Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Replacement Local Development Plan

2023-2038

Settlement Assessment

December 2024



Cynllun Datblygu Lleol
Local Development Plan

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1 Introduction

1.1 Purpose of this Document

1.1.1 As part of the background work on the Replacement Local Development Plan (RLDP), Neath Port Talbot Council are required to undertake a *Settlement Assessment* covering the whole of the plan area (the whole county borough) and including settlements in neighbouring authority areas where relevant. The current role and function of all settlements in Neath Port Talbot (NPT) and their potential for future growth and change needs to be assessed.

1.1.2 The aims of the settlement assessment are:

- to identify the most sustainable settlements for growth;
- to identify which settlements have capacity to deliver growth; and
- to inform the development of a settlement hierarchy.

1.1.3 This document sets out the approach to be taken in carrying out the settlement assessment and outlines its findings and conclusions to date. The document will continue to be updated throughout the plan preparation process.

1.1.4 The first part of the document gives some background information and outlines relevant national policy and guidance requirements, followed by a description of the detailed methodology to be followed to ensure that all aspects are fully assessed.

1.1.5 The second part sets out the detailed findings of the Settlement Assessment and sets out a revised *Settlement Hierarchy* for the county borough.

2 Part 1: Settlement Assessment Methodology

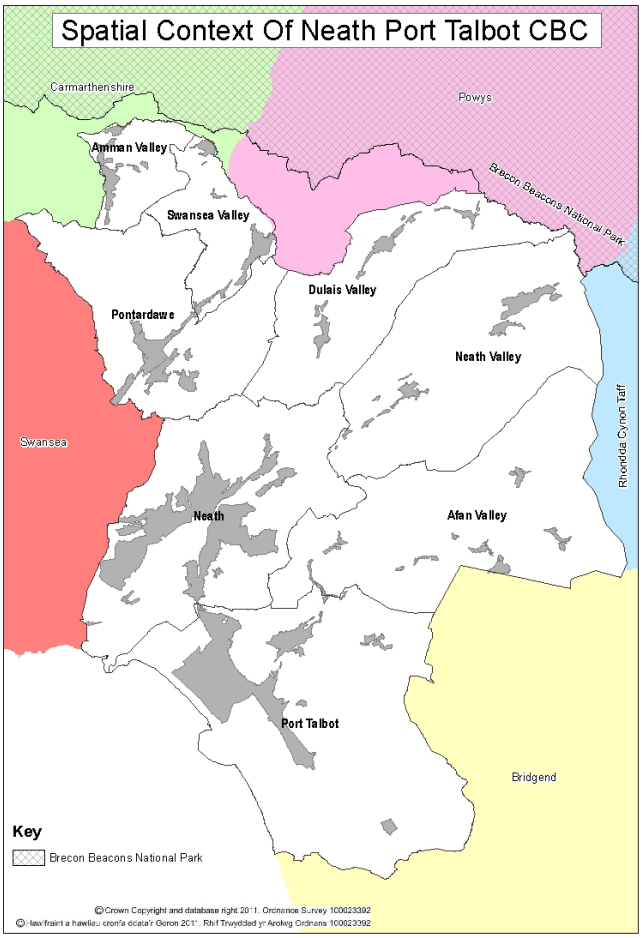
2.1 Context: Settlements in the Neath Port Talbot Area

2.1.1 Background and History

Overview

2.1.1.1 Neath Port Talbot County Borough is located to the east of the city of Swansea along the coastline of Swansea Bay and extends inland to incorporate a succession of valleys on the edge of the south Wales coalfield. The local authority covers an area of over 44,000 hectares and had a population of 142,300 at the time of the 2021 census. This is an increase of 1.8% since 2011 (a higher rate than Wales as a whole, which recorded an increase of 1.4%). Neighbouring local authorities comprise Swansea to the west, Carmarthenshire and Powys to the north and Rhondda Cynon Taf and Bridgend to the east, with the Bannau Brycheiniog National Park Authority also adjoining or near to NPT's boundaries to the north and east.

Figure 2.1



Geographical Context

2.1.1.2 The broad Swansea area conurbation encompasses a coastal built-up urban area that stretches from Llanelli in the west to Port Talbot in the east. It is covered by three Local Authorities: Carmarthenshire, Swansea and Neath Port Talbot and is located half

way along the southern coastline of Wales, mid way between the more densely populated urban and administrative centres of Cardiff and south east Wales and more rural areas of west Wales. The settlements within Neath Port Talbot need to be understood and analysed in this wider context, with the economic and functional relationships across the Swansea region, and the importance and influence of Cardiff as capital city being fully acknowledged.

2.1.1.3 Within NPT, the main towns/ conurbations of Neath and Port Talbot play key roles in the context of the wider city region and south Wales area, together with Pontardawe in the Swansea Valley, while important centres within the five main valleys of the county borough also have significant roles to play.

2.1.1.4 The current adopted NPT Local Development Plan (2011-2026) draws a clear distinction between two principal strategic policy areas, the Coastal Corridor and the Valleys. These are described and defined as follows:

- ***The Coastal Corridor*** encompasses a relatively narrow coastal strip extending around Swansea Bay where the main centres of population, employment and the M4 corridor are located. The main towns and settlements of Neath and Port Talbot continue to be the major focus for most activity and purposes. The employment base is predominantly located along the coastal corridor belt.
- ***The Valleys*** are characterised by the attractive landscape setting of river valleys separated by upland plateaus and mountains. The area within NPT consists of five main valleys, namely the Afan, Amman, Dulais, Neath and Swansea Valleys. The valleys are today largely rural in aspect and contain scattered communities throughout. While the individual valleys have strong separate characteristics and identities, they share common features and problems.

2.1.1.5 Since the adoption of the current LDP, major changes in the wider economic, social and environmental context have taken place that are having significant impacts locally, including an increased emphasis on the climate and biodiversity emergencies and public health and well-being. These pressures will have both positive and negative influences within NPT. The assessment of the current roles and functions of the county borough's existing settlements will form a starting point to help analyse how things have changed and are changing and how future development should be shaped and planned.

2.1.2 Settlement Pattern

2.1.2.1 The existing settlement pattern across NPT is influenced by topography, geography and history. Along the coastal belt, a long history of industrialisation, (including important early pioneering developments in large scale metallurgical production together with mineral extraction and petro-chemical production) has left a pattern of extensive current and former industrial sites and associated higher density housing areas spreading in a largely continuous belt around Swansea Bay.

2.1.2.2 The valleys are characterised by smaller linear settlements built in association mainly with deep coal mining and other minerals exploitation and development has been constrained in form by the availability of land between the steeper valley sides and flood prone and often formerly industrialised valley floors. The deep mines of the 19th and early 20th centuries were followed in more recent years by major opencast mining developments towards the heads of the valleys and more scattered and open settlements in higher moorland areas. In both these types of area the original purpose and economic context for development of the settlements are often no longer evident or relevant.

2.2 Context: National Policy and Guidance

2.2.1 Future Wales - The National Plan 2040

2.2.1.1 Future Wales is the national development plan for Wales, setting the direction for development in Wales up to 2040. It encompasses the national strategy and national policies to set the framework for addressing key priorities through the planning system.

2.2.1.2 The following policies in Future Wales are those that have most relevance to the settlement assessment process:

Policy 1 – Where Wales will grow

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:

- *Cardiff, Newport and the Valleys*
- *Swansea Bay and Llanelli*
- *Wrexham and Deeside*

The National Growth Areas are complemented by Regional Growth Areas which will grow, develop and offer a variety of public and commercial services at regional scale. There are Regional Growth Areas in three regions:

- *The South West*
- *Mid Wales*
- *The North*

Development and growth in towns and villages in rural areas should be of appropriate scale and support local aspirations and need.

2.2.1.3 A significant part of Neath Port Talbot falls within the Swansea Bay and Llanelli National Growth Area. Policy 28 (see below) sets out national policy for the Swansea Bay and Llanelli National Growth Area.

Policy 6 – Town Centre First

Significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region.

A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- *identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration*

or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and

- *identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.*

Planning authorities should include these areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Policy 13 – Supporting Digital Communications

The Welsh Government supports the provision of digital communications infrastructure and services across Wales.

Planning authorities must engage with digital infrastructure providers to identify the future needs of their area and set out policies in Strategic and Local Development Plans to help deliver this.

New developments should include the provision of Gigabit capable broadband infrastructure from the outset.

Policy 28 – National Growth Area – Swansea Bay and Llanelli

Swansea Bay and Llanelli will be the main focus for growth and investment in the South West region.

Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure.

The Welsh Government will work with regional bodies and local authorities to promote and enhance Swansea Bay and Llanelli's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

2.2.2 Planning Policy Wales

2.2.2.1 Planning Policy Wales (PPW) (Edition 12) gives detailed guidance on the approach to be taken to land-use planning in Wales. It defines the goal of the land use planning system to be sustainable places and states that the planning system can create and sustain communities by creating well-designed places and cohesive rural and urban communities.

2.2.2.2 Extensive advice is given about placemaking and design matters including how the planning process should manage and develop the settlement patterns and forms at a strategic and local level through the use of Green Belts/ Green Wedges and settlement limits.

2.2.2.3 An essential component in the development of a sustainable place is the question of where development is to be located. PPW indicates that planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at the next stage and more isolated sites only once other options have been exhausted.

2.2.2.4 Of relevance to the settlement assessment and the identification of sustainable settlements and sustainable placemaking, PPW states that development plans should:

- Consider not only the needs of existing urban and rural areas but also future relationships between urban settlements and their rural hinterlands, maintaining places resilient to the effects of social and economic change and climate change;
- Include a spatial strategy covering the lifetime of the plan to establish a pattern of development improving social, economic, environmental and cultural well-being;
- Ensure new development is located and designed in a way which minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, local services and community facilities;
- Conserve and, where possible, enhance the countryside for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources balanced against the economic, social and recreational needs of local communities and visitors.
- Foster adaptability and resilience for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services as well as contributing to the Cohesive Communities well-being goal.

2.2.3 Development Plans Manual (Edition 3)

2.2.3.1 The Development Plans Manual (Edition 3) gives planning procedural advice and guidance relating to the preparation and implementation of development plans including LDPs. In particular, it sets out detailed requirements for undertaking a settlement assessment. These requirements are summarised below:

2.2.3.2 Local Planning Authorities must formulate a methodology for assessing the role and function of settlements.

Purpose:

- To inform decisions about where development should be spatially located;
- To achieve a sustainable pattern of growth;
- To minimise unsustainable patterns of movement;
- To support local services and facilities;
- To direct growth to areas where impact on the Welsh language can be positive

Steps Required:

- Identify areas of linguistic sensitivity/ importance;
- Consider cross boundary relationships;
- Consider need to work collaboratively cross boundary;
- Set out the methodology in the evidence base and be transparent about how settlements are being assessed and the key assessment components
- Demonstrate how this has been applied in a consistent manner across the area.

Suggested topics to be covered

1. Settlement size
2. Role and Function
3. Character
4. Services and Facilities
5. Employment provision
6. Retail catchment
7. Infrastructure capacity
8. Transport opportunities
9. Social capacity
10. Welsh language
11. Environment capacity
12. Community aspiration

Other matters to be addressed:

- Balance of homes and jobs to reduce commuting;
- Presentation of findings – through a scoring system or Red/ Amber/ Green categorisation;
- The assessment will form the basis of the settlement hierarchy;
- The assessment will form the basis of policy options for spatial distribution of growth;
- Viability issues should be considered;
- Where housing markets and travel to work areas cross administrative boundaries, LPAs could work collaboratively with neighbouring authorities to identify the most sustainable settlements for growth.

2.3 Assessment Methodology

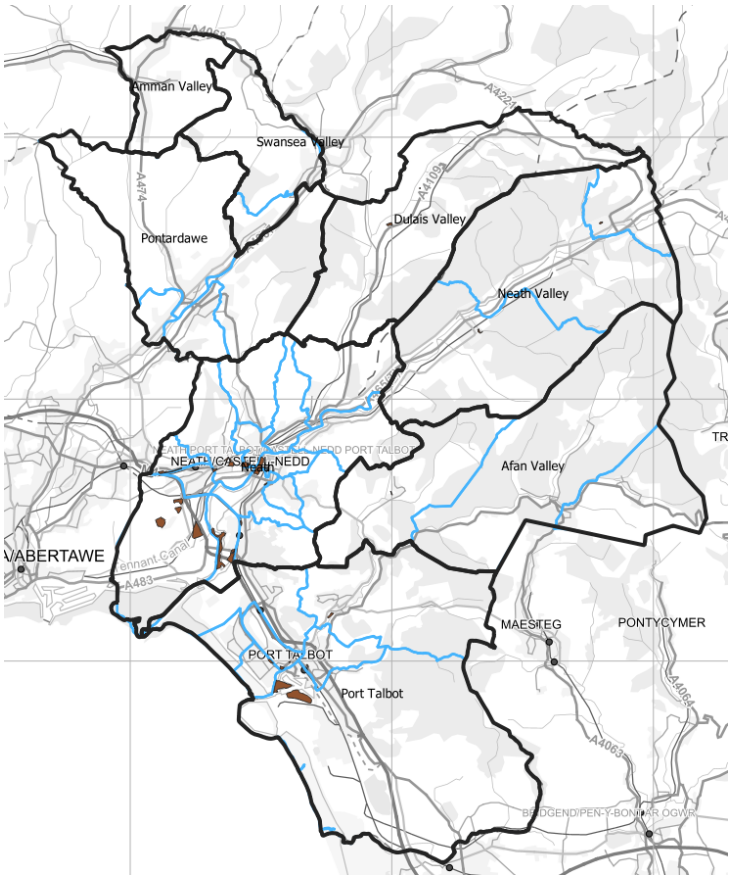
2.3.1 This section sets out the methodology to be followed in undertaking the RLDP Settlement Assessment of Neath Port Talbot.

2.3.2 For the purposes of the existing adopted LDP, the NPT Council area was divided into eight spatial areas, comprising groupings of electoral wards. Since that time, amendments have been made to the extents and boundaries of some wards, with a reduction in the number of wards overall.

2.3.3 Most of these changes do not have a significant impact on the LDP Spatial Areas (some Spatial Areas contain fewer wards than previously, but in most cases the Spatial Area boundary is unaffected). However, for Resolven and Tonna ward and Cimla and Pelenna ward, the merged wards now cross the spatial area boundaries. This has some implications for the availability of statistical and other information.

2.3.4 However, in both these cases it is considered that for the purposes of the RLDP, the existing spatial area boundaries better reflect the actual functional and geographical linkages (both Tonna and Cimla are considered functionally and geographically part of the wider Neath conurbation, rather than being valleys settlements). The Spatial Area boundaries have therefore been carried forward unchanged for the RLDP.

Figure 2.2 Spatial Areas



2.3.5 The assessments for each spatial area have been undertaken in accordance with the methodology stages set out below. Application of the assessment methodology has resulted in the identification of a *settlement hierarchy* for the county borough taking into account the presence of settlements in neighbouring local authority areas (where relevant) and addressing the need for logical spatial divisions between adjacent named settlements (e.g. where settlement limits are continuous).

2.3.1 Stage 1: Initial Settlement Limits and Hierarchy

2.3.1.1 The existing settlement limits and settlement hierarchy as used in the Adopted NPT LDP will be used as a starting point for the assessment for the RLDP. The current settlement limits are shown on the LDP Proposals Map https://beta.npt.gov.uk/planning-and-building-control/planning-policy/ and the current Settlement Hierarchy is set out in the LDP Written Statement and in table 2.3.1.1 below.

Table 2.3.1.1 Settlement Hierarchy for Neath Port Talbot

Role and Function	Settlement
Regionally important settlements providing the widest and most diverse range of functions. Located on the strategic road network, they are fully accessible by a range of transport options.	Neath (including Melincryddan) / Port Talbot (including Velindre) / Pontardawe (including Trebanos, Rhydyfro & Ynysmeudwy)
Settlements with good transport links and a wide range of functions serving the immediate and surrounding communities.	Briton Ferry / Skewen / Taibach / Glynneath (including Pontwalby)
Settlements with adequate public transport links with clusters of one or more retail units and local	Bryncoch / Cimla / Neath Abbey / Baglan / Aberafan / Baglan Moors / Sandfields / Margam / Cwmafan

services, with one or more community facilities and employment provision.	(including Ynysygwas) / Resolven / Crynant (including Treforgan, Pen y Bont & Ynyswen) / Gwaun Cae Gurwen (including Cae Newydd) / Ystalyfera
Settlements with adequate public transport links with at least one shop and/or several community facilities.	Aberdulais / Cadoxton / Cilfrew / Longford / Tonna / Bryn / Coed Hirwaun / Alltwen / Rhos / Cwmgwrach / Onllwyn & Banwen / Seven Sisters / Cwmgors / Lower Brynamman / Tairgwaith / Cilmaengwyn & Godre'r Graig / Cwmllynfell / Cwmtwrch / Cymmer / Croeserw / Glyncorrwg / Blaengwynfi & Abergwynfi / Tonmawr
Settlements with at least one community facility and adequate public transport links.	Crymlyn Burrows / Jersey Marine / Llandarcy / Ynysygerwyn / Goytre / Oakwood / Gellinudd / Clyne / Melincourt / Abergarwed / Pant y Ffordd / Pontrhydyfen & Efail Fach / Dyffryn (including Cynonville)
Settlements with minimal or no facilities, served by minimal or no public transport.	Dyffryn Church / Ten Acre Wood / Eglwys Nunydd & St David's Park / Pen y Bryn / Fforest Goch / Cilybebyll / Cyd Terrace / Glyncastle / Ynysarwed / Penrhiwfawr / Cwm Ifan Bach / Abercregan

2.3.1.2 All aspects of the hierarchy are subject to review and possible amendment, including the following:

Consideration of which settlements are initially identified for analysis: The settlements listed in the existing hierarchy (above) provide the starting point for the assessment, but consideration has been given to the removal or addition of groupings of dwellings and / or other relevant buildings as *settlements* within the assessment and hierarchy as appropriate (buildings associated with rural enterprises such as uses relating to agricultural or forestry purposes are excluded).

Identification of settlement clusters and Town Hubs: Districts and/or neighbourhoods near to and around the central cores of the county borough's main towns (Neath, Port Talbot and Pontardawe) have been combined for assessment within the appropriate *town hub* area in order to recognise the functional linkages within the central built-up areas. Other settlements have been combined as *clusters*, where they function together to provide a range of services and facilities for local people. Full details are set out in the appropriate sections below.

Review of the geographical extents of the existing settlement limits: As part of further detailed work for the preparation of the Deposit RLDP, the designated settlement limits as set out in the current adopted LDP will be reviewed and areas within or adjacent to existing defined settlements will be considered for possible inclusion within settlement limits and areas currently within a settlement may be considered for exclusion. The final decision on such changes will need to be considered in the light of the new settlement hierarchy and all other strategic plan requirements and policies.

Review of the identified settlement tiers: The number of separate tiers in the settlement hierarchy, their descriptions/ names and defining characteristics have been subject to review and alteration (see Section 2.3.4 and Table 2.3.4.1 below).

Consideration of settlements and retail/ commercial centres within other spatial areas and in adjoining local authority areas: it is recognised that settlements within neighbouring authorities will often play a significant role in the provision of services and facilities, and these are assessed as part of the process including liaison and collaboration with neighbouring authorities where appropriate.

2.3.1.3 ***Engagement:*** The assessments and hierarchy identified in this paper are currently in draft form. Comments and suggestions are welcome as part of the plan preparation process and should be raised as comments / representations to Chapter 5 of the main Preferred Strategy document.

2.3.2 Stage 2: The Settlement Assessment Tables

2.3.2.1 Within each Spatial Area, every settlement identified in Stage 1 is assessed in detail through compiling information (as set out in Chapter 3) including settlement size, character, role and function and Welsh language information. Detailed Settlement Assessment tables give the numerical scores in the categories set out below (see also Appendix A). Distance measurements throughout are taken from the central point of the settlement and details of the numerical scoring system are also set out in the tables in Appendix A.

2.3.2.2 The information used has been compiled using a range of established information sources including: Geographic Information System (GIS) layers available publicly and within the authority; Google aerial/ maps/ and Streetview records; Council Tax and land use records; census information; local knowledge and other relevant sources as available. Where necessary, targeted site visits are used to gather and verify information.

2.3.2.3 The assessment considers access to a wide range of facilities and services etc. However, at this stage, no account is taken of the capacity of those services to meet additional demand (this will be considered within the Infrastructure Delivery Plan).

Category 1: Settlement Character

2.3.2.4 This category is intended to give an overview of the character of every settlement. It includes information about the overall area of land within the settlement (normally defined by the existing LDP settlement limit unless otherwise stated), its population and the use of the Welsh language (both derived from 2021 census information). A short written summary is also provided to describe the settlement's character and its role and function. No score is given for settlement size, role and function or character which are intended to be contextual information only. Information about the Welsh Language gives an important indication about linguistic character which does not directly form part of the scoring to inform the settlement hierarchy, but will feed in to the development of Welsh language related strategy and policies.

Category 2: Retail/Commercial Centres

2.3.2.5 The proximity of settlements to retail/ commercial centres is an important factor in the sustainability of a place, with the availability of facilities and services within a short distance being a significant benefit that is liable to become more important in the future. The existence of a centre within the settlement consequently receives the highest scores, with retail centres within reasonable walking distance (3km) or cycling distance (5km) also scoring. These distances have been adopted in accordance with Active Travel Guidance.

2.3.2.6 Centres both within and beyond NPT's boundaries are included, using retail centre categories from existing LDP retail hierarchies. While there is no city centre within any NPT settlement, Swansea city centre is within 5km of some NPT settlement clusters and is therefore included in the 3 - 5km assessment.

Category 3: Services and Facilities

2.3.2.7 The ready availability of services and facilities both within and beyond each settlement is a fundamental indication of the sustainability and importance of the settlement and consequently its position within the settlement hierarchy. A wide range of services and facilities has therefore been assessed and scored for each settlement cluster. The Services and Facilities category is sub-divided into 11 sub-categories as set out below.

3.1 Regular Needs Within Settlement and 3.2 Regular Needs Within 3km of Settlement

2.3.2.8 This category assesses the range of services and facilities meeting regular needs that are available within each settlement (3.1) and within 3km of the settlement (3.2). The following uses have been included in the assessment:

- Retail (Use Class A1)
- Post Offices
- Banks/ ATMs/ Mobile bank
- Filling/ re-charging stations
- Food and drink (Use Class A3)

3.3 Community Facilities Within Settlement and 3.4 Community Facilities within 3km of Settlement

2.3.2.9 As above, the Community Facilities category is divided into facilities within and within 3km of each settlement. The following uses have been included in the Community Facilities category:

- Community Centres
- Public Halls
- Libraries
- Places of Worship
- Clubs
- Leisure Centres
- Gyms

3.5 Medical Facilities Within Settlement and 3.6 Medical Facilities within 3km of Settlement

2.3.2.10 Again, medical facilities have been divided into those within and within 3km of each settlement. The following uses are included in this category:

- Hospitals
- GP Surgery/ Health Centre
- Clinics
- Dental services
- Opticians
- Pharmacist/ Chemist
- Other medical services (e.g. chiropodists, physiotherapists etc.)

3.7 Recreation Space Within Settlement and 3.8 Recreation Space Adjacent to Settlement

2.3.2.11 For recreation space, the scoring has been split between facilities within each settlement and facilities adjacent to the settlement (i.e. outside but adjacent to the settlement limit). This is in order to reflect the need for such facilities to be readily available to all age groups within a short distance of residential areas. The following facilities are included:

- Allotments
- Children's Play areas
- Pitch Sports facilities
- Non-pitch sport facilities.

3.9 Education Facilities Within Settlement and 3.10 Education Facilities within 3km of Settlement

2.3.2.12 The following education facilities are included in the assessment:

- Primary Schools
- Secondary Schools
- Higher education establishments

2.3.2.13 However, primary schools are not included if they are outside the settlement (i.e. within category 3.10) to ensure the assessment reflects the need for schools for younger children to be readily accessible and part of the community where possible.

3.11 Digital Connectivity of settlements

2.3.2.14 Digital connectivity is assessed through scoring the broadband delivery speed available within each settlement. The categories used reflect the information available from Ofcom data via the House of Commons Library website: Constituency data: broadband coverage and speeds (parliament.uk)

Category 4: Employment

2.3.2.15 The proximity of important employment opportunities increases the overall sustainability of a settlement by reducing the need for commuting over longer distances and enabling more use of Active Travel and public transport facilities. For the purposes of the assessment, existing designated employment sites are assessed (as identified in the current LDP under Policy EC2), with other identified clusters of employment uses also included but with a lower score.

2.3.2.16 The existence of an identified existing employment site within the settlement consequently receives the highest scores, with sites within reasonable walking distance (3km) also scoring.

Category 5: Travel and Transport

2.3.2.17 Travel and Transport is assessed under four categories:

- Active Travel routes: The number of walking and/or cycling routes within or adjacent to each settlement
- Rail services: The number of railway stations within/ adjacent to each settlement and the frequency of service

- Bus services: The number of bus routes within/ adjacent to each settlement and the frequency of service
- Roads: The presence of strategic roads within and adjacent to each settlement.

2.3.2.18 The scoring is weighted to reflect the Sustainable Transport Hierarchy for Planning as set out in PPW, with Active Travel provision given greater weight relative to Public Transport and roads provision scoring least.

2.3.3 Stage 3: Application of Settlement Scoring System

2.3.3.1 The tables in Appendix A set out the information required and the detailed scoring system. This covers the majority of topics suggested within the Development Plans Manual including settlement size and the principle settlement functions of sustainable transport and accessibility, local services and facilities and employment opportunities.

2.3.3.2 Completion of the tables gives an initial overall score for each settlement and the initial settlement category can be assigned accordingly.

2.3.4 Stage 4: Identification of potential amendments to the Settlement Hierarchy and existing settlement limits

2.3.4.1 The settlement scores that result from the assessment process provide a numerical score and classification of each settlement. Other contextual information, summarised in the settlement appraisals in Chapter 3.1 give additional background and analysis and a summary of the overall importance and sustainability of each settlement. These appraisals, taken together have led to a revised settlement hierarchy to inform the RLDP strategy and proposals (see Chapter 3.2). This includes changes to the hierarchy categories, changes to the ranking of settlements within the hierarchy and the removal/ addition of some settlements.

2.3.4.2 In order to improve clarity and avoid confusion about the relationship to and overlap with the retail and commercial hierarchy, the settlement hierarchy categories have been reviewed and consequently reduced in number and amended from those used previously. These changes are set out in table 2.3.4.1 below. Table 2.3.4.1 also sets out the score ranges for each of the settlement categories.

Table 2.3.4.1 Settlement Hierarchy Categories

LDP Hierarchy	RLDP Amended Hierarchy	RLDP Score Range
Town	Principal Centre	250+
District Centre	Key Settlement	80 - 249
Large Local Centre	Local Settlement	40 - 79
Small Local Centre		
Village	Village	25 - 39
Dormitory Settlement	Minor Settlement	0 - 24

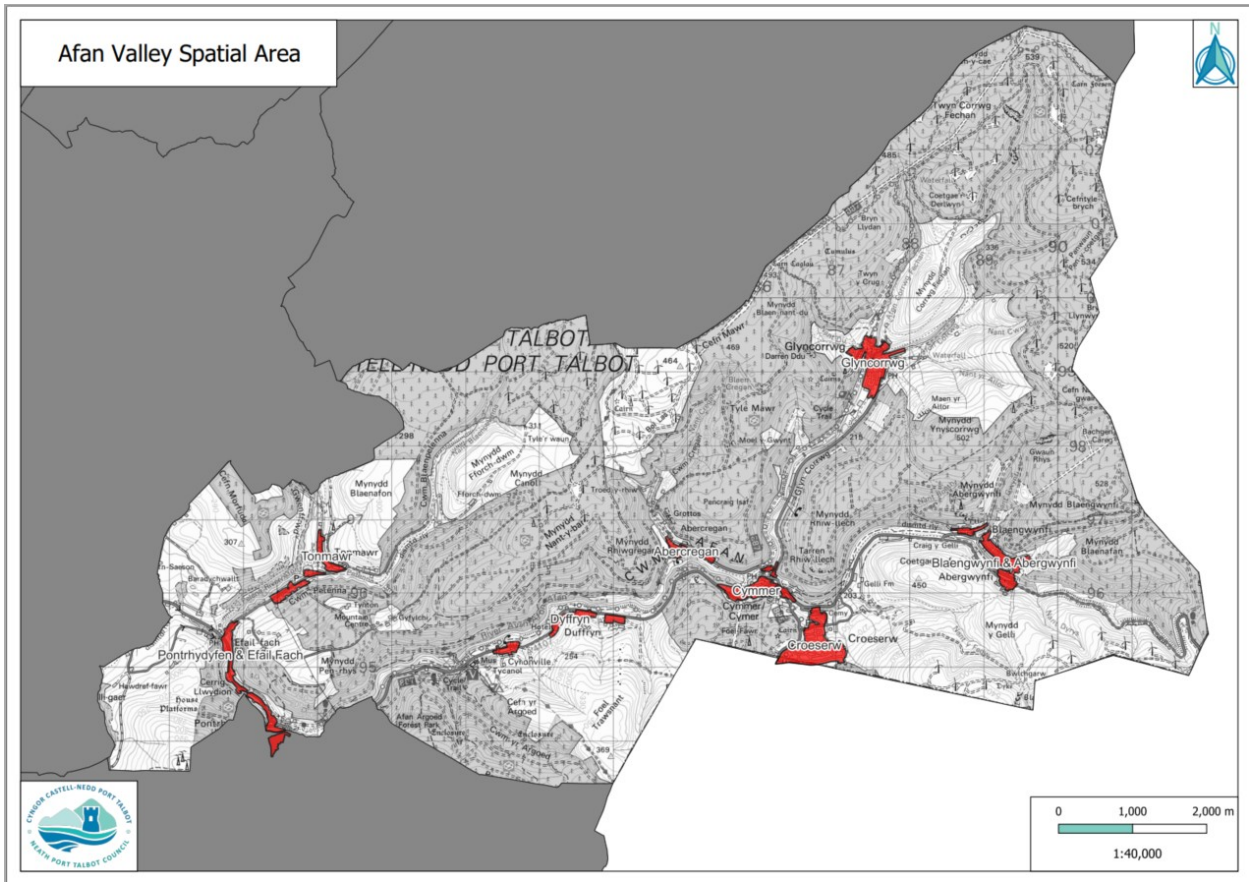
3 Part 2: Settlement Assessment Results

3.1 Spatial Area Settlement Appraisals

3.1.1 The detailed settlement appraisals are set out below assessing each settlement in the county borough, arranged by spatial area (see Fig. 2.2). Full details of the settlement scoring are in the tables in Appendix B.

3.1.1 Afan Valley Spatial Area

3.1.1.1 The Afan Valley spatial area is located to the north east of Port Talbot and is defined by the course and catchment of the River Afan and tributaries. The Afan Valley spatial area is comprised of the electoral wards of Cimla and Pelenna; Cymmer and Glyncorrwg; and Gwynfi and Croeserw.



3.1.1.2 The following settlements have been assessed within the spatial area:

- Abercregan
- Blaengwynfi
- Abergwynfi
- Croeserw
- Cymmer
- Dyffryn
- Cynonville
- Glyncorrwg
- Pontrhydyfen

- Efail Fach
- Tonmawr

Settlement Clusters

3.1.1.3 For the purposes of this settlement assessment, the following settlement groupings have been identified as *settlement clusters* within the Afan Valley. These settlements are functionally closely connected and are in proximity to one another, with amenities, services and / or facilities that serve the wider grouped settlement area. Each settlement cluster has therefore been assessed as a single settlement:

- Blaengwynfi and Abergwynfi
- Croeserw and Cymmer
- Dyffryn and Cynonville
- Pontrhydyfen and Efail Fach

Welsh Language

3.1.1.4 The following information from the 2021 census gives an overview of use and understanding of the Welsh Language in the Afan Valley spatial area. This information is provided on an electoral ward level basis.

Cimla and Pelenna ward

3.1.1.5 Includes Tonmawr, Pontrhydyfen / Efail Fach (in the Afan Valley spatial area) plus Cimla (in the Neath spatial area).

Table 3.1.1.1 Welsh Language: Cimla and Pelenna

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	260	5.36
Can speak, read and write Welsh	369	7.61
Can speak but cannot read or write Welsh	79	1.63
Can speak and read but cannot write Welsh	30	0.62
Can read but cannot speak or write Welsh	90	1.86
Can write but cannot speak or read Welsh	7	0.14
Can read and write but cannot speak Welsh	19	0.39
Can speak and other combinations of skills in Welsh	6	0.12
Total with some Welsh skills	**860**	**17.73**

3.1.1.6 It should be noted this information includes Cimla which is within the Neath spatial area.

Cymmer and Glyncorrwg ward

Table 3.1.1.2 Welsh Language: Cymer and Glyngorrwg

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	83	3.89
Can speak, read and write Welsh	96	4.49

Can speak but cannot read or write Welsh	13	0.61
Can speak and read but cannot write Welsh	15	0.7
Can read but cannot speak or write Welsh	45	2.11
Can write but cannot speak or read Welsh	1	0.05
Can read and write but cannot speak Welsh	10	0.47
Can speak and other combinations of skills in Welsh	0	0
Total with some Welsh skills	**263**	**12.32**

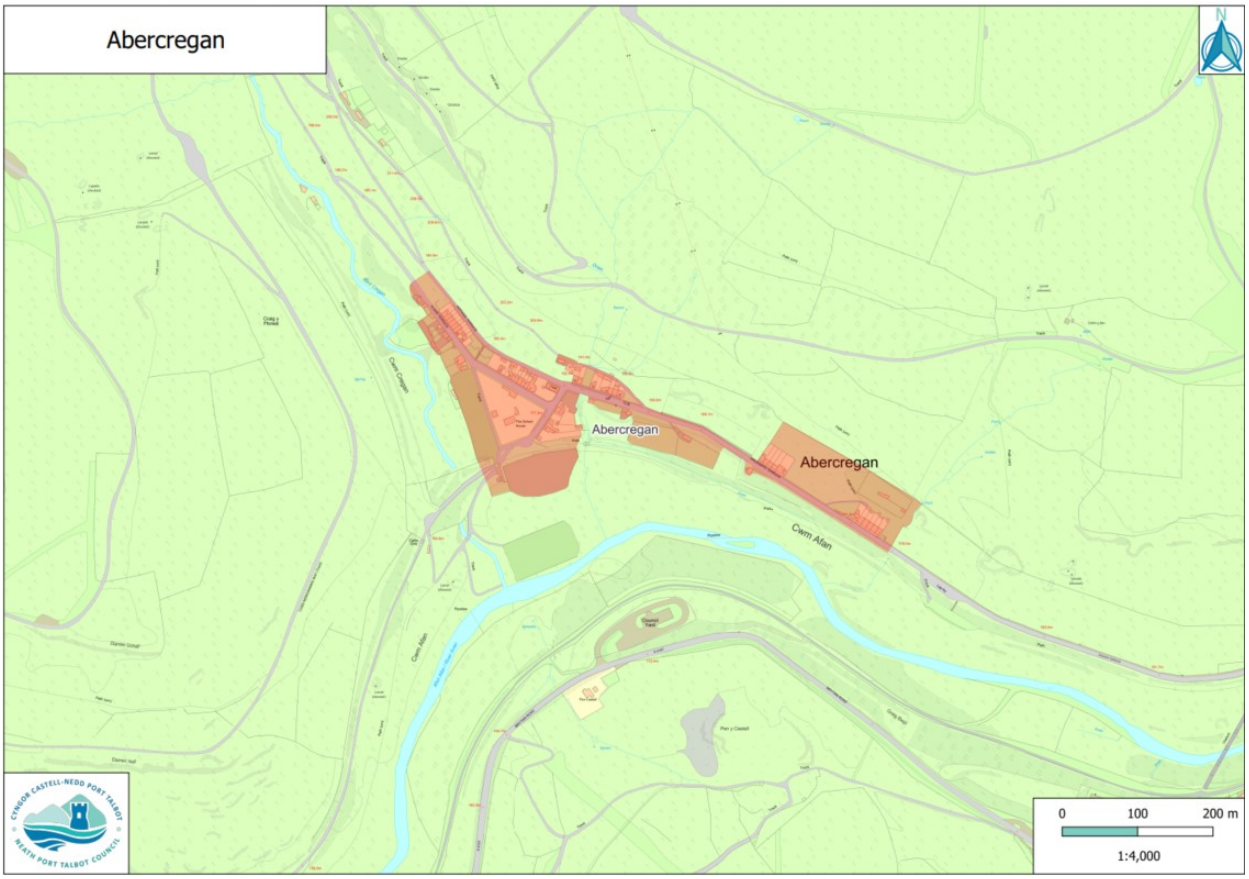
Gwynfi and Croeserw ward

Table 3.1.1.3 Welsh Language: Gwynfi and Croeserw

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	73	2.81
Can speak, read and write Welsh	91	3.5
Can speak but cannot read or write Welsh	25	0.96
Can speak and read but cannot write Welsh	14	0.54
Can read but cannot speak or write Welsh	40	1.54
Can write but cannot speak or read Welsh	3	0.12
Can read and write but cannot speak Welsh	14	0.54
Can speak and other combinations of skills in Welsh	4	0.15
Total with some Welsh skills	**264**	**10.16**

3.1.1.7 Overall, at the time of the 2021 census **14.47%** of residents within the Afan Valley Spatial Area (including Cimla) had some Welsh skills.

3.1.1.1 Abercregan



Character, role and function

3.1.1.1.1 Abercregan is a small grouping of mostly terraced and detached dwellings along two main streets (with significant gaps in frontages) in a relatively isolated location at the junction of the Cregan and Afan valleys. Access is via one road only from Cymmer. The settlement has reduced in size / importance with the decline in mining and quarrying in the area. The nearest centre and facilities are at Cymmer / Croeserw.

Settlement size

- ***Area***: 5.8 Ha
- ***Population***: 325 (OA data census 2021)

Welsh language

3.1.1.1.2 Abercregan is in Cymmer & Glyncorrwg ward. The 2021 Census found that 12.32% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.1.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, Abercregan has scored:

- Services and Facilities: 9
- Employment: 5
- Transport: 4

3.1.1.1.4 Total score: 18 (*Minor Settlement* category)

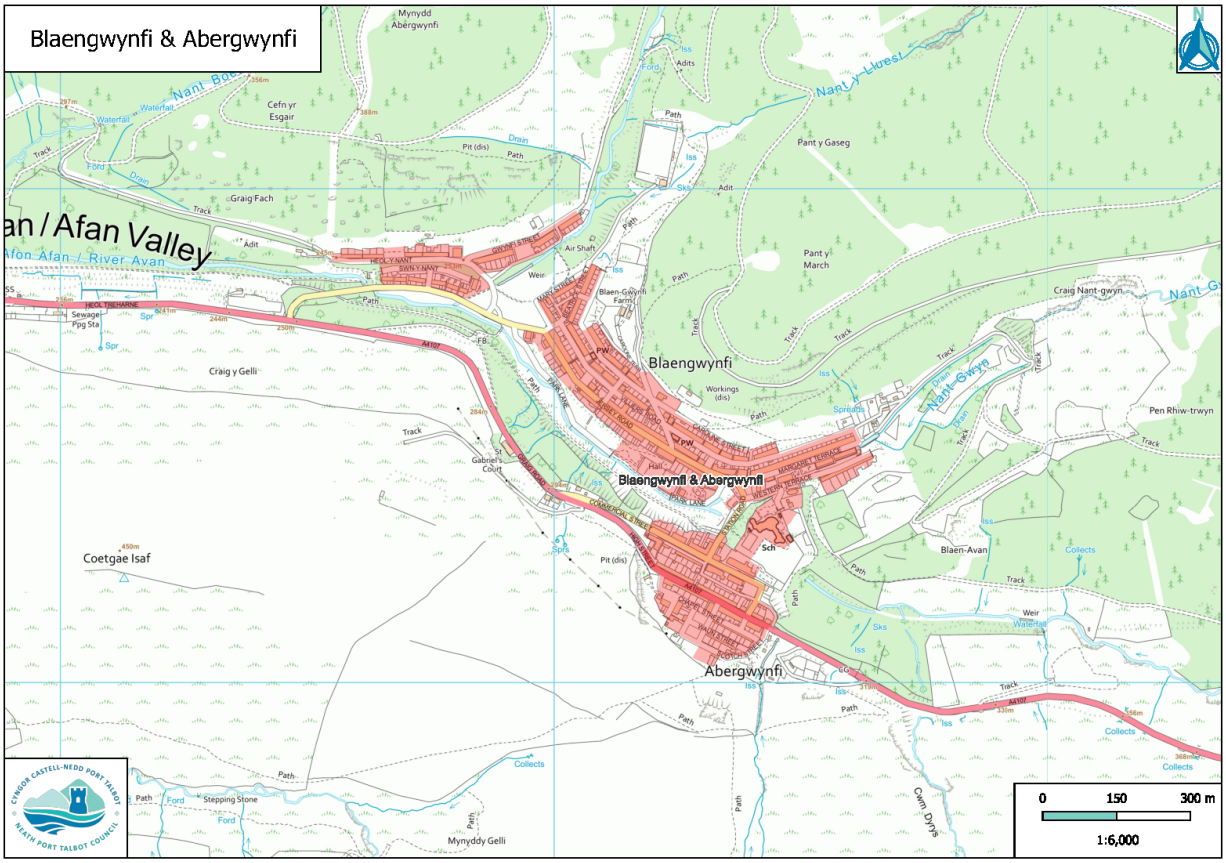
Retail Catchment

3.1.1.1.5 There is no retail provision within Abercregan and the settlement itself therefore has no retail catchment. It falls within the catchment area of shops and facilities in Cymmer and Croeserw (Croeserw local centre some 2km away), with more significant needs likely to be met in Maesteg (approx 5.5km distance) or Port Talbot (approx 15km distance).

Infrastructure and Environmental Capacity

3.1.1.1.6 The area has overall limited capacity and is constrained by the local topography. Flood risk areas are confined to the valley floors.

3.1.1.2 Blaegwynfi & Abergwynfi



Character, role and function

3.1.1.2.1 Blaengwynfi and Abergwynfi are two villages on opposite sides of the valley linked by Station Road and the Pen Afan primary school premises. Both villages are characterised by rows of terraced houses along the valley sides, and have a distinctive valleys character. There are some local facilities in both villages. The nearest retail / commercial centre is at Cymmer / Croeserw.

Settlement size

- ***Area***: 18.4 Ha
- ***Population***: 1145 (OA data census 2021)

Welsh language

3.1.1.2.2 Blaengwynfi and Abergwynfi are in Gwynfi and Croeserw ward. The 2021 Census found that 10.16% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.2.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 20
- Employment: 10
- Transport: 6

3.1.1.2.4 Total score: 36 (*Village* category)

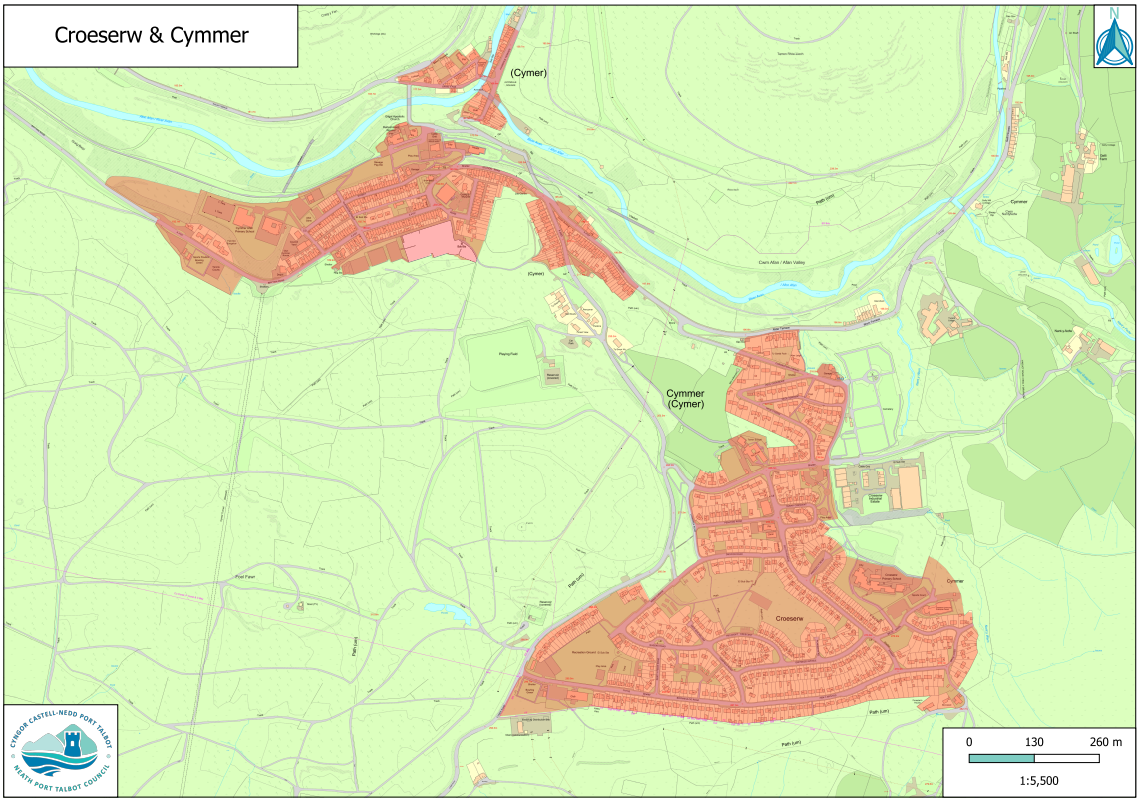
Retail Catchment

3.1.1.2.5 There is limited retail provision within Blaengwynfi / Abergwynfi serving the settlement itself with some additional shops and facilities in Cymmer and Croeserw (Croeserw local centre is some 3.4km away). More significant needs are likely to be met in Maesteg (approx 8km distance) or Port Talbot (approx 17km distance).

Infrastructure and Environmental Capacity

3.1.1.2.6 The area is relatively constrained by topography. Flood risk areas are confined to the valley floors.

3.1.1.3 Croeserw and Cymmer



Character, role and function

3.1.1.3.1 Cymmer is a long-established settlement at central location in the upper Afan Valley having some notable buildings and steep narrow winding roads reflecting its topography and history, giving a distinctive valleys character. Croeserw is a more recent development to the south east comprising mainly detached and semi-detached housing having an open layout incorporating significant areas of open space rising up the valley side to the ridgeline marking the southern boundary of the settlement and the county borough boundary with Bridgend.

3.1.1.3.2 The settlement is strategically located at the meeting of the Corrwg and Afan valleys and the junctions of the Afan Valley, Glyncorrwg and Maesteg roads. It provides a range of services and facilities for the surrounding scattered valley settlements. The A4063 to the south gives access to the Llynfi valley and town of Maesteg,

Settlement size

- ***Area***: 50 Ha
- ***Population***: 1953 (OA data census 2021)

Welsh language

3.1.1.3.3 Croeserw and Cymmer are in Gwynfi and Croeserw ward. The 2021 Census found that 10.16% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.3.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 36
- Employment: 15
- Transport: 25

Total score: 76 (*Local Settlement* category)

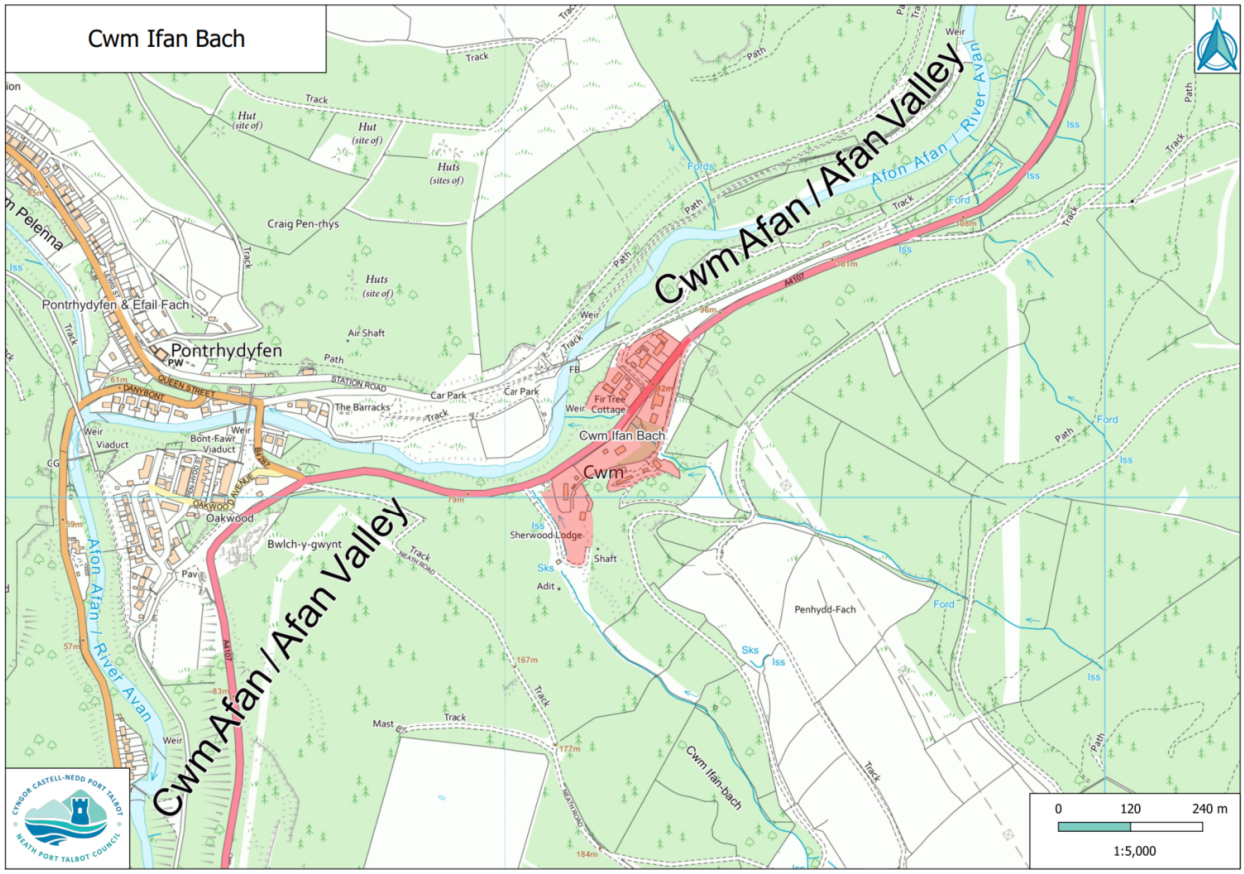
Retail Catchment

3.1.1.3.5 There is some limited retail provision within Croeserw, including a local centre designated in the current LDP serving the settlement itself and other parts of the upper Afan Valley. Some additional shops and facilities are available in Cymmer. More significant needs are likely to be met in Maesteg (approx 5km distance) or Port Talbot (approx 15km distance).

Infrastructure and Environmental Capacity

3.1.1.3.6 There may be some scope for infilling and replacement within settlement limits. Flood risk areas are confined to the valley floor.

3.1.1.4 Cwm Ifan Bach



Character, role and function

3.1.1.4.1 A small scattered group of dwellings close to Pontrhydyfen and Oakwood on the south eastern slopes of the Afan valley, on both sides of the Afan Valley Road (A4107). Most of the dwellings are detached on large plots, set back from the main road, with a group of smaller semi-detached cottages at the northern end. There are no services or facilities within the settlement.

Settlement size

- ***Area***: 3.6 Ha
- ***Population***: 267 (OA data census 2021)

Welsh language

3.1.1.4.2 Cwm Ifan Bach is in Bryn and Cwmafan ward. The 2021Census found that 21.22% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.4.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 12
- Employment: 4
- Transport: 6

Total score: 22 (*Minor Settlement* category)

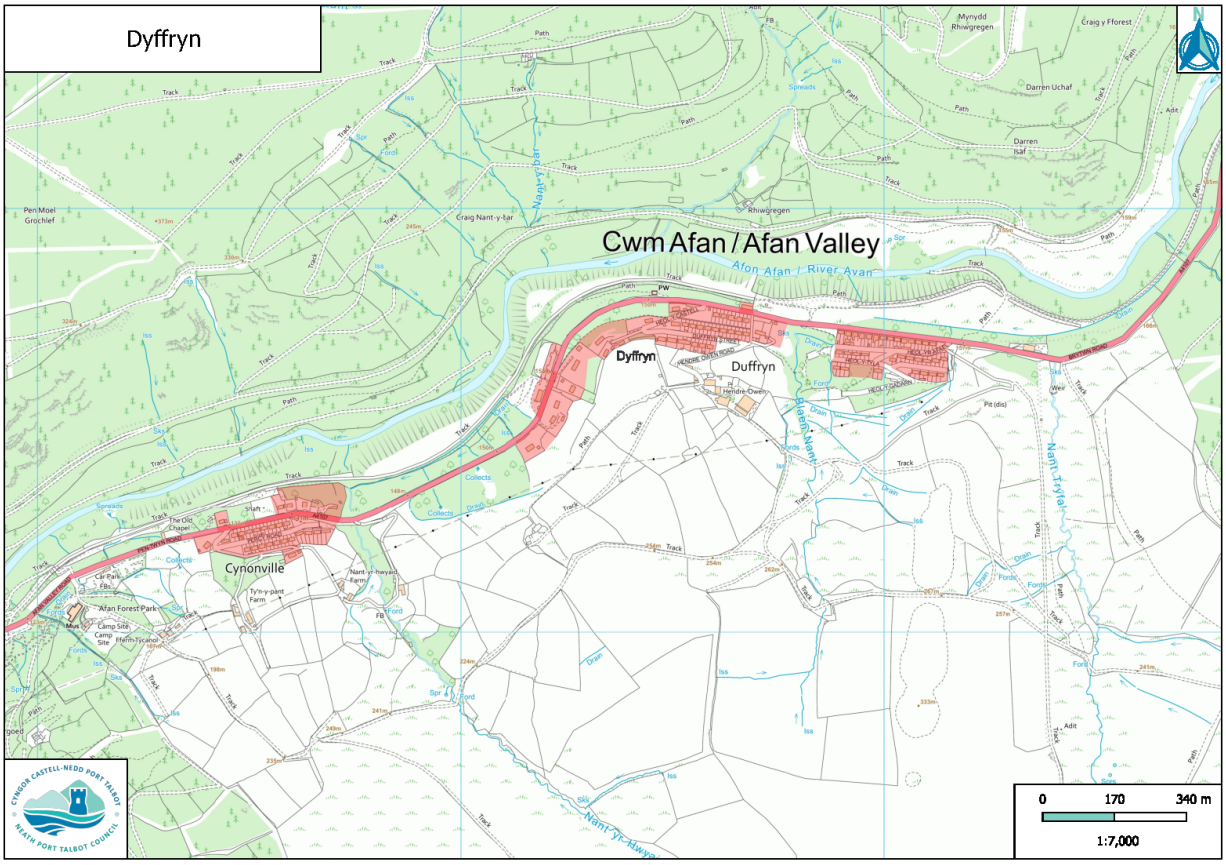
Retail Catchment

3.1.1.4.4 There is no retail or commercial provision within the settlement. There is some limited retail provision within Pontrhydyfen (approx 1 km) with a designated local centre in Cwmafan (approx 3 km). More significant needs are likely to be met in Port Talbot (approx 5.5 km).

Infrastructure and Environmental Capacity

3.1.1.4.5 The area is significantly constrained by topography, within a steeply sloping part of the valley. There are no flood risk areas within settlement.

3.1.1.5 Dyffryn / Cynonville



Character, role and function

3.1.1.5.1 A group of three established small developments of houses on the valley side along the main Afan Valley Road, comprising mainly early / mid 20th century detached or semi-detached dwellings in relatively large plots, including some former municipal/ Coal Board housing in Dyffryn.

3.1.1.5.2 The only services / facilities within the settlement are in the largest of the settlement groupings (Dyffryn).

Settlement size

- ***Area***: 12 Ha
- ***Population***: 344 (OA data census 2021)

Welsh language

3.1.1.5.3 Dyffryn / Cynonville is in Cymer & Glyncorrwg ward. The 2021 Census found that 12.32% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.5.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 11

- Employment: 0
- Transport: 7

Total score: 18 (*Minor Settlement* category)

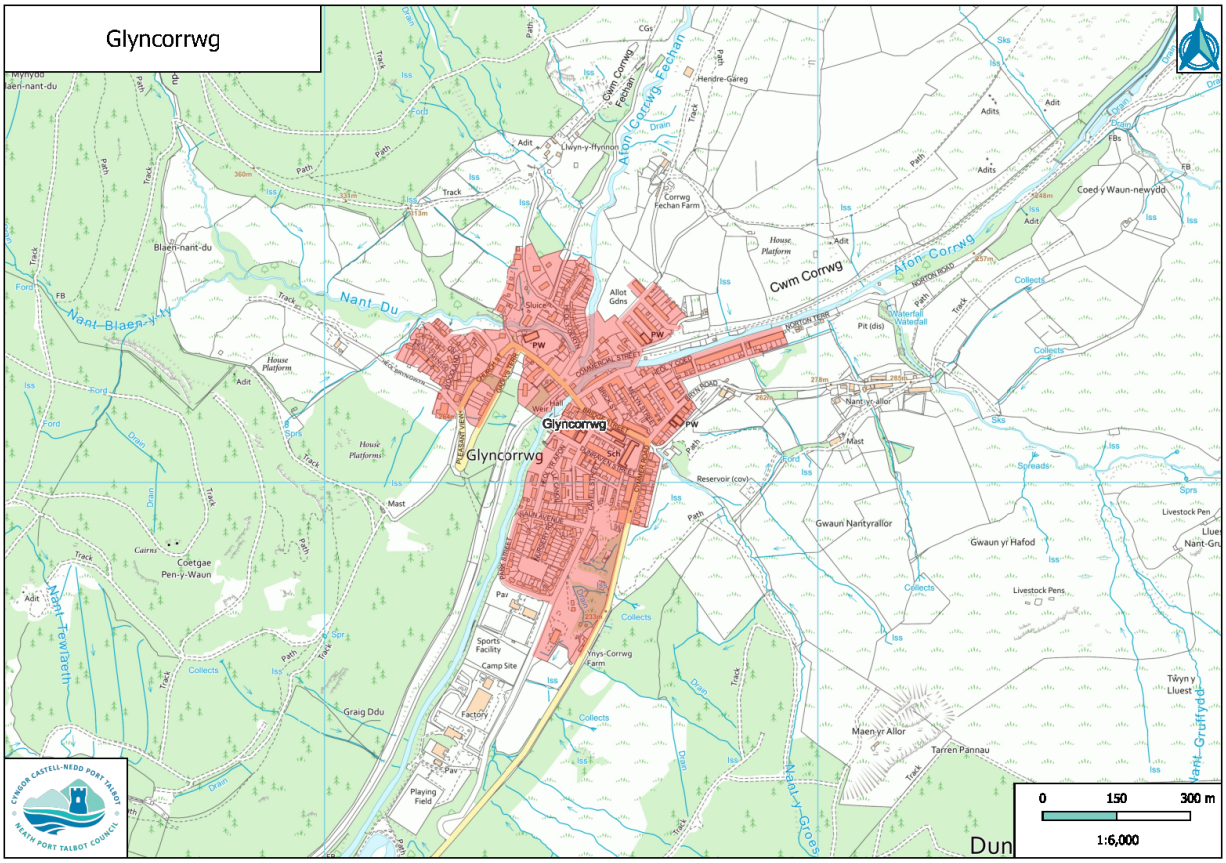
Retail Catchment

3.1.1.5.5 The only retail provision within the settlement is in Dyffryn (currently food / drink premises) which is likely to serve passing trade in addition to the local settlement. There is some limited retail provision within Cymmer (3 km) and a designated local centre in the adjacent settlement of Croeserw (4.3 km). More significant needs are likely to be met in Maesteg (approx 9 km distance) or Port Talbot (approx 11 km distance).

Infrastructure and Environmental Capacity

3.1.1.5.6 Maybe some scope for infilling and replacement within settlement limits but largely constrained by topography. No flood risk areas within settlement.

3.1.1.6 Glyncorrwg



Character, role and function

3.1.1.6.1 Glyncorrwg is situated at the top end of the Corrwg valley (a tributary of the Afan) in a bowl in the landscape, surrounded by hills and mountains. It retains some notable buildings reflecting a more prosperous past, related to the local mining industry. Its relatively isolated location is underlined by it being accessible by road only from the south, down the valley.

3.1.1.6.2 In more recent times, tourism developments including Glyncorrwg ponds and mountain bike centre further down the valley have brought some new employment to the valley. Glyncorrwg itself has some limited services and facilities largely serving the local community only.

Settlement size

- ***Area***: 23.2 Ha
- ***Population***: 957 (OA data census 2021)

Welsh language

3.1.1.6.3 Glyncorrwg is in Cymmer & Glyncorrwg ward. The 2021 Census found that 12.32% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.6.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 17
- Employment: 5
- Transport: 4

Total score: 26 (*Village* category)

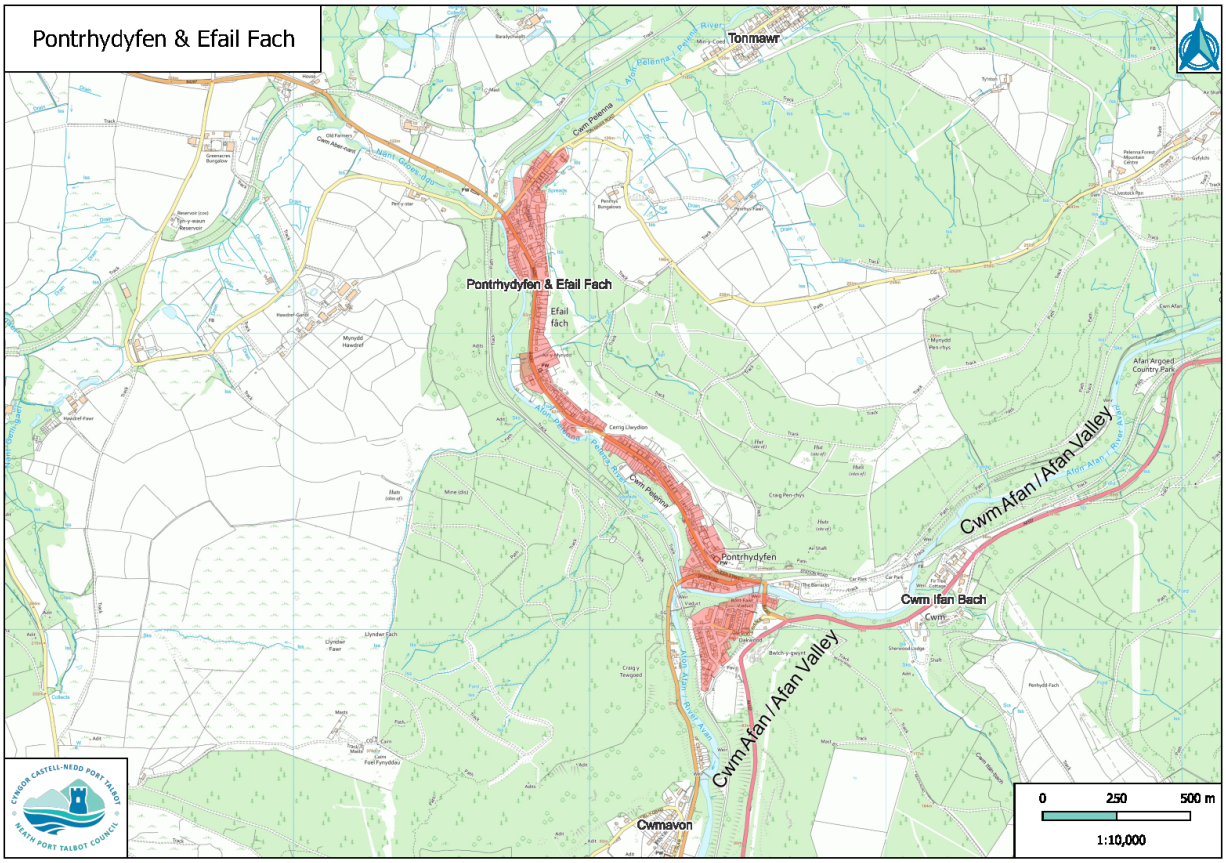
Retail Catchment

3.1.1.6.5 There are two premises in Glyncorrwg providing for everyday needs for the settlement. There is some limited retail provision within Cymmer (3.5 km) and a designated local centre in the adjacent settlement of Croeserw (5 km). More significant needs are likely to be met in Maesteg (approx 9.5 km distance) or Port Talbot (approx 17 km distance).

Infrastructure and Environmental Capacity

3.1.1.6.6 There may be some scope for infilling and replacement within settlement limits but the settlement is constrained by the topography and some significant flood risk areas within the central part of the settlement.

3.1.1.7 Pontrhydyfen / Efail Fach



Character, role and function

3.1.1.7.1 The settlement is mainly characterised by 19th / early 20th century terraced housing along the main road, with other more recent semi-detached and detached dwellings set further back or off side roads. It is within the steep sided narrow valley of the Pelenna river giving a distinctive valleys character following the B4287 from Neath to the Afan Valley and Port Talbot from its junction with Tonmawr Road. Efail Fach is the northern part of the settlement with Pontrhydyfen at the southern end where the Pelenna valley joins the Afan valley. A small number of facilities are located in the settlement, spread along its length, but mainly centred on Pontrhydyfen, which are likely to serve mainly the local community.

Settlement size

- ***Area***: 19 Ha
- ***Population***: 829 (OA data census 2021)

Welsh language

3.1.1.7.2 Pontrhydyfen and Efail Fach are in Cimla & Pelenna ward. The 2021 Census found that 17.73% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.7.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 25
- Employment: 0
- Transport: 6

Total score: 31 (*Village* category)

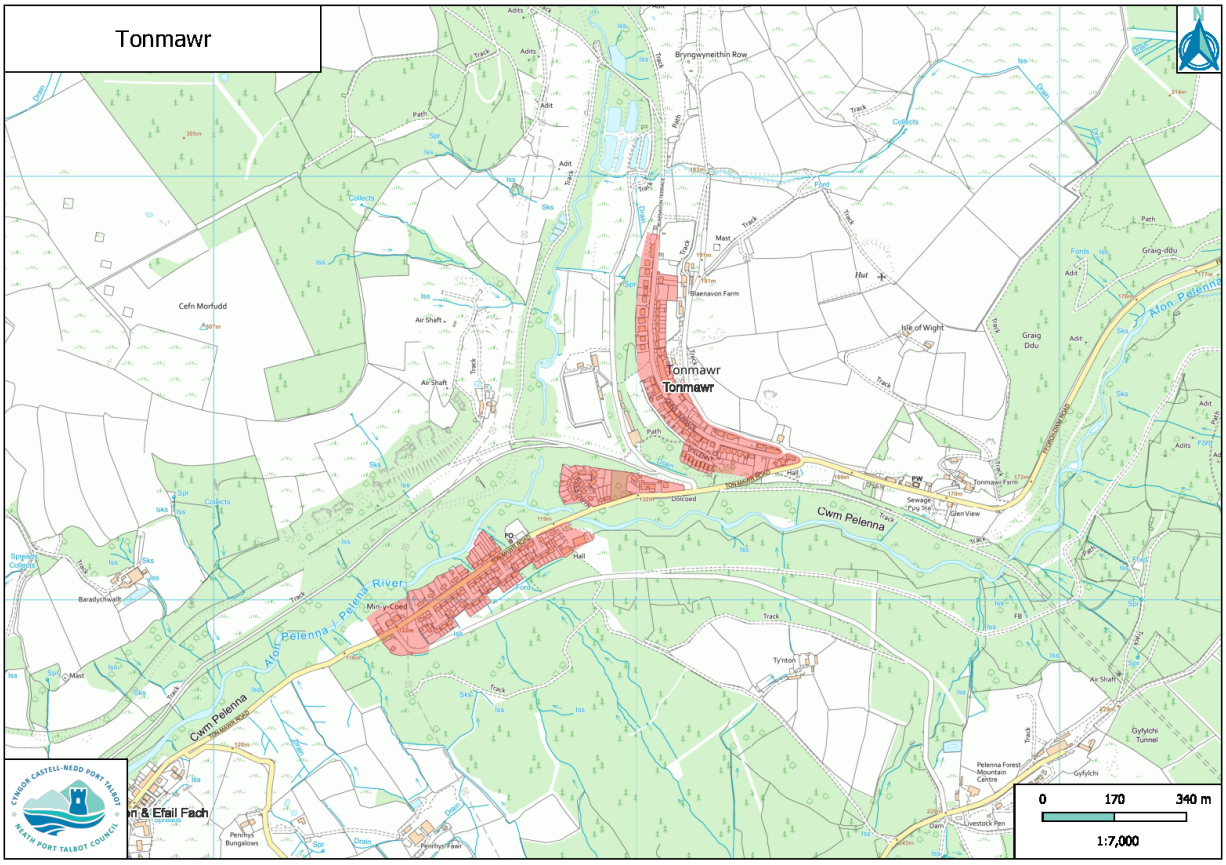
Retail Catchment

3.1.1.7.4 There are two premises in Pontrhydyfen / Efail Fach providing for everyday needs for the settlement and possibly passing trade. There is some retail provision within Cwmafan including a designated local centre (2.5 km. More significant needs are likely to be met in Port Talbot (approx 5.5 km distance) or Neath (approx 5.2 km distance).

Infrastructure and Environmental Capacity

3.1.1.7.5 There may be some scope for infilling and replacement within settlement limits but the settlement is constrained by local topography. Flood risk areas are mostly confined to areas of the valley floor adjacent to the rivers.

3.1.1.8 Tonmawr



Character, role and function

3.1.1.8.1 Tonmawr is located towards the upper reaches of the Pelenna valley, at the meeting of the Gwenffrwd and Pelenna valleys. The community is surrounded by hills and moorland and is effectively divided into two areas due to the local topography. The upper area is longer established, comprising terraced housing along the main street (Johns Terrace) mixed with more recent detached and semi detached houses, while the lower area mostly comprises more recent estate developments of mainly semi-detached dwellings. The relatively isolated location is underlined by it being accessible by road only from the south west, down the valley.

3.1.1.8.2 The settlement originally developed centred around the local mining industry. It has some sports and community facilities with some employment units largely catering for the local population, but no longer has any retail provision.

Settlement size

- ***Area***: 12.8 Ha
- ***Population***: 615 (OA data census 2021)

Welsh language

3.1.1.8.3 Tonmawr is in Cimla & Pelenna ward. The 2021 Census found that 17.73% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.1.8.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 23
- Employment: 12
- Transport: 5

Total score: 40 (*Local Settlement* category)

Retail Catchment

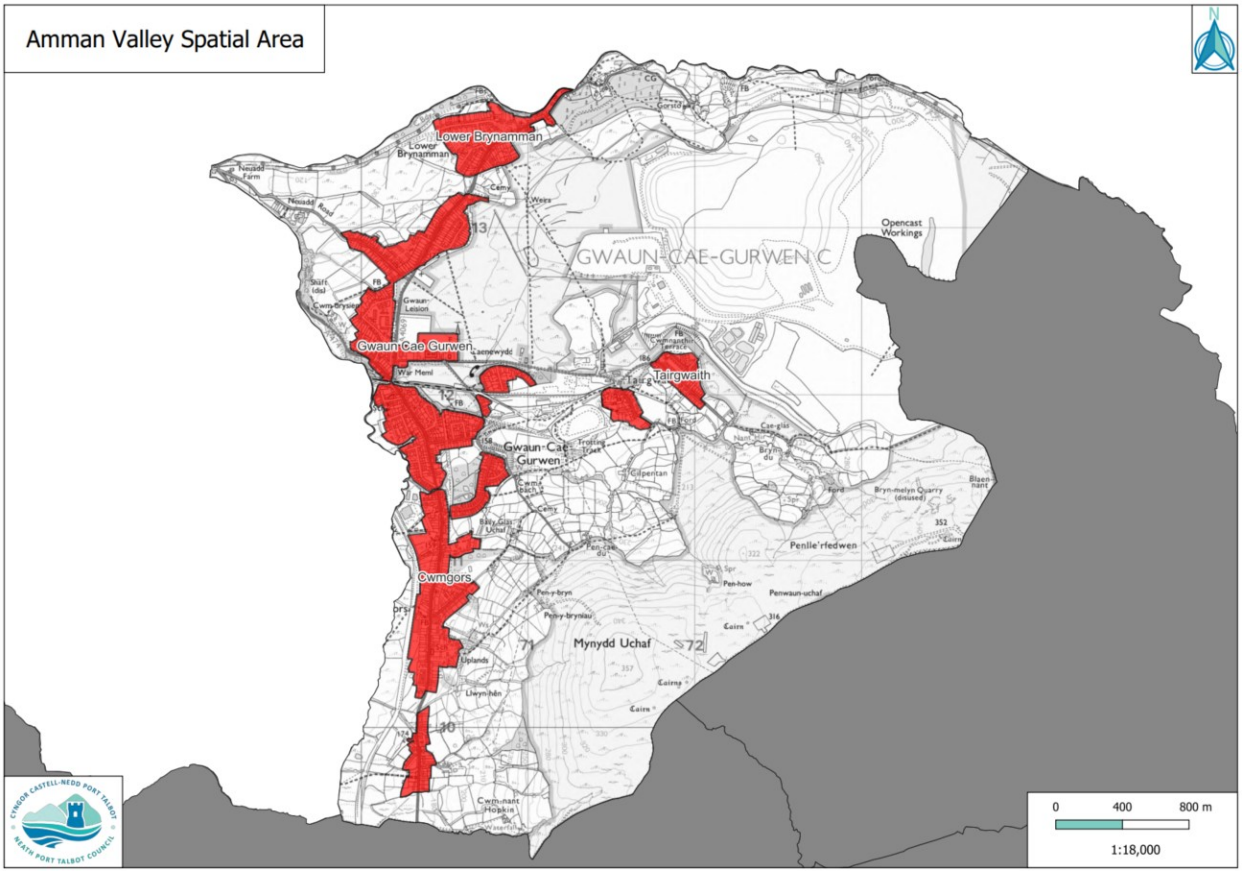
3.1.1.8.5 There is no retail provision in Tonmawr. Most significant needs are likely to be met in Neath (approx 6 km distance) or Port Talbot (approx 9 km distance).

Infrastructure and Environmental Capacity

3.1.1.8.6 There may be some scope for infilling and replacement within settlement limits but the settlement is constrained by topography. Flood risk areas are mostly confined to areas of the valley floor adjacent to the rivers.

3.1.2 Amman Valley Spatial Area

3.1.2.1 The Amman Valley spatial area is located to the north of Pontardawe and includes parts of both the Garnant Valley and Amman Valley, with the respective rivers marking the western and northern boundaries of the County Borough. The Amman Valley spatial area comprises one electoral ward only, Gwaun Cae Gurwen and Brynamman.



3.1.2.2 The following settlements / significant groupings of buildings have been assessed within the spatial area:

- Cwmgors
- Gwaun Cae Gurwen
- Lower Brynamman
- Tairgwaith

Settlement Clusters

3.1.2.3 For the purposes of this settlement assessment, the following settlement grouping has been identified as a *settlement cluster* within the Amman Valley:

- Gwaun Cae Gurwen and Cwmgors

3.1.2.4 These two settlements are functionally closely connected and are in proximity to one another, with amenities, services and / or facilities that serve the wider grouped settlement area. The settlement cluster has therefore been assessed as a single settlement.

Welsh Language

3.1.2.5 The following information from the 2021 census gives an overview of use and understanding of the Welsh Language in the Amman Valley spatial area. This information is provided on an electoral ward level basis.

Gwaun Cae Gurwen and Brynamman ward

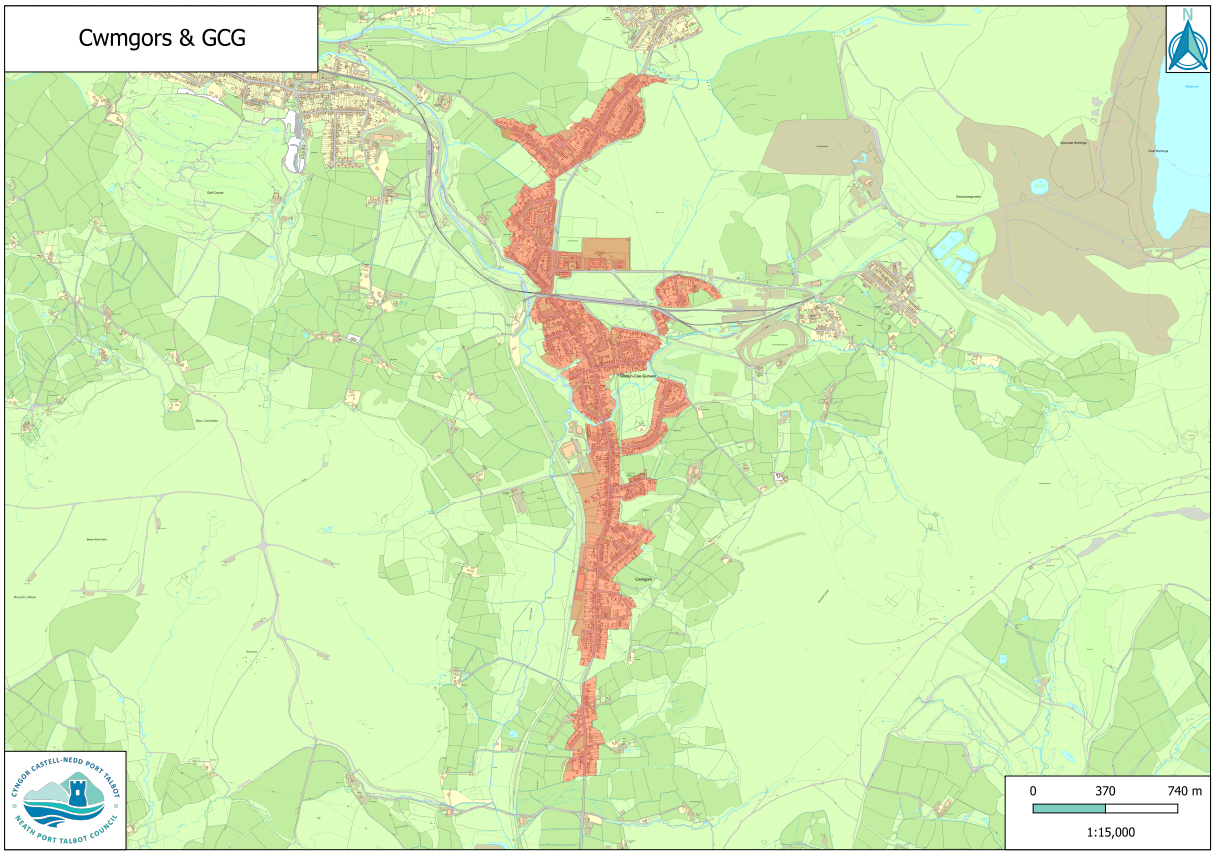
3.1.2.6 All the settlements in the Amman Valley spatial area (as listed above) are in the Gwaun Cae Gurwen and Brynamman electoral ward.

Table 3.1.2.1 Welsh Language: Amman Valley

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	391	9.28
Can speak, read and write Welsh	1494	35.44
Can speak but cannot read or write Welsh	328	7.78
Can speak and read but cannot write Welsh	147	3.49
Can read but cannot speak or write Welsh	41	0.97
Can write but cannot speak or read Welsh	2	0.05
Can read and write but cannot speak Welsh	21	0.5
Can speak and other combinations of skills in Welsh	16	0.38
Total with some Welsh skills	**2440**	**57.89**

3.1.2.7 Overall, at the time of the 2021 census **57.89%** of residents within the Amman Valley Spatial Area had some Welsh skills.

3.1.2.1 Gwaun Cae Gurwen and Cwmgors



Character, role and function

3.1.2.1.1 Gwaun Cae Gurwen / Cwmgors is an established linear settlement along the A474 and centred around the junction with the A4069 to Brynamman. The settlement mainly comprises a mix of 19th / early 20th century terraced, semi detached and detached housing and small businesses mainly fronting on to the main road and other intersecting roads plus more recent housing in places to the rear. The main commercial centre of the settlement is around the A474 / A4069 junction and the railway level crossing (the rail line to Ammanford and Pontarddulais is still extant but is currently unused).

Settlement size

- ***Area***: 96 Ha
- ***Population***: 3174 (OA data census 2021)

Welsh language

3.1.2.1.2 Gwaun Cae Gurwen / Cwmgors is in Gwaun Cae Gurwen and Brynamman ward. The 2021 Census found that 57.89% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.2.1.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 18

- Employment: 19
- Transport: 18

Total score: 59 (*Local Settlement* category)

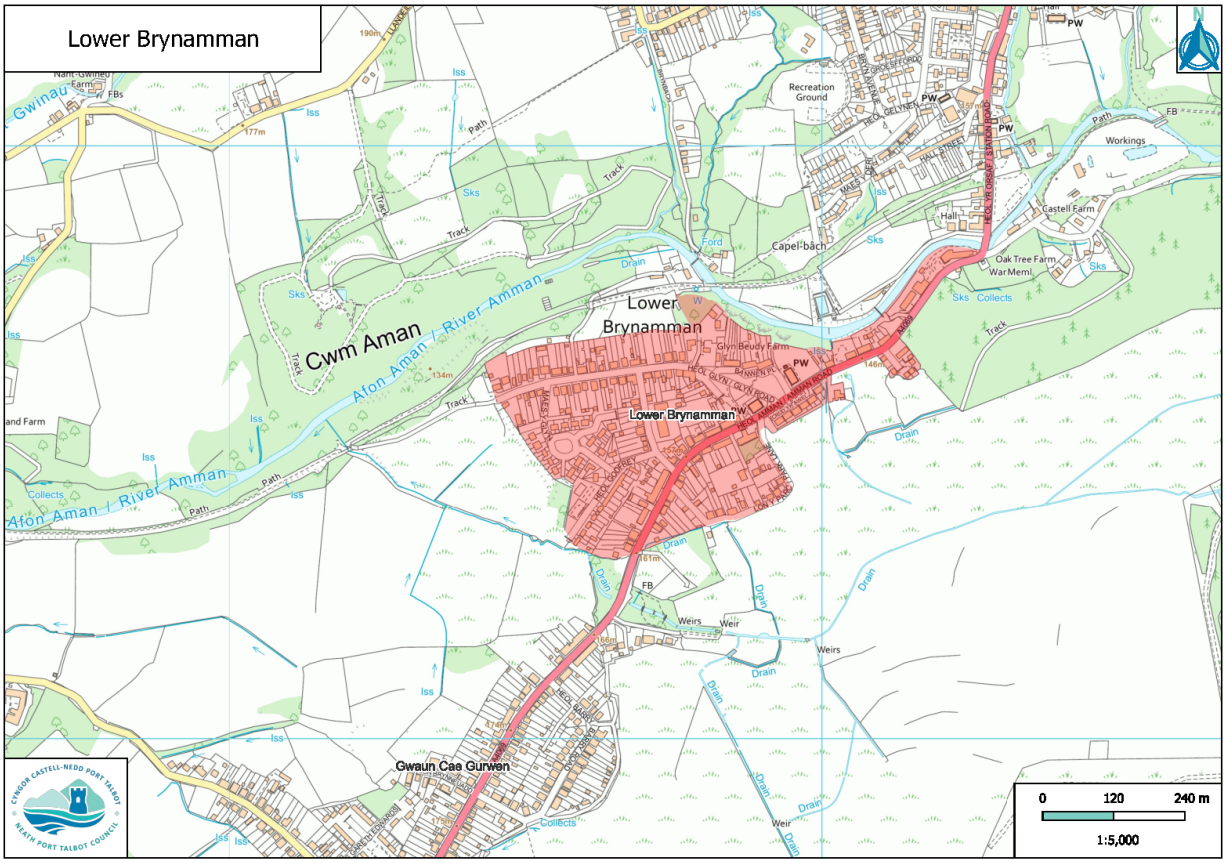
Retail Catchment

3.1.2.1.4 There is a designated local retail centre in Gwaun Cae Gurwen including two convenience stores and some food / drink provision which serves surrounding settlements and passing trade. additional provision is available in Cwmgors. More significant needs are likely to be met in Pontardawe (approx 9 km distance) or Ammanford (approx 8 km).

Infrastructure and Environmental Capacity

3.1.2.1.5 There may be some scope for infilling and replacement within settlement limits or on the edge of the settlement. Flood risk areas are confined to areas adjacent to the rivers, mostly outside current settlement limits.

3.1.2.2 Lower Brynamman



Character, role and function

3.1.2.2.1 Lower Brynamman is a small settlement in the Amman Valley alongside the River Amman, which forms the northern boundary of NPT in this locality. The settlement is characterised by rows of mainly terraced houses along the main road where most of the village commercial and community facilities are located, with other areas of housing mainly to the north of the main road with the main part of the village centred around a green open space (Y Banwen). The main part of Bynamman is to the north within Carmarthenshire, with a number of shops and facilities which also serve Lower Brynamman.

Settlement size

- ***Area***: 17.2 Ha
- ***Population***: 634 (OA data census 2021)

Welsh language

Lower Brynamman is in the Gwaun Cae Gurwen and Brynamman electoral ward. The 2021 Census found that 59.89% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.2.2.2 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 20

- Employment: 9
- Transport: 16

3.1.2.2.3 Total score: 45 (*Local Settlement* category)

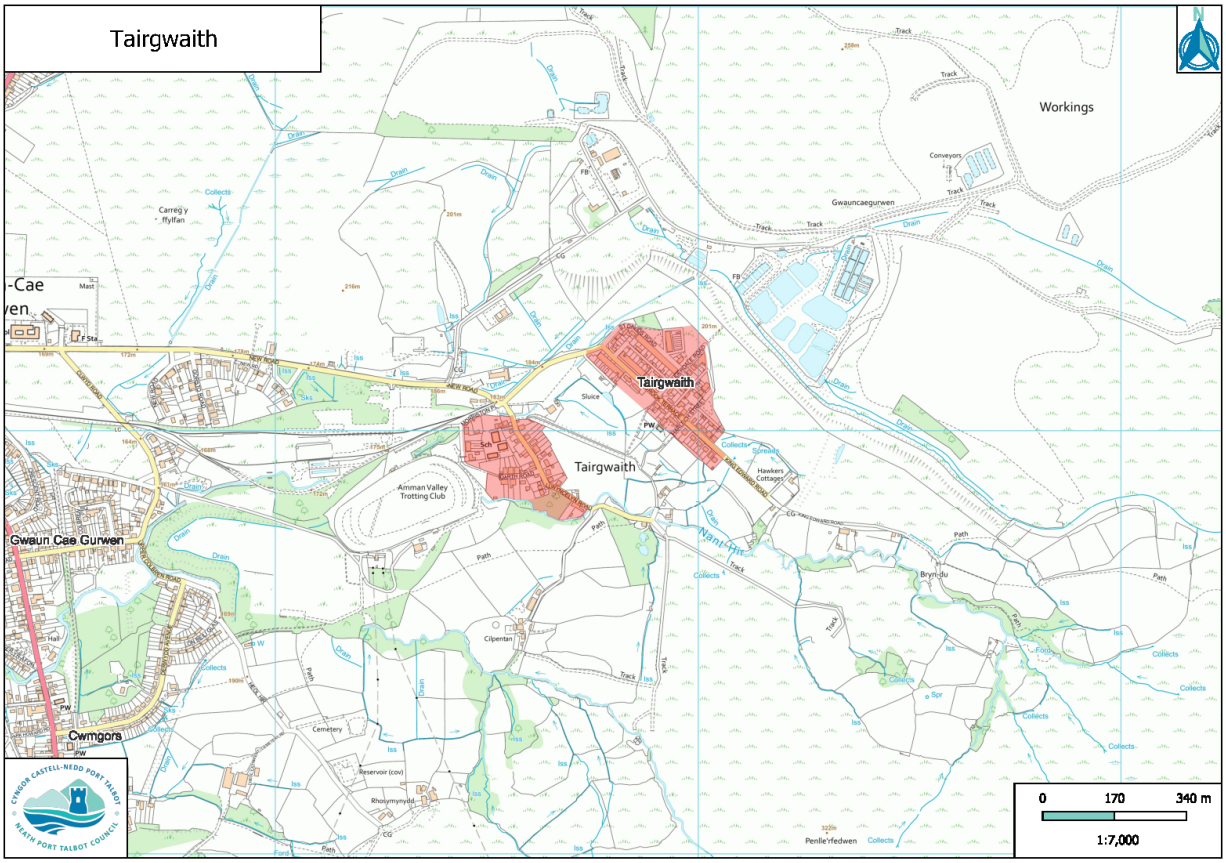
Retail Catchment

3.1.2.2.4 The main retail provision within Lower Brynamman is the shop attached to the service station on the main road, with some other businesses serving the settlement itself. Additional shops and facilities are available in the adjoining settlement of Brynamman to the north. More significant needs are likely to be met in Gwaun Cae Gurwen (approx 1.5km distance) or Ammanford (approx 10km distance).

Infrastructure and Environmental Capacity

3.1.2.2.5 The settlement is located on relatively gently sloping land, some lower-lying areas alongside the river being within flood risk areas. There may be some scope for infilling and replacement within existing settlement limits or on the edge of the settlement.

3.1.2.3 Tairgwaith



Character, role and function

3.1.2.3.1 Tairgwaith comprises two separate areas of development, the south western area centred along Llwyncelyn Road and Tairgwaith Primary School is a small grouping of mainly semi-detached and detached dwellings while the north eastern area (separated by undeveloped fields) comprises an area centred around two streets of terraced houses and includes some community facilities. The nearest retail / commercial centre is Gwaun Cae Gurwen.

Settlement size

- ***Area***: 10.2 Ha
- ***Population***: 420 (OA data census 2021)

Welsh language

3.1.2.3.2 Tairgwaith is in the Gwaun Cae Gurwen and Brynamman electoral ward.The 2021 Census found that 57.89% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.2.3.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 18
- Employment: 9
- Transport: 6

3.1.2.3.4 Total score: 33 (*Village* category)

Retail Catchment

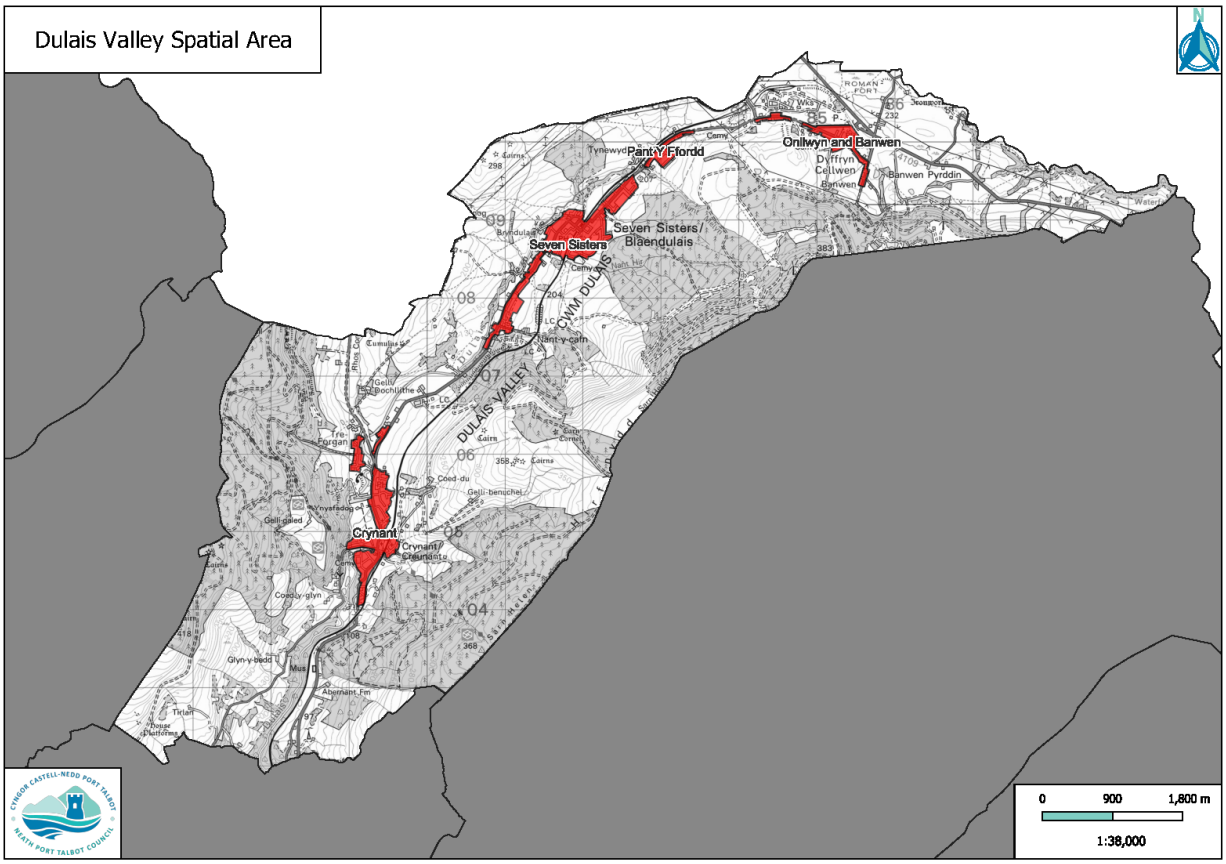
3.1.2.3.5 There is currently no retail provision within Tairgwaith. More significant needs are likely to be met in Gwaun Cae Gurwen (approx 1.7km distance) or Ammanford (approx 10km distance).

Infrastructure and Environmental Capacity

3.1.2.3.6 The settlement is in a relatively open moorland area having a gently sloping topographical character. A small area at the southern end of the settlement is within a flood risk area. There may be some scope for infilling and replacement within existing settlement limits or adjoining the settlement.

3.1.3 Dulais Valley Spatial Area

3.1.3.1 The Dulais Valley spatial area is situated to the north east of Neath and lies between the Swansea and Neath valleys and includes an area at the top of the valley around Dyffryn Cellwen bordering the Bannau Brycheiniog National Park and the county of Powys. The spatial area includes one electoral ward only, Crynant, Onllwyn and Seven Sisters.



3.1.3.2 The following settlements / significant groupings of buildings have been assessed within the spatial area:

- Crynant
- Onllwyn
- Banwen
- Pant y Ffordd
- Seven Sisters

Settlement Clusters

3.1.3.3 For the purposes of this settlement assessment, the following settlement grouping has been identified as a *settlement cluster* within the Dulais Valley:

- Onllwyn and Banwen.

3.1.3.4 These settlements are functionally closely connected and are in proximity to one another, with amenities, services and / or facilities that serve the wider grouped settlement area. This settlement cluster has therefore been assessed as a single settlement:

Welsh Language

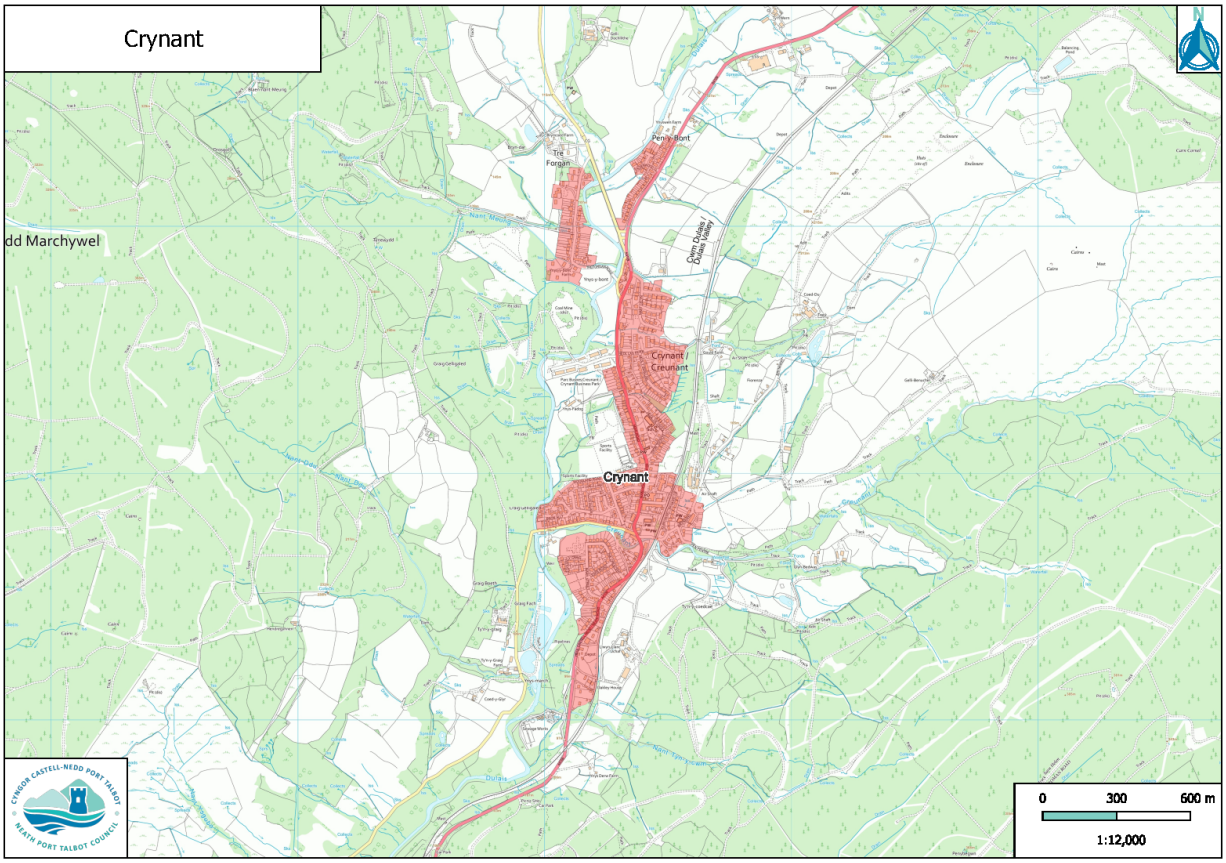
3.1.3.5 The following information from the 2021 census gives an overview of use and understanding of the Welsh Language in the Dulais Valley spatial area. This information is provided on an electoral ward level basis.

3.1.3.6 Overall, at the time of the 2021 census **29.78%** of residents within the Dulais Valley Spatial Area had some Welsh skills.

Table 3.1.3.1 Welsh Language: Dulais Valley

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	467	9.11
Can speak, read and write Welsh	682	13.3
Can speak but cannot read or write Welsh	153	2.98
Can speak and read but cannot write Welsh	90	1.76
Can read but cannot speak or write Welsh	93	1.81
Can write but cannot speak or read Welsh	0	0
Can read and write but cannot speak Welsh	28	0.55
Can speak and other combinations of skills in Welsh	14	0.27
Total with some Welsh skills	1527	29.78

3.1.3.1 Crynant



Character, role and function

3.1.3.1.1 The settlement of Crynant includes three separate areas that have settlement limits: the first being situated along the main A4109 Dulais Valley road around its junction with the road across Rhos Common to Ystradgynlais; the second being the main part of the settlement is centred around a small designated Local Centre at the junction of Main Road and Station Road; and the third being the separate community of Treforgan on the western side of the River Dulais together with a further area of housing to the north along the main road towards Seven Sisters.

3.1.3.1.2 Crynant's central location within the valley means it functions as a hub for the valley and its services and facilities serve a widely scattered population. The settlement is generally characterised by older terraced housing along the main road frontages in central areas, with more recent developments of detached and semi detached housing further from the centre.

Settlement size

- ***Area***: 50.1 Ha
- ***Population***: 1934 (OA data census 2021)

Welsh language

3.1.3.1.3 Crynant is in the Crynant, Seven Sisters, Onllwyn ward. The 2021 Census found that 29.78% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.3.1.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 32
- Employment: 19
- Transport: 7

3.1.3.1.5 Total score: 58 (*Local Settlement* category)

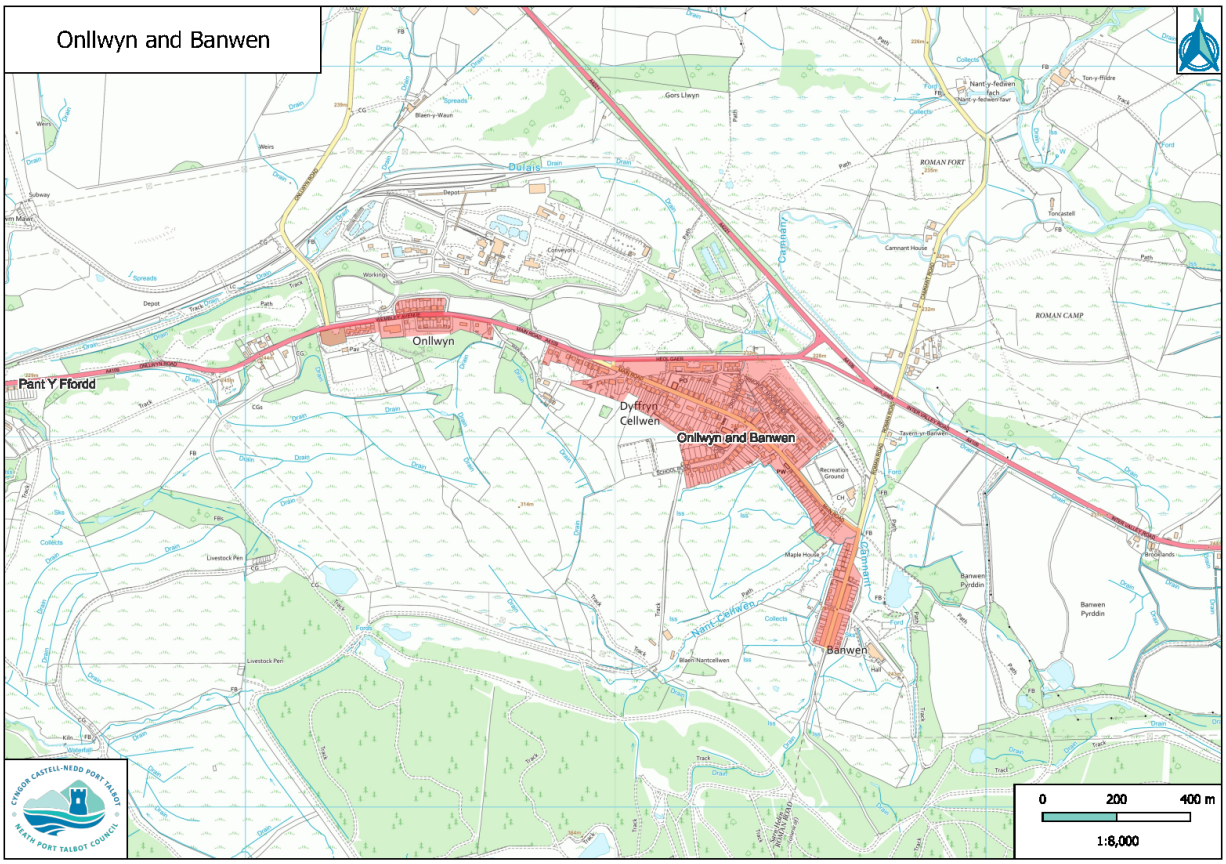
Retail Catchment

3.1.3.1.6 Retail and commercial provision in Crynant is likely to provide for everyday needs for a wider area of the Dulais Valley. Additional shops and facilities are available in Ystradgynlais (approx 5km distance). More significant needs are likely to be met in Neath (approx 9km distance).

Infrastructure and Environmental Capacity

3.1.3.1.7 The settlement is located along the lower valley side on the eastern side of the River Dulais. The valley is relatively open in this location with gently sloping lower slopes providing some potential for development to the east of the existing settlement. The location is mainly constrained by a significant area of flood risk along the valley floor, limiting the scope for additional development other than minor areas of infill within settlement limits.

3.1.3.2 Onllwyn / Banwen



Character, role and function

3.1.3.2.1 Onllwyn / Banwen is located at the top of the Dulais valley, and comprises three areas of settlement, Onllwyn at the western end comprising a small group of mainly semi-detached houses around the Welfare Hall; Dyffryn Cellwen, the main central part of the settlement; and Banwen at the south eastern end comprising two rows of terraced houses fronting on to Roman Road. The majority of services and facilities are located along Main Road Dyffryn Cellwen providing for most everyday needs, serving a wider scattered population at the top of the valley and along the Inter Valley Road linking Glynneath and Ystragynlais.

Settlement size

- ***Area***: 20.5 Ha
- ***Population***: 711 (OA data census 2021)

Welsh language

3.1.3.2.2 Onllwyn/Banwen is in the Crynant, Seven Sisters, Onllwyn ward. The 2021 Census found that 29.78% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.3.2.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 18
- Employment: 0
- Transport: 7

3.1.3.2.4 Total score: 25 (*Village* category)

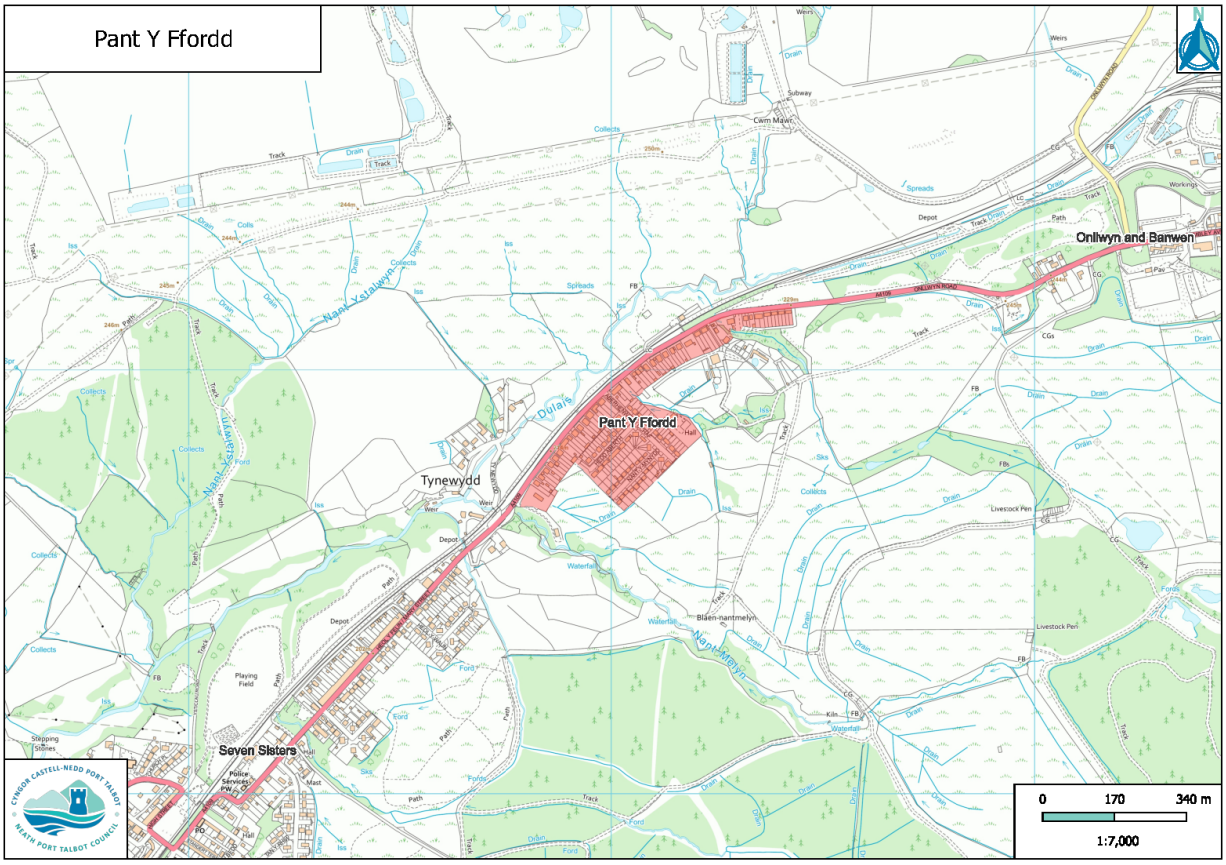
Retail Catchment

3.1.3.2.5 There are some retail, community and commercial services within Dyffryn Cellwen, with additional community uses including the Dove workshops in Banwen and Welfare Hall in Onllwyn. These serve the settlement itself and the surrounding area, with some additional retail and community facilities in Coelbren about 2km to the north. More significant needs are likely to be met in Ystradgynlais (8.5km) or Glynneath (7.5km), with Neath some 20km away.

Infrastructure and Environmental Capacity

3.1.3.2.6 The settlement is in a relatively open moorland area at the top of the valley, having a mostly relatively gently sloping topographical character. No parts of the settlement are within a river flood risk area. There may be some scope for infilling and replacement within existing settlement limits or adjoining the settlement in places.

3.1.3.3 Pant y Ffordd



Character, role and function

3.1.3.3.1 Pant y Ffordd is a settlement extending along the main A4109 Dulais Valley road to the north east of Seven Sisters. It is characterised by mainly terraced and semi - detached houses along the south side of the main road, with an additional small estate of detached and semi-detached houses behind on slightly sloping land up the valley side having a municipal housing character. There is a community hall and playground, but no retail provision within the settlement, the nearest being at Seven Sisters.

Settlement size

- ***Area***: 8.3 Ha
- ***Population***: 458 (OA data census 2021)

Welsh language

3.1.3.3.2 Pant Y Ffordd is in the Cryant, Seven Sisters and Onllwyn ward. The 2021 Census found that 29.78% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.3.3.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 12

- Employment: 4
- Transport: 7

3.1.3.3.4 Total score: 23 (*Minor Settlement* category)

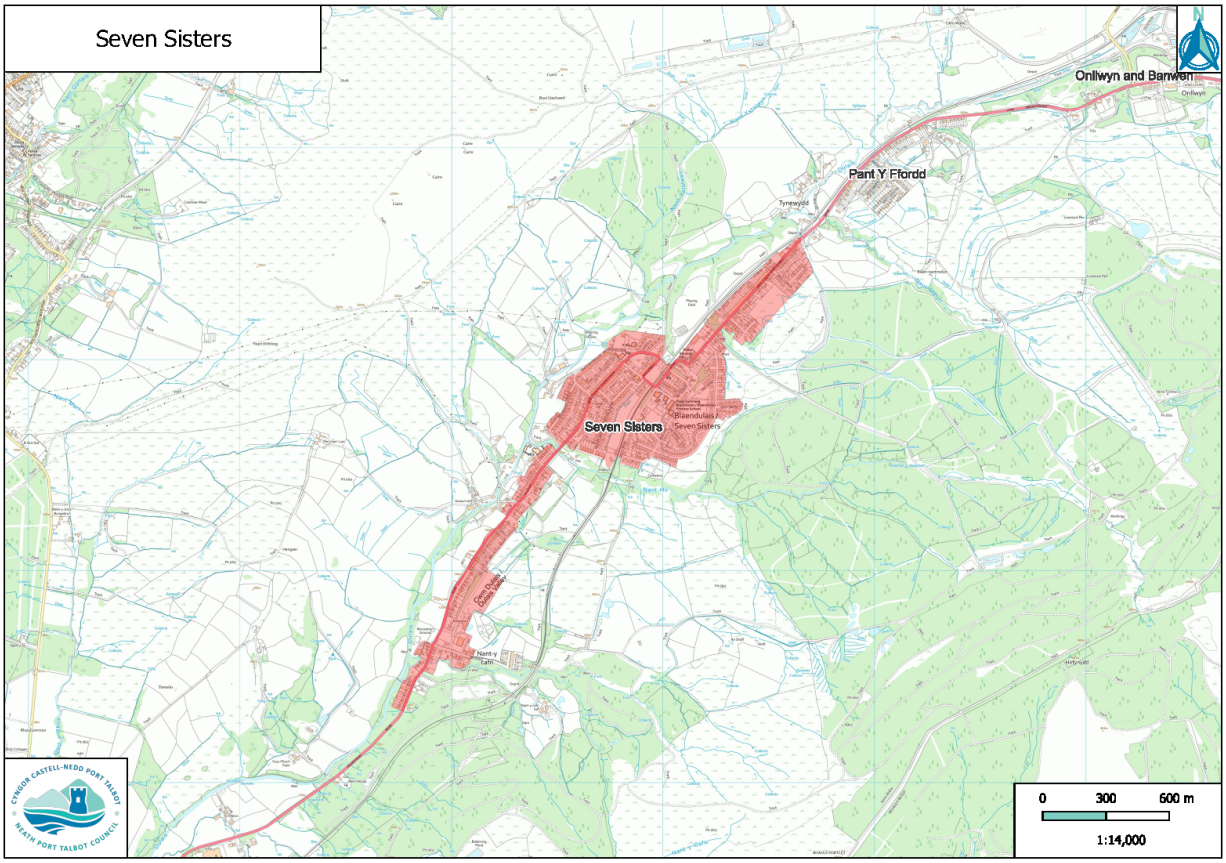
Retail Catchment

3.1.3.3.5 There is no retail provision in Pant y Ffordd, the nearest shops being at Seven Sisters, some 1.5km away or Dyffryn Cellwen 2.3km away. More significant needs are likely to be met in Neath (approx 16km distance).

Infrastructure and Environmental Capacity

3.1.3.3.6 The settlement is in a relatively open moorland area towards the top of the valley, having a mostly gently sloping topographical character. No parts of the settlement are within a river flood risk area. There may be some scope for infilling and replacement within existing settlement limits or adjoining the settlement in places.

3.1.3.4 Seven Sisters



Character, role and function

3.1.3.4.1 The settlement of Seven Sisters is centred around a small cluster of retail / commercial and community premises located where the main road crosses the railway line near the former station. The older parts of the settlement are characterised by 19th century terraced houses and single storey cottages, with developments of more recent semi-detached and detached dwellings behind and along the main road to the south and north of the centre. There is a range of retail and commercial provision for everyday needs which serve a wider area of the upper Dulais Valley.

Settlement size

- ***Area***: 66.8 Ha
- ***Population***: 2028 (OA data census 2021)

Welsh language

3.1.3.4.2 Seven Sisters is in the Cryant, Seven Sisters and Onllwyn ward. The 2021 Census found that 29.78% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.3.4.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 24

- Employment: 12
- Transport: 7

3.1.3.4.4 Total score: 43 (*Local Settlement* category)

Retail Catchment

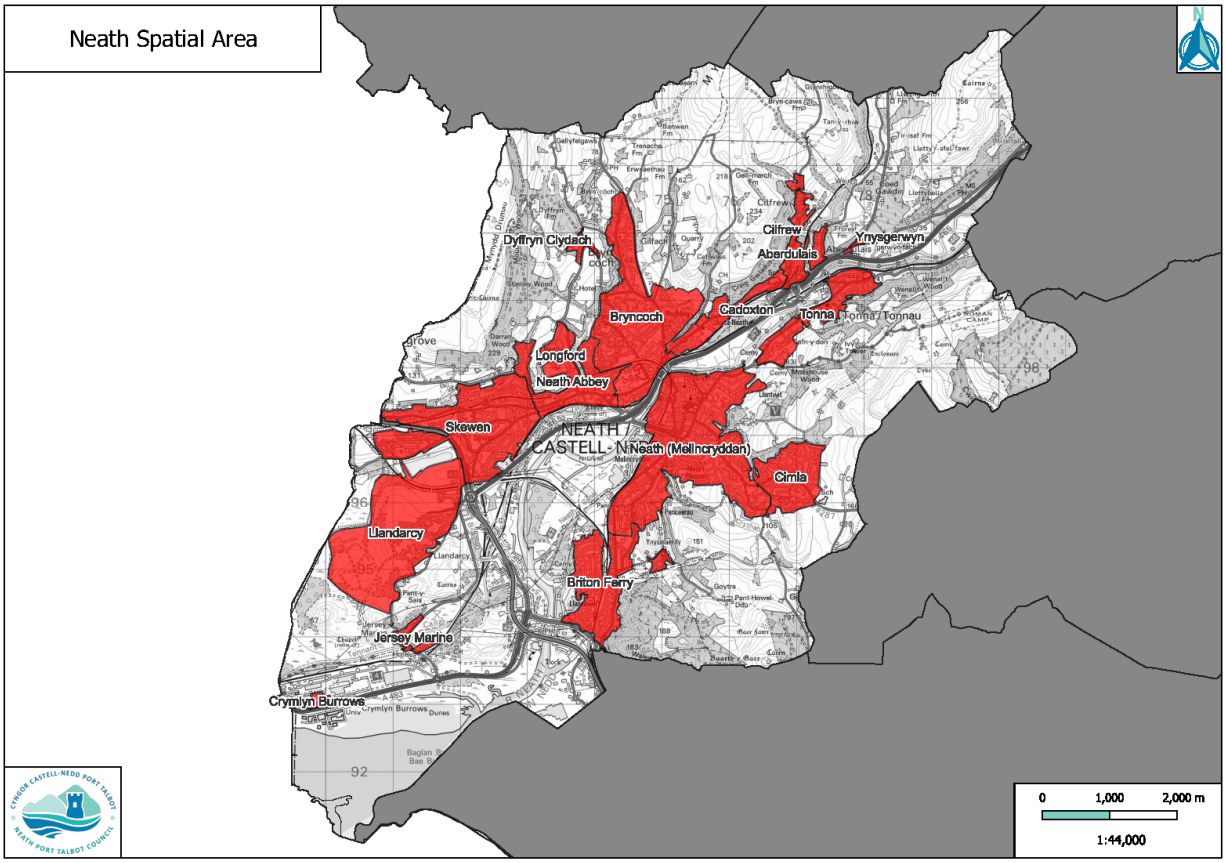
3.1.3.4.5 The retail and commercial provision within Seven Sisters serves the settlement itself and a wider area of the Upper Dulais valley. The nearest designated retail / commercial local centre is at Crynant some 5km away). More significant needs are likely to be met in Neath (approx 14km distance).

Infrastructure and Environmental Capacity

3.1.3.4.6 The settlement located on the relatively broad valley floor and its lower slopes with some areas of more steeply sloping land. Some areas within the settlement around the course of the Nant Hir where it joins the River Dulais are in flood risk areas. There may be some scope for infilling and replacement within existing settlement limits or adjoining the settlement in places.

3.1.4 Neath Spatial Area

3.1.4.1 The Neath spatial area is centred on the town of Neath and includes parts of both the lower Dulais and Neath valleys including areas around the Neath estuary and Crymlyn Burrows. The western boundary of the spatial area is the boundary between Neath Port Talbot and Swansea Council area. There are fourteen electoral wards within or partly within the Neath spatial area.



3.1.4.2 The following settlements / districts have been assessed within the spatial area:

- Aberdulais
- Briton Ferry
- Bryncoch
- Cadoxton
- Cilfrew
- Cimla
- Crymlyn Burrows
- Dyffryn Clydach
- Jersey Marine
- Llandarcy / Coed Darcy
- Longford
- Neath Abbey
- Neath
- Skewen

- Tonna
- Ynysygerwyn

Settlement Clusters and Town Hub

3.1.4.3 For the purposes of this assessment, the following settlements have been included within the *Neath Town Hub* urban conurbation:

- Bryncoch
- Cimla
- Longford
- Neath Abbey
- Neath

3.1.4.4 These settlements are functionally closely connected and are all within the wider Neath urban area, with a good range of amenities, services and / or facilities that serve the whole urban conurbation and wider area. Neath Town Hub has been assessed as a single settlement.

3.1.4.5 The following settlement groupings have been identified as a *settlement cluster* within the Neath Spatial Area:

- Aberdulais
- Cadoxton
- Cilfrew

3.1.4.6 These settlements are functionally closely connected and are in proximity to one another, with amenities, services and / or facilities that serve the wider grouped settlement area. This settlement cluster has therefore been assessed as a single settlement.

Welsh Language

3.1.4.7 The following information from the 2021 census gives an overview of use and understanding of the Welsh Language in the Neath spatial area. This information is provided on an electoral ward level basis.

Aberdulais ward

Table 3.1.4.1 Welsh Language: Neath - Aberdulais

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	127	5.35
Can speak, read and write Welsh	202	8.51
Can speak but cannot read or write Welsh	49	2.06
Can speak and read but cannot write Welsh	27	1.14
Can read but cannot speak or write Welsh	69	2.91
Can write but cannot speak or read Welsh	2	0.08
Can read and write but cannot speak Welsh	16	0.67
Can speak and other combinations of skills in Welsh	10	0.42
Total with some Welsh skills	502	21.14

Briton Ferry East

Table 3.1.4.2 Welsh Language: Neath - Briton Ferry East

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	116	3.94
Can speak, read and write Welsh	183	6.21
Can speak but cannot read or write Welsh	34	1.15
Can speak and read but cannot write Welsh	16	0.54
Can read but cannot speak or write Welsh	41	1.39
Can write but cannot speak or read Welsh	3	0.1
Can read and write but cannot speak Welsh	18	0.61
Can speak and other combinations of skills in Welsh	3	0.1
Total with some Welsh skills	414	14.04

Briton Ferry West

Table 3.1.4.3 Welsh Language: Neath - Briton Ferry West

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	110	3.75
Can speak, read and write Welsh	210	7.17
Can speak but cannot read or write Welsh	30	1.02
Can speak and read but cannot write Welsh	16	0.55
Can read but cannot speak or write Welsh	38	1.3
Can write but cannot speak or read Welsh	5	0.17
Can read and write but cannot speak Welsh	10	0.34
Can speak and other combinations of skills in Welsh	5	0.17
Total with some Welsh skills	424	14.47

Cimla and Pelenna ward

3.1.4.8 Includes Cimla in the Neath spatial area plus Tonmawr and Pontrhydyfen / Efail Fach (in the Afan Valley spatial area).

Table 3.1.4.4 Welsh Language: Cimla and Pelenna

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	260	5.36
Can speak, read and write Welsh	369	7.61
Can speak but cannot read or write Welsh	79	1.63
Can speak and read but cannot write Welsh	30	0.62
Can read but cannot speak or write Welsh	90	1.86

Can write but cannot speak or read Welsh	7	0.14
Can read and write but cannot speak Welsh	19	0.39
Can speak and other combinations of skills in Welsh	6	0.12
Total with some Welsh skills	**860**	**17.73**

3.1.4.9 *Coedffranc West ward*

Table 3.1.4.5 Welsh Language: Neath - Coedffranc West

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	171	3.26
Can speak, read and write Welsh	433	8.25
Can speak but cannot read or write Welsh	70	1.33
Can speak and read but cannot write Welsh	38	0.72
Can read but cannot speak or write Welsh	57	1.09
Can write but cannot speak or read Welsh	2	0.04
Can read and write but cannot speak Welsh	25	0.48
Can speak and other combinations of skills in Welsh	2	0.04
Total with some Welsh skills	789	15.21

Coedffranc North ward

Table 3.1.4.6 Welsh Language: Neath - Coedffranc North

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	114	4.97
Can speak, read and write Welsh	181	7.89
Can speak but cannot read or write Welsh	24	1.05
Can speak and read but cannot write Welsh	14	0.61
Can read but cannot speak or write Welsh	32	1.39
Can write but cannot speak or read Welsh	2	0.09
Can read and write but cannot speak Welsh	8	0.35
Can speak and other combinations of skills in Welsh	2	0.09
Total with some Welsh skills	377	16.44

Coedffranc Central ward

Table 3.1.4.7 Welsh Language Neath - Coedffranc Central

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	234	4.53
Can speak, read and write Welsh	349	6.75
Can speak but cannot read or write Welsh	67	1.3

Can speak and read but cannot write Welsh	25	0.48
Can read but cannot speak or write Welsh	81	1.57
Can write but cannot speak or read Welsh	6	0.12
Can read and write but cannot speak Welsh	24	0.46
Can speak and other combinations of skills in Welsh	2	0.04
Total with some Welsh skills	788	15.25

Neath East ward

Table 3.1.4.8 Welsh Language: Neath - Neath East

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	221	3.61
Can speak, read and write Welsh	352	5.75
Can speak but cannot read or write Welsh	90	1.47
Can speak and read but cannot write Welsh	40	0.65
Can read but cannot speak or write Welsh	89	1.45
Can write but cannot speak or read Welsh	8	0.13
Can read and write but cannot speak Welsh	25	0.41
Can speak and other combinations of skills in Welsh	5	0.08
Total with some Welsh skills	830	13.55

Neath South ward

Table 3.1.4.9 Welsh Language: Neath - Neath South

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	205	4.27
Can speak, read and write Welsh	332	6.92
Can speak but cannot read or write Welsh	72	1.5
Can speak and read but cannot write Welsh	35	0.73
Can read but cannot speak or write Welsh	52	1.08
Can write but cannot speak or read Welsh	6	0.13
Can read and write but cannot speak Welsh	26	0.54
Can speak and other combinations of skills in Welsh	9	0.19
Total with some Welsh skills	737	15.36

Neath North ward

Table 3.1.4.10 Welsh Language: Neath - Neath North

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	186	4.9

Can speak, read and write Welsh	263	6.92
Can speak but cannot read or write Welsh	51	1.34
Can speak and read but cannot write Welsh	33	0.87
Can read but cannot speak or write Welsh	72	1.9
Can write but cannot speak or read Welsh	6	0.16
Can read and write but cannot speak Welsh	29	0.76
Can speak and other combinations of skills in Welsh	4	0.11
Total with some Welsh skills	644	16.96

Bryn-Coch South ward

Table 3.1.4.11 Welsh Language: Neath - Bryn-Coch South

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	283	5.23
Can speak, read and write Welsh	450	8.32
Can speak but cannot read or write Welsh	95	1.76
Can speak and read but cannot write Welsh	36	0.67
Can read but cannot speak or write Welsh	118	2.18
Can write but cannot speak or read Welsh	10	0.18
Can read and write but cannot speak Welsh	34	0.63
Can speak and other combinations of skills in Welsh	5	0.09
Total with some Welsh skills	1031	19.06

Bryn-Coch North ward

Table 3.1.4.12 Welsh Language: Neath - Bryn-Coch North

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	163	7.94
Can speak, read and write Welsh	213	10.38
Can speak but cannot read or write Welsh	30	1.46
Can speak and read but cannot write Welsh	14	0.68
Can read but cannot speak or write Welsh	44	2.14
Can write but cannot speak or read Welsh	1	0.05
Can read and write but cannot speak Welsh	14	0.68
Can speak and other combinations of skills in Welsh	3	0.15
Total with some Welsh skills	482	23.48

Dyffryn ward

Table 3.1.4.13 Welsh Language: Neath - Dyffryn

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	207	6.29
Can speak, read and write Welsh	232	7.05
Can speak but cannot read or write Welsh	60	1.82
Can speak and read but cannot write Welsh	26	0.79
Can read but cannot speak or write Welsh	63	1.91
Can write but cannot speak or read Welsh	3	0.09
Can read and write but cannot speak Welsh	24	0.73
Can speak and other combinations of skills in Welsh	5	0.15
Total with some Welsh skills	620	18.83

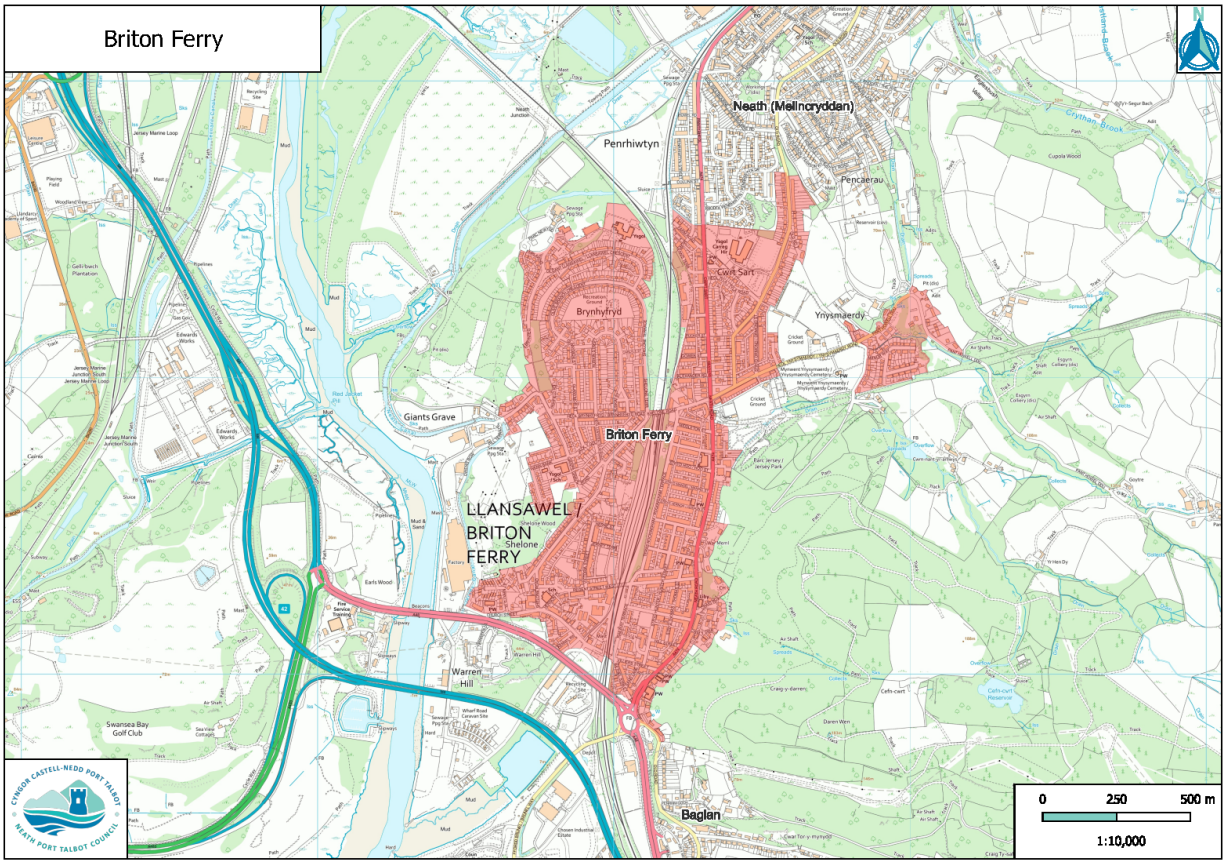
Cadoxton ward

Table 3.1.4.14 Welsh Language: Neath - Cadoxton

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	94	5.96
Can speak, read and write Welsh	144	9.13
Can speak but cannot read or write Welsh	25	1.58
Can speak and read but cannot write Welsh	13	0.82
Can read but cannot speak or write Welsh	41	2.6
Can write but cannot speak or read Welsh	1	0.06
Can read and write but cannot speak Welsh	14	0.89
Can speak and other combinations of skills in Welsh	4	0.25
Total with some Welsh skills	336	21.29

3.1.4.10 Overall, at the time of the 2021 census **16.63%** of residents within the Neath Spatial Area had some Welsh skills.

3.1.4.1 Briton Ferry



Character, role and function

3.1.4.1.1 Briton Ferry is located to the south of Neath forming a significant part of the wider conurbation between the main Neath town centre and the coast and is important historically for its industry and port activities. The original town of Briton Ferry developed around the main communication routes along the coast and has its original centre at the southern end of the settlement, but with commercial activities spreading north along Neath Road. The older parts of the settlement are nearer to the commercial centre which retains some imposing former banks and municipal buildings, and these older areas are characterised by mainly 19th century terraced and semi - detached houses in grids of streets. Within these areas are some remaining pockets of industry / employment uses and some more modern residential re-developments.

3.1.4.1.2 Further from the original centre are lower density estates of municipal housing, schools and recreation areas. The River Neath and Neath Canal form a western boundary, with the historic Jersey Park and Briton Ferry woods around Mynydd y Gaer providing extensive accessible areas of open space. The settlement has a range of retail, commercial and community facilities, mostly located alongside the main Neath road.

Settlement size

- ***Area***: 111.9 Ha
- ***Population***: 5882 (OA data census 2021)

Welsh language

3.1.4.1.3 Briton Ferry is in both Briton Ferry East and Briton Ferry West ward. The 2021 Census found that 14% of people in these wards have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.1.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 68
- Employment: 109
- Transport: 29

3.1.4.1.5 Total score: 206 (*Key settlement* category)

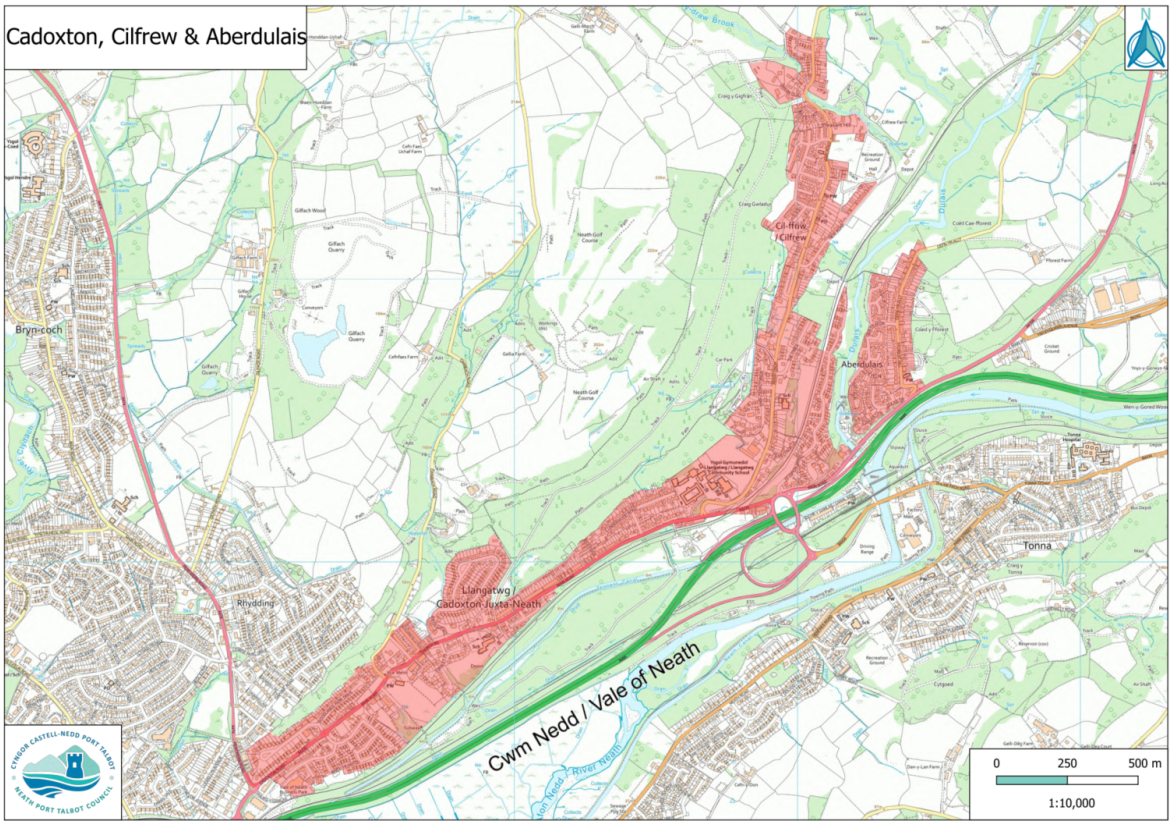
Retail Catchment

3.1.4.1.6 Briton Ferry District Centre is designated in the current LDP and is located along the main Neath Road at the southern end of the settlement. Further retail and commercial premises are located along the main road and elsewhere within the settlement, including further north around a Tesco Express supermarket. This retail / commercial provision serves a significant part of both Briton Ferry and the surrounding area. More significant needs are likely to be met in Neath (approx 3km distance), Port Talbot (approx 5.5km distance) or Swansea (approx 10.5km).

Infrastructure and Environmental Capacity

3.1.4.1.7 The area is relatively constrained by steeply sloping topography along its eastern side, while while to the west and south, some topographical issues and extensive areas of flood risk limit the potential for significant new development.

3.1.4.2 Cadoxton, Cilfrew and Aberdulais



Character, role and function

3.1.4.2.1 Cadoxton, Cilfrew and Aberdulais are districts to the north of central Neath comprising mainly residential areas along the former main road up the valley, between the steeply sloping valley-side wooded slopes of Craig Gwladys to the north and west, the Dulais river and valley and the flood plain of the River Neath to the south.

3.1.4.2.2 The settlement area includes groups of older houses, primarily terraces of 19th century housing, joined by more modern 20th century housing areas often grouped around cul-de-sacs off the main roads. The freight railway line up the Dulais Valley runs alongside and then through the settlement which has groups of local shops, commercial and community premises that serve the local area.

3.1.4.2.3 The River Dulais runs through a steep sided gorge forming a central feature of the settlement area, including important industrial heritage remains within a National Trust site at Aberdulais.

Settlement size

- ***Area***: 91.3 Ha
- ***Population***: 3758 (OA data census 2021)

Welsh language

3.1.4.2.4 The settlement is located in two wards:

- Cadoxton Ward: 21.29% of people have some skill in Welsh;
- Aberdulais Ward: 21.14% of people have some skill in Welsh (2021 Census figures)

Settlement Assessment Scoring

3.1.4.2.5 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 41
- Employment: 17
- Transport: 33

3.1.4.2.6 Total score: 91 (*Key settlement* category)

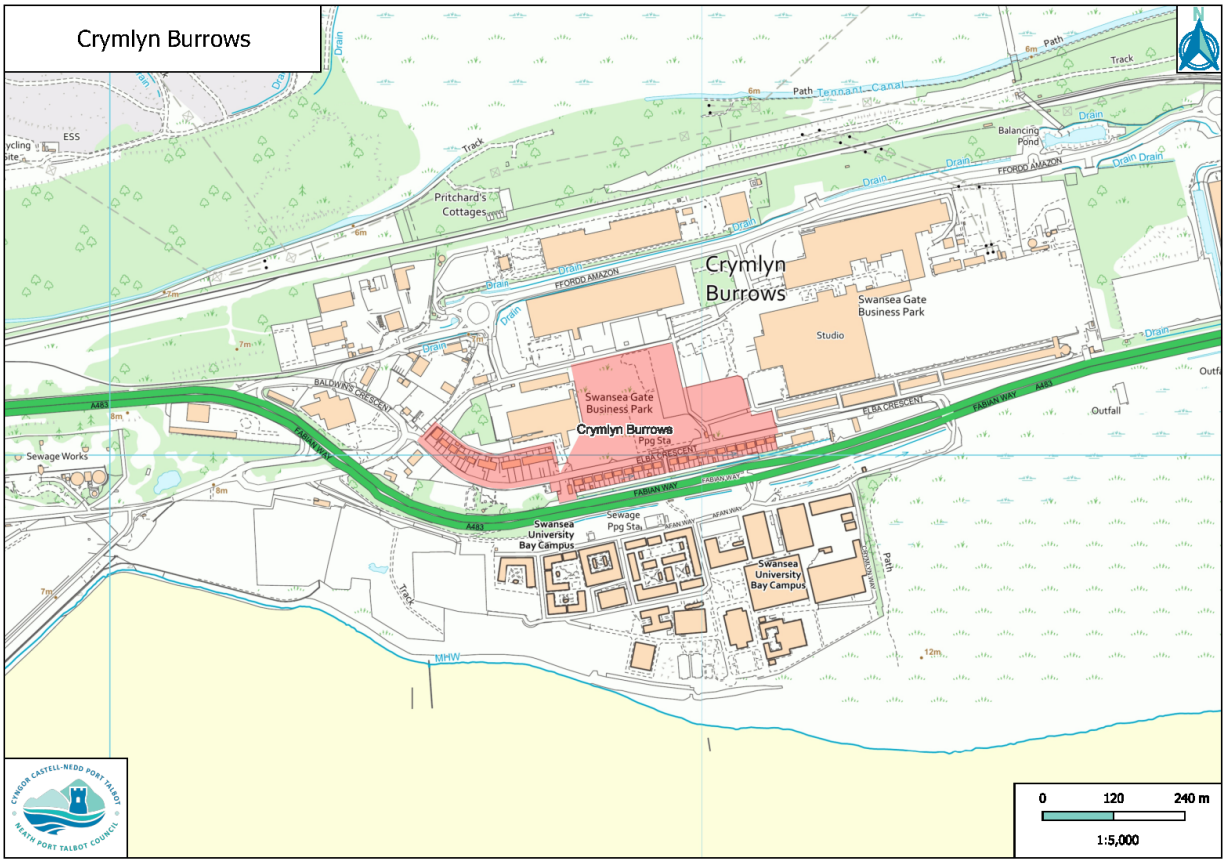
Retail Catchment

3.1.4.2.7 There is some retail / commercial provision to serve local needs within the settlement itself, but for most requirements Neath town centre is easily accessible close to the southern end of the settlement.

Infrastructure and Environmental Capacity

3.1.4.2.8 There is steeply sloping wooded land to the north and west of the settlement with areas of flood risk to the south around the river. More open land to the north and east may be less constrained.

3.1.4.3 Crymlyn Burrows



Character, role and function

3.1.4.3.1 Crymlyn Burrows is a small area of housing adjacent to the Fabian Way employment areas near to the county borough boundary with Swansea. It is located on the northern side of Fabian Way, an important main road access into central parts of Swansea, on the opposite side of the dual carriageway to Swansea University Bay Campus. There are limited community facilities within the settlement itself, but additional services are available within the university campus. Most needs are likely to be served by Swansea City centre.

Settlement size

- ***Area***: 7.2 Ha
- ***Population***: 2153 (including students living within the Swansea University Bay Campus) (OA data census 2021)

Welsh language

3.1.4.3.2 Crymlyn Burrows is in the Coedffranc West ward. The 2021 Census found that 15.21% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.3.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 17

- Employment: 19
- Transport: 18

3.1.4.3.4 Total score: 54 (*Local settlement* category)

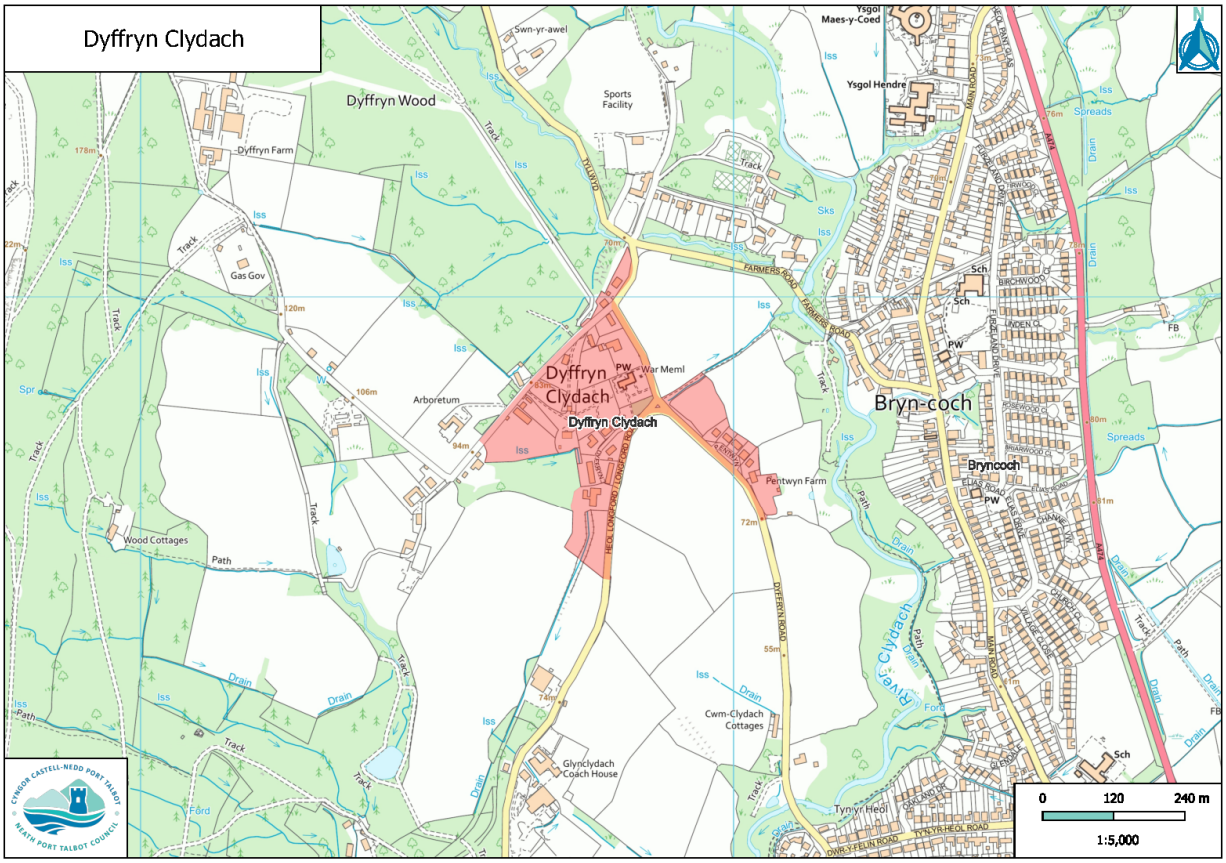
Retail Catchment

3.1.4.3.5 There is no retail provision within the settlement. However, there is a small convenience store within the Bay Campus on the opposite side of Fabian Way.

Infrastructure and Environmental Capacity

3.1.4.3.6 The area is relatively constrained by surrounding established employment development, although there is an LDP landbank site within the settlement (for which previous planning consent has since lapsed). The settlement is significantly affected by flood risk areas.

3.1.4.4 Dyffryn Clydach



Character, role and function

3.1.4.4.1 Dyffryn Clydach is a relatively low density small group of houses centred on St. Matthew's Church and vicarage at the junction of Longford Road and Dyffryn Road, in a rural setting to the west of Bryncoch. The nearest services and facilities are located within Bryncoch, with most needs likely to be met in Neath town centre.

Settlement size

- ***Area***: 7.9 Ha
- ***Population***: 105 (OA data census 2021)

Welsh language

3.1.4.4.2 Dyffryn Clydach is in the Dyffryn ward. The 2021 Census found that 18.83% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.4.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 29
- Employment: 34
- Transport: 0

3.1.4.4.4 Total score: 63 (*Local settlement* category)

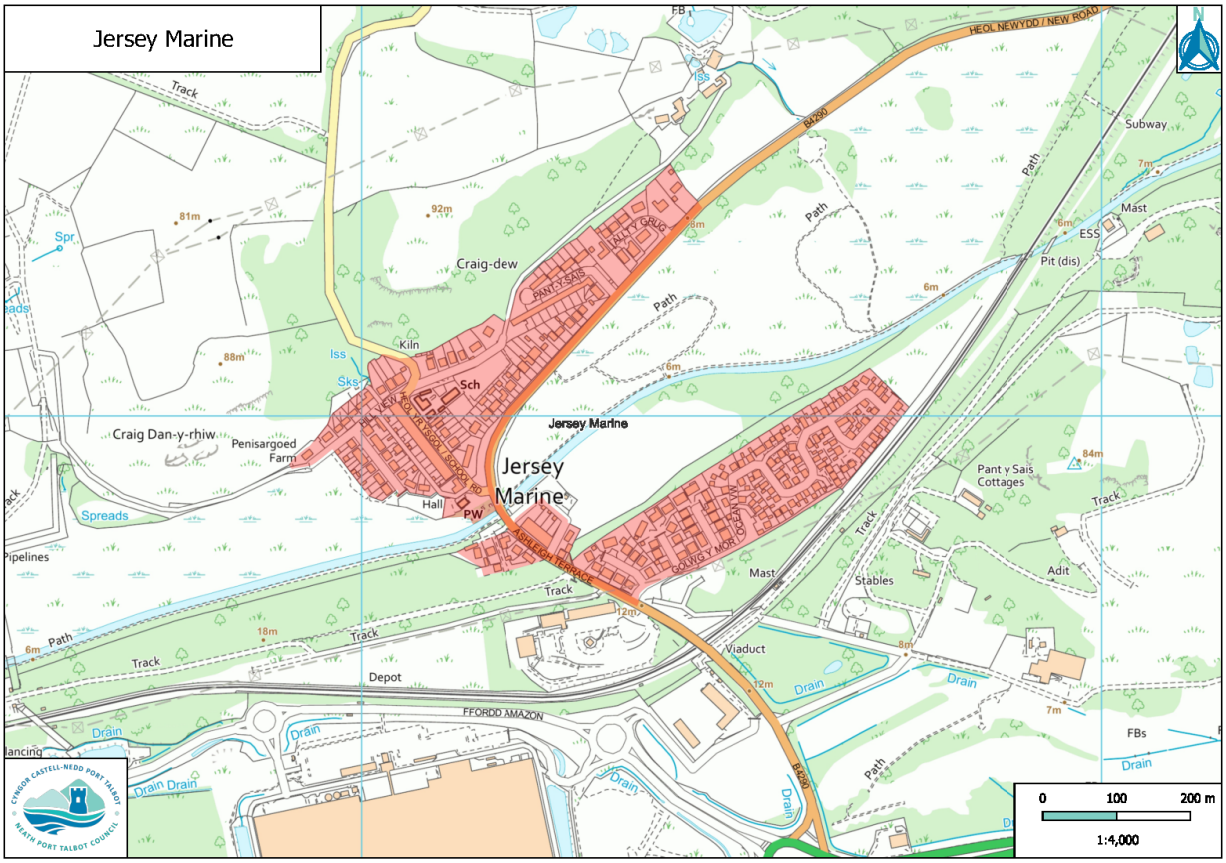
Retail Catchment

3.1.4.4.5 There is no retail/commercial provision in Dyffryn Clydach. However, the settlement is approximately 3km away from Neath Town Centre.

Infrastructure and Environmental Capacity

3.1.4.4.6 Dyffryn Clydach is largely surrounded by fields and woodland, in an area of gently undulating countryside. Areas to the east are more steeply sloping. There are no flood risk areas immediately affecting the settlement.

3.1.4.5 Jersey Marine



Character, role and function

3.1.4.5.1 Jersey Marine is a small settlement located in an area of countryside between Neath and Swansea, with a mix of established terraced housing and more recent semi detached and detached houses and bungalows. It is centred around the Towers Hotel and a small church, with the nearest significant services and facilities in Neath town centre or Swansea.

Settlement size

- ***Area***: 13.6 Ha
- ***Population***: 934 (OA data census 2021)

Welsh language.

3.1.4.5.2 Jersey Marine is in the Coedffranc West ward. The 2021 Census found that 15.21% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.5.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 26
- Employment: 34
- Transport: 17

3.1.4.5.4 Total score: 77 (*Local settlement* category)

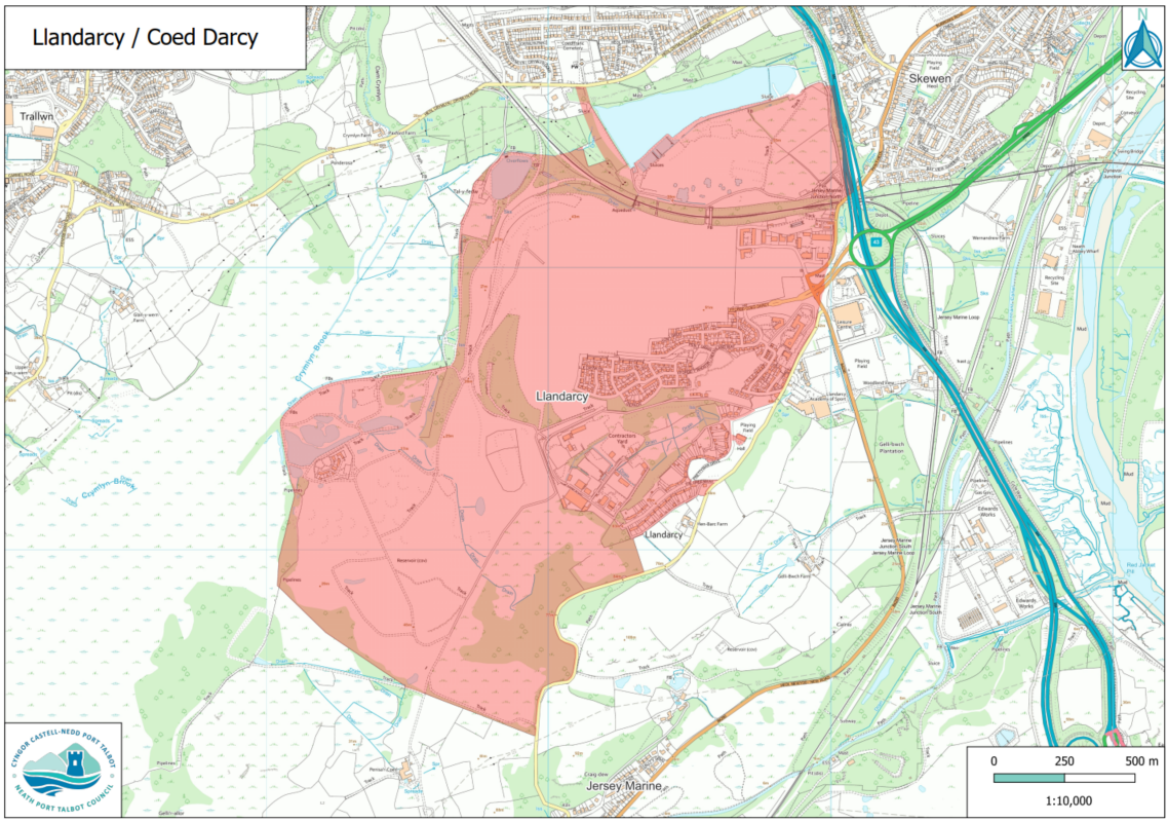
Retail Catchment

3.1.4.5.5 There is no retail provision within Jersey Marine. However, the Briton Ferry district centre is approximately 4km away and hosts some shops and facilities. More significant needs are likely to be met by Neath town centre (approximately 6.5km away) or Port Talbot town centre (approximately 8km away).

Infrastructure and Environmental Capacity

3.1.4.5.6 The settlement is significantly constrained by topography, with steeply sloping wooded land to the north west and central parts of the settlement constrained by Crymlyn Bog and Pant y Sais Fen (important areas for ecology / biodiversity and significant flood risk areas).

3.1.4.6 Llandarcy / Coed Darcy



Character, role and function

3.1.4.6.1 Llandarcy / Coed Darcy is a settlement incorporating development associated with the former oil refinery, located to the south and west of Skewen. There are five distinct character areas within the settlement area. These comprise:

- *Llandarcy Village:* an established 'garden village' of low density mixed housing types built in the early 20th century for refinery workers and designated as a Conservation Area;
- *Coed Darcy:* a 21st century urban village development of mixed housing in a traditional style on part of the former oil refinery site ;
- Two employment areas: *Darcy Business Park* to the north of Coed Darcy and *Tank Farm Road* to the south west;
- Other cleared areas of the former refinery

3.1.4.6.2 There are some limited local services and facilities within Llandarcy / Coed Darcy but most needs will be met in Skewen or Neath.

Settlement size

- ***Area***: 254.3 Ha
- ***Population***: 1572 (OA data census 2021)

Welsh language

3.1.4.6.3 Llandarcy / Coed Darcy is in the Coedffranc West ward. The 2021 Census found that 15.21% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.6.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 39
- Employment: 60
- Transport: 10

3.1.4.6.5 Total score: 109 (Key settlement category)

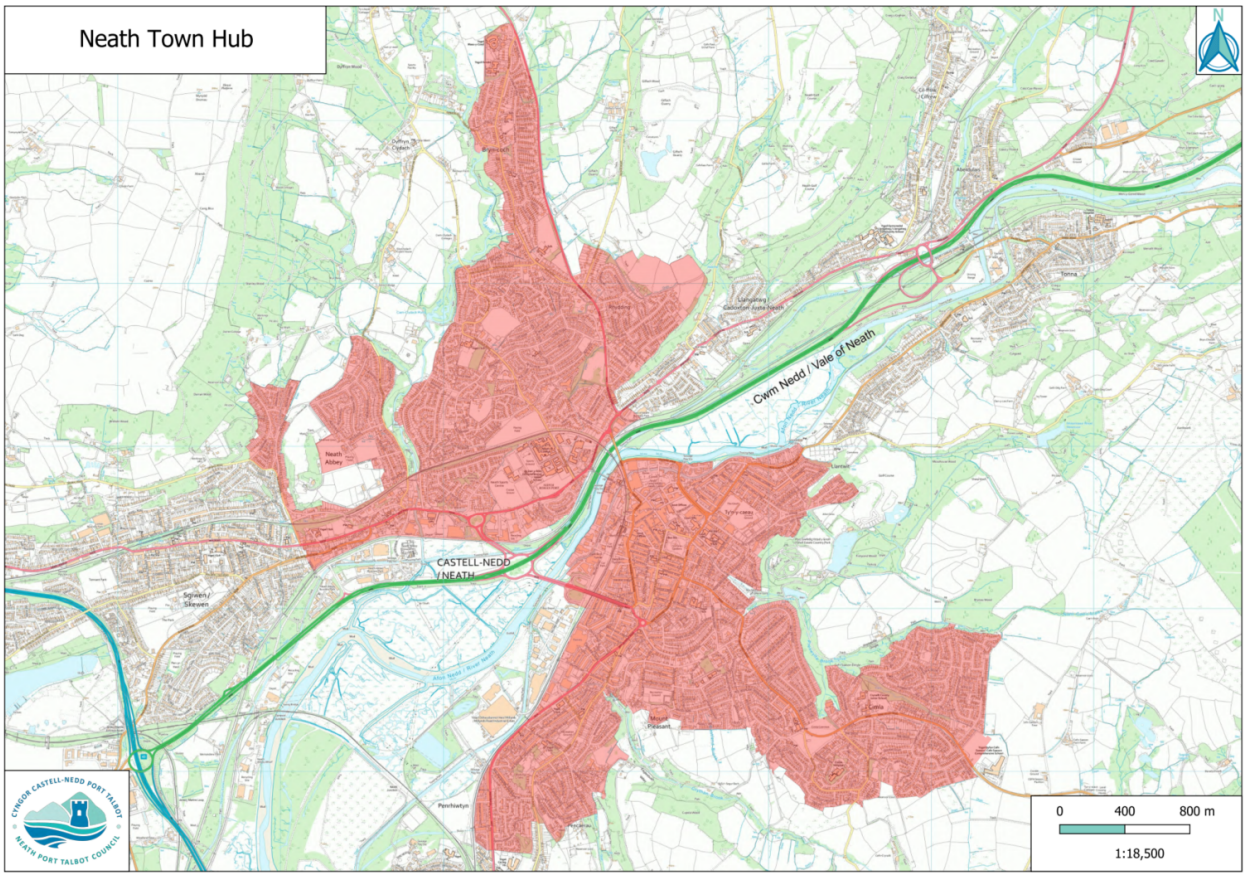
Retail Catchment

3.1.4.6.6 There is limited retail provision within Llandarcy / Coed Darcy. Skewen District centre is approximately 3.5km away, while more significant needs are likely to be met by Neath Town centre which is approximately 5.5km away.

Infrastructure and Environmental Capacity

3.1.4.6.7 Outside the boundaries of the former refinery, the area is bounded by woodland and countryside, with Crymlyn Bog (SSSI, SAC and Ramsar site and area of flood risk) to the west.

3.1.4.7 Neath Town Hub



Character, role and function

3.1.4.7.1 Neath Town Hub comprises the central urban area of Neath and includes the districts / neighbourhoods of the town closest to the main town centre in addition to the town centre itself. Districts and neighbourhoods incorporated within Neath Town Hub include Bryncoch, Longford, Neath Abbey, and Cimla.

3.1.4.7.2 Inner areas of the Town Hub are generally characterised by older established development including the historic retail and commercial core of Neath town centre itself, older inner areas of relatively high density mainly 19th century terraced housing (including mixtures of other uses), and lower density largely 20th century residential estates, generally situated further from the town centre.

3.1.4.7.3 A full range of services, facilities, employment and transport provision is available within the Neath Town Hub area, which is well connected by active travel, public transport and road links. It provides services for a wide area of the north western part of the county borough and beyond.

Settlement size

- ***Area***: 708.4 Ha
- ***Population***: 29594 (OA data census 2021)

Welsh language

3.1.4.7.4 Neath Town Hub is located within Dyffryn, Bryncoch South, Bryncoch North and Cimla and Pelenna wards. On average, within these wards the 2021 Census found that 17.85% of people living in the Neath Town Hub area have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.7.5 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 73
- Employment: 111
- Transport: 118

3.1.4.7.6 Total score: 302 (*Town* category)

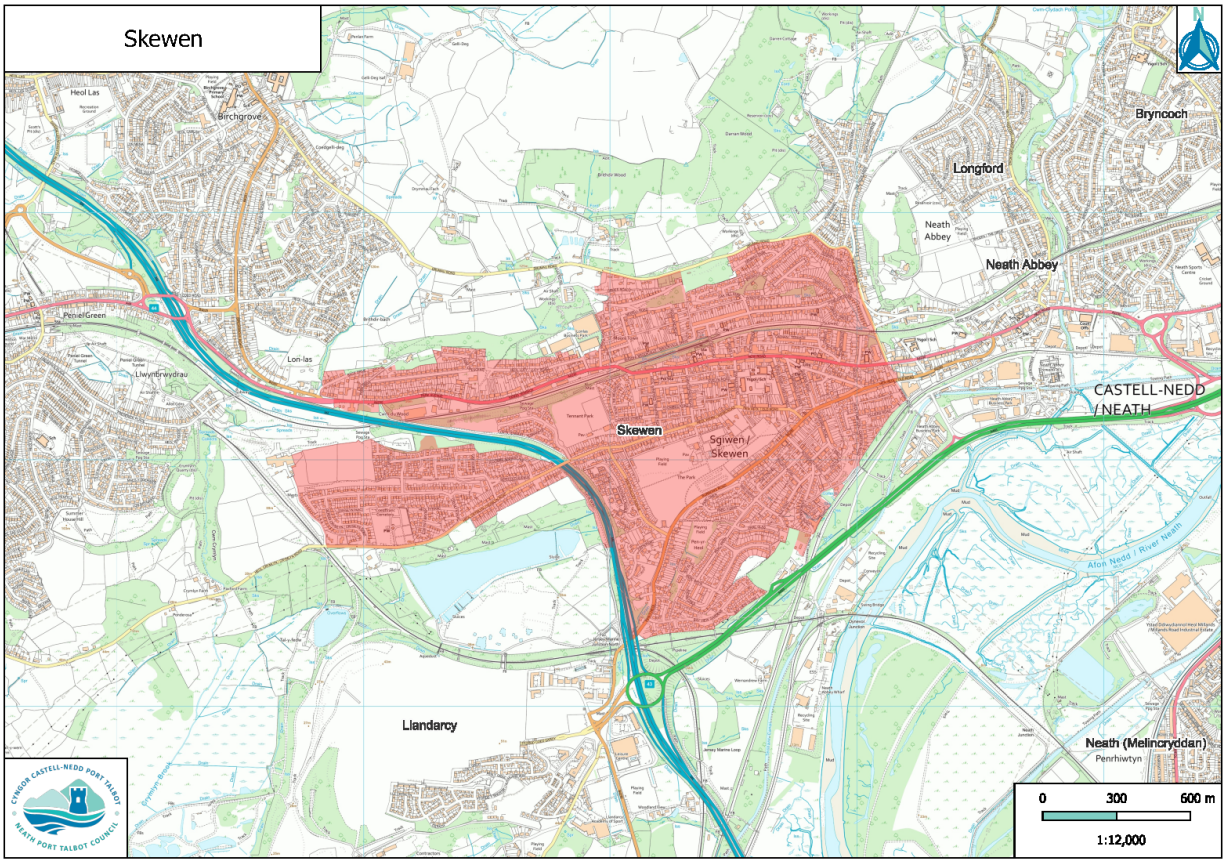
Retail Catchment

3.1.4.7.7 There is significant retail provision within the settlement since Neath town centre is within the Neath Town Hub area. This centre serves the settlement itself as well as other settlements within the Neath Spatial Area and beyond.

Infrastructure and Environmental Capacity

3.1.4.7.8 The Neath Town Hub area is well served by all types of infrastructure, but there are some constraints due to the topography of the area and much of the land across the valley floor falls within flood risk zones. Further out from the centre, areas adjoining the settlement limit on higher ground away from the valley floor offer more scope for expansion.

3.1.4.8 Skewen



Character, role and function

3.1.4.8.1 Skewen is a settlement lying between central Neath (Neath Town Hub) to the east and the edge of Swansea to the west. It is centred on a significant retail centre along the main A48 (New Road) and has a broad mix of housing types ranging from older 19th century terraces built nearer to and in association with former mines and metal working industries in the north and east of the settlement, to larger detached properties and more recent estate housing developments. There are also employment areas and a mix of commercial and industrial uses within the area.

3.1.4.8.2 The settlement is well connected, with easy access to Active Travel routes, public transport (a number of bus services and a railway station) and main roads including the M4 and A465 running through or adjacent to the area.

Settlement size

- ***Area***: 207.9 Ha
- ***Population***: 8939 (OA data census 2021)

Welsh language

3.1.4.8.3 Skewen is in both Coedffranc North and Coedffranc Central wards. The 2021 Census found that an average of 15.8% of people in the settlement have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.8.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 66
- Employment: 85
- Transport: 50

3.1.4.8.5 Total score: 201 (*key settlement* category)

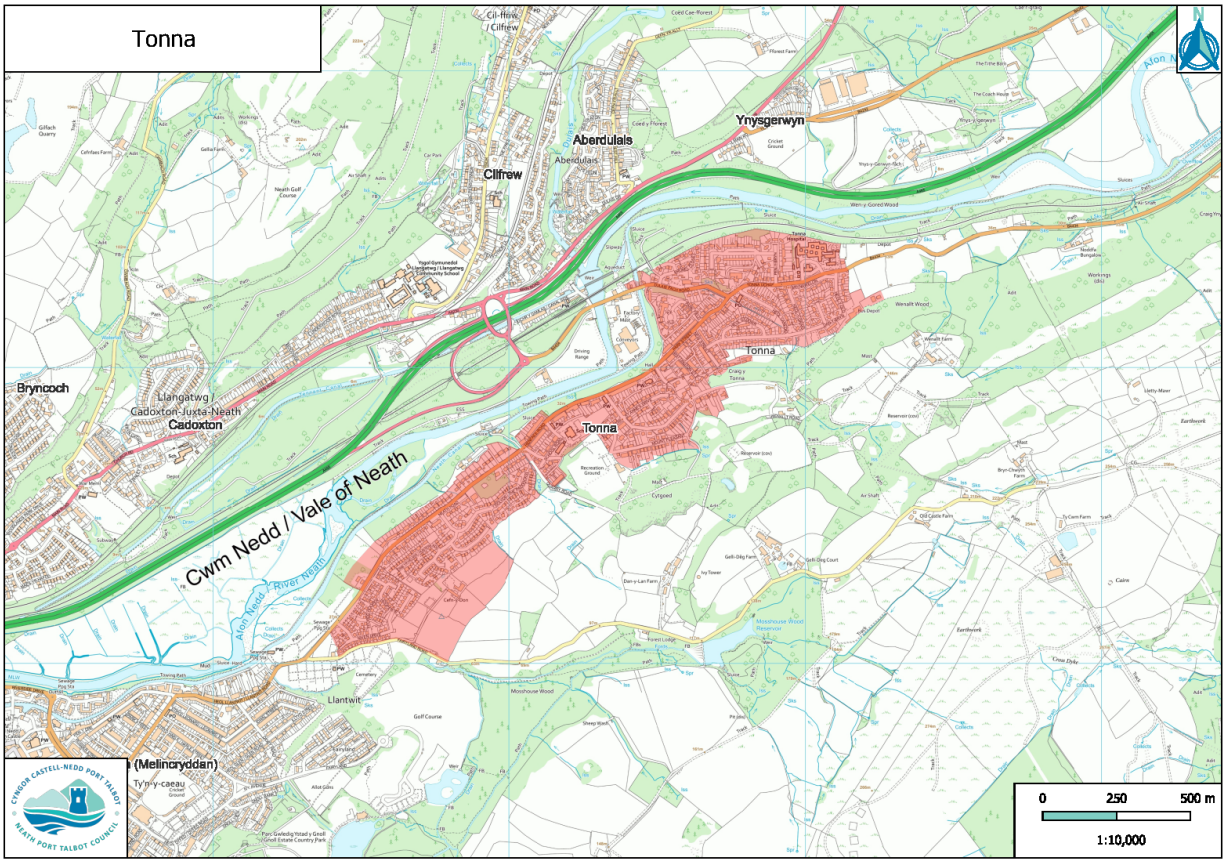
Retail Catchment

3.1.4.8.6 The retail / commercial centre of Skewen is designated as a District Centre in the current LDP and is located along New Road. Further retail and commercial premises are located further along New Road and elsewhere within the settlement. More significant needs are likely to be met in Neath (approx 3km away).

Infrastructure and Environmental Capacity

3.1.4.8.7 Much of the area suitable for development lying between the steeper slopes of Mynydd Drymmau and flood plain areas of the River Neath is already built up, with remaining areas on the edges of the settlement being relatively constrained by topography. Flood risk areas are relate to the river floodplain on the valley floor.

3.1.4.9 Tonna



Character, role and function

3.1.4.9.1 Tonna lies to the north east of central Neath (Neath Town Hub), separated from the main part of the town by the extensive grounds of Lantwit Cemetery. Tonna is a settlement that has developed along the B4434 (Henfaes Road) that runs along the southern side of the Neath valley to Resolven. Older parts of the settlement are characterised by terraced housing fronting on to the main road, with more recent residential estates and cul-de-sacs behind.

3.1.4.9.2 There are some local services and facilities in the settlement, but most requirements will be met in Neath town centre.

Settlement size

- ***Area***: 66.0 Ha
- ***Population***: 2664 (OA data census 2021)

Welsh language

3.1.4.9.3 Tonna is in the Resolven and Tonna ward. The 2021 Census found that 18.77% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.9.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 41
- Employment: 8
- Transport: 25

3.1.4.9.5 Total score: 74 (*Local Settlement* category)

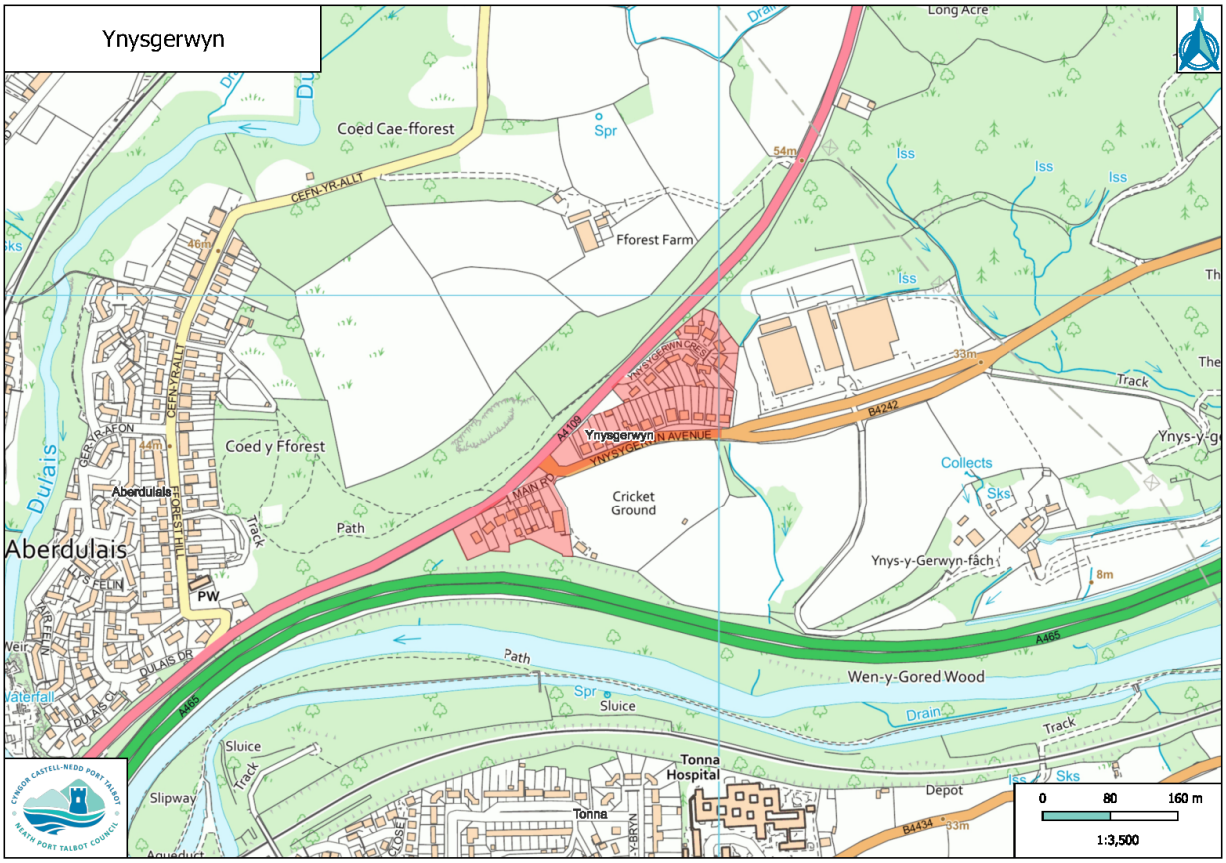
Retail Catchment

3.1.4.9.6 . There is limited retail provision within Tonna, with a convenience store in the settlement to meet local needs. Residents would likely travel to Neath town centre (approximately 2.5km away) to meet more significant needs.

Infrastructure and Environmental Capacity

3.1.4.9.7 The area is relatively constrained by topography, with some steeply sloping land on the south eastern side and land sloping steeply down to the river flood plain on the north western side. There may be opportunities for development adjacent to the settlement to the east and south. Flood risk areas are mainly confined to the valley floor outside the settlement to the north west.

3.1.4.10 Ynysygerwyn



Character, role and function

3.1.4.10.1 Ynysygerwyn is a small residential grouping of predominantly semi-detached houses near to the junction of the main roads up the Dulais valley (A4109) and Neath valley (B4242). It is north east of Aberdulais on the valley side separated by steeply sloping land from the A465 duel carriageway and River Neath flood plain to the south. A small employment area adjoins the settlement to the east with a cricket club and ground to the south.

Settlement size

- ***Area***: 2.9 Ha
- ***Population***: 195 (OA data census 2021)

Welsh language

3.1.4.10.2 Ynysygerwyn is in the Aberdulais ward. The 2021 Census found that 21.14% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.4.10.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 27
- Employment: 0
- Transport: 7

3.1.4.10.4 Total score: 34 (*Village* category)

Retail Catchment

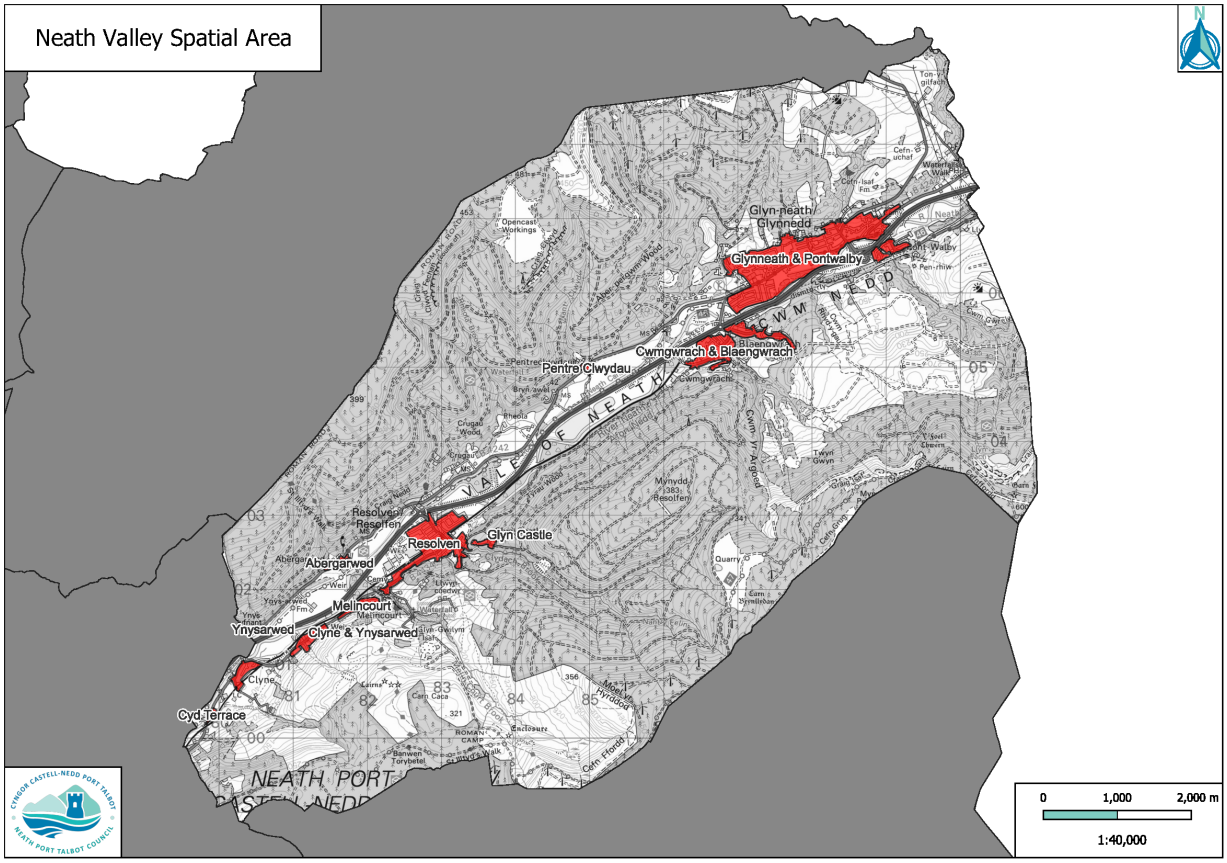
3.1.4.10.5 There is no retail provision within Ynysygerwyn. Most retail and commercial needs are likely to be met in Neath town centre which is approximately 4km away.

Infrastructure and Environmental Capacity

3.1.4.10.6 The area is relatively constrained on the southern side by topography, with the main Dulais valley road marking its northern boundary. There are no designated flood risk areas within the settlement.

3.1.5 Neath Valley Spatial Area

3.1.5.1 The Neath Valley spatial area is located to the north east of the town of Neath and comprises the upper rural valley area as far as the county borough boundary with Powys and Rhondda Cynon Taf, bordering also the Bannau Brycheiniog National Park.



3.1.5.2 The following settlements have been assessed within the spatial area:

- Abergarwed
- Clyne
- Cwmgwrach / Blaengwrach
- Glynneath / Pontwalby
- Resolven
- Melincourt

Welsh Language

3.1.5.3 The following information from the 2021 census gives an overview of use and understanding of the Welsh Language in the Neath Valley spatial area. This information is provided on an electoral ward level basis.

Glynneath Central and East ward

Table 3.1.5.1 Welsh Language: Neath Valley - Glynneath Central and East

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	165	7.69

Can speak, read and write Welsh	360	16.78
Can speak but cannot read or write Welsh	71	3.31
Can speak and read but cannot write Welsh	32	1.49
Can read but cannot speak or write Welsh	47	2.19
Can write but cannot speak or read Welsh	5	0.23
Can read and write but cannot speak Welsh	14	0.65
Can speak and other combinations of skills in Welsh	2	0.09
Total with some Welsh skills	696	32.43

Resolven and Tonna ward

Table 3.1.5.2 Welsh Language: Neath Valley - Resolven and Tonna

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	289	5.17
Can speak, read and write Welsh	444	7.94
Can speak but cannot read or write Welsh	88	1.57
Can speak and read but cannot write Welsh	46	0.82
Can read but cannot speak or write Welsh	126	2.25
Can write but cannot speak or read Welsh	11	0.2
Can read and write but cannot speak Welsh	41	0.73
Can speak and other combinations of skills in Welsh	5	0.09
Total with some Welsh skills	1050	18.77

3.1.5.4 It should be noted this information includes Tonna which is within the Neath spatial area.

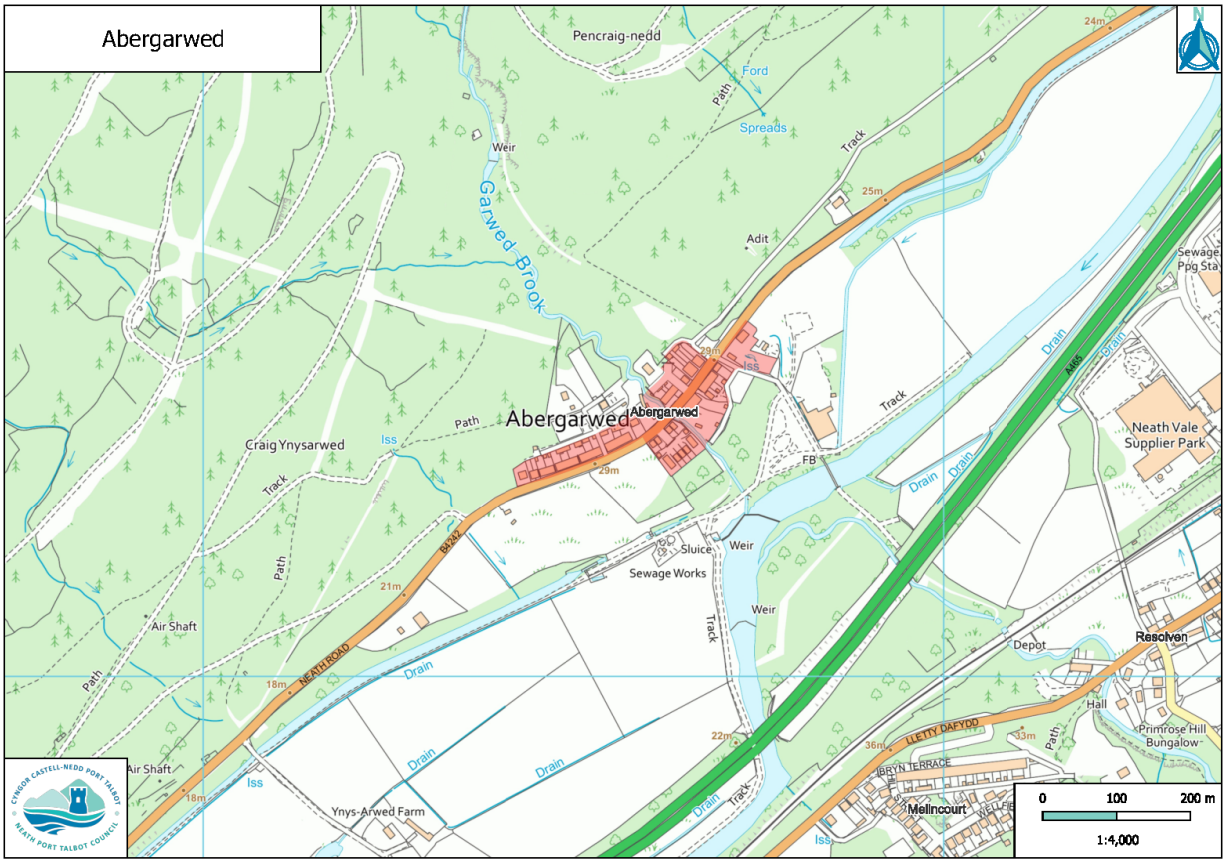
Blaengwrach and Glynneath West ward

Table 3.1.5.3 Welsh Language: Neath Valley - Blaengwrach and Glynneath West

Welsh Language Skills	Number	Percentage
Can understand spoken Welsh only	163	5.19
Can speak, read and write Welsh	290	9.23
Can speak but cannot read or write Welsh	49	1.56
Can speak and read but cannot write Welsh	28	0.89
Can read but cannot speak or write Welsh	65	2.07
Can write but cannot speak or read Welsh	8	0.25
Can read and write but cannot speak Welsh	18	0.57
Can speak and other combinations of skills in Welsh	10	0.32
Total with some Welsh skills	631	20.08

3.1.5.5 Overall, at the time of the 2021 census **21.84%** of residents within the Neath Valley Spatial Area (including Tonna) had some Welsh skills.

3.1.5.1 Abergarwed



Character, role and function

3.1.5.1.1 Abergarwed is a small settlement mostly fronting the former main road (Neath Road B4242) running up the Neath valley. It is located to the south west of Resolven, on the western side of the River Neath and valley floor. It is largely characterised by rows of terraced houses fronting the road, with some lower density housing behind and adjacent to this. There are some commercial uses adjacent to the main settlement.

Settlement size

- ***Area***: 2.3 Ha
- ***Population***: 230 (OA data census 2021)

Welsh language

3.1.5.1.2 Abergarwed is in Tonna and Resolven ward. The 2021 Census found that 18.77% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.1.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 11
- Employment: 9
- Transport: 4

3.1.5.1.4 Total score: 24 (*Minor settlement* category)

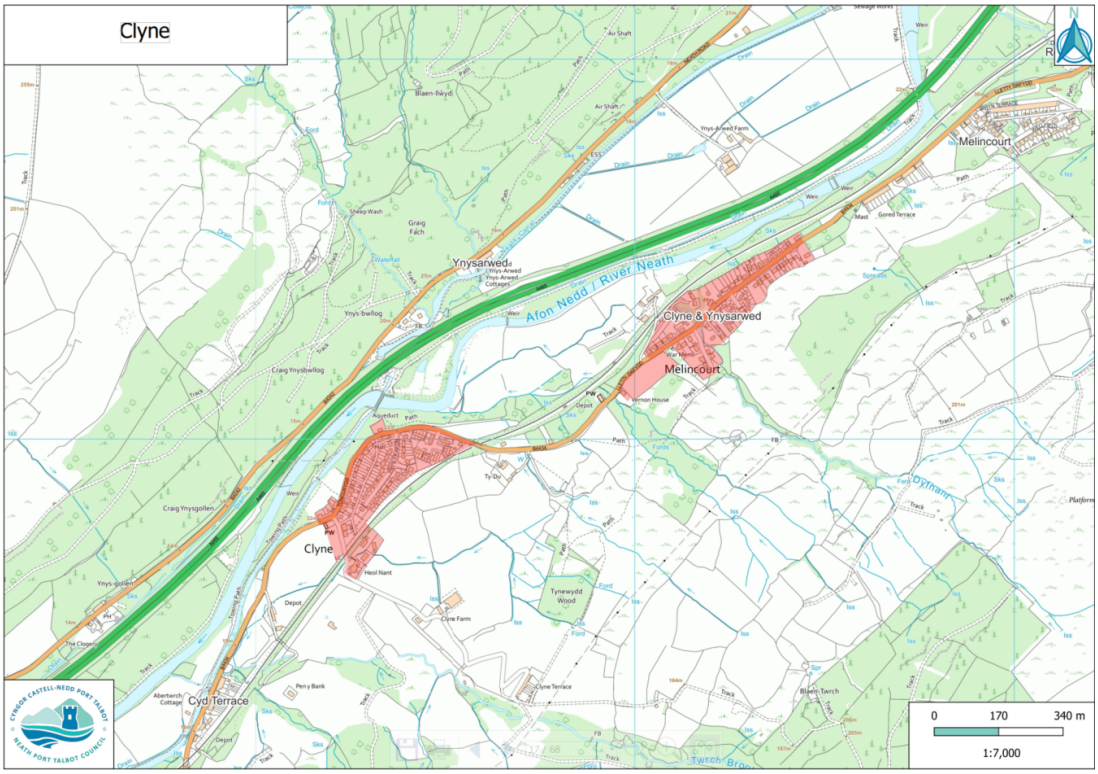
Retail Catchment

3.1.5.1.5 There are no retail/commercial facilities within Abergarwed. However, Resolven's local centre is located approximately 2km away. More significant needs are likely to be met by Neath town centre which is approximately 9km away.

Infrastructure and Environmental Capacity

3.1.5.1.6 The area is partly constrained by topography, with land sloping steeply up the valley side to the north west of the settlement. To the south and east, the land slopes less steeply, with flood zones associated with the river and canal nearer to the centre of the valley floor.

3.1.5.2 Clyne



Character, role and function

3.1.5.2.1 Clyne is a settlement mostly fronting Tonclwyda / Lletty Dafydd (B4434) running up the Neath valley on its south eastern flank. There are two main areas of housing, the south western part comprising mainly 19th century and early 20th century semi-detached houses fronting the main road, with more recent houses behind and around cul-de-sacs. The second area, further up the valley to the north east is characterised by generally lower density houses and bungalows, mainly of 20th century date. The settlement is located to the south west of Resolven, on the lower south eastern slopes of the valley.

Settlement size

- ***Area***: 13.1 Ha
- ***Population***: 541 (OA data census 2021)

Welsh language

3.1.5.2.2 Clyne is within the Resolven and Tonna ward. The 2021 Census found that 18.77% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.2.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 17
- Employment: 9
- Transport: 5

3.1.5.2.4 Total score: 31 (*Village* category)

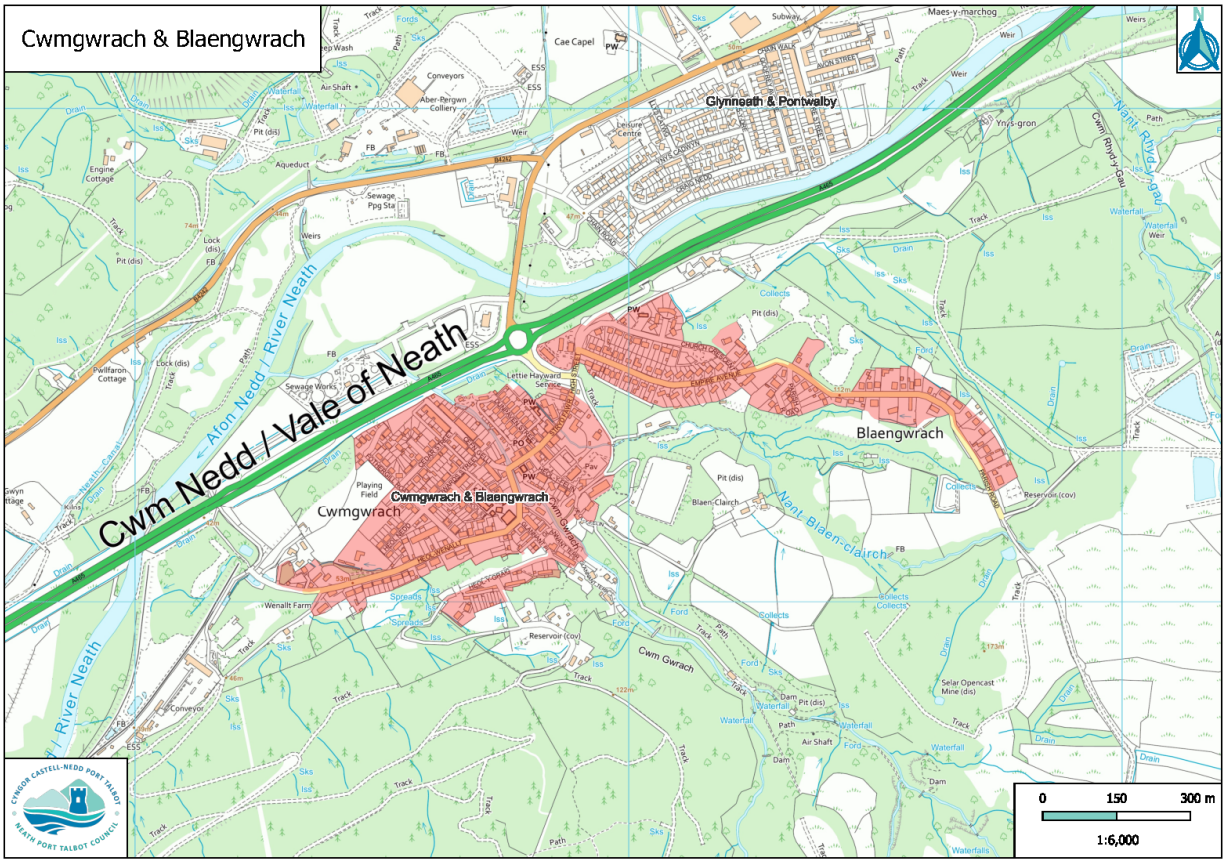
Retail Catchment

3.1.5.2.5 There are no retail/commercial facilities within Clyne. However, Resolven's local centre is located approximately 3km away. More significant needs are likely to be met by Neath town centre which is approximately 7km away.

Infrastructure and Environmental Capacity

3.1.5.2.6 To the north west, the area is relatively constrained by topography, with the land sloping steeply down to the river and its flood plain. To the south east, the land is more gently sloping farmland.

3.1.5.3 Cwmgwrach / Blaengwrach



Character, role and function

3.1.5.3.1 Cwmgwrach / Blaengwrach is a settlement located on the south eastern flank of the upper Neath valley, on the opposite side of the valley from Glynneath. The two parts of the settlement are centred around the tributary stream and valley of the Nant Gwrach, with Cwmgwrach the larger area of development situated to the south of Blaengwrach. The settlement is comprised of a mixture of 19th and 20th century housing of all types, with a small cluster of retail / commercial uses in the centre of Cwmgwrach.

Settlement size

- ***Area***: 28.6 H.a
- ***Population***: 1070 (OA data census 2021)

Welsh language

3.1.5.3.2 Cwmgwrach / Blaengwrach is located within the Blaengwrach and Glynneath West ward ward. The 2021 Census found that 20.08% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.3.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 32

- Employment: 9
- Transport: 17

3.1.5.3.4 Total score: 58 (*Local Settlement* category)

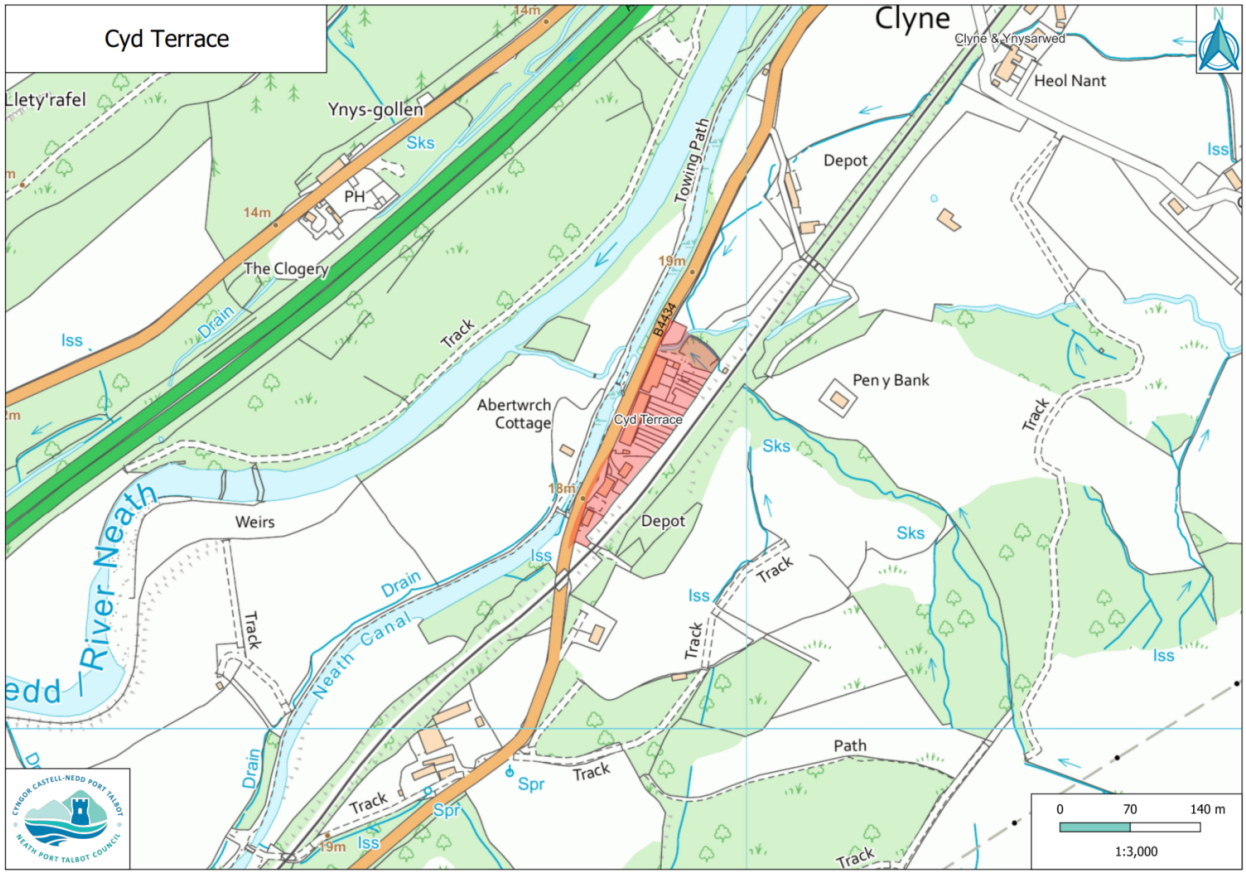
Retail Catchment

3.1.5.3.5 There are a limited number of retail/commercial provision within Cwmgwrach / Blaengwrach. Some additional facilities can be found at Glynneath District Centre located approximately 2km away. However, more significant needs are likely to be met by Neath town centre which is approximately 15km away.

Infrastructure and Environmental Capacity

3.1.5.3.6 The settlement is relatively constrained by topography. Central parts of the settlement and parts of the valley floor lie within flood risk areas.

3.1.5.4 Cyd Terrace



Character, role and function

3.1.5.4.1 Cyd Terrace comprises a terrace of 19th / early 20th century houses fronting on to the B4434 on the south eastern side of the valley, with flats and two detached houses adjoining. It is located between Tonna and Clyne with its south eastern extent marked by the mineral railway line. There are no retail / commercial uses within the settlement.

Settlement size

- ***Area***: 1 Ha
- ***Population***: 287 (includes part of Clyne)(OA data census 2021)

Welsh language

3.1.5.4.2 Cyd Terrace is within the Resolven and Tonna ward. The 2021 Census found that 18.77% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.4.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 8
- Employment: 5
- Transport: 4

3.1.5.4.4 Total score: 17 (*Minor Settlement* category)

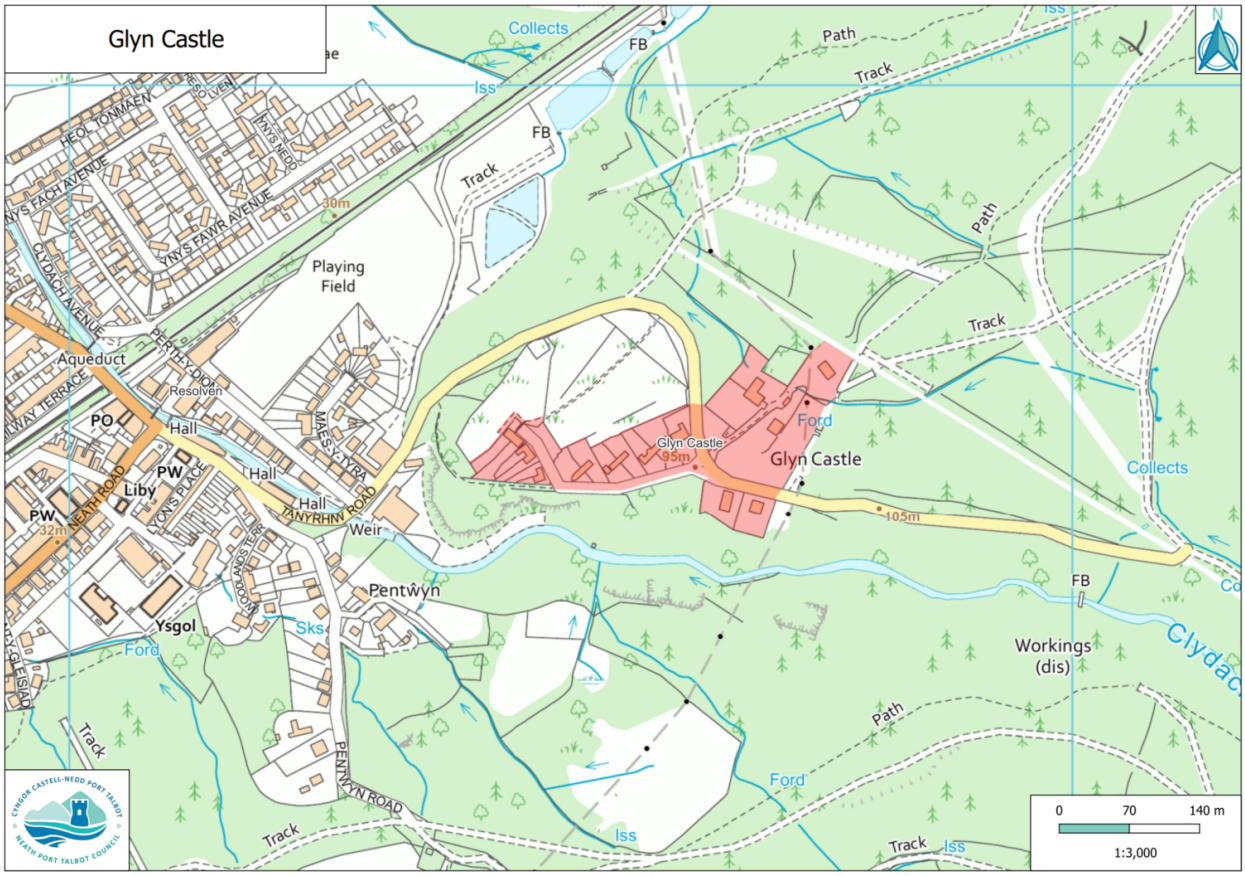
Retail Catchment

3.1.5.4.5 There are no retail premises within Cyd Terrace. However, Resolven's local centre is located approximately 4km away, with facilities in Tonna some 2.5km away. Most significant needs are likely to be met by Neath town centre which is approximately 5.5km away.

Infrastructure and Environmental Capacity

3.1.5.4.6 The settlement is constrained by the mineral railway to the rear of the houses (south east) and the canal at the front (north west) with floods zones within the valley floor beyond.

3.1.5.5 Glyncastle



Character, role and function

3.1.5.5.1 Glyncastle is a small group of dwellings to the east of Resolven on the south eastern side of the Neath valley accessed via a lane (Tanyrhiw Road) through woodland from Resolven. On the west side of the settlement are semi-detached houses, with larger detached dwellings on extensive plots on the eastern side. There are no services / facilities within the settlement.

Settlement size

- ***Area***: 2.9 Ha
- ***Population***: 315 (includes parts of Resolven) (OA data census 2021)

Welsh language

3.1.5.5.2 Glyncastle is located within the Resolven and Tonna ward. The 2021 Census found that 18.77% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.5.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 11
- Employment: 9
- Transport: 0

3.1.5.5.4 Total score: 20 (*Minor Settlement* category)

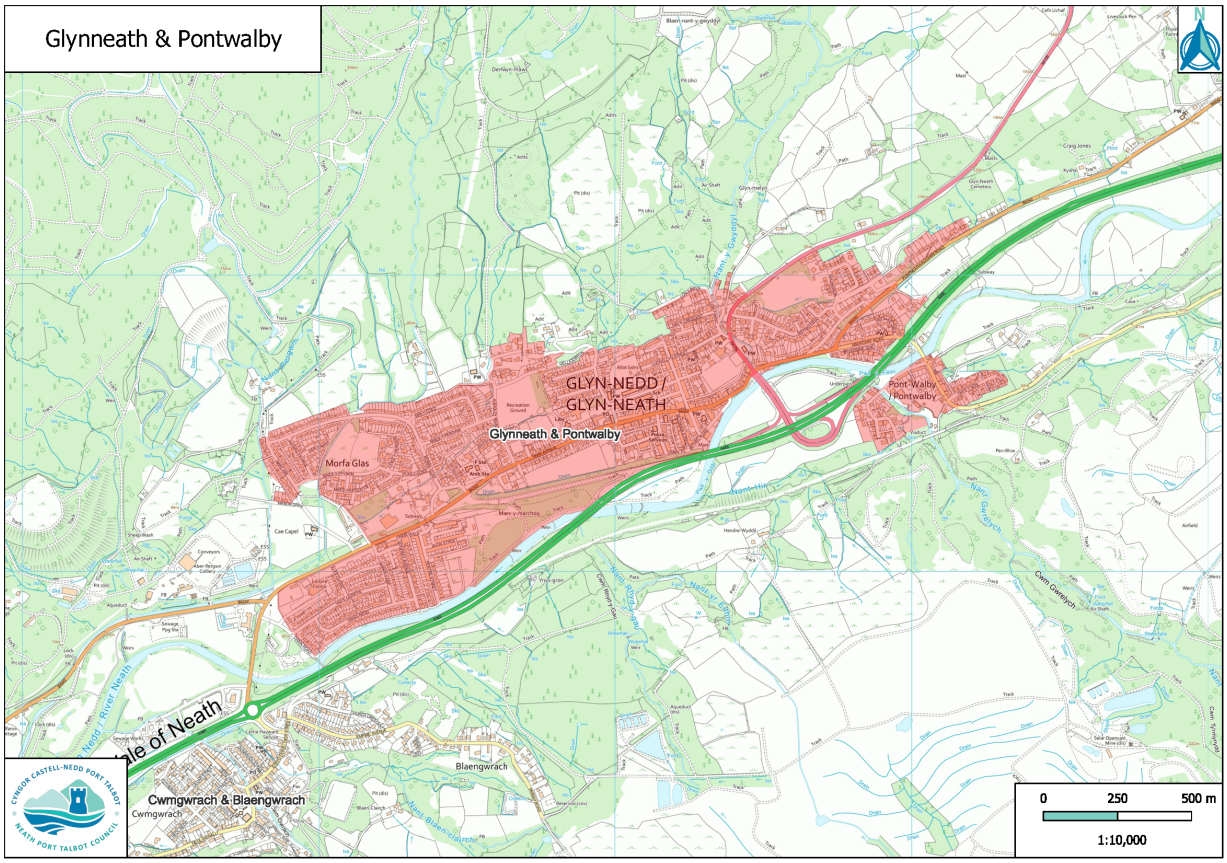
Retail Catchment

3.1.5.5.5 There are no retail/commercial facilities within Glyncastle. Some facilities can be found at Resolven Local Centre located approximately 0.5km away. However, more significant needs are likely to be met by Neath's town centre which is approximately 10.5km away.

Infrastructure and Environmental Capacity

3.1.5.5.6 The area is partly constrained by topography, with steeply sloping land to the north west and extensive areas of woodland. Flood risk areas are confined to valley floor areas outside the settlement.

3.1.5.6 Glynneath / Pontwalby



Character, role and function

3.1.5.6.1 Glynneath is located in a central strategic position at the top end of the Neath Valley, to the north of Cwmgwrach on the northern side of the river, with Pontwalby an adjoining area across the river at its north eastern end. It is comprised of a range of housing ages and types including 19th century terraces in central areas along the old main road, lower density early 20th century estate developments and later 20th and 21st century housing further from the centre. Much of the settlement is built on relatively flat land forming part of the flood plain of the river, spreading out towards the valley sides.

3.1.5.6.2 A range of commercial, retail and industrial uses are located within the settlement, serving the wider population of both the upper Neath Valley and the upper Dulais Valley. Important road links connect the settlement to the Swansea conurbation and the M4 to the south west and the Heads of the Valleys to the east (A465), together with Inter Valley Road (A4109 / A4221) linking to the Dulais Valley and Swansea Valley to the north west.

Settlement size

- ***Area***: 117.3 Ha
- ***Population***: 4212 (OA data census 2021)

Welsh language

3.1.5.6.3 Glynneath/Pontwalby is in the Glynneath Central and East and Blaengwrach and Glynneath West wards. The 2021 Census found that an average of 26.2% of people in these wards have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.6.4 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 53
- Employment: 22
- Transport: 17

3.1.5.6.5 Total score: 92 (*Key Settlement* category)

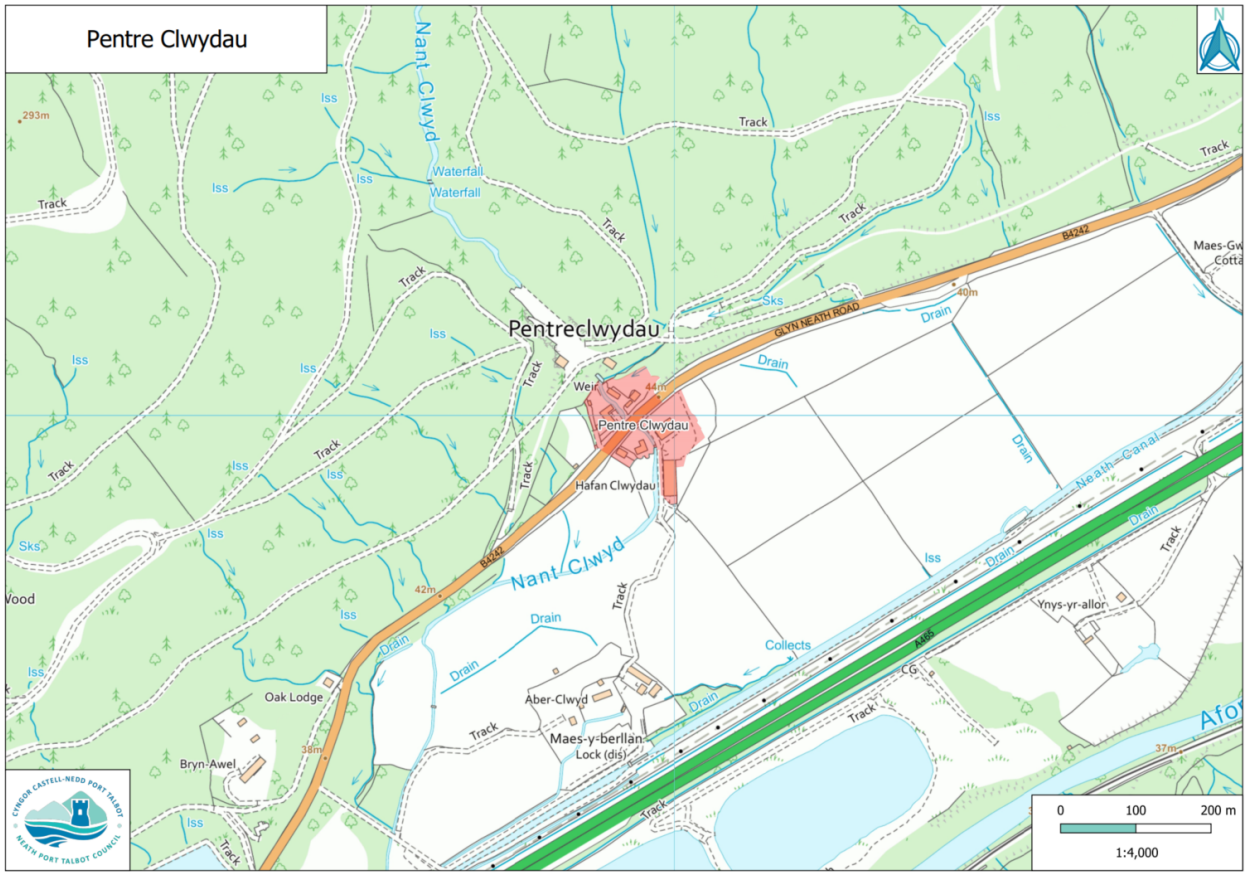
Retail Catchment

3.1.5.6.6 Central Glynneath is a designated district centre in the current LDP. There are also additional retail services elsewhere in the settlement. However, more significant needs are likely to be met by Neath town centre which is approximately 16km away.

Infrastructure and Environmental Capacity

3.1.5.6.7 Much of the area is relatively flat land, being part of the River Neath floodplain and associated flood risk areas. Flood defences protect a significant part of these areas. Areas further from the centre are more constrained by steeply sloping topography.

3.1.5.7 Pentreclwydau



Character, role and function

3.1.5.7.1 Pentreclwydau is a small settlement mostly fronting the former main road (Neath Road B4242) running up the Neath valley. It is located between Resolven and Glynneath, on the northern side of valley floor. It is centred around Pentreclwydau Farm and comprises some detached / semi-detached dwellings and a group of terraced cottages, together with a depot / yard with buildings of an industrial character. There are no other retail / commercial uses within the settlement.

Settlement size

- ***Area***: 1.5 Ha
- ***Population***: 317 (OA data census 2021)

Welsh language

3.1.5.7.2 Abergarwed is in Blaengwrach and Glynneath West ward. The 2021 Census found that 20.08% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.7.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 14
- Employment: 9
- Transport: 9

3.1.5.7.4 Total score: 32 (*Village* category)

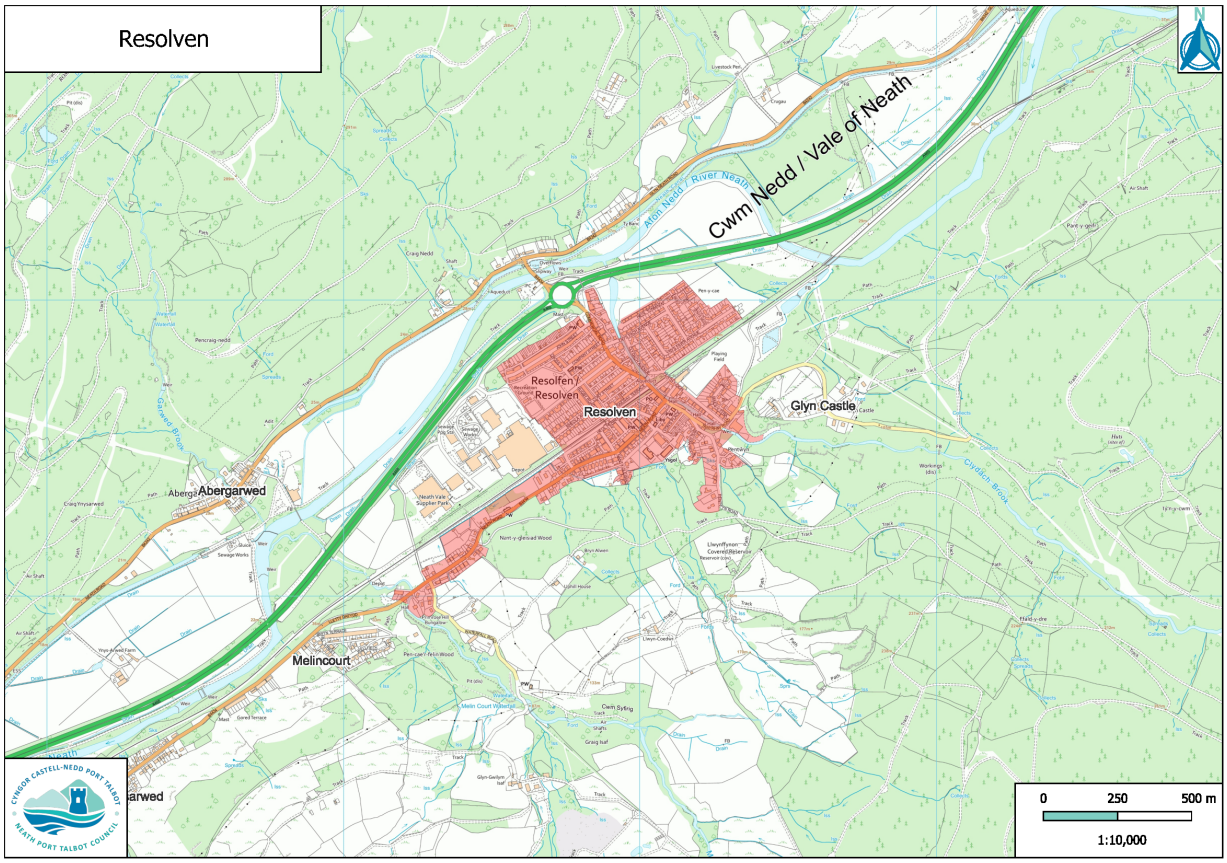
Retail Catchment

3.1.5.7.5 There are no retail premises within Abergarwed. However, Resolven's local centre is located approximately 3.5km away. More significant needs are likely to be met by Neath town centre which is approximately 12.5km away.

Infrastructure and Environmental Capacity

3.1.5.7.6 The area is partly constrained by topography, with land sloping steeply up the valley side to the north west of the settlement. To the south and east, the land is flatter, with flood zones associated with the river affecting southern parts of the settlement.

3.1.5.8 Resolven



Character, role and function

3.1.5.8.1 Resolven is a settlement roughly half way up the Neath Valley, spreading across the valley floor around the confluence of the Clydach Brook and the River Neath and the cross-valley junctions of the A465, B4242 and B4434. The settlement is centred around a small retail and commercial core (designated as a local centre in the current LDP) and is characterised by a central area of 19th century terraced housing with some more peripheral 20th century estate developments. There is a mix of commercial and employment uses, including Neath Vale Supplier Park adjacent to the settlement on the western side.

Settlement size

- ***Area***: 41.5 Ha
- ***Population***: 1933 (OA data census 2021)

Welsh language

3.1.5.8.2 Resolven is located within the Resolven and Tonna ward. The 2021 Census found that 18.77% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.8.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 37

- Employment: 22
- Transport: 12

3.1.5.8.4 Total score: 71 (*Local Settlement* category)

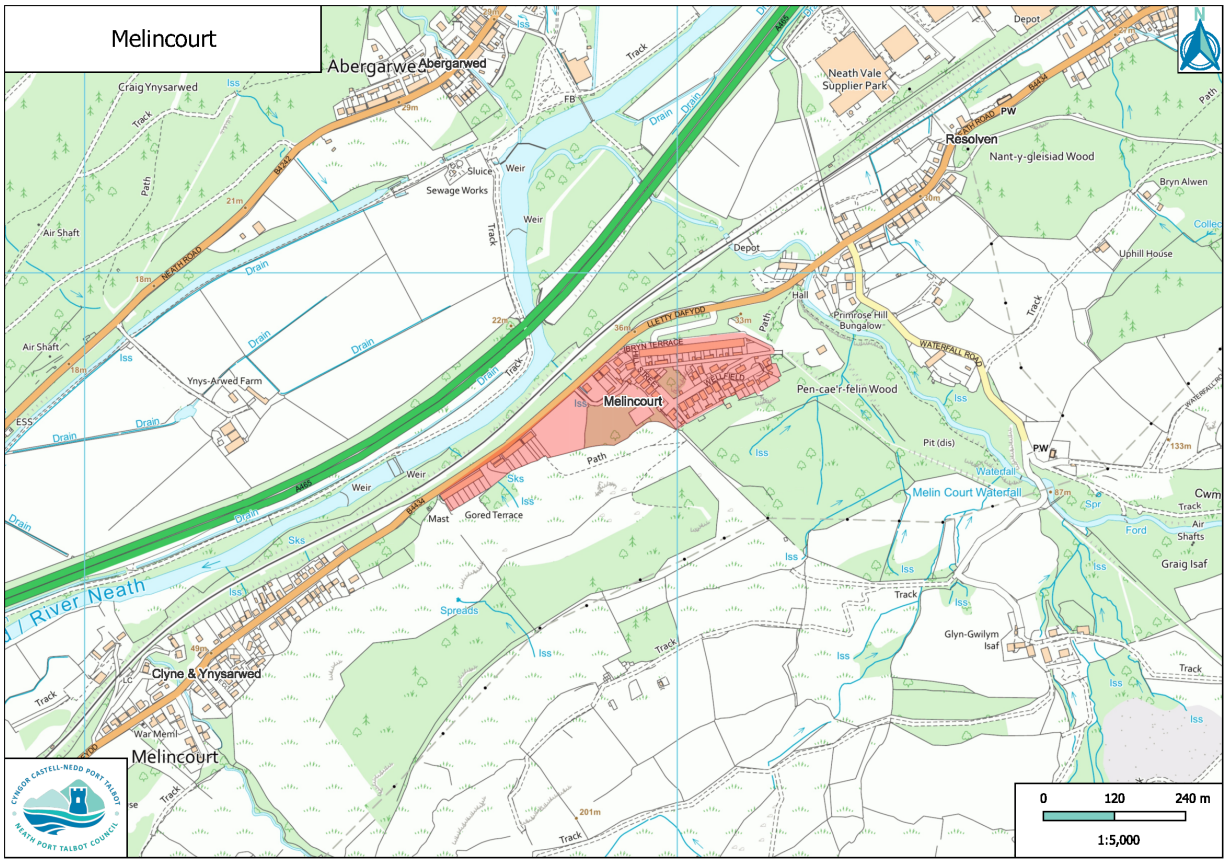
Retail Catchment

3.1.5.8.5 Resolven Local Centre is designated in the current LDP and is centrally located along the B4434. Further retail and commercial premises are located elsewhere within the settlement. However, more significant needs are likely to be met in Neath (approx 10km away).

Infrastructure and Environmental Capacity

3.1.5.8.6 The area is relatively constrained by topography to the south east where the valley sides are steeply sloping. The central part of the settlement is within flood risk areas of the valley floor associated with the River Neath flood plain.

3.1.5.9 Melincourt



Character, role and function

3.1.5.9.1 Melincourt is a small settlement on the south eastern side of the Neath valley located to the south west of Resolven. It is comprised of two areas of mostly 19th century terraced housing fronting on to the A4434, and on land to the rear, further up the valley side.

Settlement size

- ***Area***: 5.6 Ha
- ***Population***: 226 (OA data census 2021)

Welsh language

3.1.5.9.2 Melincourt is located within the Resolven and Tonna ward. The 2021 Census found that 18.77% of people in the ward have some skill in Welsh.

Settlement Assessment Scoring

3.1.5.9.3 The availability of services and facilities, employment opportunities and transport options has been assessed and scored. Full details are available in Appendix A. Overall, the settlement has scored:

- Services and Facilities: 15
- Employment: 9
- Transport: 5

3.1.5.9.4 Total score: 29 (*Village* category)

Retail Catchment

3.1.5.9.5 There are no retail/commercial facilities within Melincourt. Some facilities can be found at Resolven Local Centre located approximately 2km away. However, more significant needs are likely to be met by Neath's town centre which is approximately 9km away.

Infrastructure and Environmental Capacity

3.1.5.9.6 The area is relatively constrained by topography, being established largely on steeply sloping land. Flood risk areas are confined to valley floor outside the settlement.