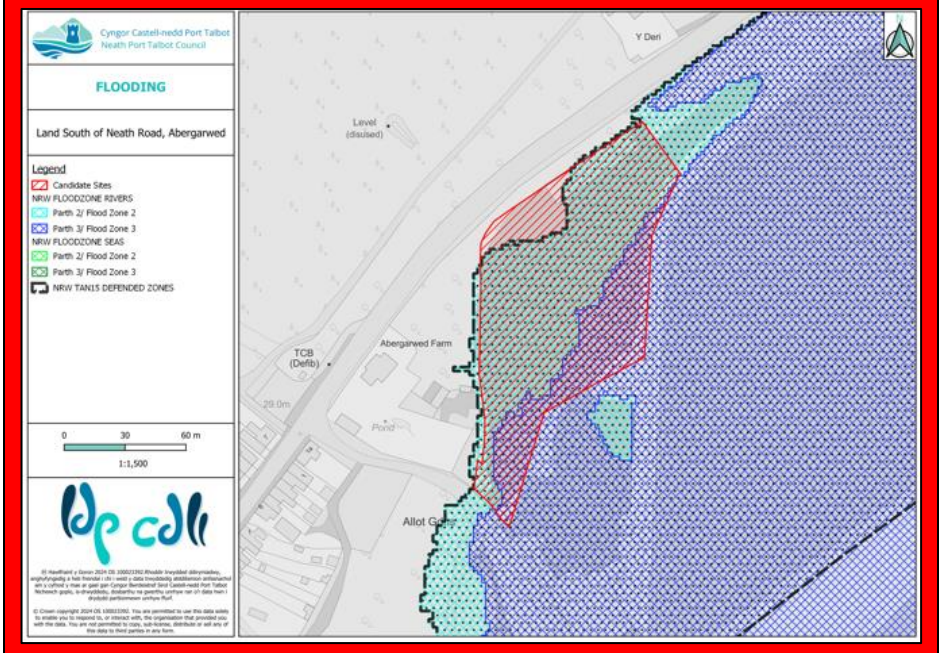
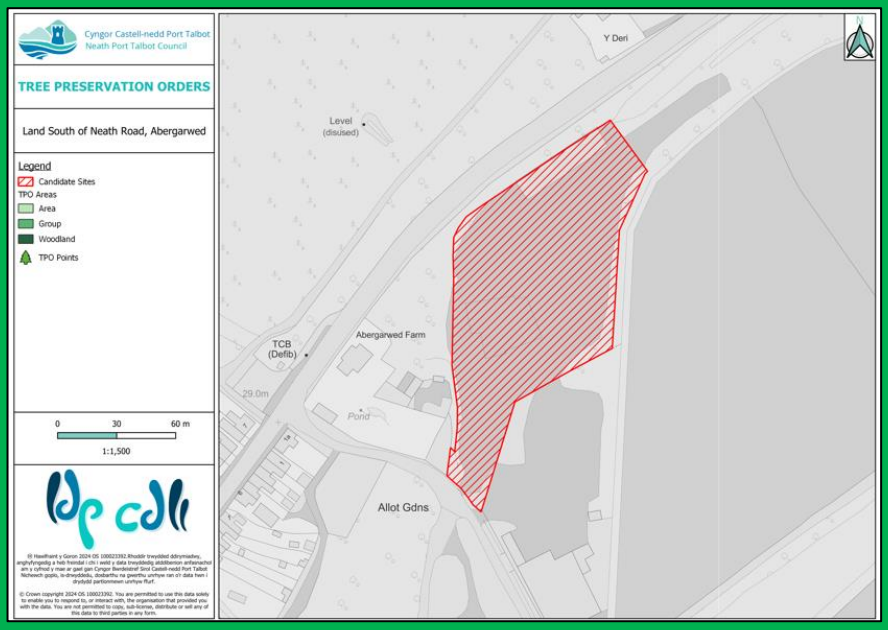
Mode	Provision
Road Access	The site is located on the B4242. The B4242 feeds onto the A465 which feeds onto the M4. The site is in relatively close proximity of the M4.

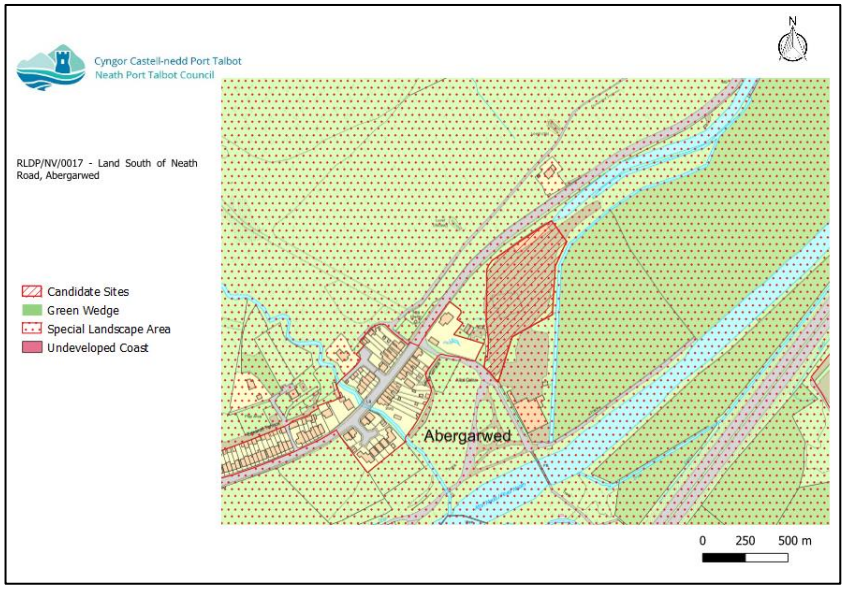
Mode	Provision
	The site therefore has very good road access.
Public Transport Access	There is a bus stop at Stag Terrace, less than a 5 minute walk from the CS, from which just a handful of buses run each day. The site thereofre has average public transport access.
Public Rights of Way	There are no Public rights of way within the site.
Active Travel Comments	There are future routes nearby. This site is right by NCN46A which links into Neath/Briton Ferry. I think links from this site to this route would be beneficial. The site therefore has average access to active travel.
Highway Comments	No comments/ observations in relation to proposed use.
Accessibility summary	The site benefits from very good road access. The site has average access to public transport and active travel.

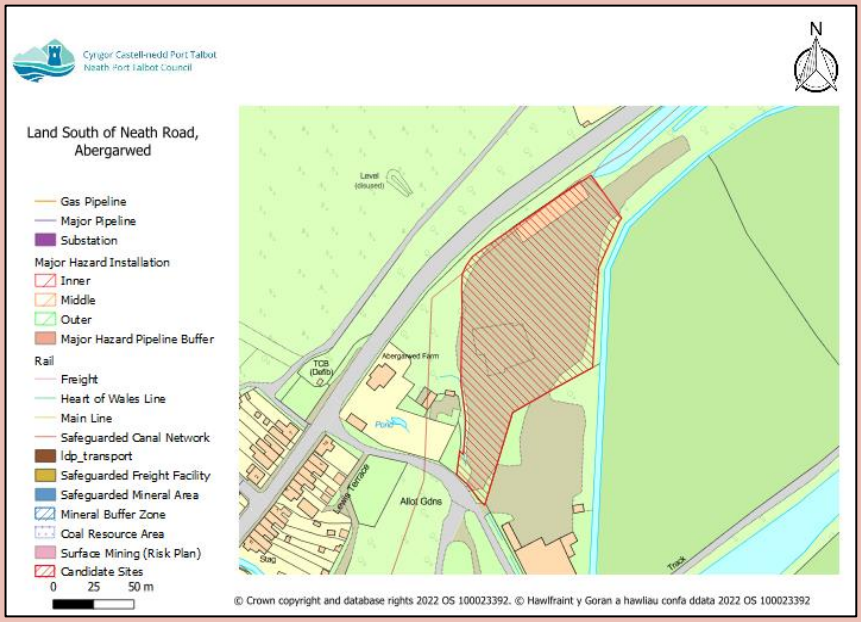
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is residential accommodation adjoining the site. This is however not extensive and would be complementary to employment uses.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.

Criteria	Assessment
Flood risk	 The majority of the site is located within flood zones 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	Yes. The site is located within SLA. Further work is required to understand whether development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok

Criteria	Assessment
	<u>Waste Water Treatment Works:</u> The CS would feed into Abergarwed Waste Water Treatment Works. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 3a, Grade 3b, Grade 4, Grade 5, and non-agricultural ALC. 
Are there any infrastructure constraints to development?	

Criteria	Assessment
	There are no overriding constraints to development. The site include an area of the safeguarded canal network which would need to be taken into consideration.
Constraints summary	The site is located within SLA. Part of the site is also identified as Grade 3a ALC. Further investigation/ assessment is required.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	1,260sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by a private individual who has promoted the site for development.

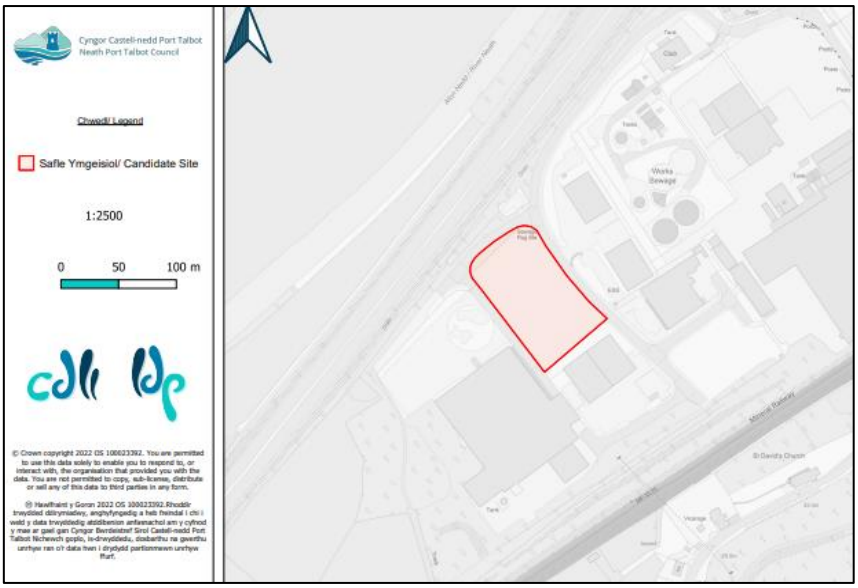
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	Whilst the site is considered to be deliverable. The site is located outside of settlement limits. The site is located within SLA and part of the site is identified as Grade 3a ALC. Further investigation would be required. It is therefore recommended that the site is not allocated for employment

RLDP/NV/0020 - Plot C2, Vale of Neath Business Park

Figure 107: RLDP/NV/0020 - Plot C2, Vale of Neath Business Park



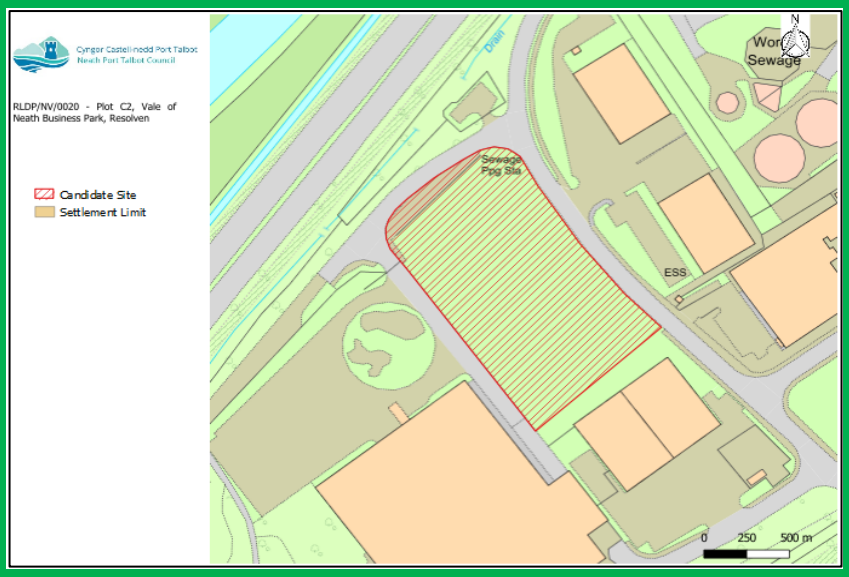
Site Detail	Information
Site Name	Plot C2, Vale of Neath Business Park
Site Typology	Candidate Site submission
Site area (Ha)	0.8ha
Ward	Resolven
Spatial area	Neath Valley

Characteristics of the Site

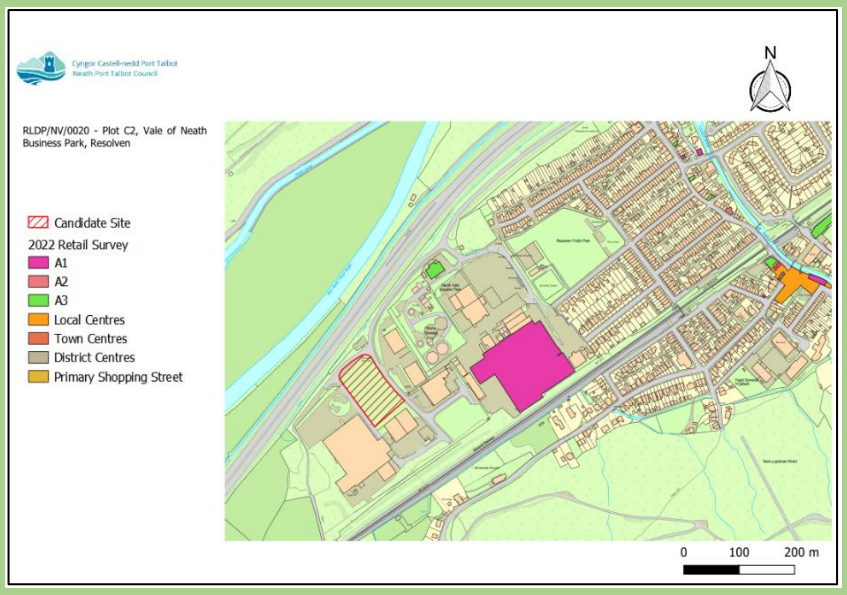
Figure 108: RLDP/NV/0020 - Plot C2, Vale of Neath Business Park - Internal Environment

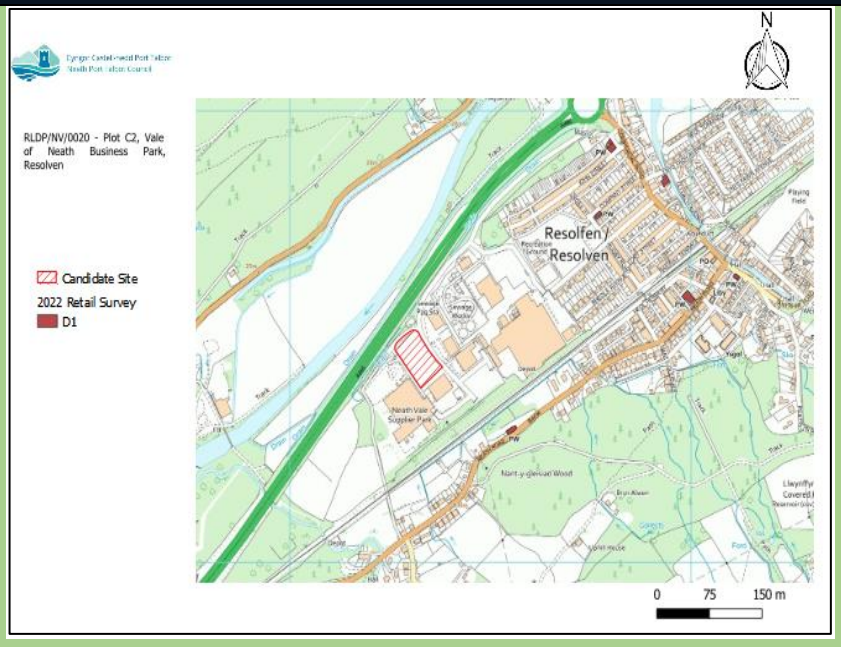
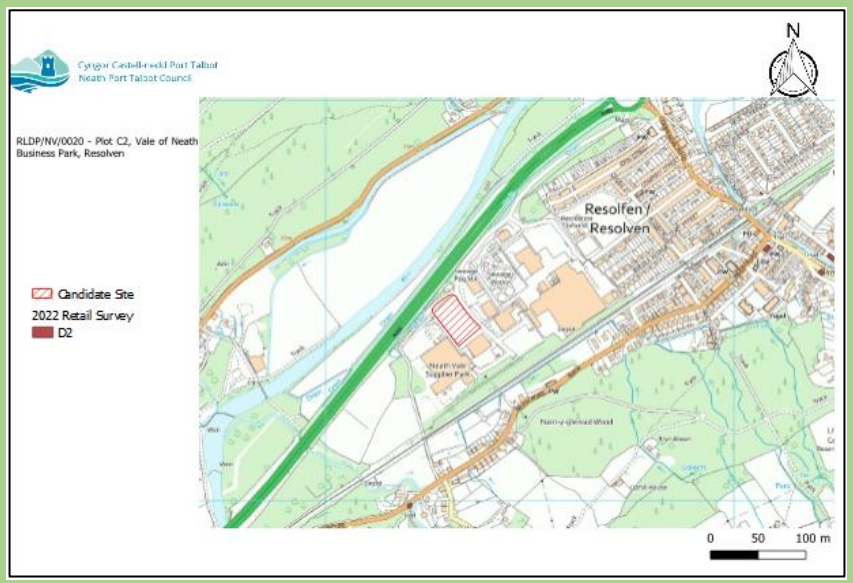


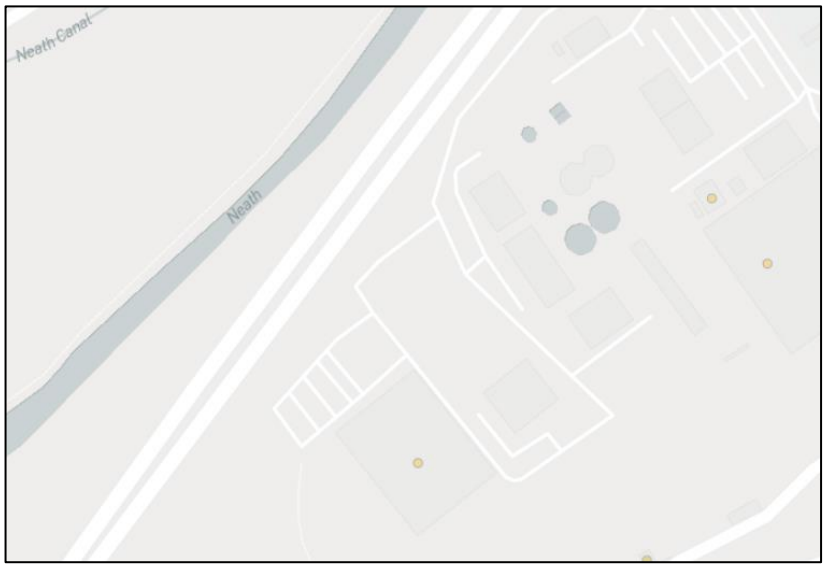
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement limit of Resolven which is identified as a local settlement in the Council's Settlement Hierarchy. 
Existing use	Greenfield
Greenfield/ brownfield	Greenfield

Criteria	Analysis
Previously developed land	No
Biodiversity appraisal	 Area of marshy grassland with ponds Amber level features: Marshy grassland, ponds. S7 habitat. Species present: Common frog Species potential: Reptiles Further surveys required: Reptiles, SINC criteria
Planning permission	No known planning permissions relevant to the site
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site is located within the Vale of Neath designated employment area.

Criteria	Analysis
	The Vale of Neath designated employment area feeds directly onto the A465. The site is visble from the A465. The site therefore has very good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: Rheola Market is approx. 140m to the east CS. There are a number of standalone retail units along Commercial Street, approx. 690m to the east CS. These include convenience store, pharmacy, take-away and other retail units. Resolven Local Centre is approx. 700m to the east CS.  Proximity to non-residential institutions: St Davids Church is approx. 220m to the south of the CS. Jerusalem Independent Chapel is approx. 620m to the south east CS. Tabernacle Chapel is approx. 750m to the south east CS. The Health Centre is approx. 700m to the east CS.

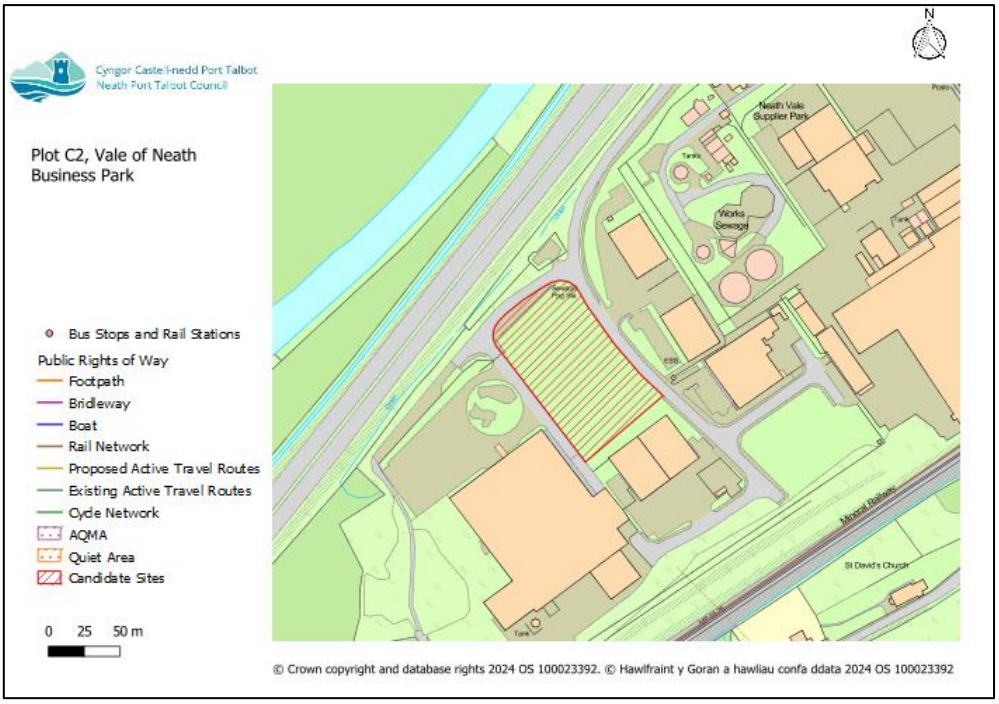
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: Melincourt Old Age Pensioners Hall is approx. 770m to the east CS. Church Hall is approx. 720m to the east CS. Resolven/ Clyne Garden Centre is approx. 420m to the south west of the CS.  The site therefore has very good access to services.

Criteria	Analysis
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 

Criteria	Analysis
Potential expansion opportunities?	The site is located in the Vale of Neath designated employment area. There are employment premises adjoining the site. There are therefore potential expansion opportunities.
Pressure for other forms of development?	There is not known to be any other pressure for development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.

Accessibility

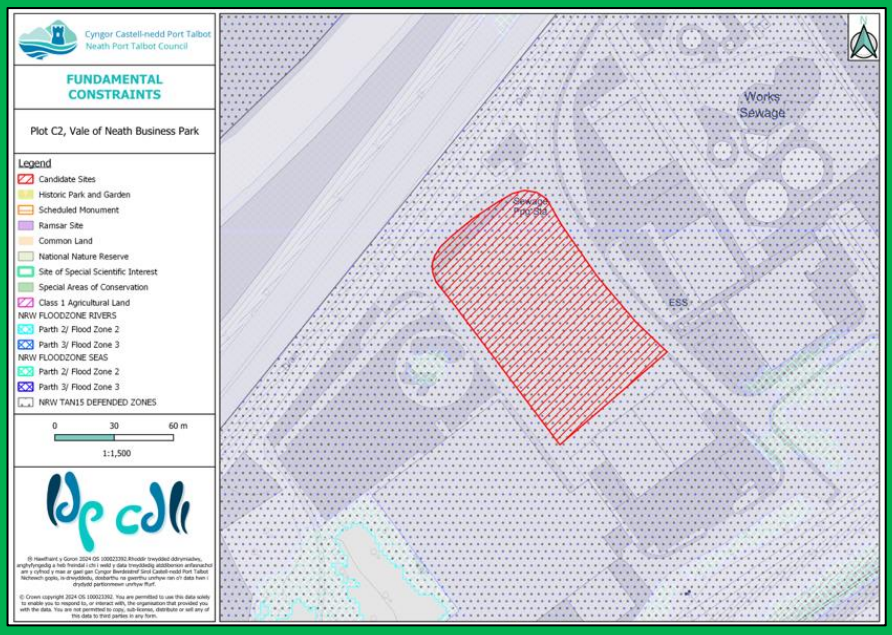
Figure 109: RLDP/NV/0020 - Plot C2, Vale of Neath Business Park - Accessibility

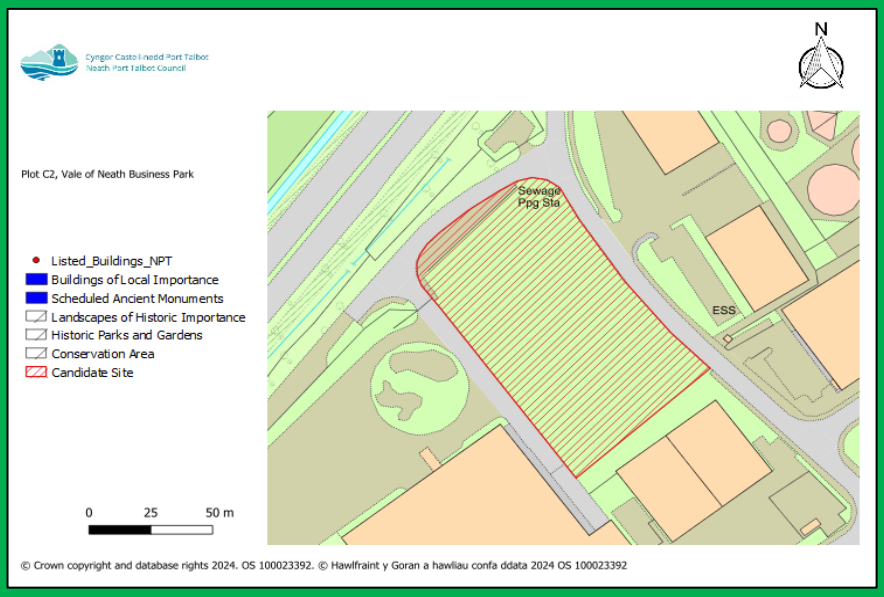


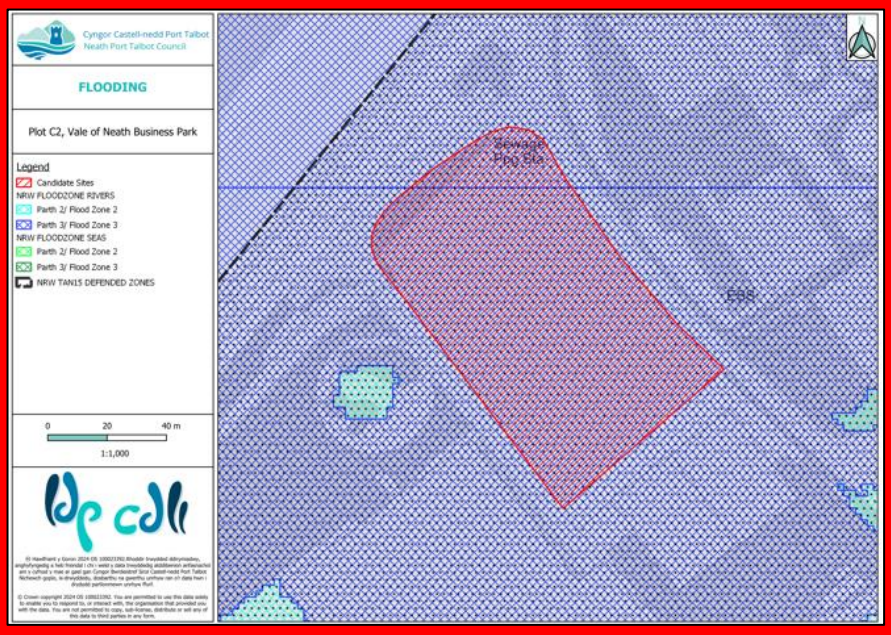
Mode	Provision
Road Access	The site is located within the Vale of Neath designated employment area. This has a direct access to the A465. The A465 feeds onto the M4. The site is located within relatively close proximity of the M4. The site is therefore considered to have very good road access.
Public Transport Access	The nearest bus stop is within 10 minutes on Neath Road with an hourly service throughout the day. The site therefore has good public transport access.
Public Rights of Way	There are no public rights of way within the site or immediately adjacent to the site.
Active Travel Comments	Future routes nearby. The NCN is the other side of the A465, so a route that is up to active travel standards, linking this site to the other side of the A465 would be good. The site therefore has average access to active travel.
Highway Comments	The site is on a large existing industrial estate with 7.5m roads, with viable access off the Toyoda Site Access Road from the North, East and West. It is noted that there are signs placed by an existing business on the industrial estate that cars are to use the North/West road and HGV's are to use the East, but this is not mandatory. In accordance with TAN18, a Transport Assessment would be needed as the site is over 5000m².

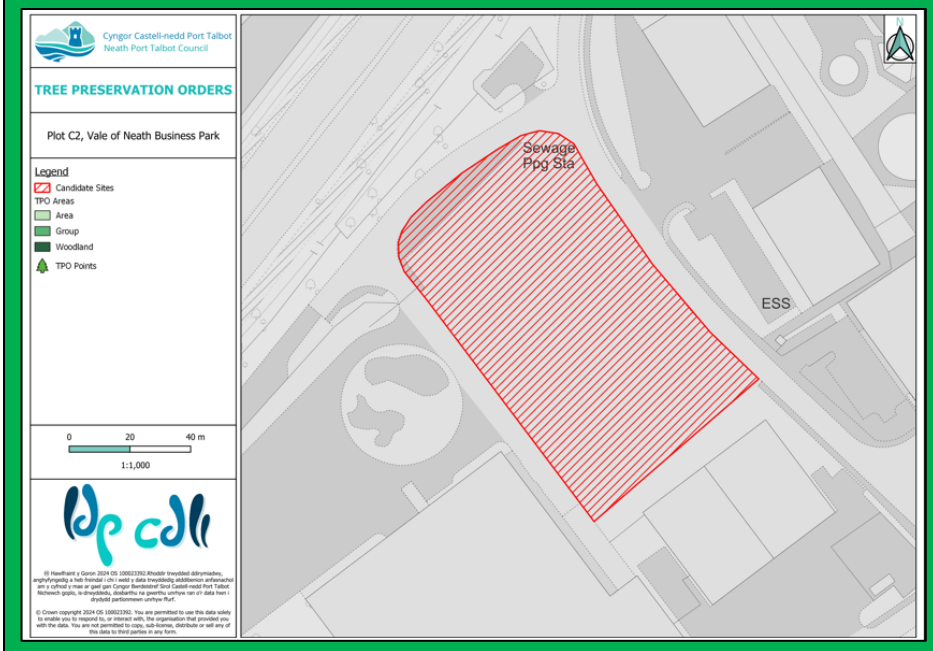
Mode	Provision
	Overall, highways have no objected to the type and scale of development proposed. Highways works may be required following outcome of transport assessment.
Accessibility summary	The site is located in a highly accessible location for road access and has good public transport access. The site has good access to active travel but works would be required. Highways works may also be required following the outcome of the Transport Assessment.

Constraints:

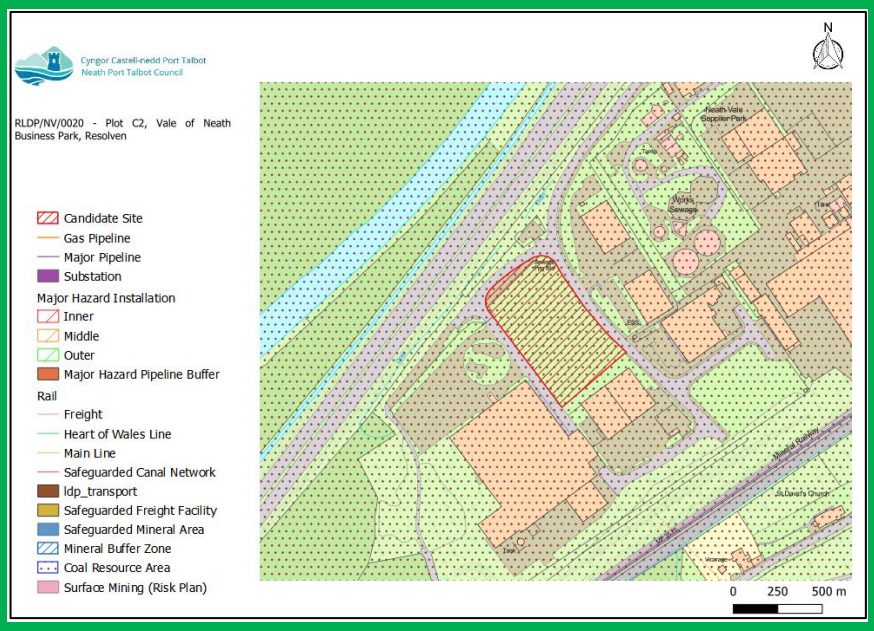
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No

Criteria	Assessment
	Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation does not adjoin the employment area.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.

Criteria	Assessment
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No

Criteria	Assessment
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into Resolven Waste Water Treatment Works. No constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 4 and urban ALC.

Criteria	Assessment
	
Are there any infrastructure constraints to development?	 The site is located in a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	There are no overriding constraints to development.

Availability and Deliverability:

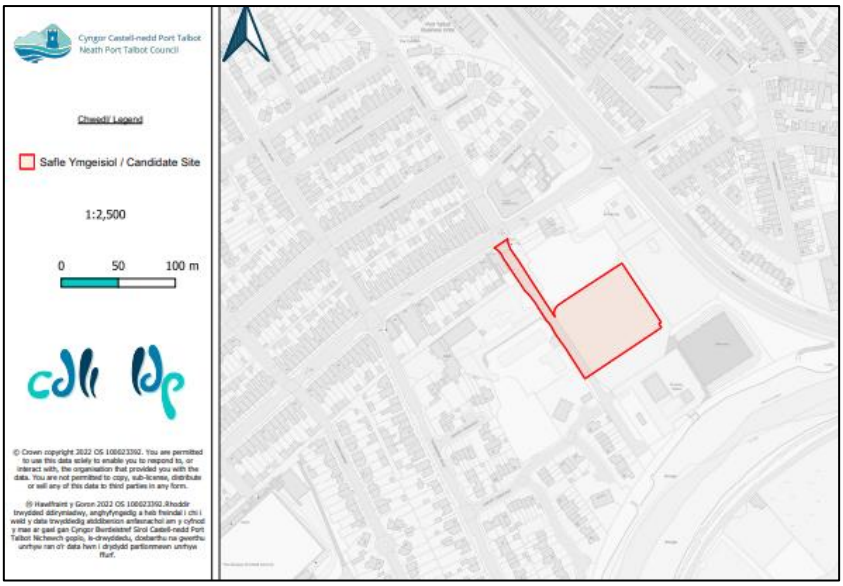
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	1,858sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by Welsh Government who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	No known user at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within a designated employment area. The site is considered to be suitable and deliverable. Given that the site is located within a designated employment area, it is not considered necessary to allocate the site for employment uses.

RLDP/PT/0060 - Former Gas Works Site

Figure 110: RLDP/PT/0060 - Former Gas Works Site



Site Detail	Information
Site Name	Former Gas Works Site
Site Typology	Candidate Site submission
Site area (Ha)	0.6ha
Ward	Sandfields East
Spatial area	Neath

Characteristics of the Site

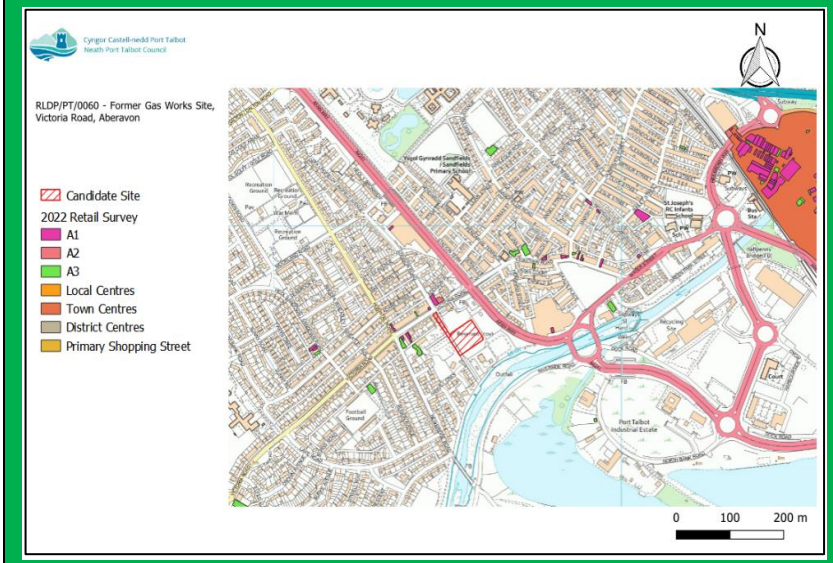
Figure 111: RLDP/PT/0060 - Former Gas Works Site - Internal Environment

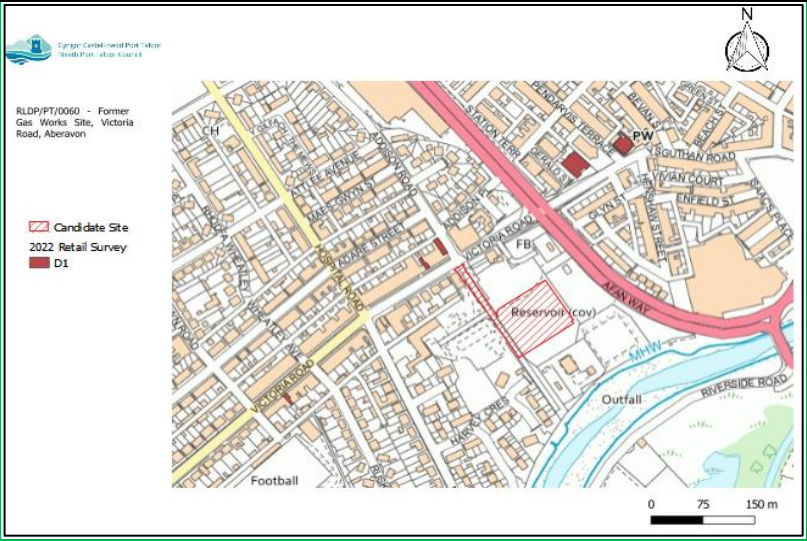
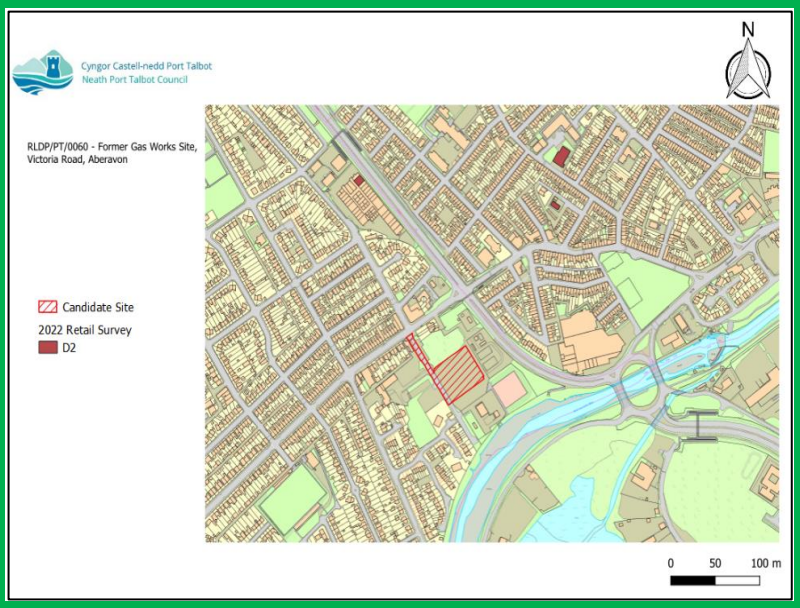


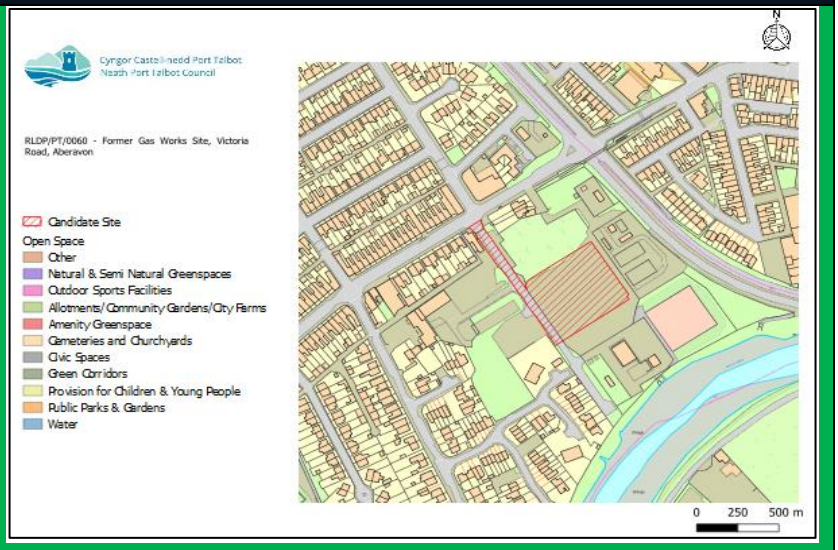
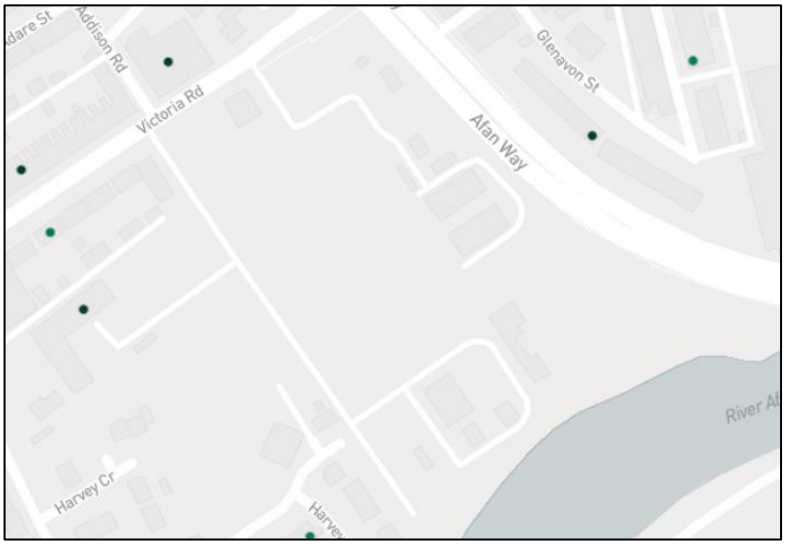
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site forms part of the settlement of Sandfields which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Former employment
Greenfield/ brownfield	Brownfield

Criteria	Analysis
Previously developed land	Yes
Biodiversity appraisal	 Area of disused hardstanding
Planning permission	Historic permissions in relation to the former electricity generating plant and a 2019 permission for storage use (B8). No other known relevant planning permissions.
Adjoining uses	Adjoining uses are mixed and include UKUR Afan Way, residential, and Port Talbot Gas Welfare Club. The site was formerly used as a gas works. There is also employment uses within the wider area.
Sequential location	The site is not located within a designated employment area in the current LDP. The site was formerly gas works. The site is located within the urban area.

Criteria	Analysis
Prominence	The site is located off a side road which feeds onto the A4241. The A4241 links Port Talbot to the M4. The site is not really visible from the A4241. The site is therefore considered to have average prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> There are a number of stores immediately to the north of the Candidate Site along Victoria Road. These include hairdressers, convenience store, pharmacy, restaurant, hair dressers etc. There are also a number of stores within the wider area. Port Talbot town centre is approx. 910m to the east of the Candidate Site parcel.  <u>Proximity to non-residential institutions</u>: Beaches Chiropractic is approx. 20m to the north of the Candidate Site parcel. Kip McGarth is approx. 30m to the north west of the Candidate Site parcel.

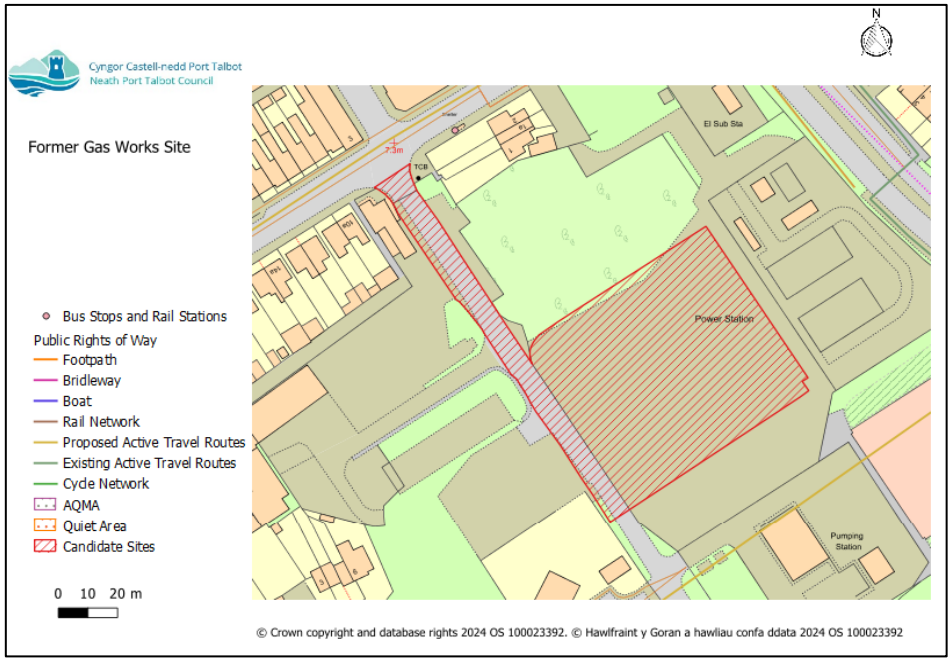
Criteria	Analysis
	 Proximity to assembly and leisure: Gym is approx. 280m to the north of the Candidate Site parcel.  The site therefore has excellent access to services .
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The surrounding area to the site is mixed. There may therefore be potential expansion opportunities.
Pressure for other forms of development?	There are not known to be any pressure for other forms of development.

Criteria	Analysis
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.

Accessibility

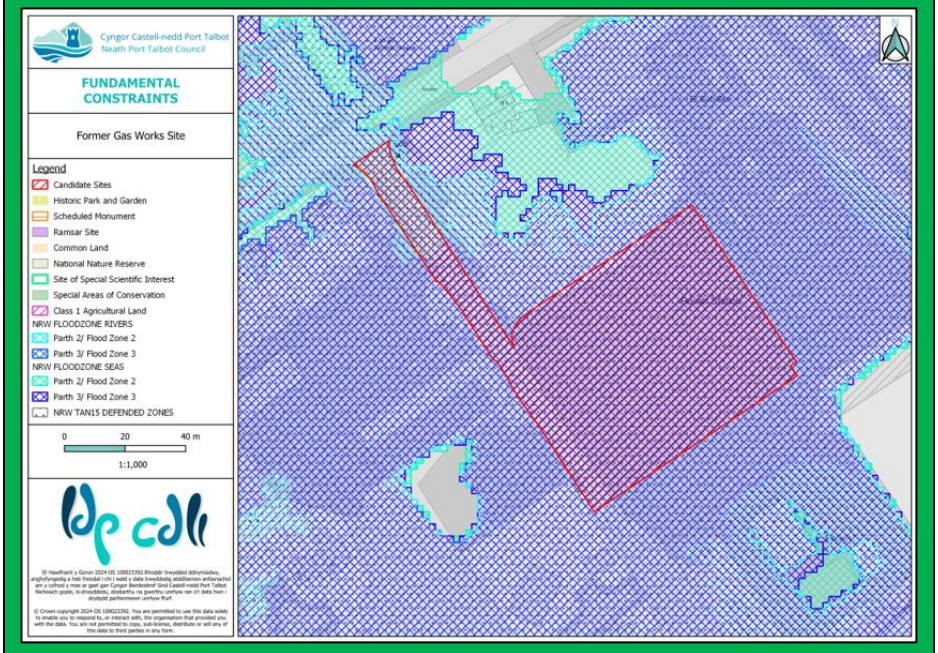
Figure 112: RLDP/PT/0060 - Former Gas Works Site - Accessibility



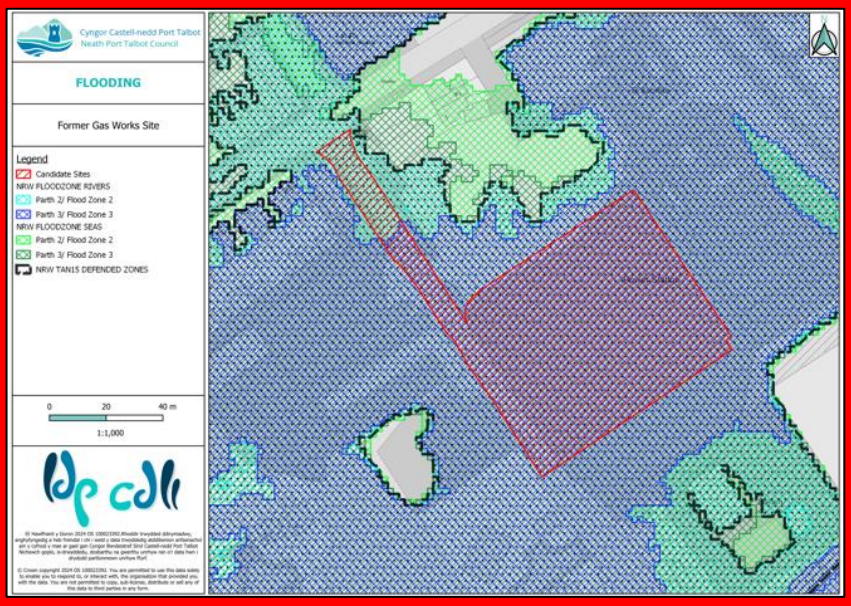
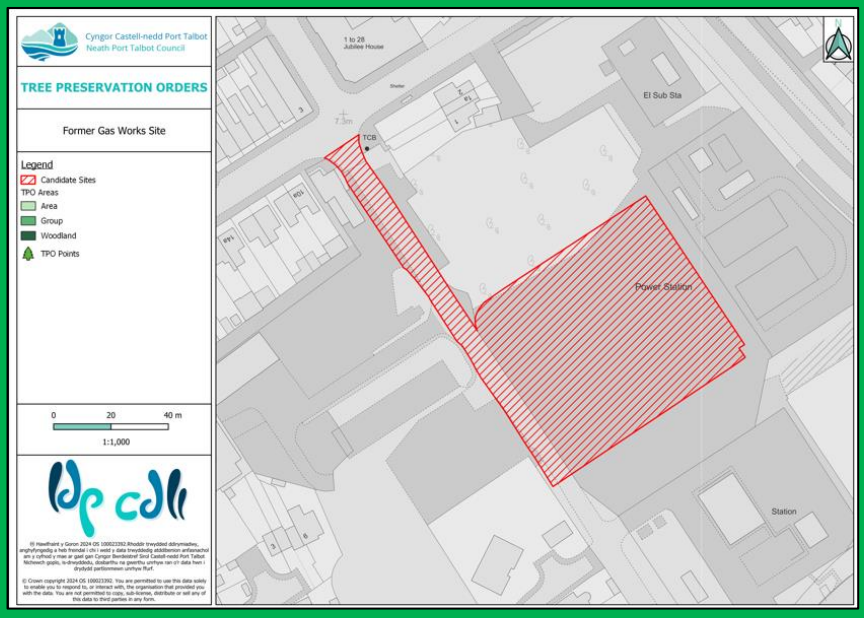
Mode	Provision
Road Access	The site is located off a side road which feeds onto the A4241. The A4241 links Port Talbot to the M4. The site is located within very good proximity of the M4.
Public Transport Access	There is a bus stop on Addison Road, just 2 minutes away. There are regular buses throughout the day, approx. three per hour. The site is therefore considered to have very good public transport access.

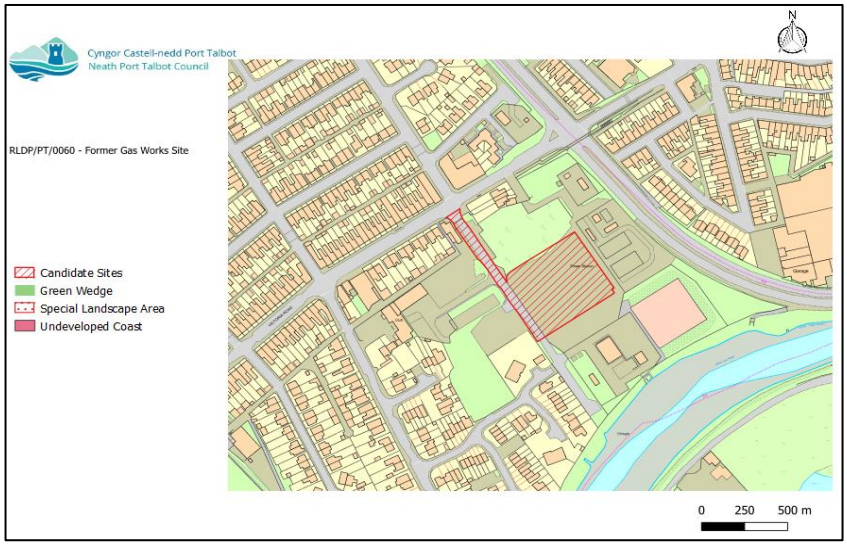
Mode	Provision
Public Rights of Way	There are no Public rights of way within close proximity of the site.
Active Travel Comments	There are future routes around this site, and existing route which is NCN4. Lots of work has gone into the feasibility of improving routes around here and is still ongoing. The site is therefore considered to have average access to active travel.
Highway Comments	In accordance with TAN18 guidance a Transport Assessment/ Statement will be required to be submitted. The access to the site should be via the existing access from Victoria Road onto the private road leading into the site. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements may be required depending on the outcome of the Trasnport Assessment/ Statement.
Accessibility Summary	Overall, the site has very good access to road and public transport. Work is ongoing to understand the feasibility of improving active travel linkages within the area. Some highway works may be required depending on the outcome of the Transport Assessment/ Statement.

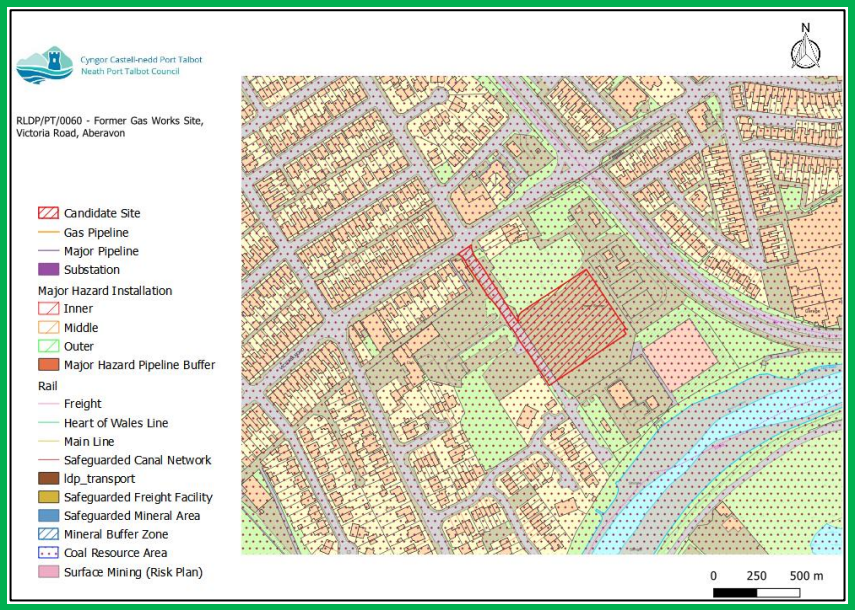
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	Residential accommodation adjoins the site as part of mixed use.

Criteria	Assessment
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified.

Criteria	Assessment
	No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 3b and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located within a coal resource area. There are no overriding constraints which would limit development opportunities.
Constraints summary	The site is subject to flooding constraints.

Availability and Deliverability:

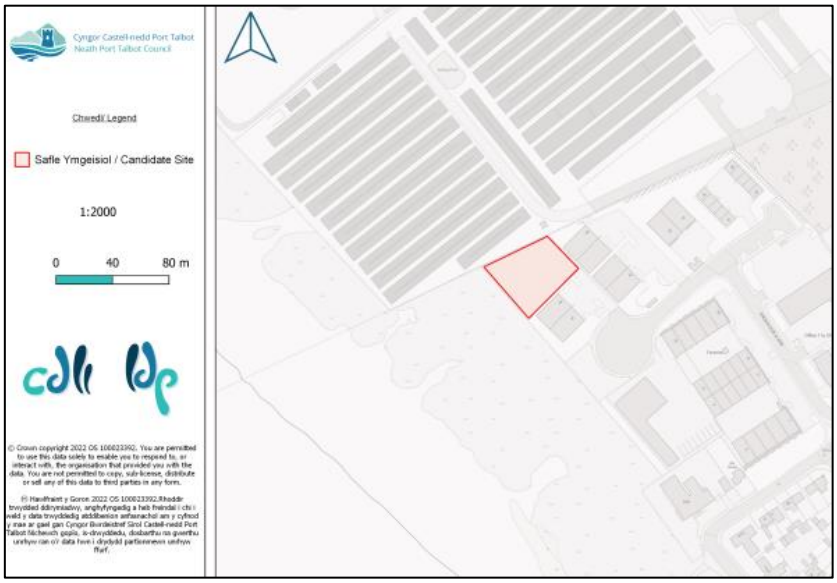
Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	1,000sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	Not known at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is not considered to be suitable due to flooding constraints.

RLDP/PT/0061 - Plot within Endeavour Close Industrial Estate

Figure 113: RLDP/PT/0061 - Plot within Endeavour Close Industrial Estate



Site Detail	Information
Site Name	Plot within Endeavour Close Industrial Estate
Site Typology	Candidate Site submission
Site area (Ha)	0.2ha
Ward	Sandfields West
Spatial area	Port Talbot

Characteristics of the Site

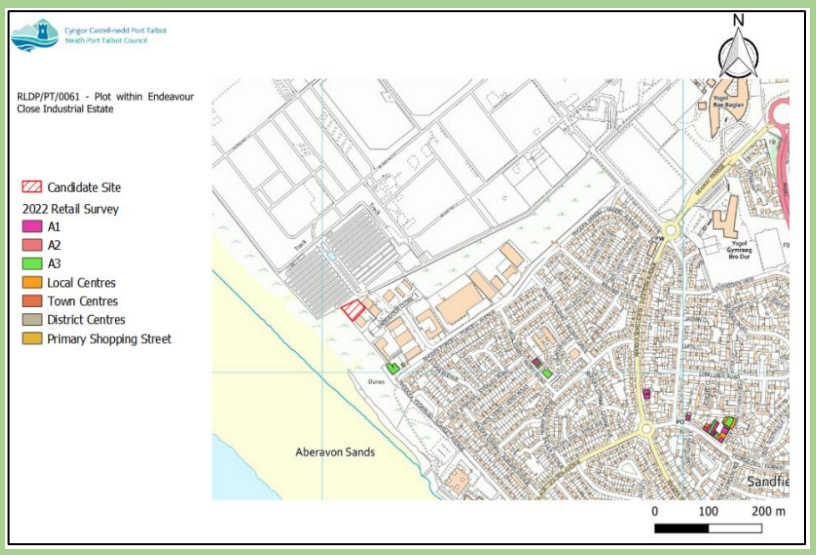
Figure 3: RLDP/PT/0061 - Plot within Endeavour Close Industrial Estate - Internal Environment

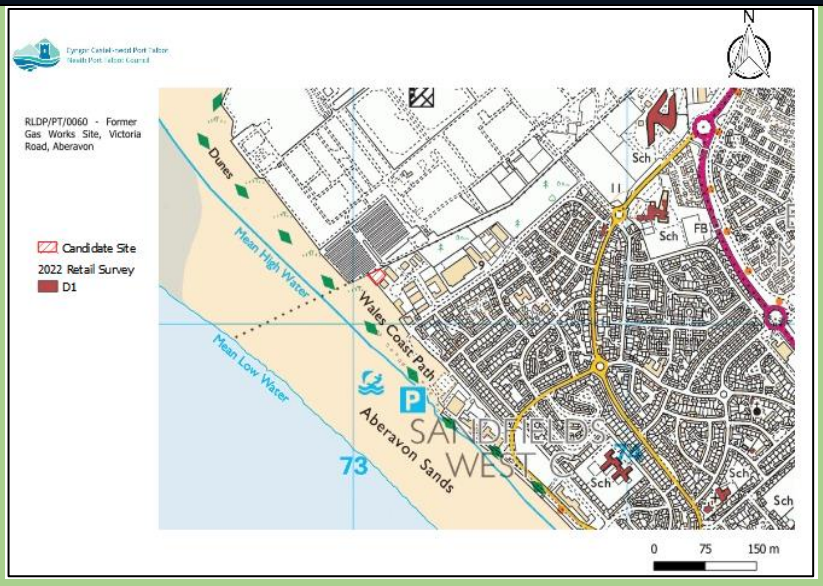
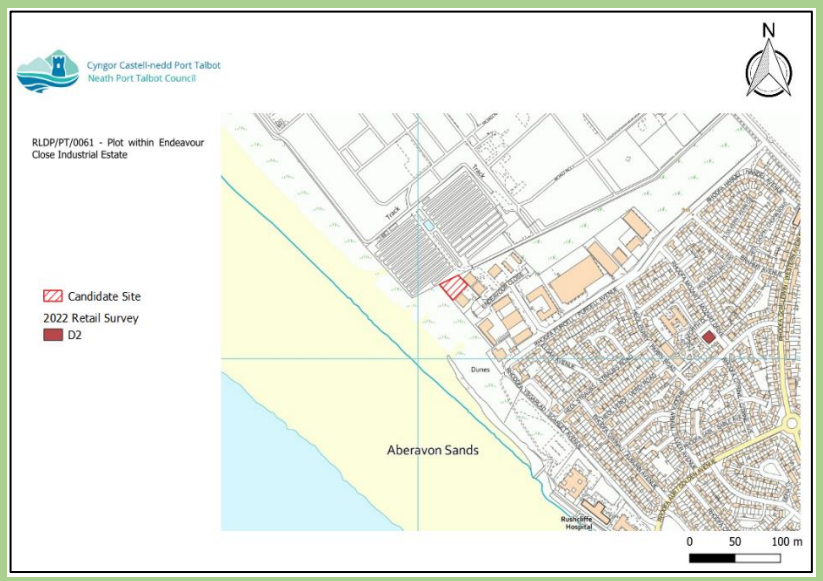


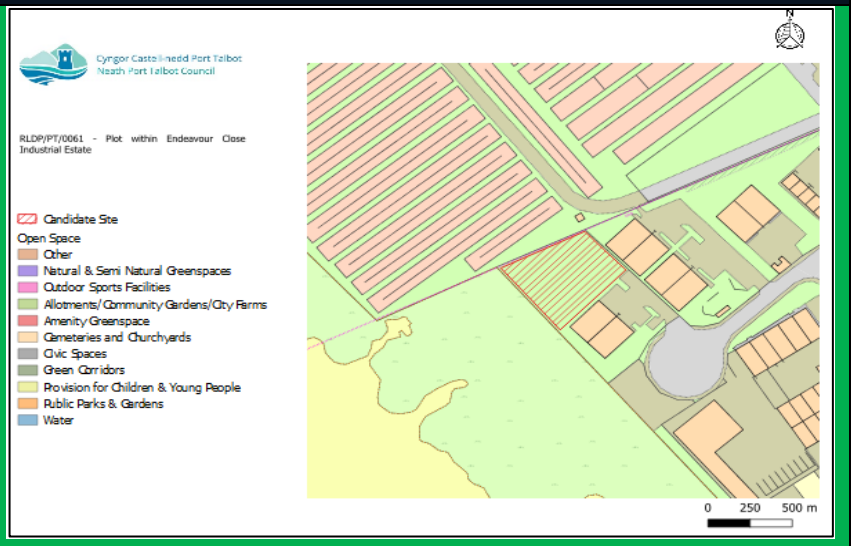
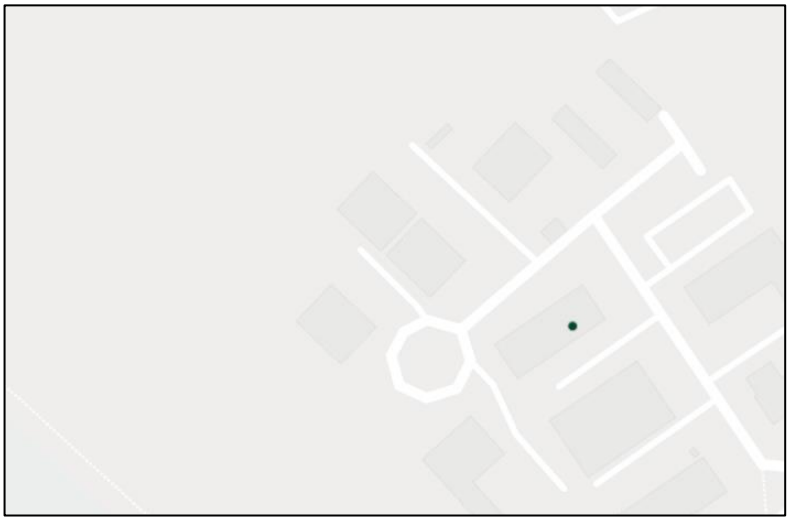
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located within the settlement of Sandfields which is identified as key settlement in the Council's Settlement Hierarchy. 
Existing use	Employment
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	 Small area of disturbed ground and dune grassland Green level features: Disturbed ground Amber level features: Dune grassland. SINC. Further surveys required for planning: Vegetation survey of grassland, SINC criteria
Planning permission	No known planning permissions relevant to the site.
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site is located within Endeavour Close designated employment area. Endeavour Close designated employment area is aceessed from Purcel Avenue which feeds into Seaway Parade and then the A4241 which links Port Talbot to the M4. The site is not visible from a main road.

Criteria	Analysis
	The site therefore has average level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	<u>Proximity to retail:</u> Pop In Café is approx. 180m to the south of the Candidate Site parcel. There is a grouping of stores along Parry Road including convenience store, take-aways, hairdressers and public house approx. 500m to the south of the Candidate Site parcel.  <u>Proximity to non-residential institutions</u>: Sandfields Methodist Church is approx. 800m to the north east of the Candidate Site parcel.

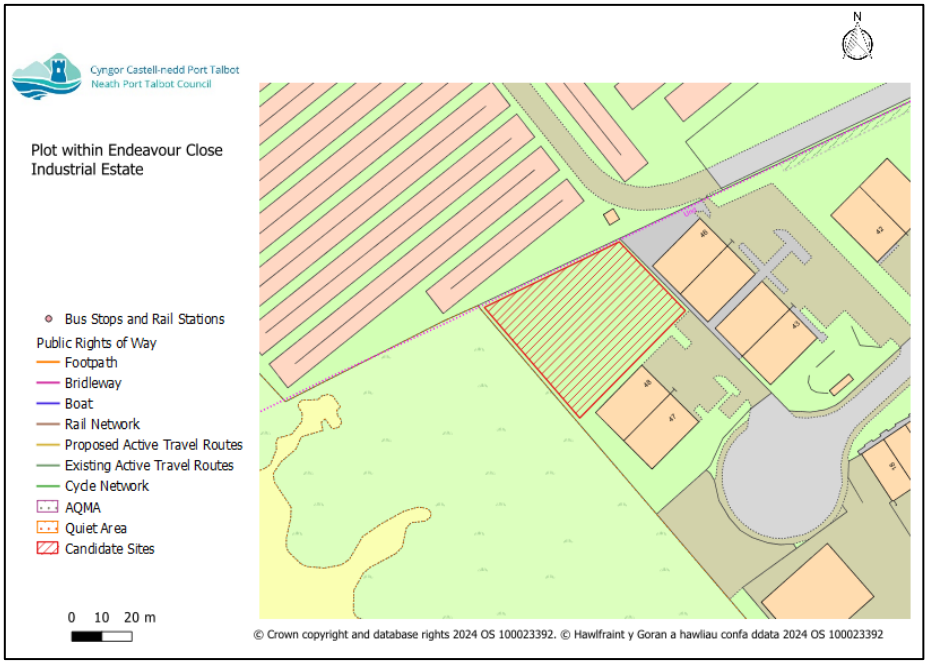
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: Community Centre is approx. 580m to the east of the Candidate Site parcel.  The site therefore has very good access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No

Criteria	Analysis
	
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	The site is located within a designated employment area. There are employment uses adjacent to the site. There are therefore potential expansion opportunities.

Criteria	Analysis
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within a designated employment area. The site is relatively flat. There are employment uses adjoining the site.

Accessibility

Figure 2: RLDP/PT/0061 - Plot within Endeavour Close Industrial Estate - Accessibility

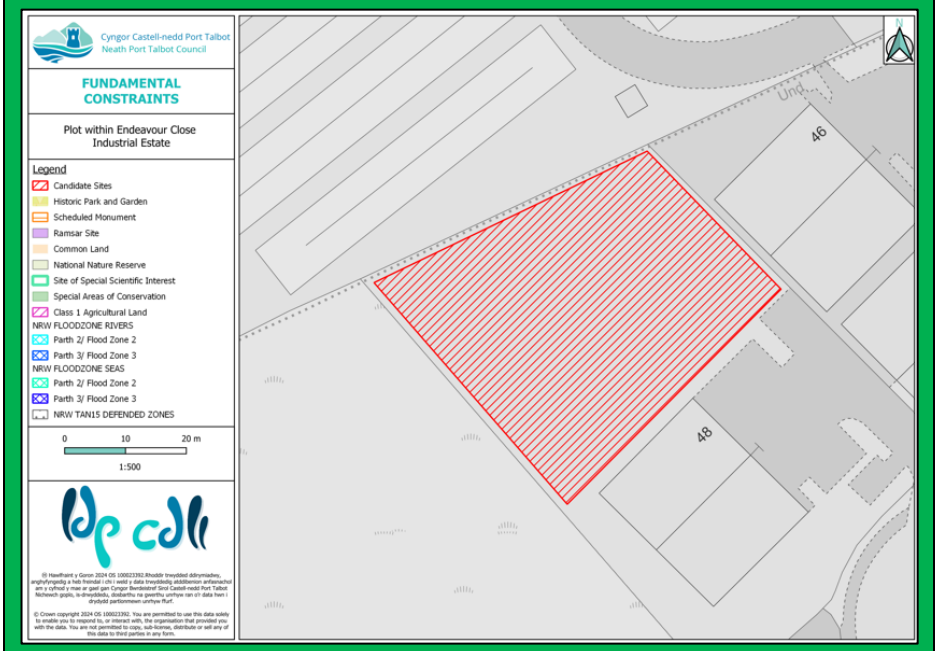


Mode	Provision
Road Access	The site is located within Endeavour Close designated employment area. Endeavour Close designated employment area is aceessed from Purcel Avenue which feeds into Seaway

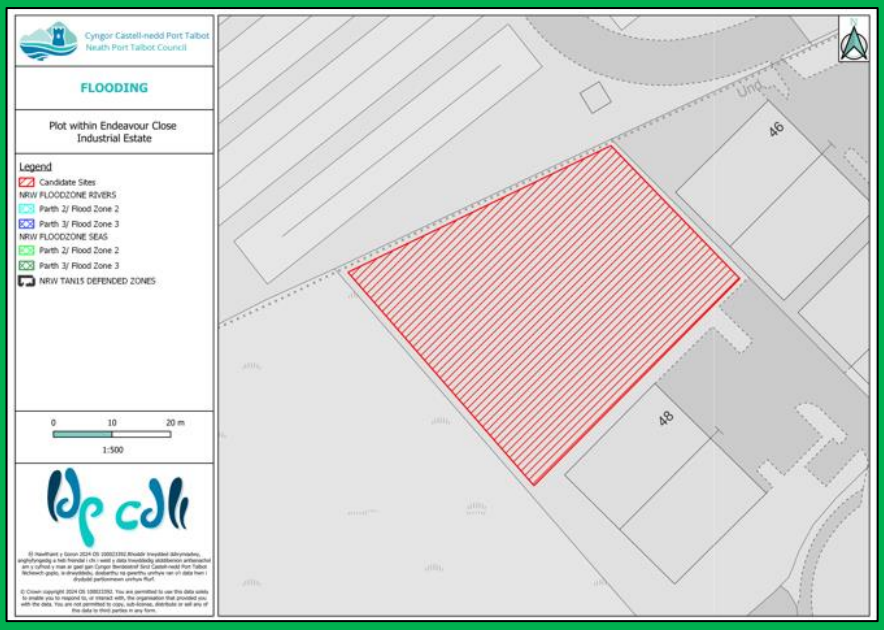
Mode	Provision
	Parade and then the A4241 which links Port Talbot to the M4. The site is located within relatively close proximity of the M4. On balance it is considered that the site has a good level of road accessibility.
Public Transport Access	The nearest bus stop is at Purcell Avenue, just a few minutes' walk away. There is a regular service throughout the day. The site therefore has good public transport access.
Public Rights of Way	There are no Public rights of way within the site or immediately adjacent.
Active Travel Comments	No future routes or existing route immediately adj to the site. There is a future route that goes near the solar farm linking with The Quays. There is a future route on Purcell Avenue which is being looked at via the Sandfields Masterplan. This route is in the top 3 routes being looked at first. Good location for cycle routes, NCN4 not far which links to NPT Hospital and Fabian Way. The site is therefore conisdered to have a good overall access to active travel.
Highway Comments	No objection in principle as there is an existing point of access off Endeavour Close which provides direct vehicular access to the proposed site location.

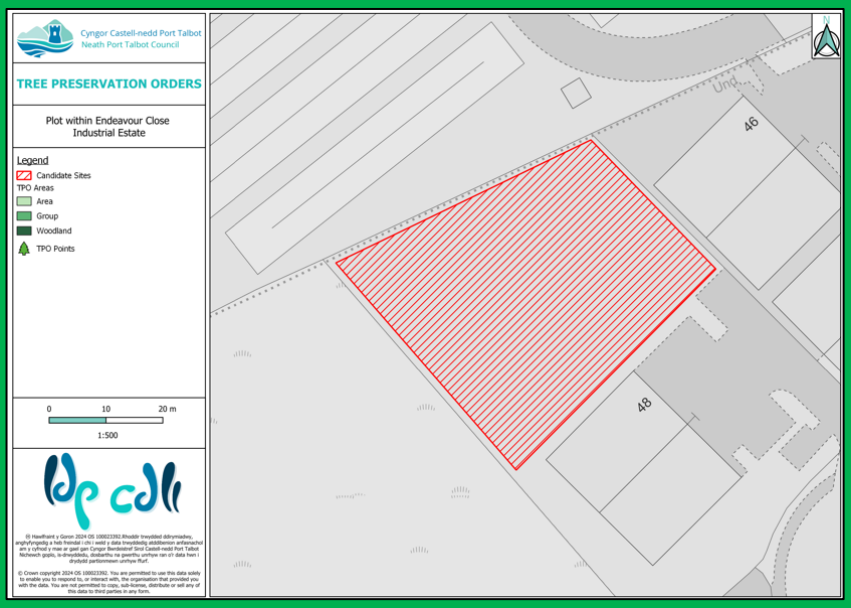
Mode	Provision
Accessibility Summary	Overall, the site has good levels of road, public transport and active travel access. There are no highway objections to the proposed type and scale of development.

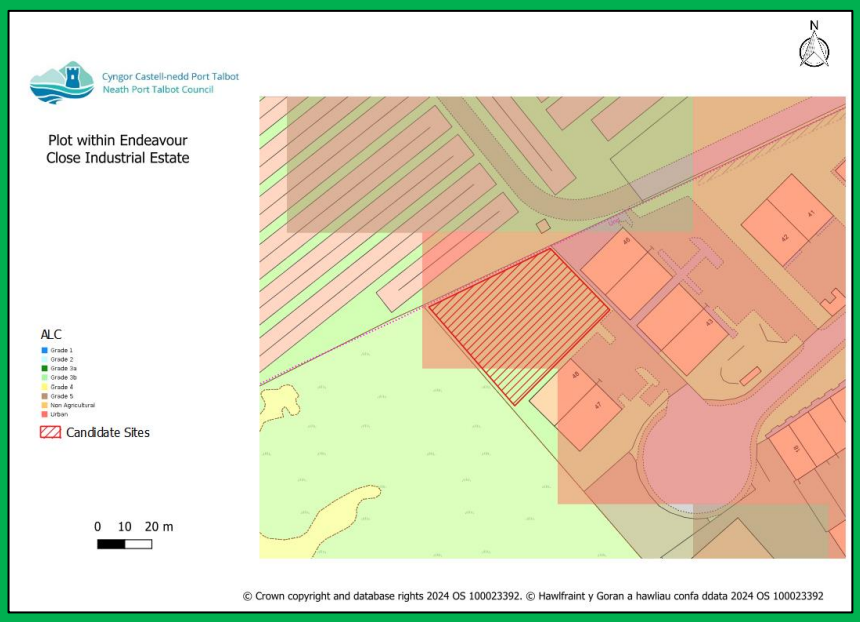
Constraints:

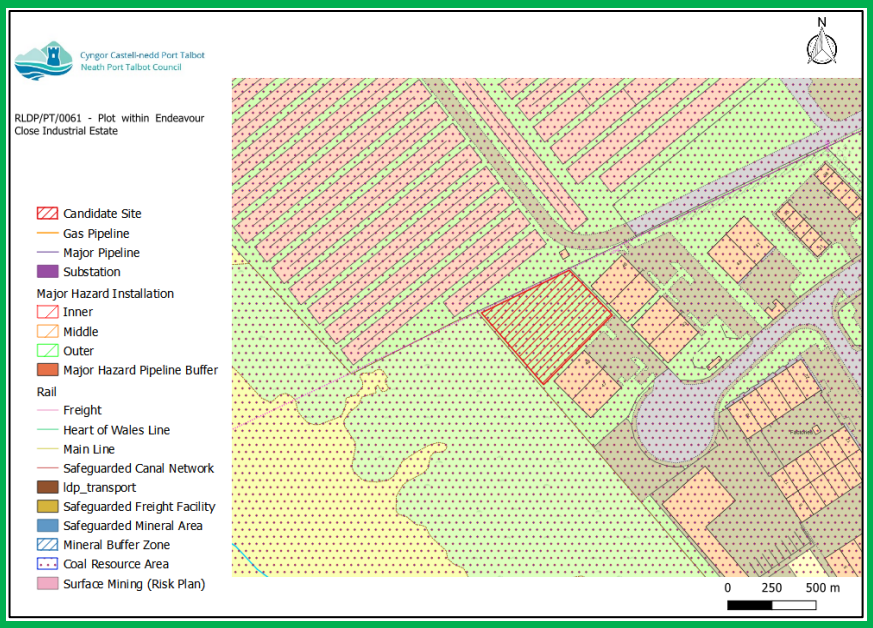
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No

Criteria	Assessment
	<u>Highly vulnerable development proposed within Flood Zone 3?:</u> No. There are therefore no fundamental constraints.
Proximity to residential accommodation	No residential accommodation adjoins the site.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate	<u>AQMA:</u> The site is not located within AQMA. <u>Noise sensitive area:</u> The site is not located within a noise sensitive area.

Criteria	Assessment
existing environmental problems? (e.g. air quality, noise, light etc.?)	<u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses. <u>Dark skies area:</u> The site is not located within a dark skies area. <u>Existing environmental problems within the immediate area?:</u> No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 This site is not located within a flood zone.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: Ok Water Sewerage: Ok Waste Water Treatment Works: The CS would feed into the Afan Waste Water. No capacity constraints identified. No capacity constraints identified.
Impact on agricultural land	The site is classified as urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located within a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	500sqm
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No

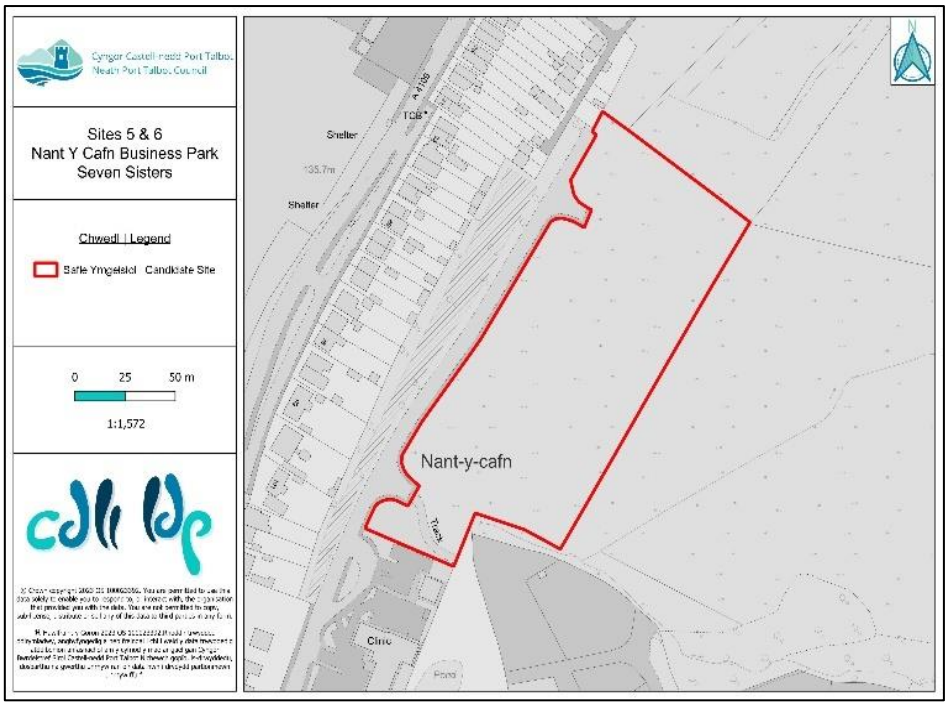
Criteria	Assessment
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Yes. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.
Ownership	The site is owned by the Council who is promoting the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	No known identified user.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence may be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within Endeavour Close designated employment area. The site is considered to be suitable and deliverable. Given that the site is within a designated employment area, it is considered that there is no need to allocate this site.

RLDP/DV/2002 - Sites 5 & 6, Nant y Cafn Business Park

Figure 114: RLDP/DV/2002 - Sites 5 & 6, Nant y Cafn Business Park



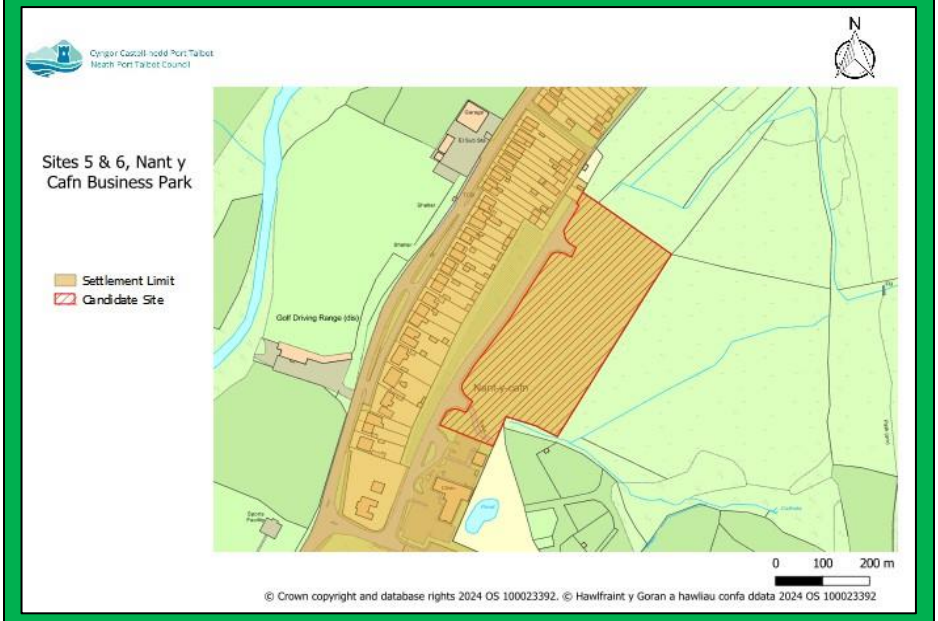
Site Detail	Information
Site Name	Sites 5 & 6, Nant y Cafn Business Park
Site Typology	Candidate Site submission
Site area (Ha)	1.8ha
Ward	Seven Sisters
Spatial area	Dulais Valley

Characteristics of the Site

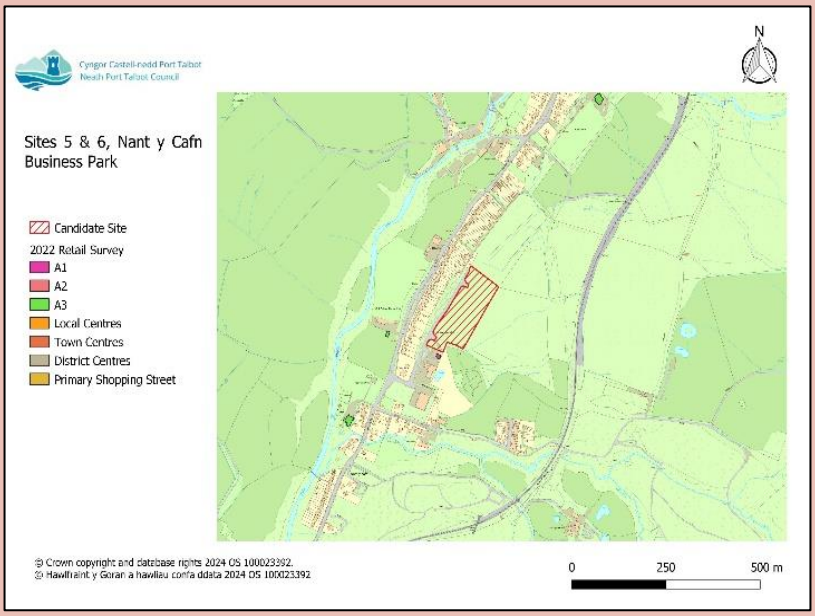
Figure 3: RLDP/DV/2002 - Sites 5 & 6, Nant y Cafn Business Park - Internal Environment

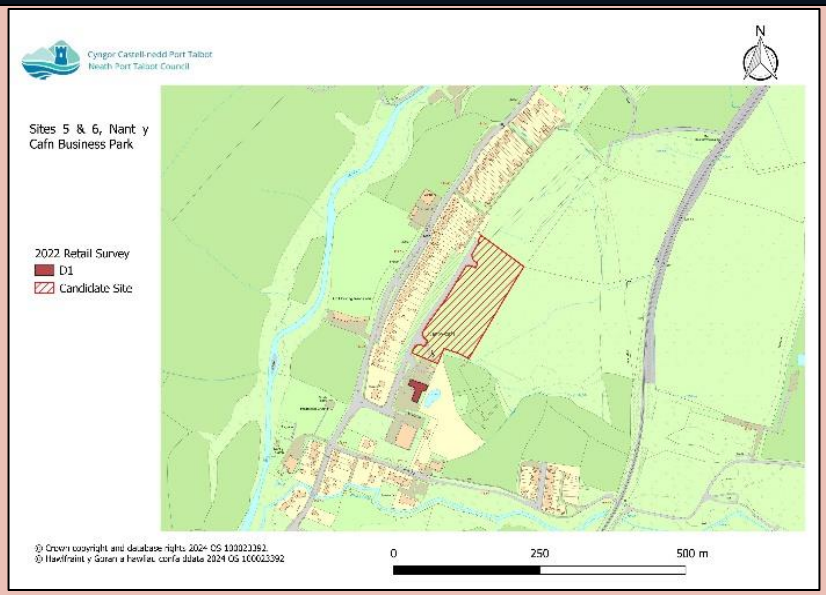
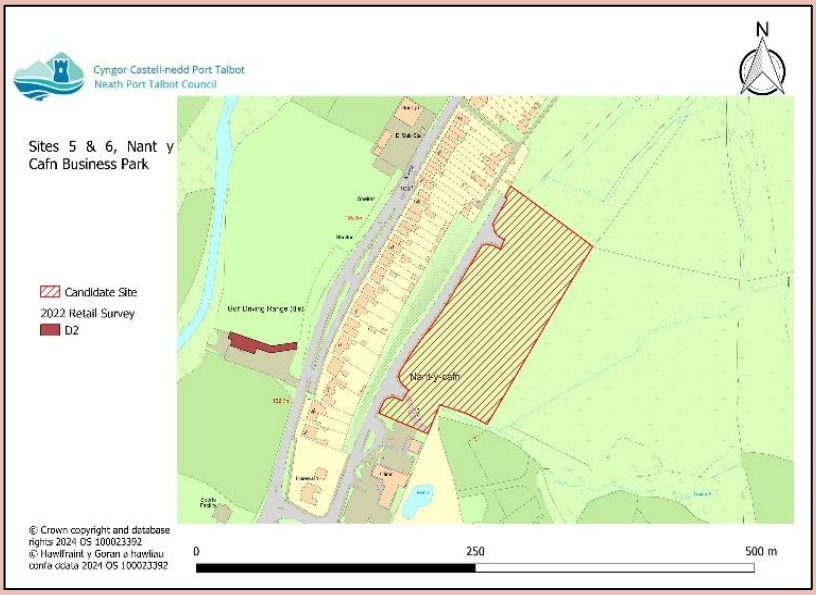


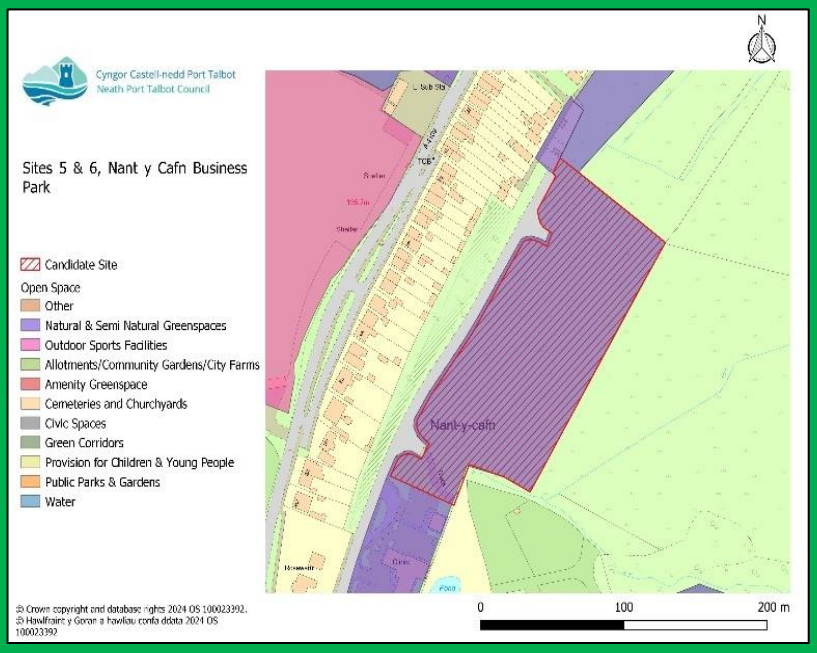
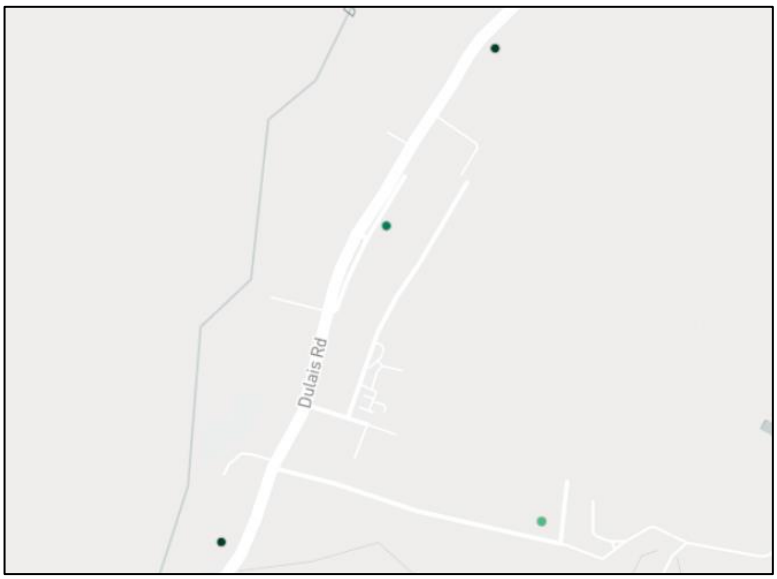
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The CS is located within the settlement of Seven Sisters. Seven Sisters is identified as a village in the Council's settlement hierarchy. 
Existing use	Vacant land

Criteria	Analysis
Greenfield/ brownfield	Greenfield
Previously developed land	No
Biodiversity appraisal	 All amber for marshy / dry acid grassland mosaic (SINC habitat)
Planning permission	No known relevant planning perissions on the site.
Adjoining uses	There are mixed uses adjoining the site including doctors surgery, employment and residential. Given the location of the site, it is considered that employment uses will be complementary.
Sequential location	The site is not located within a designated employment area in the current LDP. The site is located within the urban area.

Criteria	Analysis
Prominence	The site directly feeds onto the A4109. The site is however not visible from the A4109. The site is therefore considered to have a good level of prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: To the south west of the site is The Hive and Busy Bees Play café.  Proximity to non-residential institutions: The site is adjacent to a Primary Care Centre and is approximately 1.6km away from Blaendulauis Welsh and Blaendulais Primary Schools to the north east.

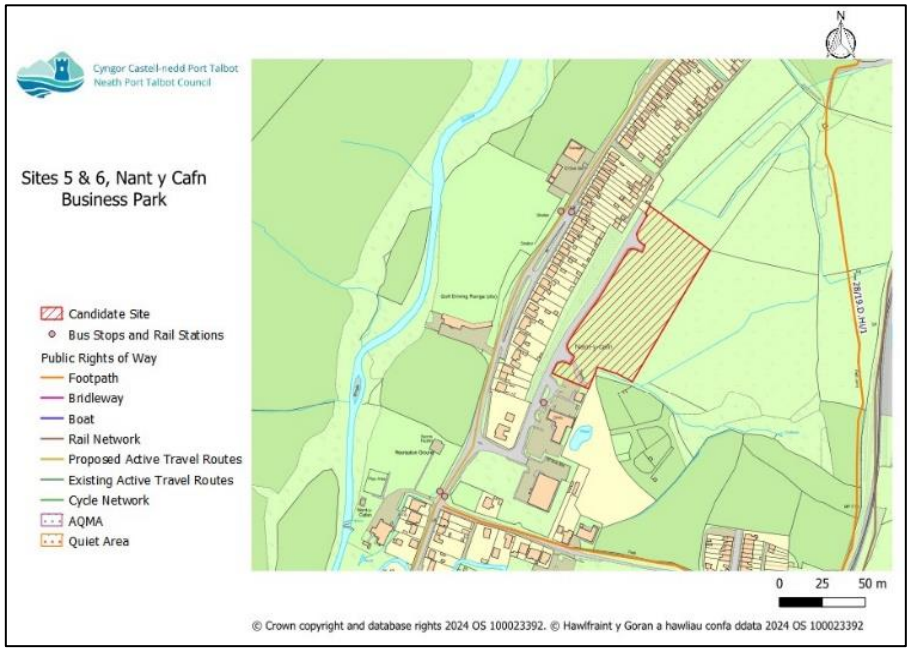
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: The site is located opposite Seven Sisters Golf Course, and is some 1.3km south west away from Dulais Valley Silver Band Music Centre.  Whilst there is a play café within close proximity of the site, on the whole it is considered that there is quite poor access to services and facilities.
Welsh Language Sensitive Area	Yes

Criteria	Analysis
Would development lead to the loss of recreational space?	No - the site is identified as Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading. 

Criteria	Analysis
Potential expansion opportunities?	There are no employment uses directly adjacent to the site which could expand into the site. There is however known to be a demand for business premises within the area.
Pressure for other forms of development?	Whilst the site has also been promoted for housing development. It is understood that the Council has obtained grant funding to develop the site for employment uses.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within the urban area. The site is relatively flat. There is understood to be a demand for the type of development proposed in this location. There are biodiversity constraints which need to be taken into consideration.

Accessibility

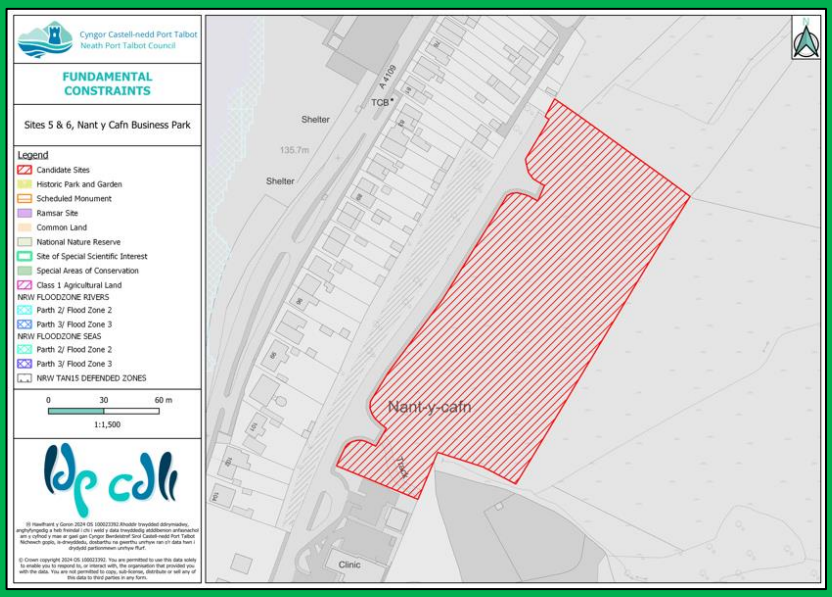
Figure 2: RLDP/DV/2002 - Sites 5 & 6, Nant y Cafn Business Park - Accessibility

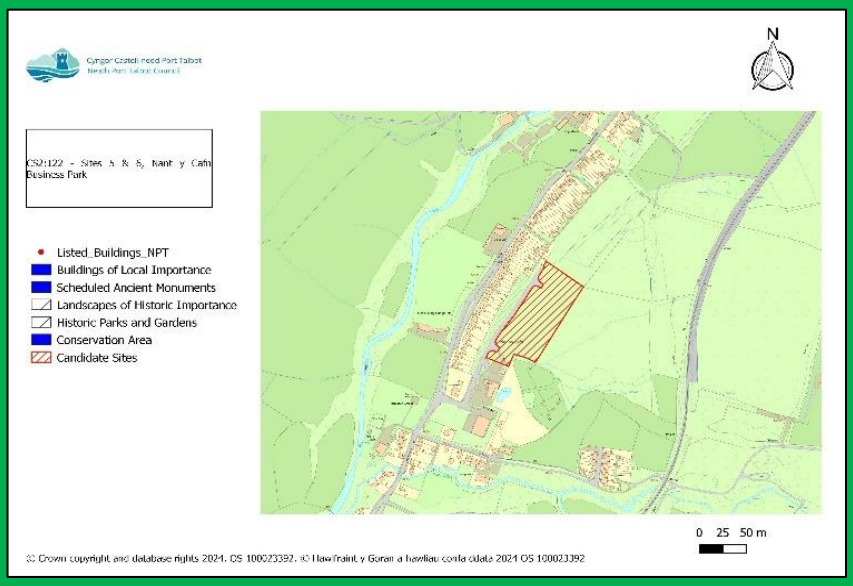


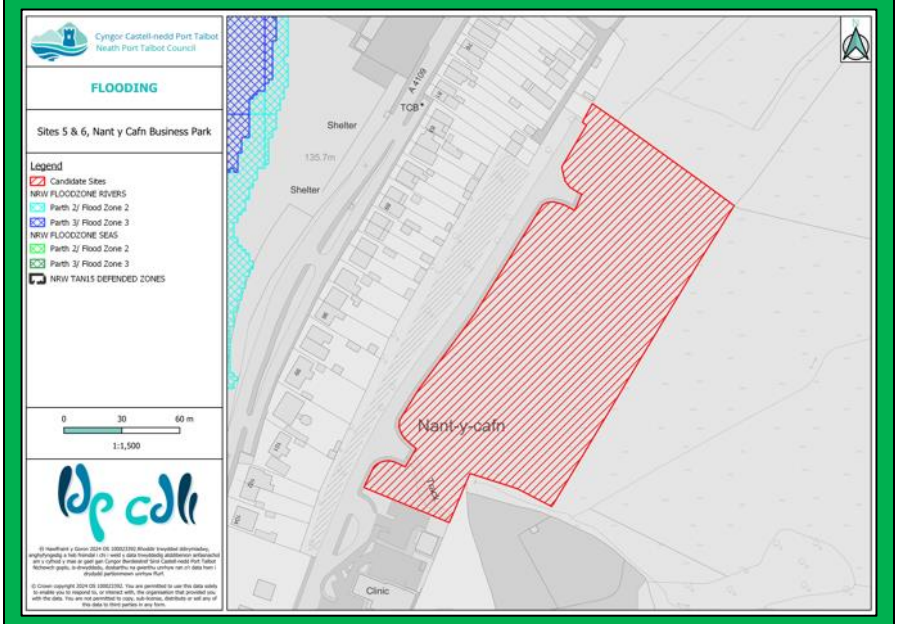
Mode	Provision
Road Access	The site is accessed from the A4109 which feeds to the A465 which feeds to the M4. Compared with other sites in the County, the site is not located within close proximity of the M4. Overall, therefore the site is considered to have good road access.
Public Transport Access	There is a bus stop approx. 40m to the south of the CS. There is also a bus stop approx. 200m to the south west of the CS. These offer services approx. every half hour to hour. The site is therefore considered to have good public transport access.
Public Rights of Way	There are no Public rights of way within/ adjacent to the CS.
Active Travel Comments	There is a proposed active travel route within close proximity of the CS along Dulais Road. The site is therefore conisdered to have average active travel accessibility.
Highway Comments	No objection, subject to conditions. A Transport Statement or Assessment will be required dependant on the size of any proposed commercial/employment venture in accordance with the requirements of TAN 18. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway

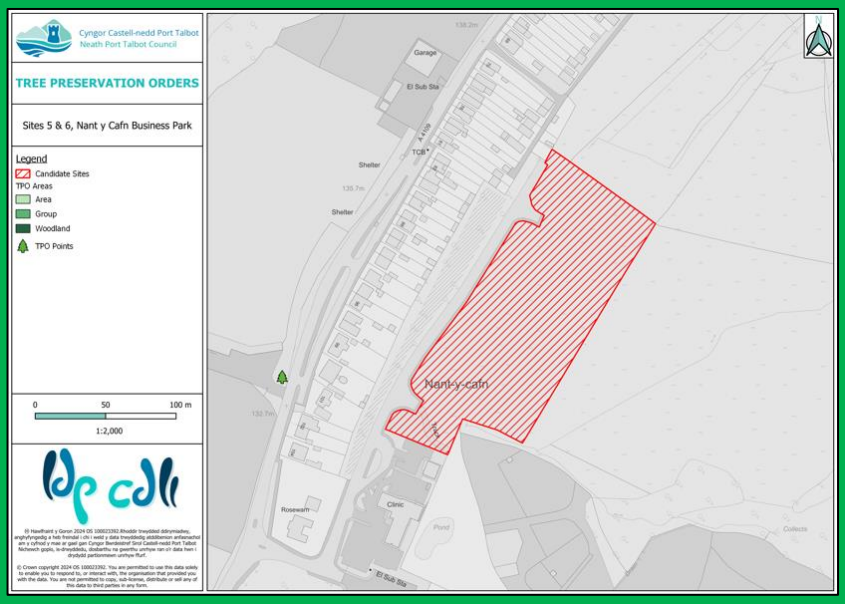
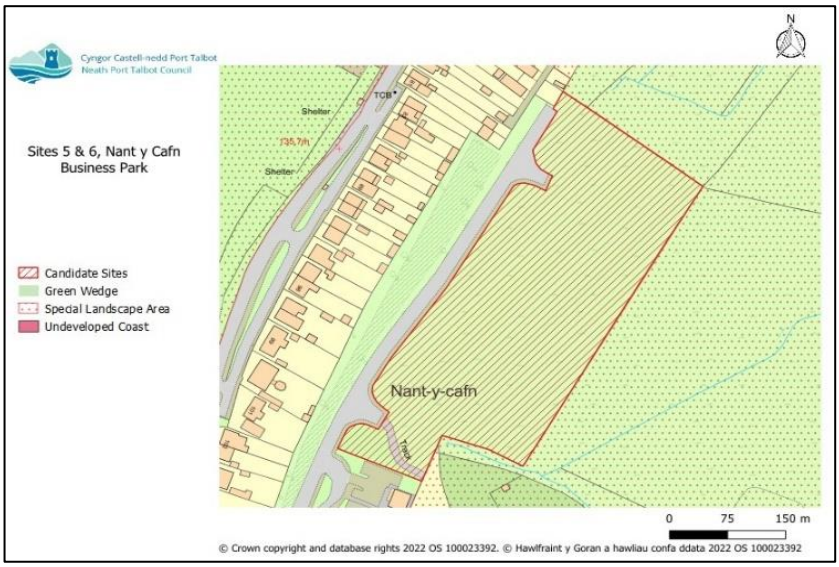
Mode	Provision
	improvements may however required dependent on the outcome of the transport assessment/ statement..
Accessibility summary	The site is considered to have good road and public transport access. Improvements and connections would be required to enable active travel linkages. Transport Assessment/ Statement required depending on scale of end use.

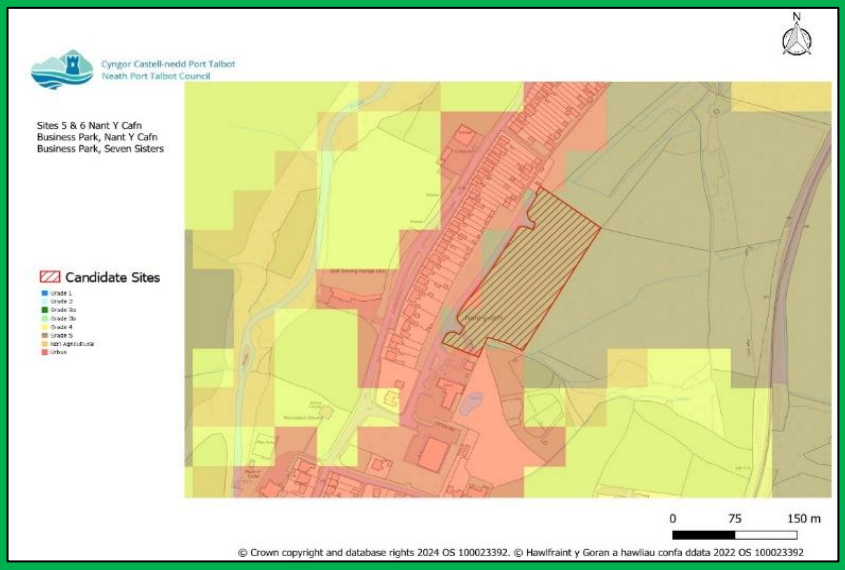
Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No

Criteria	Assessment
	Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is residential accommodation within the wider area.
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing	AQMA: The site is not located within AQMA.

Criteria	Assessment
environmental problems? (e.g. air quality, noise, light etc.?)	Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is not located within a flood zone.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: 90mm watermain crossing the site Water Sewerage: No sewer crossing the site Waste Water Treatment Works: WWTW Catchment - Afan New Works. No capacity constraints identified. No constraints identified.
Impact on agricultural land	The site is classified as Grade 5 and urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located within a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	5,575sqm B2 and B8
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes

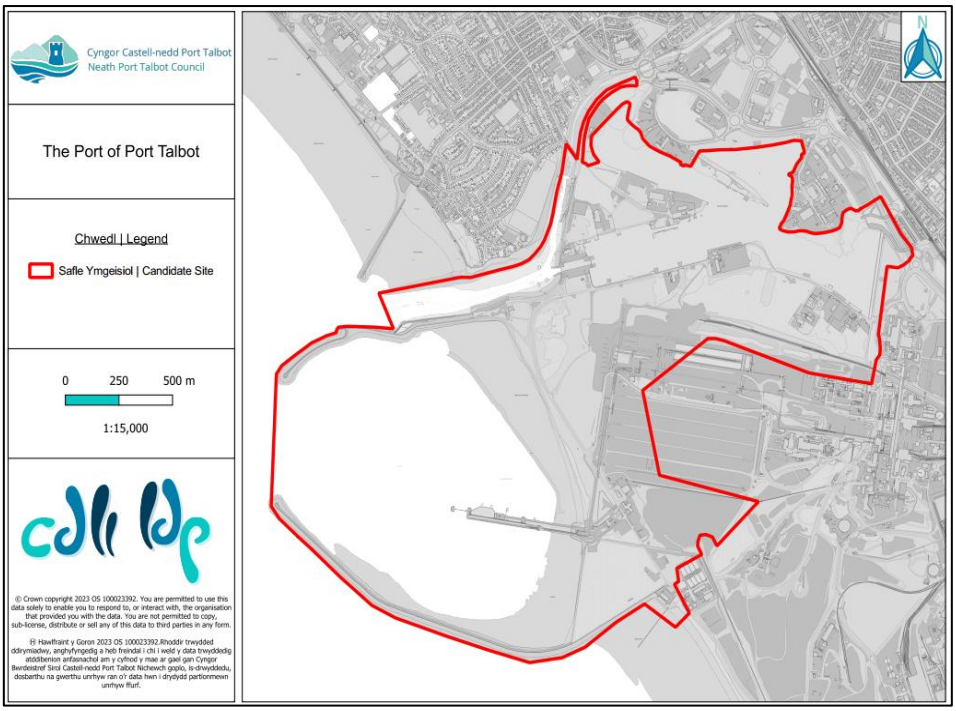
Criteria	Assessment
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Based on what has been submitted, the development does appear viable.
Ownership	The site is owned by the Council who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	It is understood that the Council has obtained grant funding in order to develop the site.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within the urban area. The site is considered to be suitable for development and deliverable subject to biodiversity consideration. It is therefore recommended that the site should be allocated for employment uses.

RLDP/PT/2009 - The Port of Port Talbot

Figure 115: RLDP/PT/2009 - The Port of Port Talbot



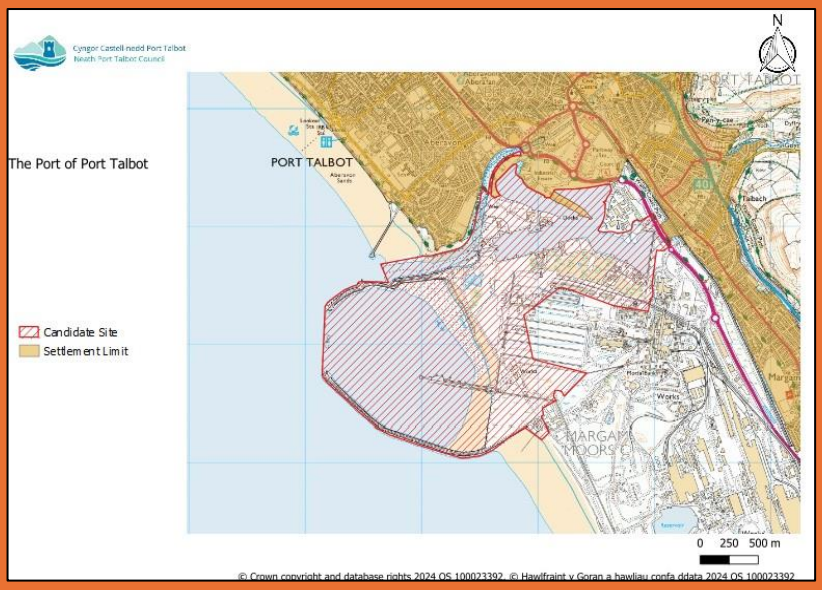
Site Detail	Information
Site Name	The Port of Port Talbot
Site Typology	Candidate Site submission
Site area (Ha)	389.6ha
Ward	Margam
Spatial area	Port Talbot

Characteristics of the Site

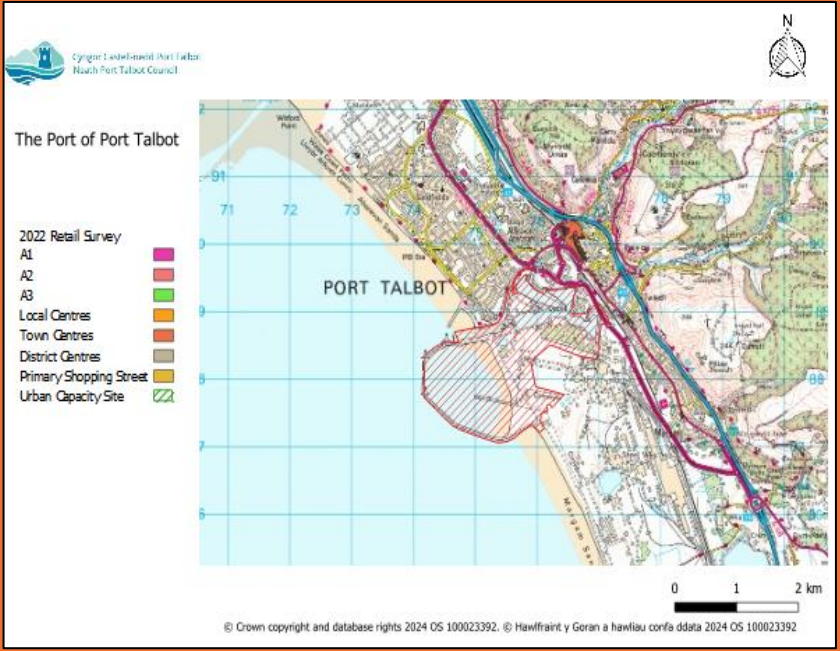
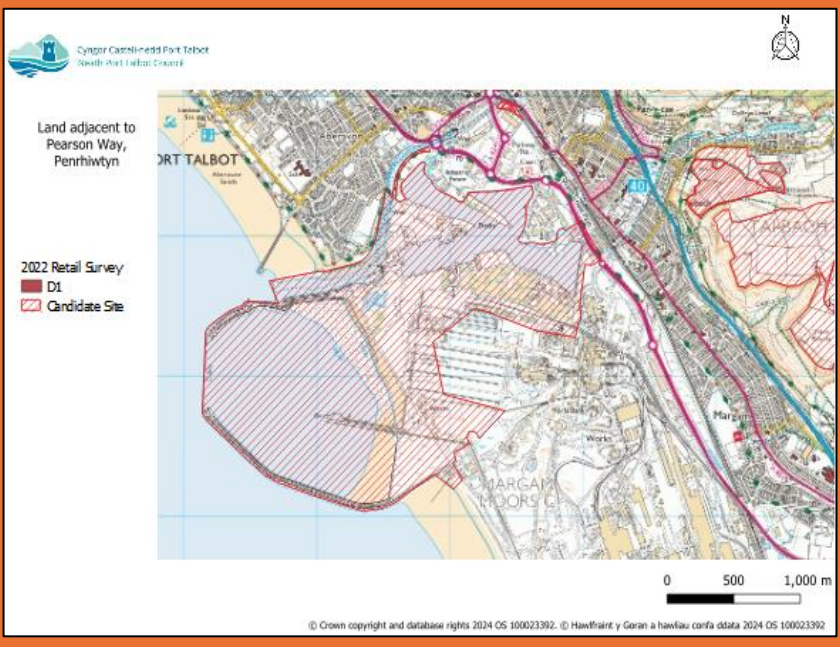
Figure 116: RLDP/PT/2009 - The Port of Port Talbot - Internal Environment

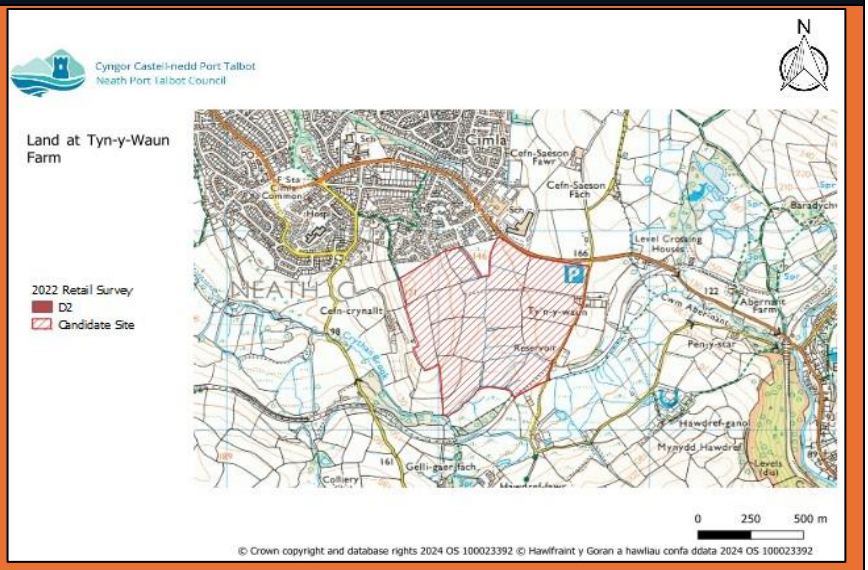
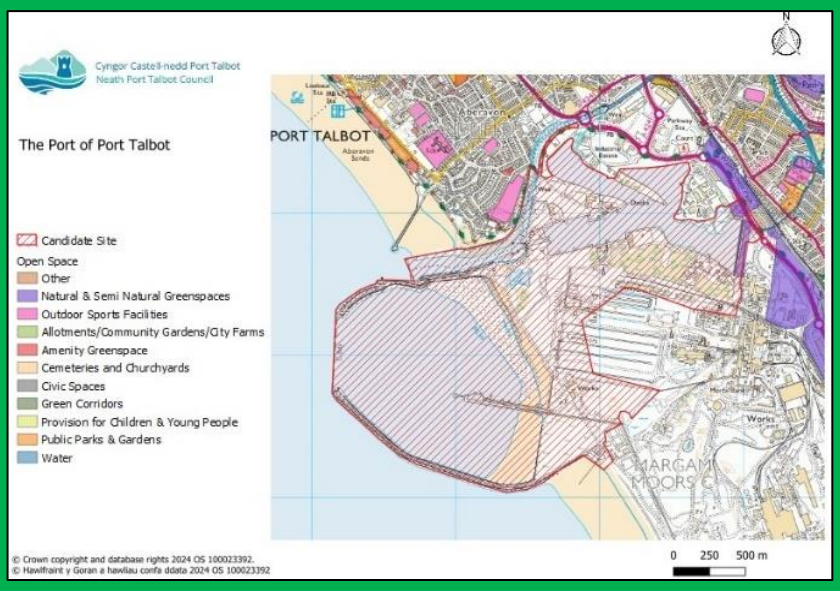


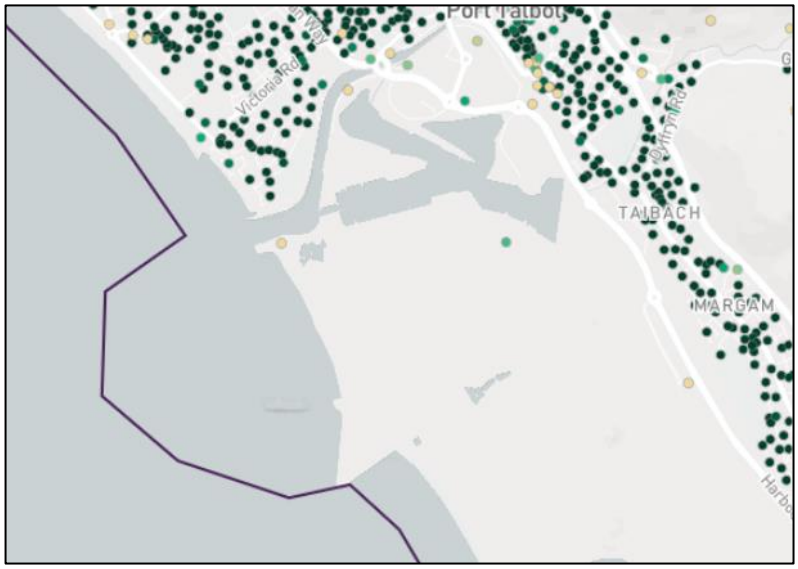
Source 1: Google Streetview (2024)

Criteria	Analysis
Location of the site	The site is located partly within and partly adjoining the settlement of Port Talbot which is identified as a key settlement in the Council's Settlement Hierarchy. 
Existing use	Emplomentand transportation
Greenfield/ brownfield	Brownfield
Previously developed land	Yes

Criteria	Analysis
Biodiversity appraisal	Specific biodiversity comments provided as part of pre-application discussions.
Planning permission	Various historic planning permissions relating to the dock and harbour industries.
Adjoining uses	Employment premises adjoin the site. The wider area includes more mixed uses including Port Talbot town centre, residential, employment and commercial premises.
Sequential location	The site is not located within a designated employment area in the current LDP. The site was formerly employment and there are some employment uses on the site.
Prominence	The site is accessed from the A4241 which links the site directly to Port Talbot town centre and the M4. The site is visible from the A4241. The site is also somewhat visible from the M4. The site therefore benefits from very good prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: The site is located within relatively close proximity of Port Talbot town centre where there are a number of retail facilities.

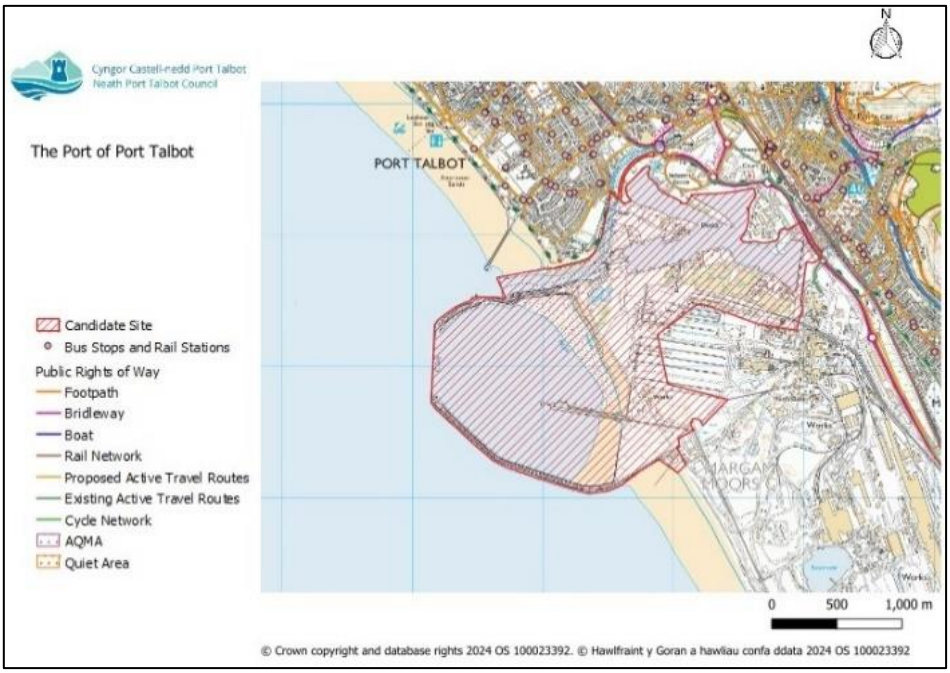
Criteria	Analysis
	 Proximity to non-residential institutions: The site is located within relatively close proximity of Port Talbot town centre where there are a number of non-residential institutions.  Proximity to assembly and leisure: The site is located within relatively close proximity of Port Talbot town centre where there are a number of assembly and leisure facilities.

Criteria	Analysis
	 On the whole it is considered that the site has average access to services.
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No - two small parts of the site are identified as Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of

Criteria	Analysis
	January 2024. Postcodes with higher availability are shown with darker green shading. 
Potential expansion opportunities?	There are employment uses within the site and adjoining the site that could expand into the site. It is however understood that there are specific intentions for the development of the port.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located partly within and partly adjoining the settlement of Port Talbot. The site is prominent and of a large size.

Accessibility

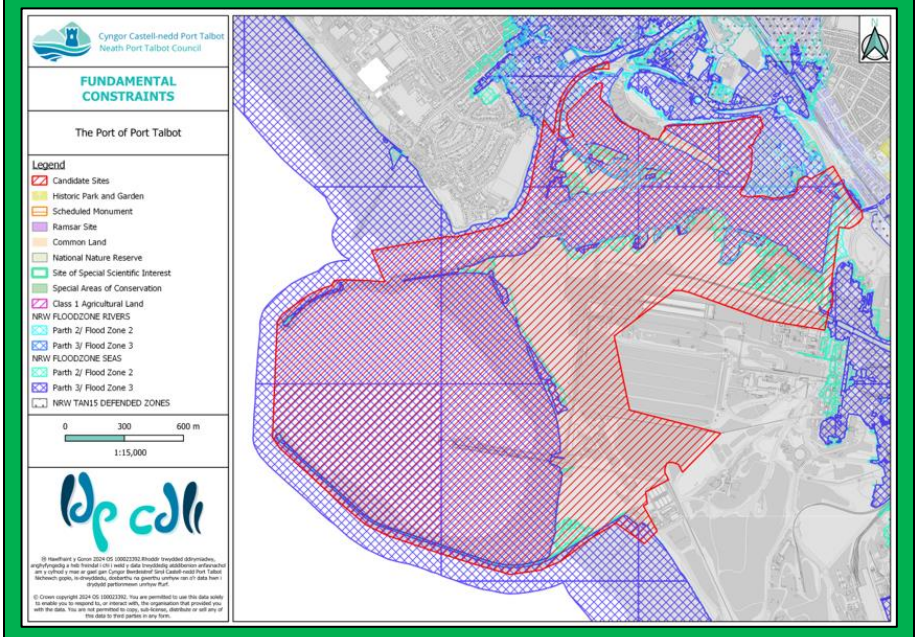
Figure 117: RLDP/PT/2009 - The Port of Port Talbot - Accessibility

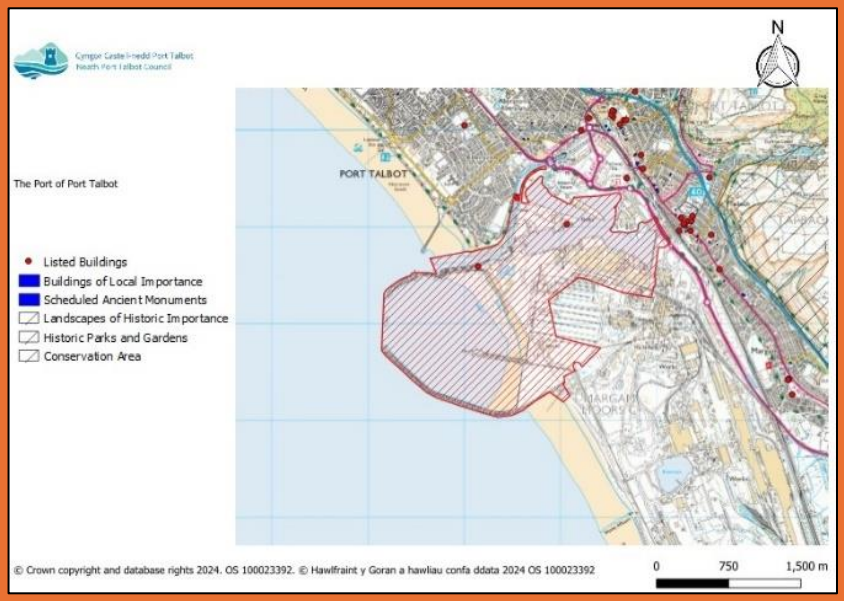


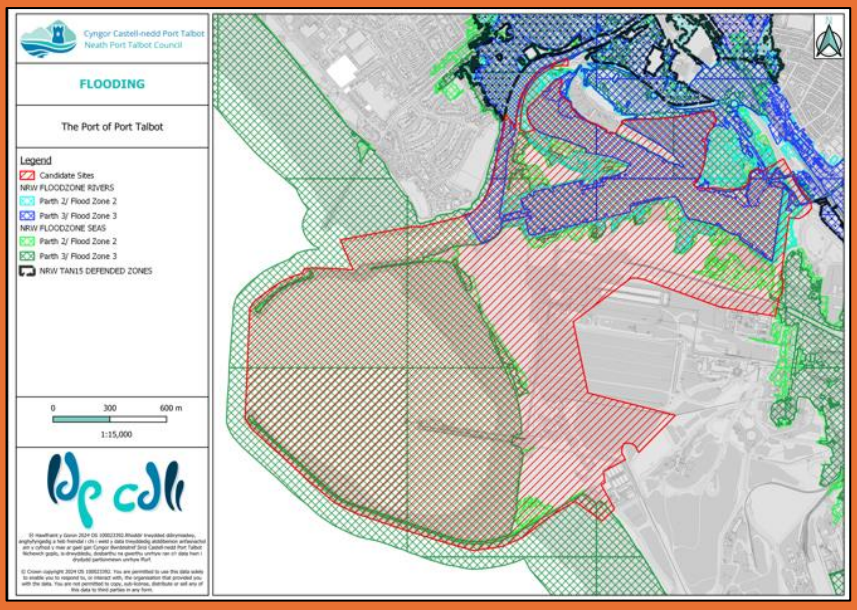
Mode	Provision
Road Access	The site is accessed from the A4241 which links the site directly to Port Talbot town centre and the M4. The site is in close proximity of the M4. The site therefore benefits from excellent access to the road network.
Public Transport Access	There are a number of bus stops within relative close proximity of the site. The site is also within relatively close proximity of Port Talbot bus and railway stations. The site is therefore considered to have good access to public transport.
Public Rights of Way	There are no Public rights of way within the CS/ adjacent to the CS.

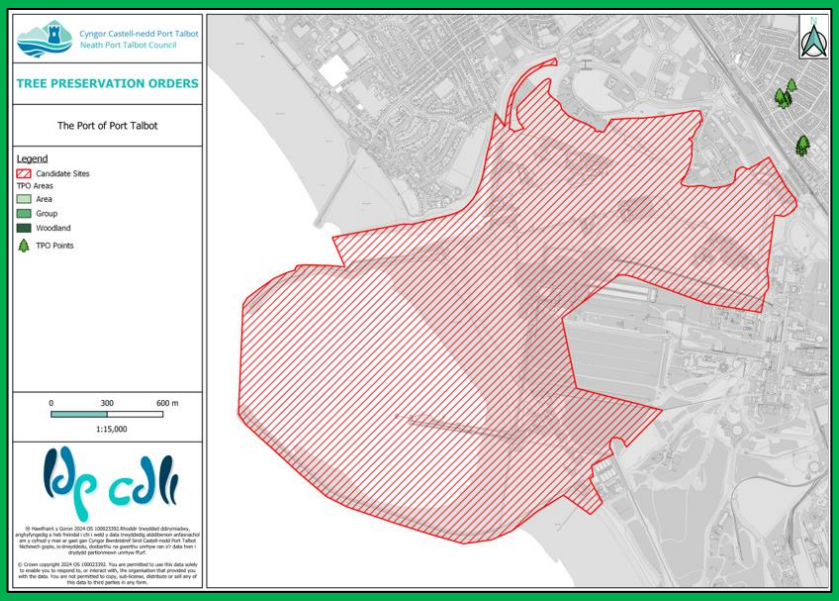
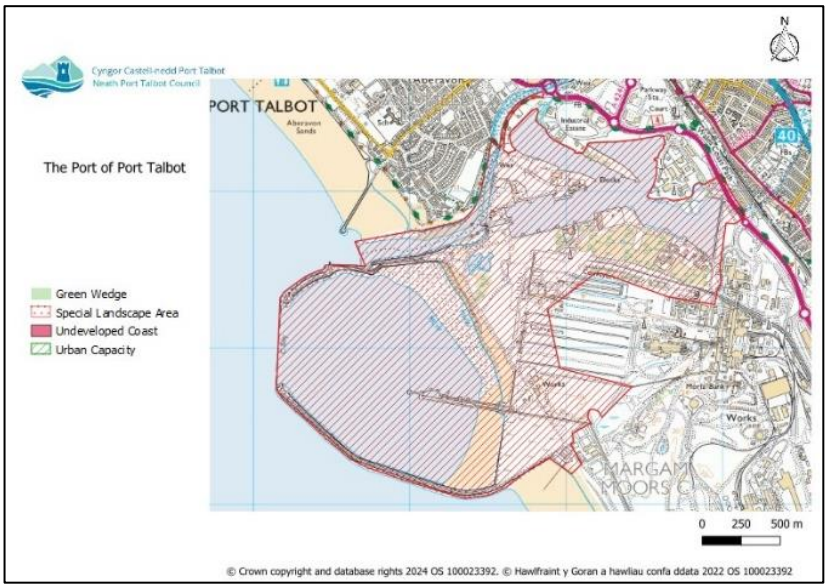
Mode	Provision
Active Travel Comments	There are a number of proposed and existing active travel routes within close proximity of the site. Works are also being undertaken to improve active travel linkages within the vicinity. The site is therefore considered to have average access to active travel.
Highway Comments	No objection. However, the existing internal road network will need substantial upgrading to meet the current NPTCBC/TAN 18/Manual for Streets guidance. Its suggested that an overriding transport assessment for the land uses will need to be carried out. This may identify works to the highway network enabling a pro-rata contribution from potential developers. It is highly likely that works would be required to Heilbron Way junctions, extents of which and any other mitigating works would be identified within the required transport assessment. Overall therefore, there is no highways objection to the proposed type and scale of development. Some highway improvements are however required.
Accessibility summary	The site benefits from very good road access and good access to public transport. There are a number of active travel routes within close proximity of the site and works are being undertaken to improve active travel linkages. Highways have raised concerns. Further work will be required with regards to active travel and highways.

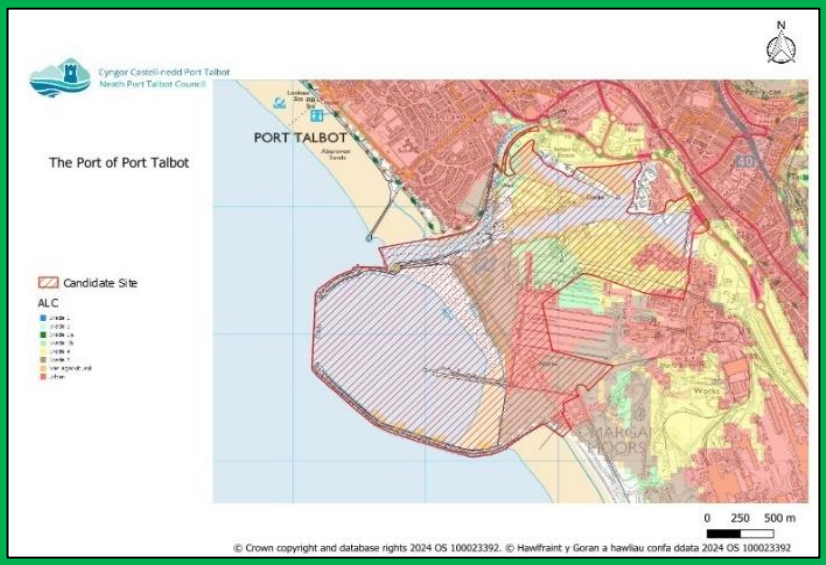
Constraints:

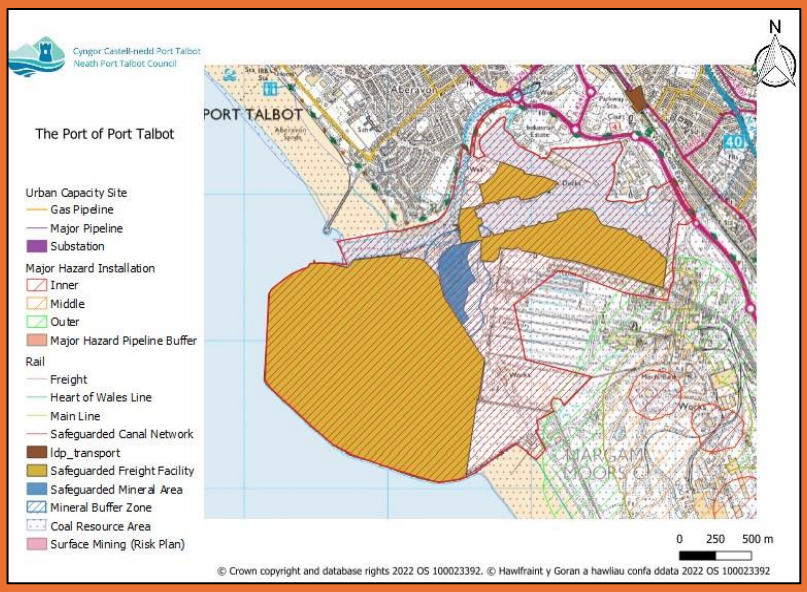
Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential accommodation	There is no residential accommodation directly adjoining the site. There is residential accommodation in the wider area.

Criteria	Assessment
Heritage constraints	There are a number of listed buildings within the site - Former Harbour House, plate-girder bridge, and harbour watch tower. And a listed building nearby (Magistrates court), there are also numerous listed buildings and BLIs in Port Talbot town centre. Consideration would need to be given to these sites. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems?	AQMA: The site is not located within AQMA. The site is located within close proximity of the AQMA. Noise sensitive area: The site is not located within a noise sensitive area.

Criteria	Assessment
(e.g. air quality, noise, light etc.?)	<u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses. <u>Dark skies area:</u> The site is not located within a dark skies area. <u>Existing environmental problems within the immediate area?:</u> No Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 Part of this site is located within flood zones 2 and 3.

Criteria	Assessment
Tree Preservation Order/s	 There are no TPOs on the site.
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No

Criteria	Assessment
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: No comments Water Sewerage: No comments Waste Water Treatment Works: No comments
Impact on agricultural land	The site is classified as Grade 3b, Grade 4, non-agricultural, and urban ALC. 

Criteria	Assessment
Are there any infrastructure constraints to development?	 The site is located in a mineral safeguarding area. The site is located within a mineral buffer zone. The site is located within a coal resource area. Parts of the site are identified as safeguarded disused railway or freight infrastructure. Consideration would need to be given to these.
Constraints summary	Infrastructure constraints will need to be taken into consideration as part of the development of any proposal.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Not known at this stage.

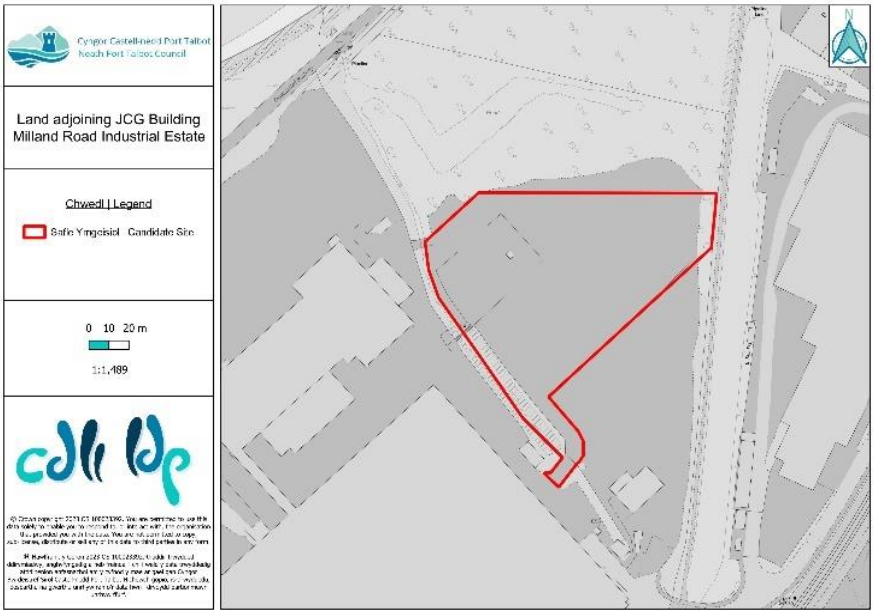
Criteria	Assessment
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	The site is proposed for mixed use: employment, and transport infrastructure.
Has viability information been provided?	Given the scale and nature of development and ongoing discussions agreed that viability information was not required as part of the CfS.
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	As above. Further viability information will be required should the site be allocated for development.
Ownership	The site is owned by Associated British Ports (ABP) who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	It is understood that ABP will be developing/ leading the development of the site.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability information will be required should the site be allocated for development.

Conclusion:

Criteria	Assessment
Recommendation	The site is considered to be suitable for development, subject to consideration of infrastructure constraints and further highways work. The site is also considered to be deliverable. It is therefore recommended that the site is allocated in the RLDP.

RLDP/N/2026 - Land adjoining JCG Building, Milland Road Industrial Estate

Figure 118: RLDP/N/2026 - Land adjoining JCG Building, Milland Road Industrial Estate



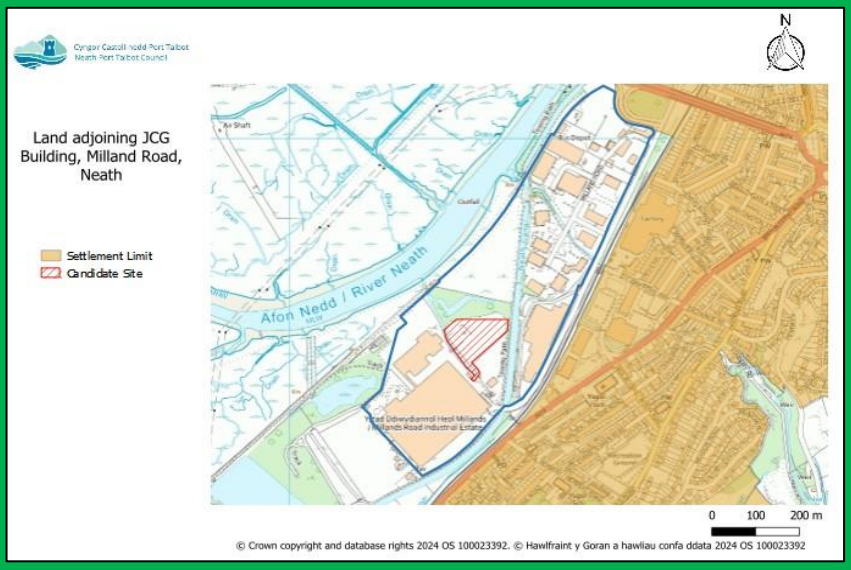
Site Detail	Information
Site Name	Land adjoining JCG Building, Milland Road Industrial Estate
Site Typology	Candidate Site submission
Site area (Ha)	1.1ha
Ward	Neath East
Spatial area	Neath

Characteristics of the Site

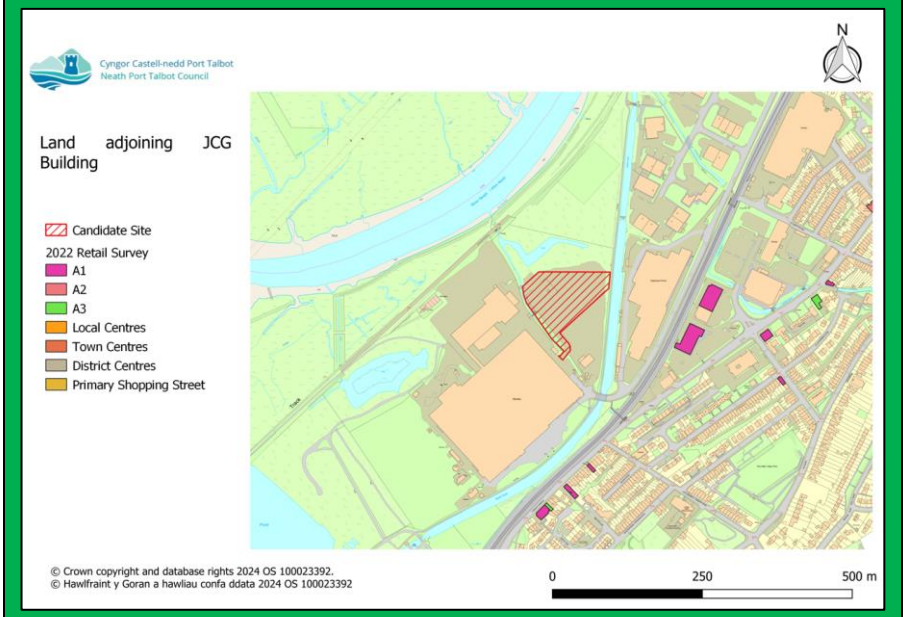
Figure 119: RLDP/N/2026 - Land adjoining JCG Building, Milland Road Industrial Estate - Internal Environment

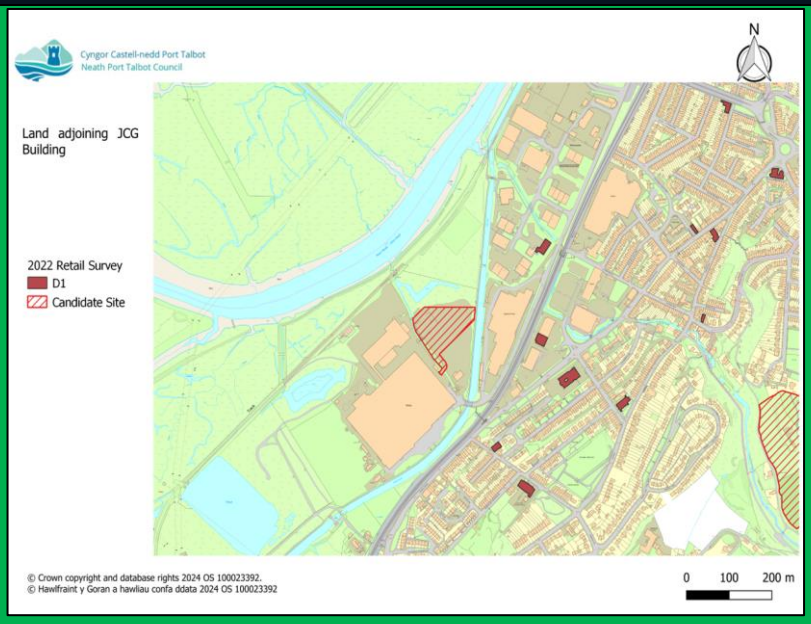
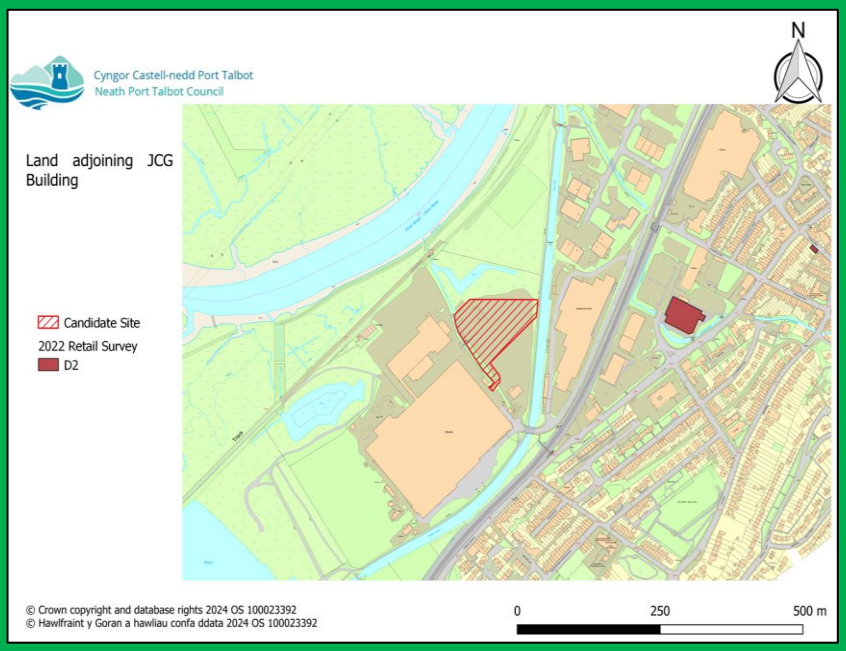


Source 1: Google Streetview (2024)

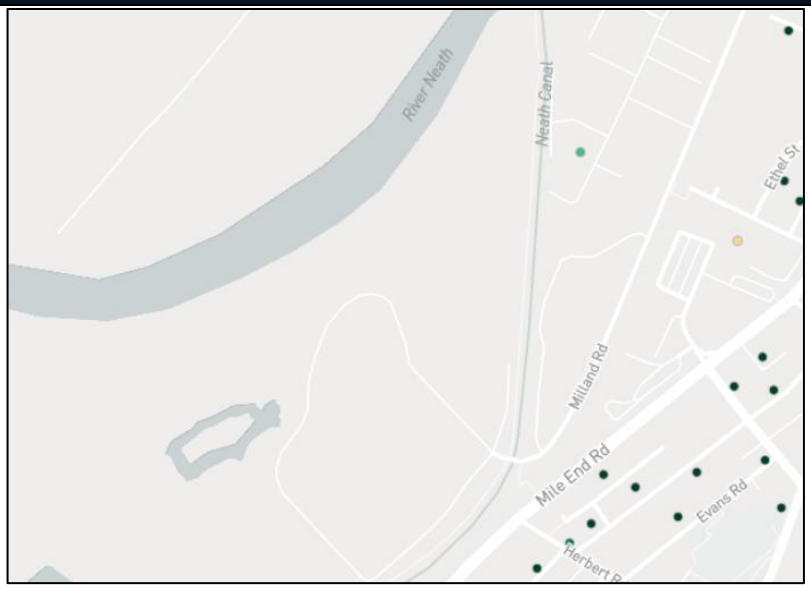
Criteria	Analysis
Location of the site	The CS is located within the Milland Road Employment Area adjacent to Neath. Neath is identified as a town in the settlement hierarchy. 
Existing use	Carpark and vacant industrial land

Criteria	Analysis
Greenfield/ brownfield	Brownfield
Previously developed land	Yes
Biodiversity appraisal	 All green with small area of red along one boundary for watercourse
Planning permission	Summary of planning permissions relevant to the site
Adjoining uses	Employment uses adjoin the site.
Sequential location	The site is located within a designated employment area in the current LDP.
Prominence	The site is located within Milland Road Industrial Estate.

Criteria	Analysis
	Milland Road Industrial Estate feeds into the A474 which feeds onto the A465. The site is not visible from the A road. The site therefore has average prominence.
Topography of the site	The site is relatively flat.
Proximity to services	Proximity to retail: The site is within close prioximity of a Lidl and a Poundstretcher, which are both 180m east of the site. The site is also within close proximity (1km) of Neath Town Centre which lies to the east of the site.  Proximity to non-residential institutions: The site is within close primxity of Vitality Health & Fitness (220m) and Melin Primary School (290m). Both of which are located to the east of the site.

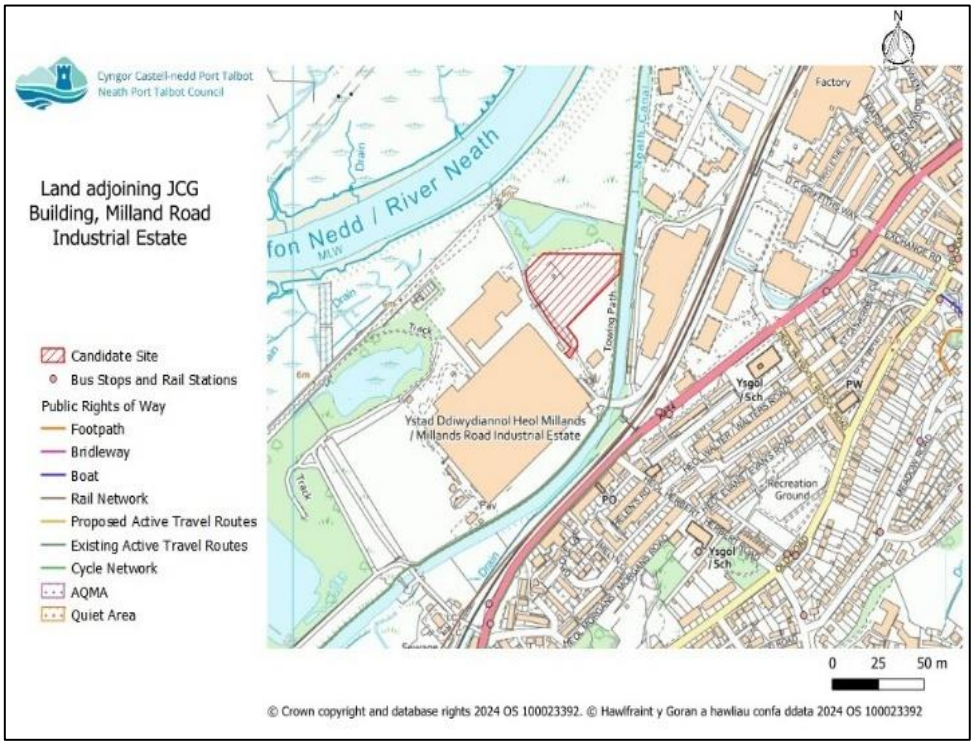
Criteria	Analysis
	 <u>Proximity to assembly and leisure</u>: The site is 250m away from Castle Bingo and approx 580m away from Melyn Cryddan Operatic Society.  The site is therefore considered to have excellent access to local services.

Criteria	Analysis
Welsh Language Sensitive Area	No
Would development lead to the loss of recreational space?	No - northern part of the site Natural and Semi Natural Green Space (NSN). 
Availability and speed of broadband	The Map below from House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Analysis
	
Potential expansion opportunities?	The site is located within a designated employment area. There are employment premises adjoining the site. It is therefore considered that there are potential expansion opportunities.
Pressure for other forms of development?	There has previously been planning permission submitted for a gym. This was refused. No other known pressure for other forms of development.
Planned infrastructure	There are no known planned infrastructure improvements within close proximity of the site.
Characteristics of the site summary	The site is located within the Milland Road designated employment area. There are existing employment premises adjoining the site.

Accessibility

Figure 120: RLDP/N/2026 - Land adjoining JCG Building, Milland Road Industrial Estate - Accessibility

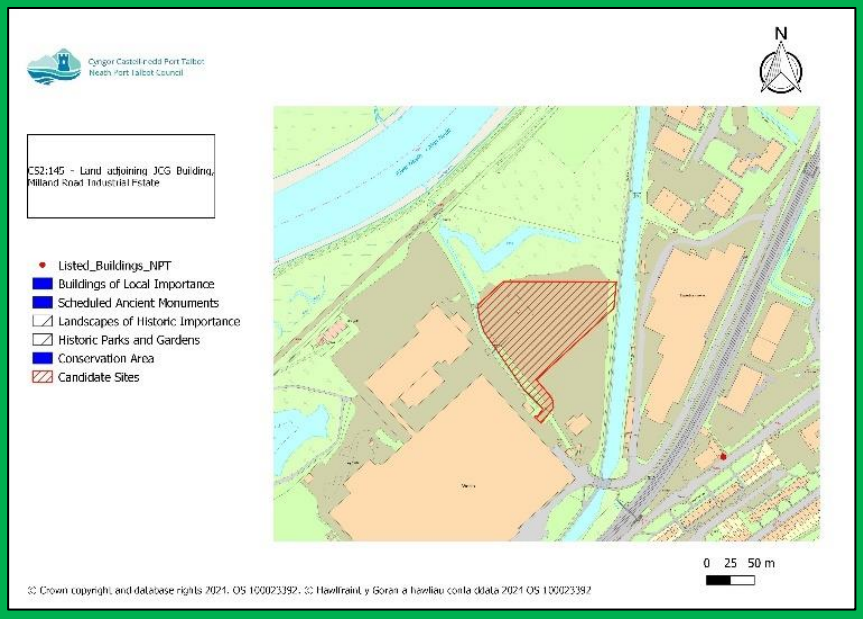


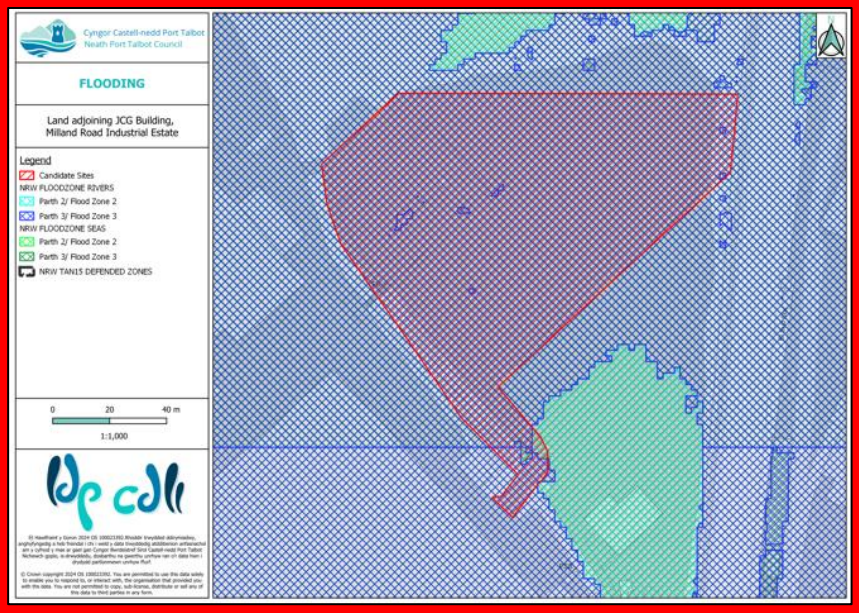
Mode	Provision
Road Access	The site is located within the Milland Road designated employment area. Milland Road designated employment area feeds onto the A474 which feeds onto the A465 which subsequently feeds onto the M4. The site is located within relatively close proximity of the M4. The site is therefore considered to have very good access to the road network.
Public Transport Access	There is a bus stop to the south of the CS across the pedestrian footpath on the A474. This offers services every 20 to 30 minutes.

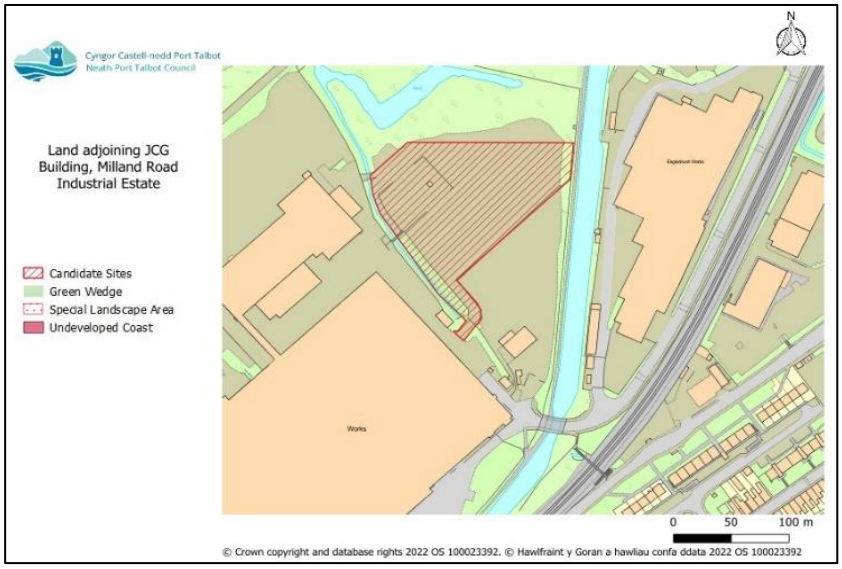
Mode	Provision
	Neath Town Centre Railway Station is approx. 1.1km to the north east of the CS. The site therefore has good public transport access.
Public Rights of Way	There are no Public rights of way within the CS/ adjacent to the CS.
Active Travel Comments	There is an existing active travel route running along the Neath canal running along the southern boundary of the employment area. The site therefore benefits from excellent access to active travel.
Highway Comments	Concerns regarding developing the site as it may result in a shortfall in parking for the area, with overspill on Milland Road and the surrounding highway network. There are therfore highway concerns.
Accessibility summary	The site is consdiered to have excellent access to active travel, very good access to road, and good access to public transport. Highways have however identified concerns.

Constraints:

Criteria	Assessment
Fundamental Constraints	 Ramsar: No SAC: No SSSI: No NNR: No Class 1 ALC: No Scheduled Monument: No Historic Park and Garden: No Proposed by the private sector on common land?: No Highly vulnerable development proposed within Flood Zone 3?: No. There are therefore no fundamental constraints.
Proximity to residential	There is no residential accommodation directly adjoining the site.

Criteria	Assessment
accommodation	
Heritage constraints	No heritage constraints. 
Contamination and proximity to other known environmental concerns	Information to be provided for Deposit RLDP.
Would development exacerbate existing environmental problems?	AQMA: The site is not located within AQMA. Noise sensitive area: The site is not located within a noise sensitive area. Proximity to noise sensitive uses: The site is not located within close proximity to noise sensitive uses. Dark skies area: The site is not located within a dark skies area. Existing environmental problems within the immediate area?: No

Criteria	Assessment
(e.g. air quality, noise, light etc.?)	Development of the site would therefore not exacerbate existing environmental problems.
Flood risk	 The site is located within flood zones 2 and 3.
Tree Preservation Order/s	 There are no TPOs on the site.

Criteria	Assessment
Landscape Sensitivity	
Is the site located within SLA?	No
Is the site located within a Quiet Area?	No
Is the site located within a Green Wedge?	No
Is the site located within a Undeveloped Coast?	No
Water Quality	Water Supply: No watermains crossing the site Water Sewerage: No sewers crossing the site Waste Water Treatment Works: WwTW Catchment - Afan New Works. No capacity constraints identified.

Criteria	Assessment
	No capacity constraints identified.
Impact on agricultural land	The site is classified as Grade 3b, and urban ALC. 
Are there any infrastructure constraints to development?	 The site is located within a coal resource area. There are no infrastructure constraints which would limit development opportunities.
Constraints summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Has the site been promoted for development?	Yes
Scale of employment proposed?	Small industrial and commercial premises (16 x Units - 85 sqm = 1,360)
Has the site been promoted for other uses? And if so, what uses has the site been promoted for?	No
Has viability information been provided?	Yes
Has sufficient and appropriate evidence been provided to indicate that the Candidate Site parcel should be able to accord with emerging policy requirements and be viable for development within the RLDP?	Viability questionnaire completed. Detailed viability work will need to be completed should the site be allocated for development in the Deposit Plan.
Ownership	The site is owned by Hale Construction who have promoted the site for development.
Site identified/ likely to be identified for a specific user or specific end use?	No identified user at this time.
Is the site considered to be deliverable?	The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.

Conclusion:

Criteria	Assessment
Recommendation	The site is located within a designated employment area and is considered to be suitable for development subject to flooding constraints. Given that the site is located within a designated employment area it is not proposed to allocate the site for employment uses.