

Appendix 4: Cluster Analysis

Introduction

Rather than undertake a detailed analysis of every single employment unit in the Authority, given the scale and number of employment units outside of designated areas, the Council identified clusters of employment units – 5 in the Valleys Opportunity Area and 10 in the Coastal Corridor and National Growth Area.

The following sites were identified:

1. Issacs Place, Aberavon
2. Water Street, Aberavon
3. Brunel Industrial Estate
4. Villiers Road, Skewen
5. Edwards Road, Llandarcy
6. Tank Farm, Llandarcy
7. D'Arcy Business Centre
8. Abbey Road Industrial Estate
9. Lancaster Close, Glynneath
10. Quar Road, Neath
11. Milland Road
12. Tonmawr 2000
13. Port Talbot Business Units

The following assessment methodology was used:

Accessibility

Criteria	Assessment
Road Access	Road Access Scoring
Excellent	Direct access to M4
Very good	Directly feeding onto A Road which is within a relatively short distance link to the M4.
Good	Directly feeding onto A Road which is within a relatively long distance link to the M4.
Average	Directly feeds onto a B Road which is within relatively close proximity of A Road.
Poor	Directly feeds onto a B Road which is not within relatively close proximity of A Road.
Very Poor	Directly feeding onto unclassified road.
Public Transport Access	Public Transport Access Scoring
Excellent	Bus stop within the site which offers services every half hour.
Very good	Bus stop within the site which offers services every hour/ bus stop directly adjacent to site which offers services every half hour.

Criteria	Assessment
Good	Bus stop adjacent to the site which offers services every hour.
Average	Bus stops adjacent to the site/ within relatively close proximity of the site which offers services every couple of hours.
Poor	Bus stop adjacent to the site/ within relatively close proximity to the site which does not offer services every couple of hours.
Very Poor	No bus stop within relatively close proximity of the site.
Pedestrian/ cycle access	Pedestrian/ Cycle Access Scoring
Excellent	There are pavements to the site and through the site. There are existing active travel links to the site and through the site.
Very good	There are pavements to the site and through the site. There are existing active travel linkages adjacent to the site.
Good	There are pavements to the site and within the site. There are existing active travel linkages adjacent to the site.

Criteria	Assessment
Average	There are pavements to the site and within the site. There are no existing active travel linkages to the site but proposed active travel linkages.
Poor	There are pavements to the site but not within the site. There are no existing active travel linkages but proposed active travel linkages.
Very Poor	There are no pavements within the site or to the site. There are no existing or proposed active travel linkages within the site/ adjacent to the site.
Sequential Approach	Sequential Approach Scoring

Internal Environment

Criteria	Assessment
Use Class Mix	Numerical
Building Quality	Building Quality Scoring
Primary	High quality, often recently built premises, flexible and fit for modern business without any expenditure, good servicing and parking provision.

Criteria	Assessment
Good secondary	Good quality, well maintained, fit for modern business with limited capital expenditure, appropriate servicing and parking.
Secondary	Average quality, generally well maintained but would benefit from some capital investment to suit modern business, appropriate servicing and parking.
Tertiary	Dated premises, poorly maintained and nearing the end of economic life and likely to require significant capital expenditure to bring up to acceptable standard, servicing and parking arrangements below expectations.
Quality of the Cluster	Quality of the Site Scoring
Excellent	The site has modern, good quality employment premises. It is clean and tidy. There is street lighting. There are services and facilities. There is no on-street parking.
Very good	The site predominantly has modern, good quality employment premises. It is clean and tidy. There is street lighting. There are services and facilities within/ adjoining the site. On-street parking does not detract from the overall quality of the site.

Criteria	Assessment
Good	The site has a mixture of modern, good quality employment premises and some older accommodation which is in good condition. It is clean and tidy. There is street lighting. There are services and facilities within/ adjoining the site. On-street parking does not detract from the overall quality of the site.
Average	The site has a mixture of modern good quality employment premises and older poorer quality employment stock. Generally the site is clean and tidy. There is some street lighting. There are some services and facilities within the site/ adjoining/ within close proximity. There is limited on-street parking/ the level of on-street parking does not detract from the overall quality of the site.
Poor	The site predominantly has older accommodation which is in a varied condition. Parts of the site are not clean and tidy. There is limited street lighting. There is limited services and facilities within close proximity of the site. The level of on-street parking detracts somewhat from the overall quality of the site.
Very Poor	The site has poor quality employment premises. It is not clean and tidy. There is no street lighting. There are no services and facilities. There is on-street parking which detracts from the quality of the site.

Criteria	Assessment
Occupier profile	Description
Vacant units	Numerical
Business/ occupier profile	Description
Prominence	Prominence Scoring
Excellent	The site is located on a key road (e.g. Motorway or key strategic road i.e. into town/ city centre) with direct access. Therefore, visible and accessible to those passing.
Very good	The site is visible from a key road and therefore visible to those passing.
Good	The site is visible from an A road. Or located off A road and there is signage to the site from A road.
Average	The site is visible from a B road. Or located off B road and there is signage from B road to the site.
Poor	The site is visible from local road but there is signage to the site.
Very Poor	The site is not visible from local road. There is no signage to the site.

Criteria	Assessment
Parking	Parking Scoring
Excellent	All units have their own dedicated parking provision and there is no overspill parking within the site.
Very good	All units have their own dedicated parking provision but there is some (limited) overspill parking within the site.
Good	Most units have their own dedicated parking provision and there is some (limited) overspill parking within the site.
Average	Most units have their own dedicated parking provision/ all units have their own dedicated parking provision and there is some (average quantity) overspill parking within the site.
Poor	Number of units do not have dedicated parking provision and there is some overspill parking within the site.
Very Poor	Number of units do not have dedicated parking provision and there is much overspill parking within the site.
Servicing	Servicing Scoring

Criteria	Assessment
Excellent	There are a number of servicing facilities within the site (e.g. café/ business services/ convenience retail).
Very good	There are some servicing facilities within the site.
Good	There are servicing facilities adjoining the site.
Average	There are servicing facilities within close proximity to the site.
Poor	There are no servicing facilities within the site or within close proximity to the site.
Very Poor	There are no servicing facilities within the settlement.
Gradient of the Land	Gradient of the Land Scoring
Very good	The site is relatively flat.
Average	Areas of the site have been levelled to create flat areas of employment.
Poor	The site has steep topography and does not have areas of flat employment provision.
Shape of the Site	Shape of the Site Scoring

Criteria	Assessment
Good	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone site.
Average	The site has a regular shape. The site is accessed from a number of points of entry but functions as one standalone site.
Poor	The site does not have a regular shape. There are a number of separate areas with separate accesses. The site does not function as one standalone site but a number of separate employment locations.

External Environment

Criteria	Assessment
Proximity to Similar Uses	Proximity to Similar Uses Scoring
Excellent	There are other employment premises adjoining the site. The site is located within a spatial area where there are a number of sites offering a range of employment premises.

Criteria	Assessment
Very good	There are other employment premises within relative close proximity of the site. The site is located within a spatial area where there are a number of sites offering a range of employment premises.
Good	There are other employment premises within the neighbouring settlement. The site is located within a spatial area where there are a number of sites offering a range of employment premises.
Average	There are other employment premises within the neighbouring settlement. The site is located within a spatial area where there are a number of sites but these offer the same type of employment premises.
Poor	There are no employment premises within the neighbouring settlement. The site is however located within a spatial area where there are a number of sites offering employment accommodation.
Very Poor	There are no other employment premises within the neighbouring settlement. The site is located within a spatial area where there is no other type of employment accommodation.
Adjoining Uses	Adjoining Uses Scoring

Criteria	Assessment
Excellent	Adjoining uses are complementary to the site and offer the opportunity for spin-off/ agglomeration benefits.
Very good	Adjoining uses are complementary to the site. No opportunity for spin-off/ agglomeration.
Good	Adjoining uses are generally complementary to the site/ limited consideration required. Opportunity for some spin-off/ agglomeration.
Average	Adjoining uses are generally complementary to the site/ limited consideration required. No opportunity for some spin-off/ agglomeration.
Poor	Adjoining uses are generally not complementary to the site. Adjoining uses however do not interfere with the operation of the site.
Very Poor	Adjoining uses are not complementary with the site. Adjoining uses interfere with the operation of the site.
Availability and Speed of Broadband	Availability and Speed of Broadband Scoring
Proximity to Services incl. Convenience Retail	Proximity to Services incl. Convenience Retail Scoring

Criteria	Assessment
Excellent	There are services including convenience retail within the site.
Very good	There are services within the site (excluding convenience retail). Convenience retail adjoins the site.
Good	There are services (including convenience retail) adjoining the site.
Average	There are services (including convenience retail) within relative close proximity of the site.
Poor	There are services (not including convenience retail) within relative close proximity of the site.
Very Poor	There are no services within relative close proximity of the site.

Local Opportunities

Criteria	Assessment
Market Performance and Perception	Market thoughts? Availability of premises? Are there any premises available?
Development Activity and Interest	Have there been any planning permissions or development over the Plan period or is any proposed? Have any Candidate Sites been promoted for development?
Planned Infrastructure	Are there any known planned infrastructure improvements?
Redevelopment Opportunities?	Whether or not there have been any Candidate Sites promoted? Whether there are any other redevelopment opportunities? and Whether or not they've been promoted for development?

Constraints

Criteria	Assessment
Greenfield/ Brownfield	Greenfield/ Brownfield Scoring
Very good	The entirety of the site (including any development opportunities) are brownfield.
Good	The majority of the development opportunities within the site are brownfield.

Criteria	Assessment
Average	There are a mix of greenfield and brownfield development opportunities in the site.
Poor	All development opportunities within the site are greenfield.
Very Poor	The entirety of the site (including any development opportunities) are greenfield.
Proximity to Residential Accommodation	Proximity to Residential Accommodation Scoring
Excellent	No residential accommodation adjoins the site/ is within close proximity of the site.
Very good	Some residential accommodation is within close proximity of the site but this does not limit development opportunities/ inhibit operations within the site.
Good	Some residential accommodation adjoins the site but this does not limit development opportunities/ inhibit operations within the site.
Average	The site is adjacent to an existing residential allocation in the current LDP. Consideration will need to be given to the proximity of the site when approving any planning application. Consideration will be given to the proximity of the site, therefore residential development will not limit development opportunities/ inhibit operations within the site.

Criteria	Assessment
Poor	Residential accommodation adjoins the site and could limit development opportunities/ inhibit operations within the site.
Very Poor	There is residential accommodation within the site.
Highways	Commentary
Fundamental Constraints	Fundamental Constraints Scoring
Excellent	There are no fundamental constraints within the site or within close proximity of the site.
Very good	There are fundamental constraints within close proximity of the site. These would not limit or inhibit operations or development opportunities within the site.
Good	There are fundamental constraints within the site. These would not limit or inhibit operations or development opportunities within the site.
Average	There are fundamental constraints within close proximity of the site which consideration would need to be given too.
Poor	There are fundamental constraints on some of the development opportunities within the site.

Criteria	Assessment
Very Poor	All development opportunities within the site are limited by fundamental constraints.
Proximity to Other Known Environmental Constraints	Biodiversity comments on Candidate Sites
Would Development exacerbate existing environmental problems?	Is the site located within an AQMA? Is the site located within a noise sensitive area? Proximity to noise sensitive uses. Is the site located within dark skies area? Are there any existing environmental problems within the site?
Excellent	The site is not located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development within the site would not exacerbate existing environmental problems.
Very good	The site is located within relatively close proximity to an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. But development within the site would not exacerbate existing environmental problems.
Good	The site is adjacent to a AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. But development within the site would not exacerbate existing environmental problems.

Criteria	Assessment
Average	The site is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Further work is required to understand the extent to which these area a constraint to development.
Poor	The site is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development would need to be carefully designed to not exacerbate existing environmental problems. It would however likely constrain development opportunities.
Very Poor	The site is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development within the site would exacerbate existing environmental problems.
Flood Risk	Extent of the site (and any development opportunities) in relation to Flood Zone 2 and 3
Excellent	None of the site, including no development opportunities, are located within Flood Zone 2 or 3.
Very good	Only small parts of the site (not including development opportunities) are located within Flood Zone 2. Remainder of the site is not subject to flood risk.

Criteria	Assessment
Good	Only small parts of the site (not including development opportunities) are located within Flood Zone 3. Remainder of the site is not subject to flood risk.
Average	Parts of the site (including parts of development opportunities) are located within flood zone 2. Remainder of the site is not subject to flood risk.
Poor	All of the site (including all development opportunities) are located within flood zone 2. OR parts of the development opportunities are located within flood zone 3 and remainder of the site is not subject to flood risk.
Very Poor	All of the site (including all development opportunities) are located within flood zone 3.
Landscape Sensitivity	Proximity to SLA.
Excellent	The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Very good	The site is not located within an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Good	

Criteria	Assessment
Average	The site is located within/ adjacent to an SLA. Further work is required to understand the extent to which development would cause adverse impacts on the features and characteristics for which the SLA has been designated.
Poor	The site is located within/ adjacent to an SLA. Work has identified that development would cause some impact on the features and characteristics for which the SLA has been designated.
Very Poor	The site is located within/ adjacent to an SLA. Development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Tree Protection Order	Tree Protection Order Scoring
Excellent	There are no TPOs within/ adjoining the site.
Very good	There are no TPOs within the site.
Good	There are no TPOs on development opportunities within the site.
Average	There are TPOs within/ on development opportunities in the site. These do not cover the entirety of development opportunities.

Criteria	Assessment
Poor	TPOs cover the majority of development opportunities within the site.
Very Poor	TPOs cover the entirety of development opportunities within the site.
Topography	Topography of the site as a whole and development opportunities within the site.
Water Quality	Welsh Water commentary
Impact on Agricultural Land	Impact on Agricultural Land Scoring
Excellent	The entirety of the site (including all development opportunities) are within urban/ non-agricultural agricultural land classification.
Very good	The entirety of the site (including all development opportunities) are located within Grade 3b, 4, 5 or other classifications.
Good	All development opportunities within the site are located within Grade 4, 5 or other classifications. The remainder of the site is within higher classifications.
Average	All development opportunities within the site are Grade 1, 2 and 3a but there is an overriding need for development and they are all previously developed.

Criteria	Assessment
Poor	All development opportunities within the site are Grade 1, 2 and 3a. There is an overriding need for development but the site is not previously developed. Further investigation is therefore required to understand whether land in lower grades is available (including whether it is recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations).
Very Poor	The entirety of the site (including all development opportunities) is within Class 1 Agricultural Land. OR All development opportunities within the site are Grade 2 and 3a but there is no overriding need for development.
Quiet Area	Quiet Area Scoring
Excellent	The site is not within a quiet area.
Very good	The site is not adjacent to a quiet area.
Good	The site is adjacent to a quiet area.
Average	The site is within a quiet area but there are no development opportunities within the site.
Poor	Development opportunities are adjacent to quiet area designations.

Criteria	Assessment
Very Poor	Development opportunities are within quiet area designation.
Contamination	Commentary with regards to contamination for the entirety of the site and development opportunities.
Economic supply side benefits	Commentary with regards to potential benefits from clustering, technological progress or innovation.
Social supply side benefits	Commentary with regards to jobs and physical regeneration in disadvantaged areas.
Environmental benefits	Commentary with regards to environmental benefits from supporting low-carbon industries, and more widely from spatial strategies that reduce travel by car.

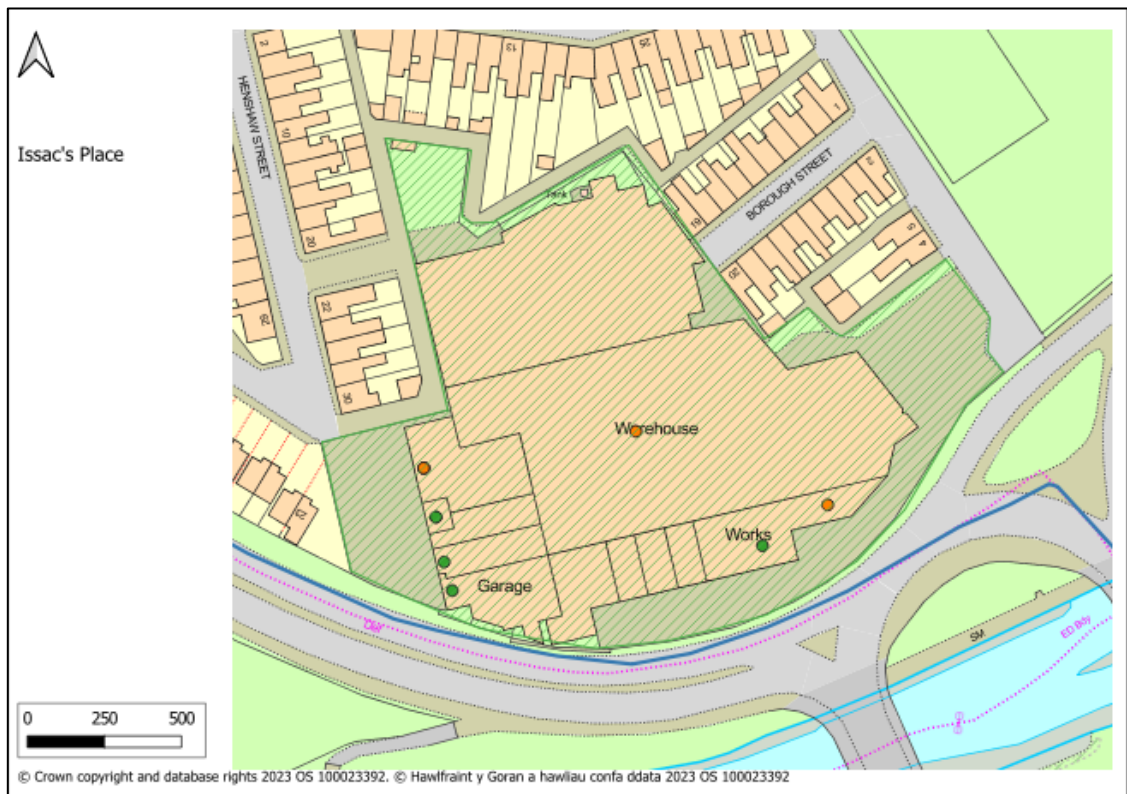
Constraints

Criteria	Assessment
Viability	Has any viability information been provided? Are all units occupied? General commentary on viability
Ownership	Description of ownership

Criteria	Assessment
Has the site been promoted for development?	Have any areas been promoted for development?
Site identified/ likely to be identified for a specific user or specific end use?	Description
Site suitable for bad neighbour uses?	Is the site considered to be suitable for bad neighbour uses?
Potential expansion opportunities?	Are there any potential expansion opportunities? Have these been promoted for development?
Pressure for other forms of development?	Is there any known pressure for other forms of development?

Issacs Place, Aberavon Cluster Site

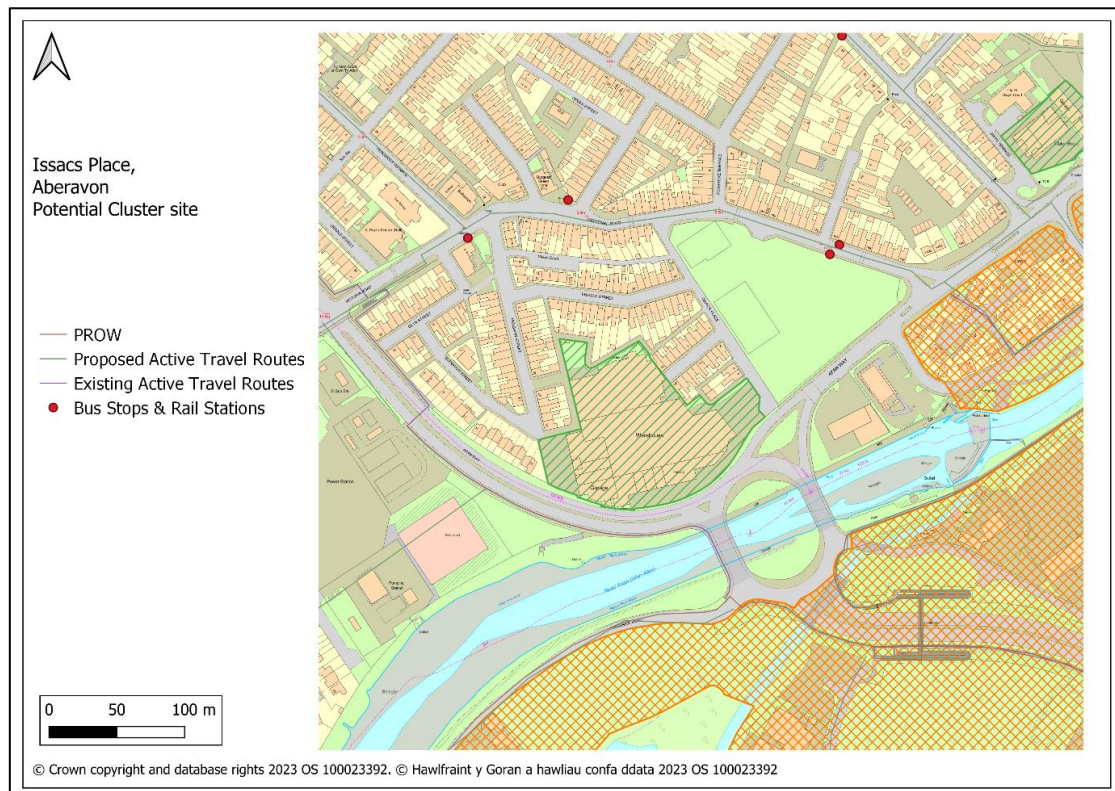
Figure 1: Isaacs Place, Aberavon



Site Detail	Information
Site Name	Issacs Place, Aberavon
Description	<p>Located on the edge of the A4241. The site is across the road and river from the Harbourside Strategic Regeneration Area allocated in the current LDP. The surrounding area is mixed and includes residential, retail, and employment uses. Planning permission has recently been granted to develop an Aldi and Startbucks Drive Thru on the adjoining site.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Aberavon
Site Typology	Potential Cluster site
Site area (Ha)	1.2

Accessibility

Figure 2: Accessibility



Mode	Provision
Road Access	<p>Whilst the site is adjacent to Afan Way, access to the site is obtained via Henshaw Street or Isacc's Place – both via Victoria Road.</p> <p>The site therefore has good average access as it directly feeds onto a B Road which is within relatively close proximity of A Road.</p>
Public Transport Access	<p>There are bus stops located along Victoria Road and Ysguthan Road that are approximately 105m away from the site.</p> <p>These services offer services every 10 to 20 minutes through the day.</p> <p>The site also benefits from good access to Port Talbot train station, and retail centre.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There is good pedestrian and cycle access to the site from Port Talbot and Aberavon.</p> <p>There is one existing travel route near the site.</p> <p>There are pavements near to the entrance of the site.</p> <p>The site therefore has good pedestrian/ cycle access.</p>
Sequential Location	The site is near Harborside Employment Area and Port Talbot Town Centre.
Accessibility Summary	The site benefits from relatively good pedestiran and cycle access and has good road and public transport accessibility.

Internal Environment:

Figure 3: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B8, SG and B2 properties.

Criteria	Analysis
Number of Commercial Premises	There are 18 employment premises within the potential cluster.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm</p> <p>100-249sqm: 44%</p> <p>250-749sqm: 33%</p> <p>750-999sqm:</p> <p>1,000+sqm: 22%</p>
Density	0.94 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class:</p> <p>B1 Use Class:</p> <p>B2 Use Class:16%</p> <p>B8 Use Class: 50%</p> <p>D1 Use Class:</p> <p>D2 Use Class:</p> <p>Sui Generis: 22%</p> <p>Vacant: 11%</p>
Building Quality and Condition	Range of building premises – some refurbished and well-maintained and others older and more dated. Secondary/tertiary stock.
Quality of the cluster	<p>The site has a range of employment premises – some refurbished and well-maintained and others older and more dated.</p> <p>Parts of the site are not clean and tidy.</p> <p>There are services within close proximity of the site.</p> <p>There is street lighting adjacent to the site.</p>

Criteria	Analysis
	There is some on-street parking. There is also some shared parking. This detracts from the quality of the site.
Occupier Profile	Local businesses
Vacant Units	1 unit (11%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	Mix of uses on site including domestic (e.g. furniture and appliance stores), car garages and industrial.
Prominence	The site is visible from the A4241. The site is however accessed from a series of smaller residential roads.
Parking	Number of units do not have dedicated parking provision and there is some overspill parking within the site.
Servicing	There are no servicing facilities within the site. There are services within relatively close proximity of the site.
Gradient of Land	The site is relatively flat.
Shape of Cluster	The site has a regular shape. The site is accessed from a number of points of entry but functions as one standalone employment area.
Internal Environment Summary	Whilst the site is in a good location and prominent, the quality of the site could be improved.

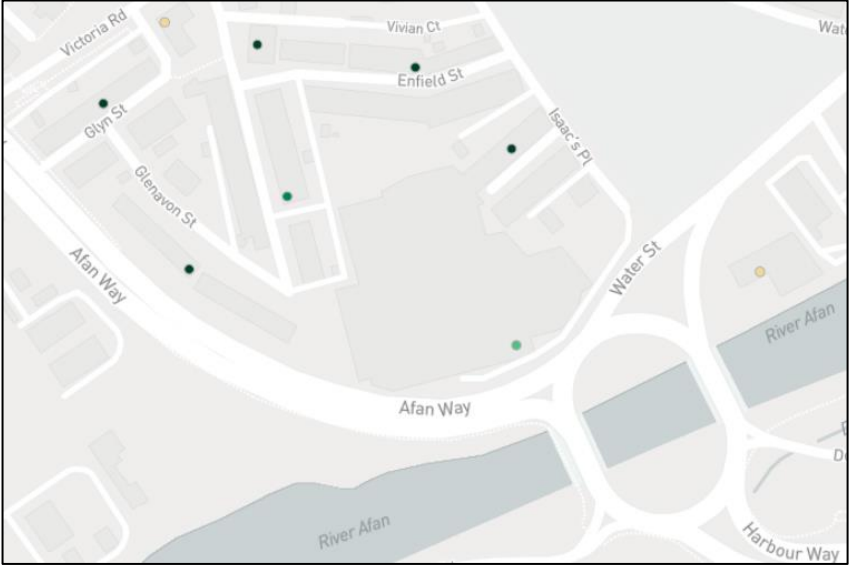
External Environment:

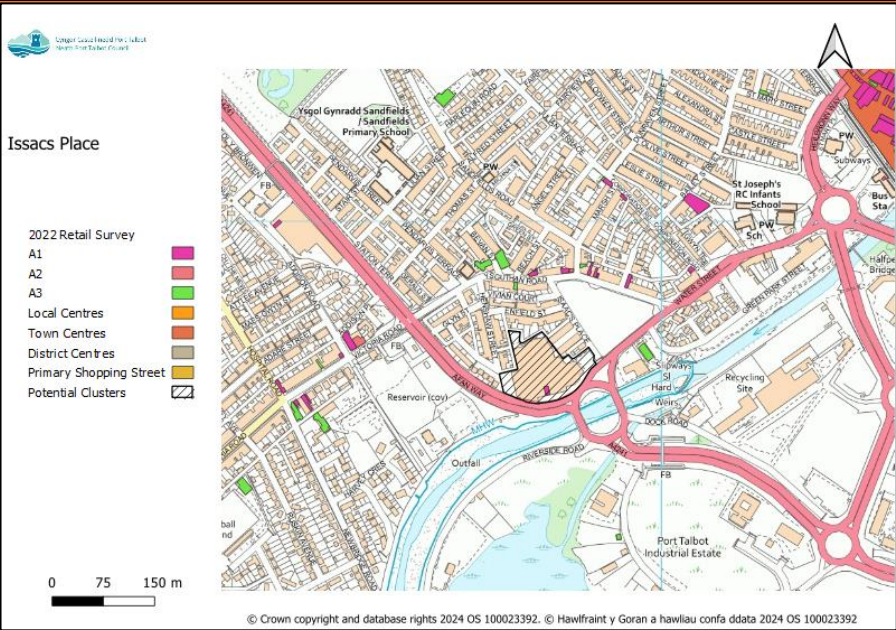
Figure 4: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Port Talbot spatial area where there are a number of employment areas, each providing a different offer.</p> <p>There are other employment premises within relative close proximity of the site.</p> <p>The site is on the other side of the road and river from the Harbourside Strategic Regeneration area allocated in the current LDP.</p> <p>The site is also within close proximity of the Port.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>Adjoining uses are mixed and include residential and the A4241.</p> <p>The proximity of residential accommodation (particularly given that it is only possible to access the site via narrow residential</p>

Criteria	Assessment
	<p>roads) is not complementary with the site. Adjoining uses have the potential to interfere with the operation of the site.</p> <p>There are no opportunities for spin off benefits.</p> <p>The site therefore has very poor adjoining uses.</p>
<p>Availability and Speed of Broadband</p>	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
<p>Proximity to Services (incl. convenience retail)</p>	<p>There are services (including convenience retail) within relatively close proximity of the site.</p>

Criteria	Assessment
	 <p>The map displays the Issacs Place area, highlighting retail survey results from 2022. The legend indicates various retail categories: A1 (pink), A2 (red), A3 (green), Local Centres (orange), Town Centres (light orange), District Centres (yellow), Primary Shopping Street (dark orange), and Potential Clusters (hatched). The map also shows surrounding features like Yegol Gynradd Sandfields Primary School, St Joseph's RC Infants School, and the Port Talbot Industrial Estate. A scale bar indicates 0, 75, and 150 meters.</p>
External Environment Conclusion	<p>The site is well located to other employment uses, however the site is constrained by the fact that it is surrounded by residential properties.</p>

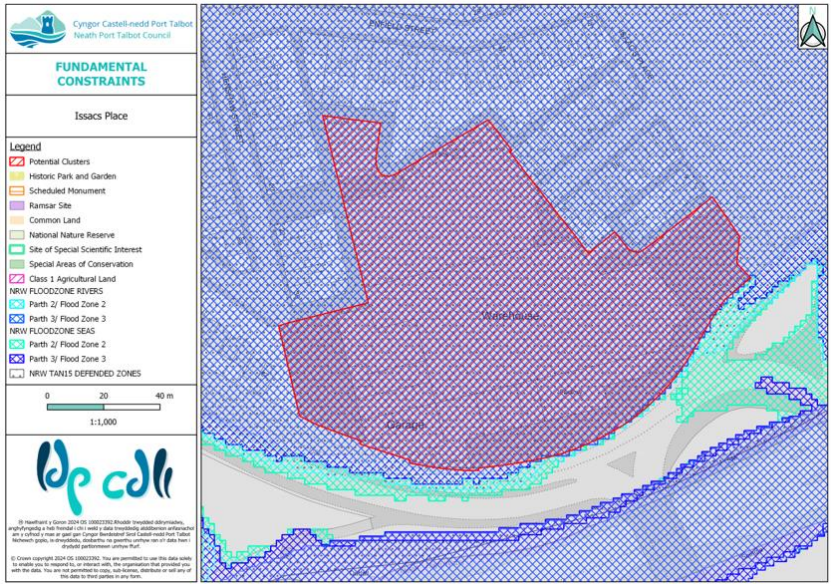
Local Opportunities:


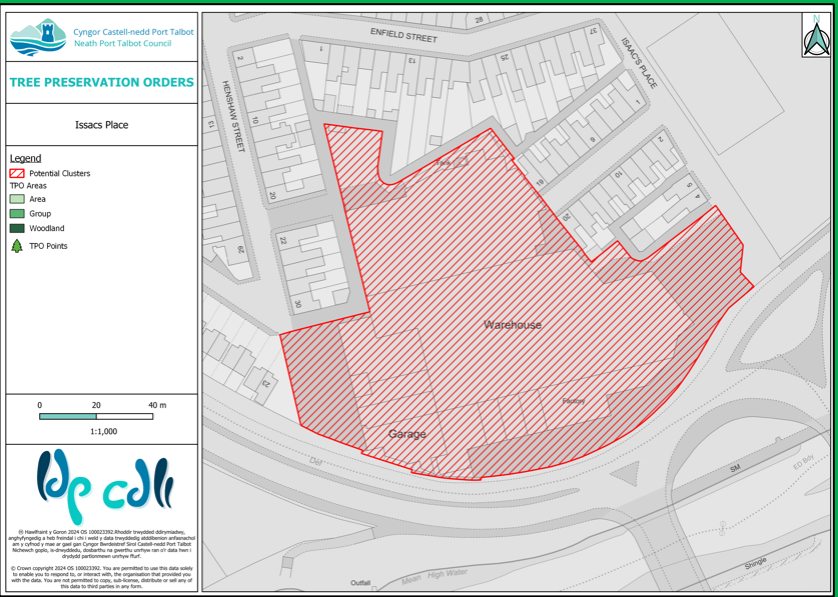
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>There have been a few planning applications on the site.</p> <p>There are a number of vacant units.</p>
Development Activity and Interest	<p>There have been few planning applications on site. One was received in 2004 for unit 6 to have a change of use.</p> <p>No areas within the site have been promoted as Candidate Sites.</p>
Planned Infrastructure	<p>There are no known planned infrastructure improvements.</p>

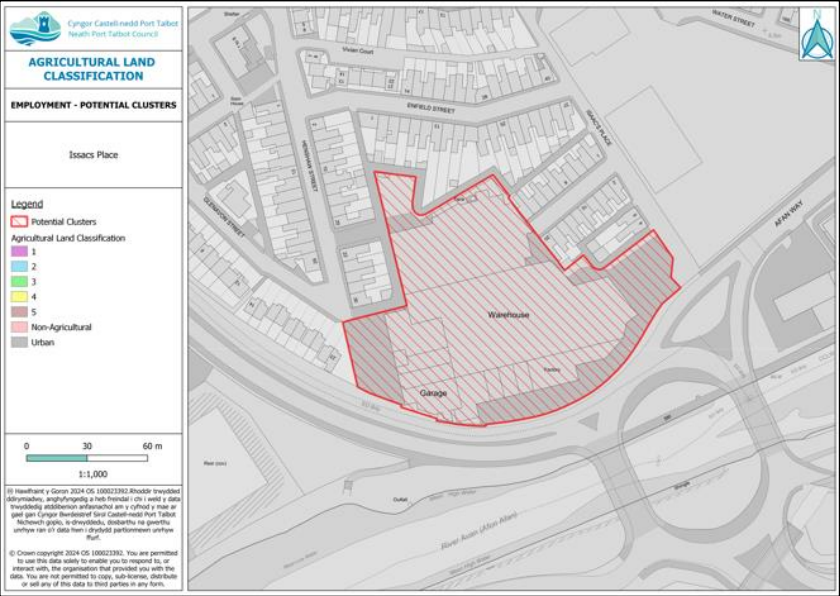
Criteria	Analysis
Redevelopment Opportunities?	<p>There are no redevelopment opportunities within the area.</p> <p>There could be potential to redevelop parts of/ the entirety of the site, it has however not been promoted as a Candidate Site.</p>
Local Opportunities Summary	<p>Local opportunities within the site are unknown as no areas within the site have been promoted as Candidate Sites. Local perception of the site is also unknown as the area is not currently designated as an employment area, there have however been a few planning applications.</p> <p>There are currently a number of vacant units.</p>

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	<p>There are no development opportunities within the site.</p> <p>The entirety of the cluster is brownfield.</p>
Proximity to residential accommodation	<p>There is no residential accommodation within the site.</p> <p>There is residential accommodation to the west, north and east of the site.</p> <p>There are no development opportunities within the site area therefore the proximity of the residential accommodation does not impact upon the ability to develop within the site.</p>
Highways	<p>No information obtained as no Candidate Sites being promoted for development.</p>

Criteria	Assessment
Fundamental Constraints	 <p>Whilst the entirety of the site is located within Flood Zone 3, this is not a fundamental constraint as it is only a fundamental constraint where residential development is proposed. Consideration would however need to be given to Flooding.</p>
Proximity to other known environmental concerns	No information obtained as no Candidate Sites being promoted for development.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	The site is not located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses.

Criteria	Assessment
Flood risk	 <p>All of the site is located within Flood Zone 3.</p>
Landscape Sensitivity	<p>The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.</p>
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site</p>
Quiet Area	<p>The site is not located within a quiet area.</p>
Topography	<p>The site is flat.</p>

Criteria	Assessment
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The site is urban ALC.</p> 
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	Flooding constraints limit development options.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate site has been promoted for development within the site, so no viability information has been attained.</p> <p>Half of the units within the employment area are currently vacant. Further information would therefore be required in order to ascertain the viability of the employment area.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No.
Potential expansion opportunities?	<p>Due to the location of the site, there are no expansion opportunities available.</p> <p>There could be potential for a complete redevelopment of the site, however this would require capital investment.</p>
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	The site is partially occupied. More information is therefore needed in order to understand the viability of the employment area.

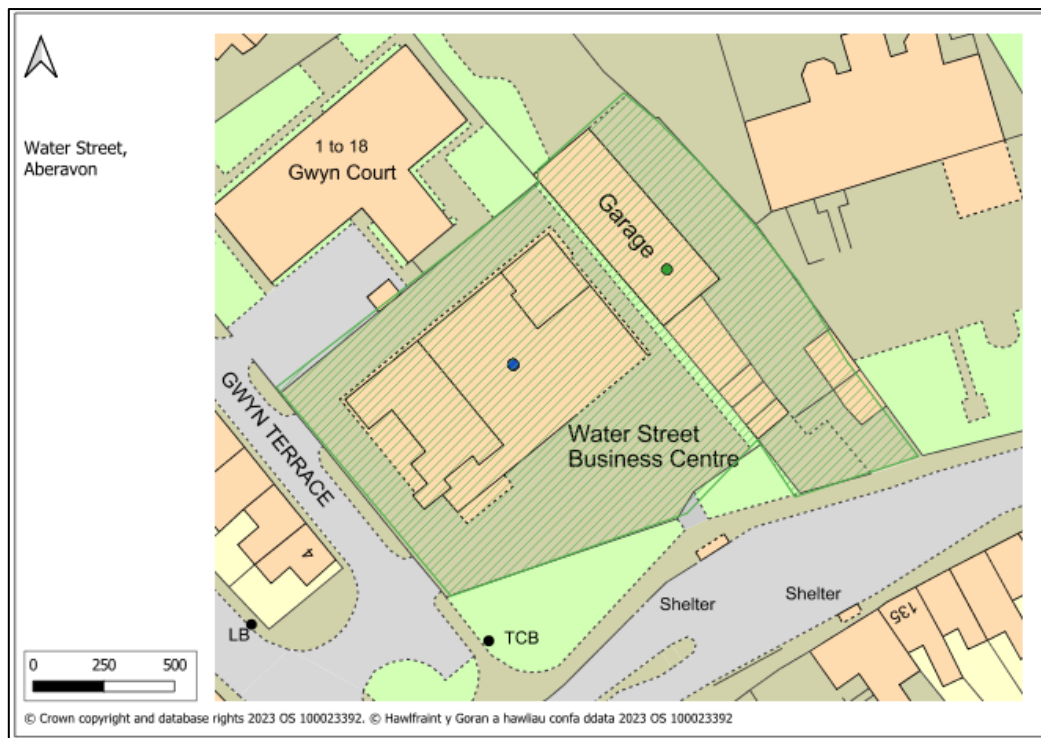
Criteria	Assessment
	No areas of the site have been promoted for development and there are no expansion opportunities. There could be potential for complete redevelopment of the site however this would require capital investment.

Conclusion:

Criteria	Assessment
Recommendation	<p>The site is not suitable for inclusion as a designated employment site in the RLDP.</p> <p>Whilst the site is well located close to other employment areas and Port Talbot town centre, it is only partially occupied. The accommodation is older.</p> <p>The site is located entirely within Flood Zone 3, so flooding is a constraint to development.</p>

Water Street, Aberavon Cluster Site

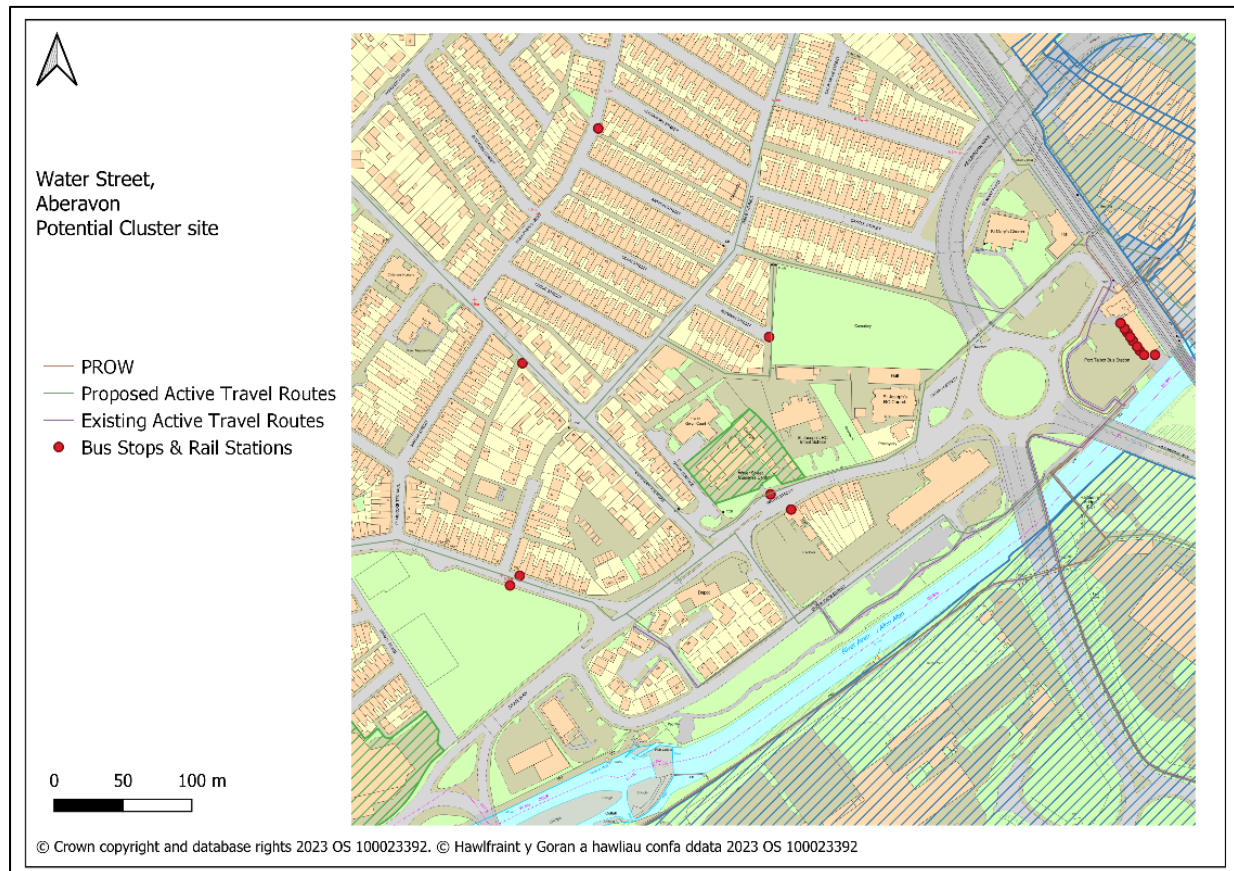
Figure 5: Water Street, Aberavon



Site Detail	Information
Site Name	Water Street, Aberavon
Description	<p>The site is with the settlement limits, adjacent to St Joesph's Catholic Infant School and Church and residential areas.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Aberavon
Site Typology	Potential Cluster site
Site area (Ha)	0.4

Accessibility

Figure 6: Accessibility



Mode	Provision
Road Access	<p>The site is located on Water Street, approximately 160m away from the A48.</p> <p>The site therefore directly feeds onto a B Road which is within relatively close proximity of A Road.</p>
Public Transport Access	<p>The nearest bus stop is adjacent to the business centre, which offers services every hour.</p> <p>The site is also approximately 300m away from Port Talbot train station.</p> <p>The site therefore has very good public transport access (</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There is a proposed active travel route running alongside Water Street.</p> <p>There are footpaths to the site. Overall the site feels accessible via bike / on foot.</p> <p>The site therefore benefits from good pedestrian and cycle access</p>
Sequential Location	<p>The site is within 300m of Port Talbot Town Centre and is close to Harborside Employment Area. The site is located within the urban area.</p>
Accessibility Summary	<p>The site benefits from relatively good pedestrian and cycle access and has good road and public transport accessibility.</p>

Internal Environment:

Figure 7: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B1, SG, A2 and D2 properties.
Number of Commercial Premises	There are 59 employment premises within the potential cluster.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm 96%</p> <p>100-249sqm: 1%</p> <p>250-749sqm: 1%</p> <p>750-999sqm:</p> <p>1,000+sqm:</p>
Density	0.4 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 1%</p> <p>B1 Use Class: 67%</p> <p>B2 Use Class:</p> <p>B8 Use Class: 1%</p> <p>D1 Use Class: 8%</p> <p>D2 Use Class: 3%</p> <p>Sui Generis: 10%</p> <p>Vacant: 6%</p>
Building Quality and Condition	<p>NPTC part-funded external improvements in 2022 to improve the external appearance of the Water Street Business Centre, former Port Talbot Health Centre in order to enhance the character of this part of Aberavon as well as the surrounding area of Port Talbot.</p> <p>On the whole the site provides secondary quality employment premises.</p>

Criteria	Analysis
Quality of the Cluster area	<p>The site predominantly has older accommodation which is in a varied condition. Some of the employment premises have been/ will benefit from external refurbishment.</p> <p>The site is generally clean and tidy although there are parts that could benefit from improvement.</p> <p>There is street lighting adjacent to the site.</p> <p>The site is 300m away from Port Talbot town centre.</p> <p>There are therefore services (including convenience retail) within relatively close proximity of the site.</p>
Occupier Profile	There are a mix of small start up and small local business occupying the site.
Vacant Units	4 units (6%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	There are mainly offices on site hosting beauty and sports therapy services, training facilities, financial services and a car garage.
Prominence	The site is visible from local road and there is signage to the site.
Parking	Most units have their own dedicated parking provision/ all units have their own dedicated parking provision/ shared parking provision.
Servicing	There are servicing facilities within close proximity to the site.
Gradient of Land	The site is relatively flat.

Criteria	Analysis
Shape of Cluster	The site operates as two separate sites: the business centre and the car garage. There are separate access points for both parts.
Internal Environment Summary	The site is formed of two elements; the business centre and the garage. The site is generally clean and tidy. The site provides a number of smaller office type premises for start-up/ small businesses.

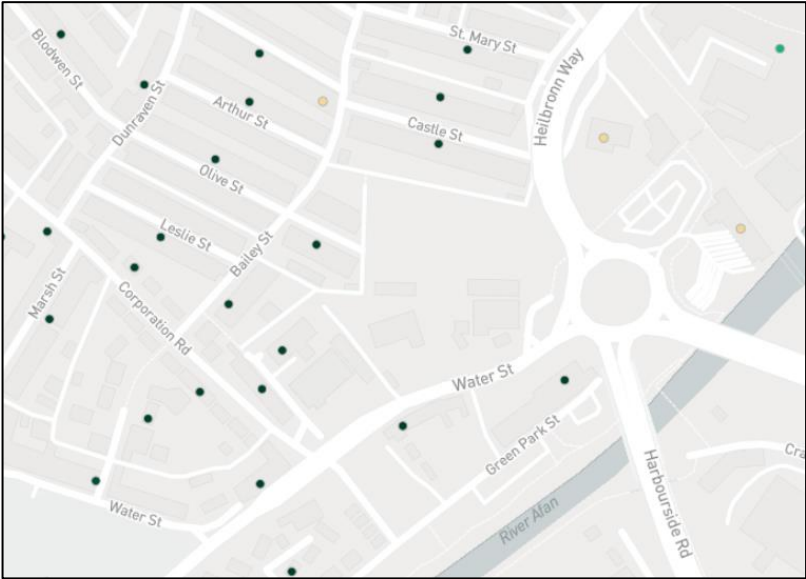
External Environment:

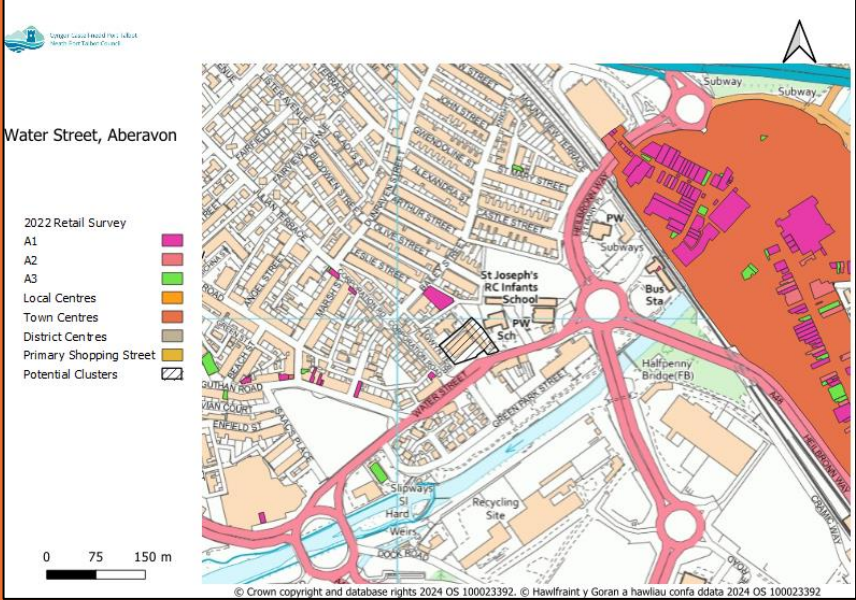
Figure 8: External Environment



Source 2: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Port Talbot spatial area where there are a number of employment areas, each providing a different offer.</p> <p>The site is located on the other side of the road from the Harbourside Strategic Regeneration Area as allocated in the current LDP.</p>

Criteria	Assessment
	<p>The site is within close proximity to the Port and Port Talbot town centre.</p> <p>The site therefore benefits from very good access to similar uses.</p>
Adjoining Uses	<p>The site is located within a mixed use area. Within the immediate surroundings there is residential, primary school, church, hotel and employment facilities.</p> <p>Adjoining uses are complementary to the scale and type of provision. However, there are no real opportunities for spin-off benefits.</p> <p>Overall therefore the site benefits from very good adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 

Criteria	Assessment
Proximity to Services (incl. convenience retail)	<p>The site is 300m away from Port Talbot town centre.</p> <p>There are therefore services (including convenience retail) within relatively close proximity of the site.</p> 
External Environment Conclusion	<p>The site has a good external environment and is close to other facilities and services. Adjoining uses are complementary.</p>

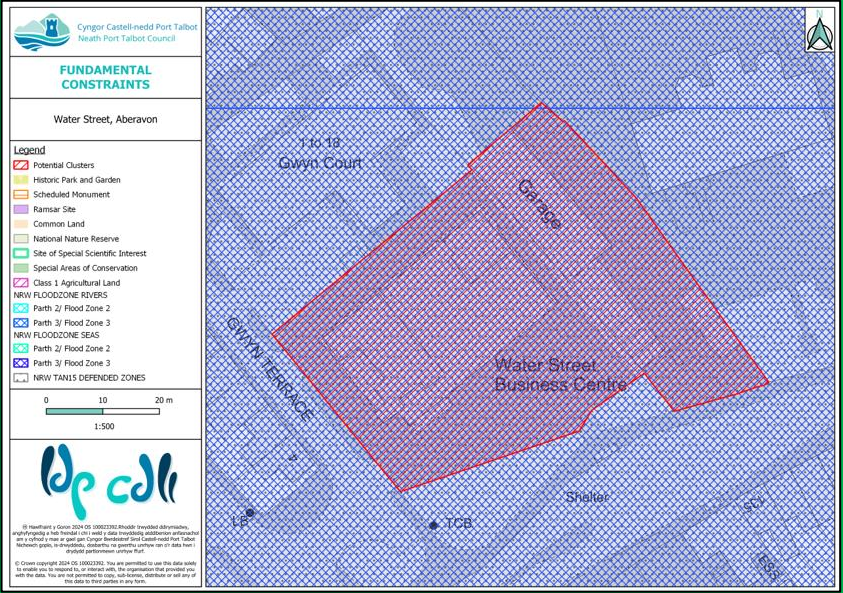
Local Opportunities:

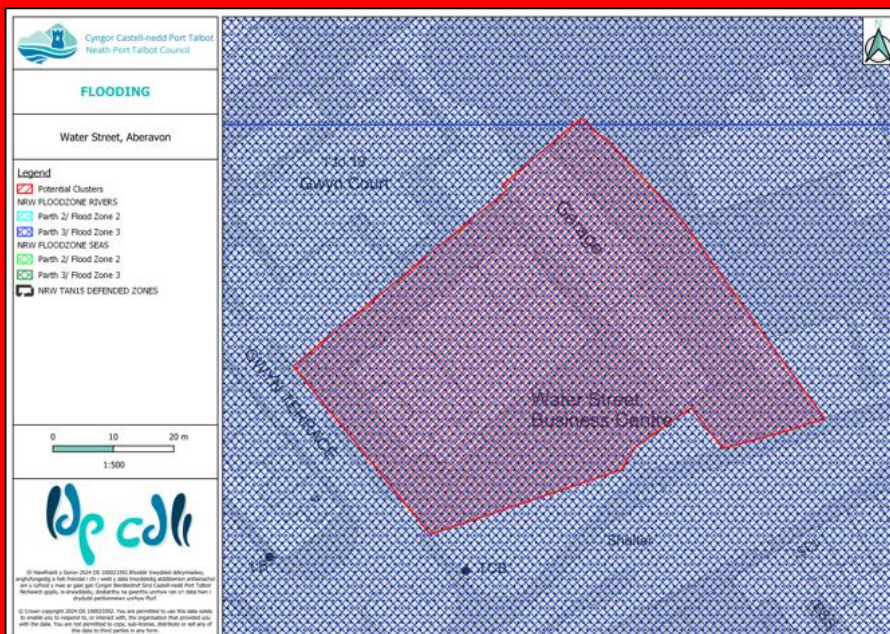
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>Planning permission has been granted for changes of use from D2 to B1 uses.</p> <p>There are some vacant units.</p>

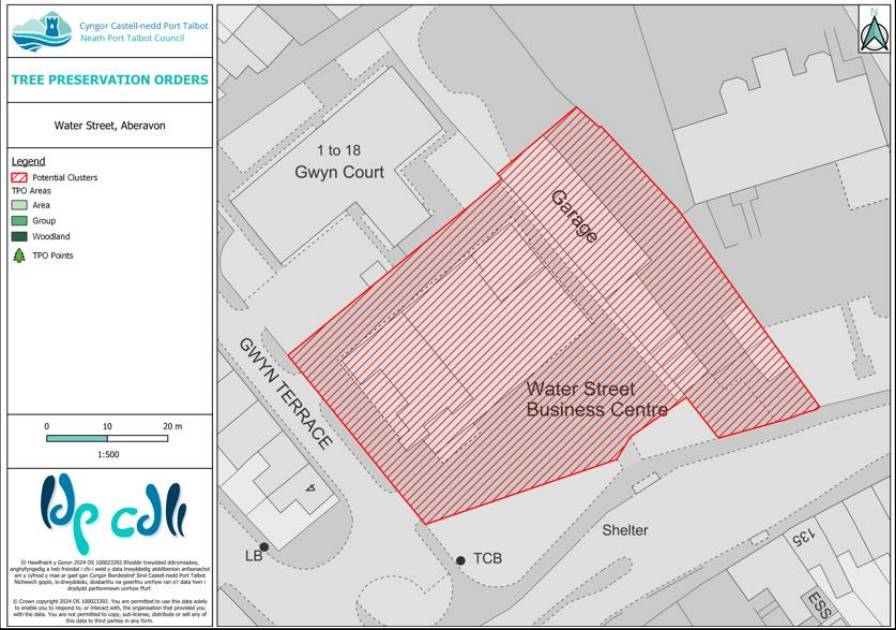
Criteria	Analysis
Development Activity and Interest	<p>There have been a number of change of use applications on the site over the years, mainly changing the use between B1 offices and healthcare D2 uses.</p> <p>There have been no planning applications on the garage site.</p> <p>No Candidate Sites have been promoted for development within the site.</p>
Planned Infrastructure	There is no known planned infrastructure improvements.
Redevelopment Opportunities?	There may be opportunities to redevelop the business centre and garage, however the site has not come forward as part of the Candidate Sites process.
Local Opportunities Summary	Local opportunities are currently unknown as the site has not been promoted as a Candidate Site. Market perception is also unknown as the site is not currently designated as an employment area. There has however been planning permissions granted for change of use. There are some vacant units.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The whole site is brownfield.
Proximity to residential accommodation	The site adjoins residential accommodation. This could limit future development options on the site.

Criteria	Assessment
Highways	No information obtained as no Candidate Sites being promoted for development.
Fundamental Constraints	 <p>Whilst the entirety of the site is located within Flood Zone 3, this is not a fundamental constraint as it is only a fundamental constraint where residential development is proposed. Consideration would however need to be given to Flooding.</p>
Proximity to other known environmental concerns	No information obtained as no Candidate Sites being promoted for development.
Would development exacerbate existing environmental problems?	<p>The site is not located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area.</p> <p>Development within the site would not exacerbate existing environmental problems.</p>

Criteria	Assessment
(e.g. air quality, noise, light etc.?)	
Flood risk	<p>All of the site is located within flood zone 3.</p>  <p>The map, titled 'FLOODING Water Street, Aberavon', shows the site area outlined in red. The site is situated between Gwynn Court to the north and the Water Street Business Centre to the south. The map is overlaid with a blue grid representing flood zones. A legend on the left identifies various flood zones: Flood Zone 1 (blue), Flood Zone 2 (green), Flood Zone 3 (red), Flood Zone 4 (yellow), Flood Zone 5 (orange), Flood Zone 6 (purple), Flood Zone 7 (brown), Flood Zone 8 (pink), Flood Zone 9 (grey), Flood Zone 10 (dark blue), Flood Zone 11 (dark green), Flood Zone 12 (dark red), Flood Zone 13 (dark orange), Flood Zone 14 (dark purple), Flood Zone 15 (dark brown), Flood Zone 16 (dark pink), Flood Zone 17 (dark grey), Flood Zone 18 (dark blue), Flood Zone 19 (dark green), Flood Zone 20 (dark red), Flood Zone 21 (dark orange), Flood Zone 22 (dark purple), Flood Zone 23 (dark brown), Flood Zone 24 (dark pink), Flood Zone 25 (dark grey), Flood Zone 26 (dark blue), Flood Zone 27 (dark green), Flood Zone 28 (dark red), Flood Zone 29 (dark orange), Flood Zone 30 (dark purple), Flood Zone 31 (dark brown), Flood Zone 32 (dark pink), Flood Zone 33 (dark grey), Flood Zone 34 (dark blue), Flood Zone 35 (dark green), Flood Zone 36 (dark red), Flood Zone 37 (dark orange), Flood Zone 38 (dark purple), Flood Zone 39 (dark brown), Flood Zone 40 (dark pink), Flood Zone 41 (dark grey), Flood Zone 42 (dark blue), Flood Zone 43 (dark green), Flood Zone 44 (dark red), Flood Zone 45 (dark orange), Flood Zone 46 (dark purple), Flood Zone 47 (dark brown), Flood Zone 48 (dark pink), Flood Zone 49 (dark grey), Flood Zone 50 (dark blue), Flood Zone 51 (dark green), Flood Zone 52 (dark red), Flood Zone 53 (dark orange), Flood Zone 54 (dark purple), Flood Zone 55 (dark brown), Flood Zone 56 (dark pink), Flood Zone 57 (dark grey), Flood Zone 58 (dark blue), Flood Zone 59 (dark green), Flood Zone 60 (dark red), Flood Zone 61 (dark orange), Flood Zone 62 (dark purple), Flood Zone 63 (dark brown), Flood Zone 64 (dark pink), Flood Zone 65 (dark grey), Flood Zone 66 (dark blue), Flood Zone 67 (dark green), Flood Zone 68 (dark red), Flood Zone 69 (dark orange), Flood Zone 70 (dark purple), Flood Zone 71 (dark brown), Flood Zone 72 (dark pink), Flood Zone 73 (dark grey), Flood Zone 74 (dark blue), Flood Zone 75 (dark green), Flood Zone 76 (dark red), Flood Zone 77 (dark orange), Flood Zone 78 (dark purple), Flood Zone 79 (dark brown), Flood Zone 80 (dark pink), Flood Zone 81 (dark grey), Flood Zone 82 (dark blue), Flood Zone 83 (dark green), Flood Zone 84 (dark red), Flood Zone 85 (dark orange), Flood Zone 86 (dark purple), Flood Zone 87 (dark brown), Flood Zone 88 (dark pink), Flood Zone 89 (dark grey), Flood Zone 90 (dark blue), Flood Zone 91 (dark green), Flood Zone 92 (dark red), Flood Zone 93 (dark orange), Flood Zone 94 (dark purple), Flood Zone 95 (dark brown), Flood Zone 96 (dark pink), Flood Zone 97 (dark grey), Flood Zone 98 (dark blue), Flood Zone 99 (dark green), Flood Zone 100 (dark red).</p>
Landscape Sensitivity	<p>The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>
Quiet Area	The site is not within a quiet area.
Topography	The site is relatively flat.
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	The site is urban ALC.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate site has been promoted for development within the site, so no viability information has been attained.</p> <p>The site is generally well occupied and therefore it is considered to be viably operating as an employment site.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No given surrounding uses.
Potential expansion opportunities?	<p>Due to the location of the site, there are no expansion opportunities available.</p> <p>There could be potential for a complete redevelopment of the site, however this would require capital investment.</p>
Pressure for other forms of development?	There is no known pressure for other forms of development.

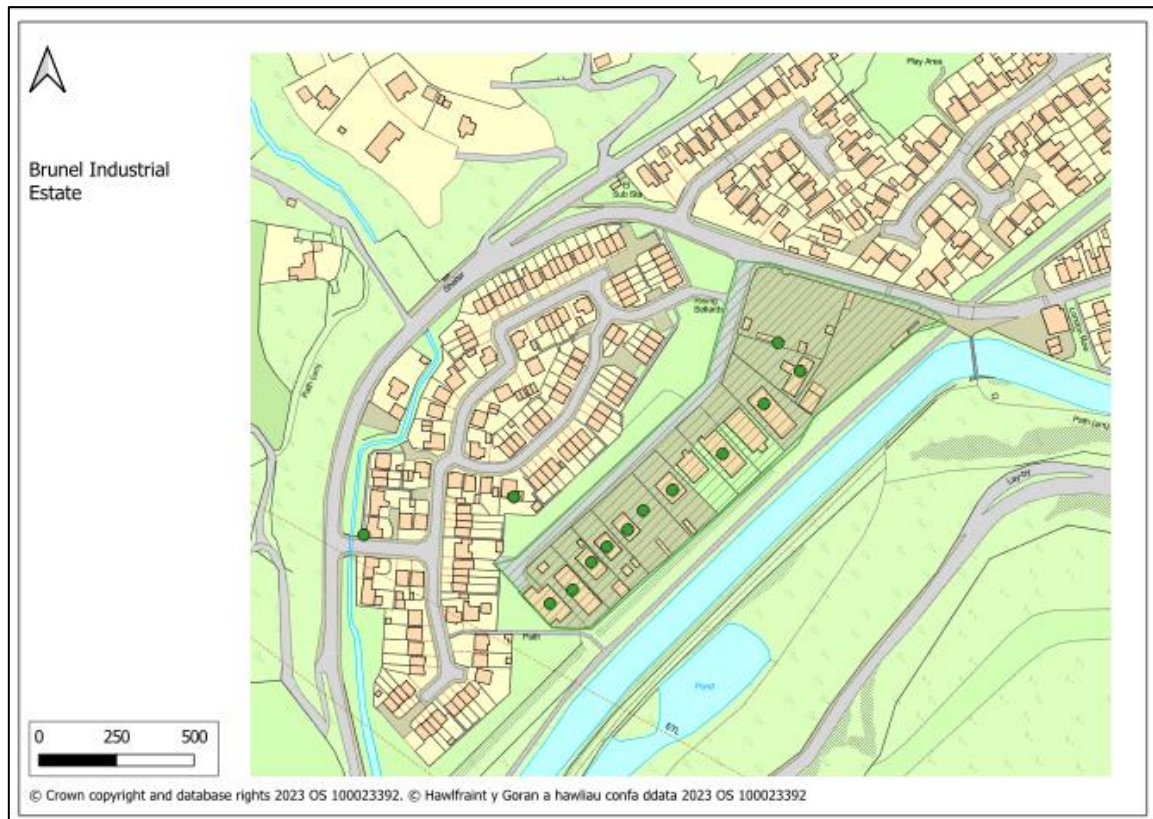
Criteria	Assessment
Availability and Deliverability Summary	<p>The site is generally well occupied and therefore it is considered to be viably operating as an employment site.</p> <p>No areas of the site have been promoted for development and there are no expansion opportunities. There could be potential for complete redevelopment of the site however this would require capital investment.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>The site is not suitable for inclusion as a designated employment site in the RLDP.</p> <p>Whilst the site is well located to other employment sites, and Port Talbot town centre, the potential of the site to develop, expand and renovate is limited. The site functions as two separate standalone areas. The site is located entirely within Flood Zone 3.</p>

Brunel Industrial Estate, Cwmavon Cluster Site

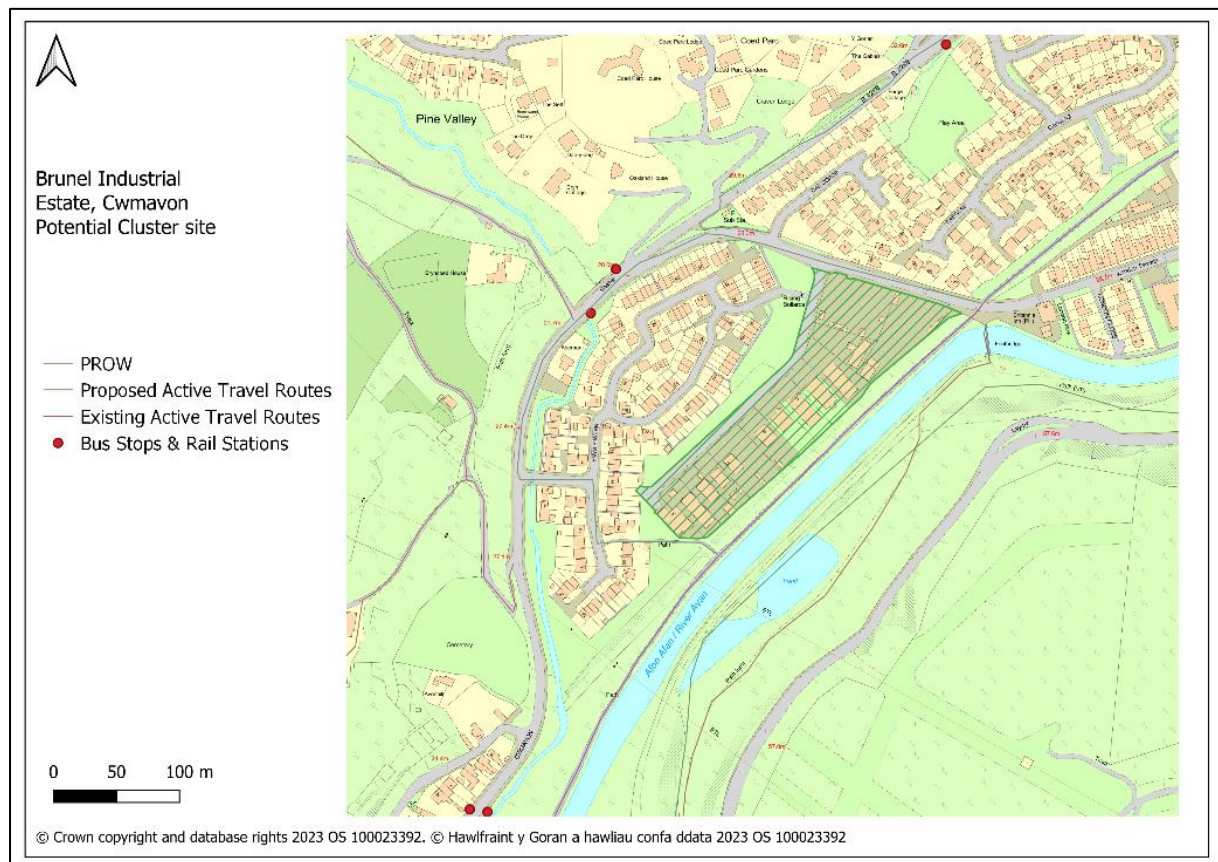
Figure 9: Brunel Industrial Estate, Cwmavon



Site Detail	Information
Site Name	Brunel Industrial Estate, Cwmavon
Description	<p>The site lies within the settlement limits of Cwmavon, to the rear of Ynys y Wern and adjacent to the river Afan.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Bryn and Cwmavon
Site Typology	Potential Cluster site
Site area (Ha)	1.6

Accessibility

Figure 10: Accessibility



Mode	Provision
Road Access	<p>The site is located off London Row, off the B4286.</p> <p>The site therefore feeds onto a B road which is in relatively close proximity to an A road.</p>
Public Transport Access	<p>Bus stop is near to the site, which offers services every couple of hours to Port Talbot and Glyncoirwg.</p> <p>The site therefore has average access to public transport.</p>
Pedestrian/ Cycle Access	<p>There is a pavement to the employment area.</p> <p>There is a parial pavement within the employment area, this is of varying quality.</p>

Mode	Provision
	<p>There are existing and proposed active travel linkages within close proximity of the site.</p> <p>The site therefore benefits from good overall accessibility.</p>
Sequential Location	The site is not a designated employment area in the current LDP. The site is in the urban area.
Accessibility Summary	Overall, the site has an average level of accessibility. The site benefits from good overall accessibility for pedestrians and cyclists and average road and public transport accessibility.

Internal Environment:

Figure 11: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B1, B2, B8 and SG properties.
Commercial Floorspace	It has not been possible to ascertain floorspace data for all units.

Criteria	Analysis
	<p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 0%</p> <p>100-249sqm: 75%</p> <p>250-749sqm: 16%</p> <p>750-999sqm: 0%</p> <p>1,000+sqm: 0%</p>
Density	0.25 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class:</p> <p>B1 Use Class: 15%</p> <p>B2 Use Class: 23%</p> <p>B8 Use Class: 23%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 23%</p> <p>Vacant: 15%</p>
Building Quality and Condition	<p>Teritary stock.</p> <p>Generally older more dated premises in need of refurbishment.</p>
Quality of the Cluster	<p>The site has poor quality employment premises.</p> <p>On the whole parts of the site are not clean and tidy.</p> <p>There is no street lighting.</p> <p>There is on-street parking which detracts from the quality of the site.</p>
Occupier Profile	Mainly local businesses
Vacant Units	2 units (15%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.

Criteria	Analysis
Business/ Occupier Profile	Mainly car repairs, or business related to construction / property maintenance.
Prominence	The site is visible from local road but there is no signage to the site.
Parking	The site has been designed to include parking within the individual units. There is some on-street parking. Parking layouts are not formalised and somewhat detract from the quality of the site.
Servicing	There are no servicing facilities within the site. There are therefore services (including convenience retail) within relatively close proximity of the site.
Gradient of Land	The site is relatively flat.
Shape of Cluster	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone site.
Internal Environment Summary	Whilst well occupied. The premises are older and are in need of refurbishment. Generally, the employment area is of a poor internal quality.

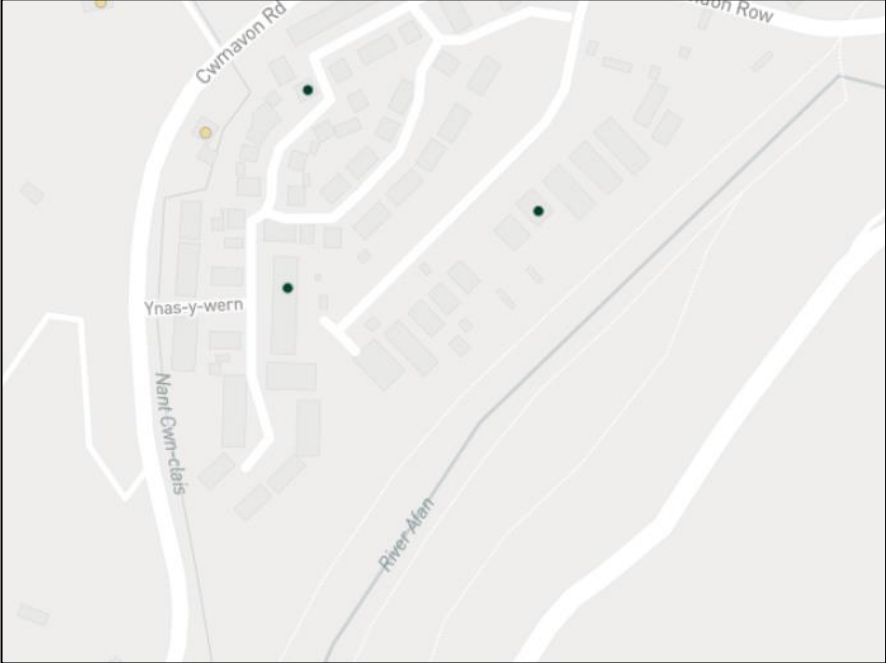
External Environment:

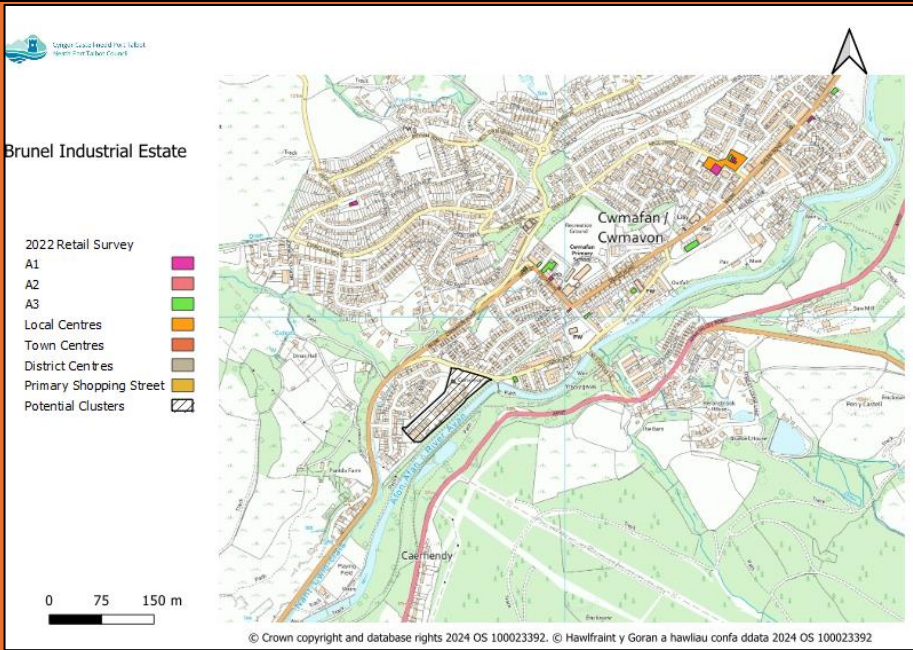
Figure 12: External Environment



Source 2: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Port Talbot spatial area where there are a number of employment areas, each providing a different offer.</p> <p>There are no employment facilities adjoining the site or within the wider area.</p> <p>The site therefore has poor proximity to similar uses.</p>
Adjoining Uses	<p>The site is located within a largely residential area.</p> <p>Whilst this is not necessarily complementary, it does not interfere with the operation of the site.</p> <p>There are no real opportunities for spin-off benefits.</p> <p>Overall therefore the site has poor adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of</p>

Criteria	Assessment
	<p>January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>The site is approximately 900m away from the nearest local centre. The nearest local convenience store is approximately 350m.</p> <p>There are therefore services (including convenience retail) within relatively close proximity of the site.</p>

Criteria	Assessment
	
External Environment Conclusion	<p>The site is located within a largely residential area and there aren't employment uses within close proximity. Adjoining uses do not however interfere with the operation of the site. There are services (including convenience retail) within relatively close proximity of the site.</p>

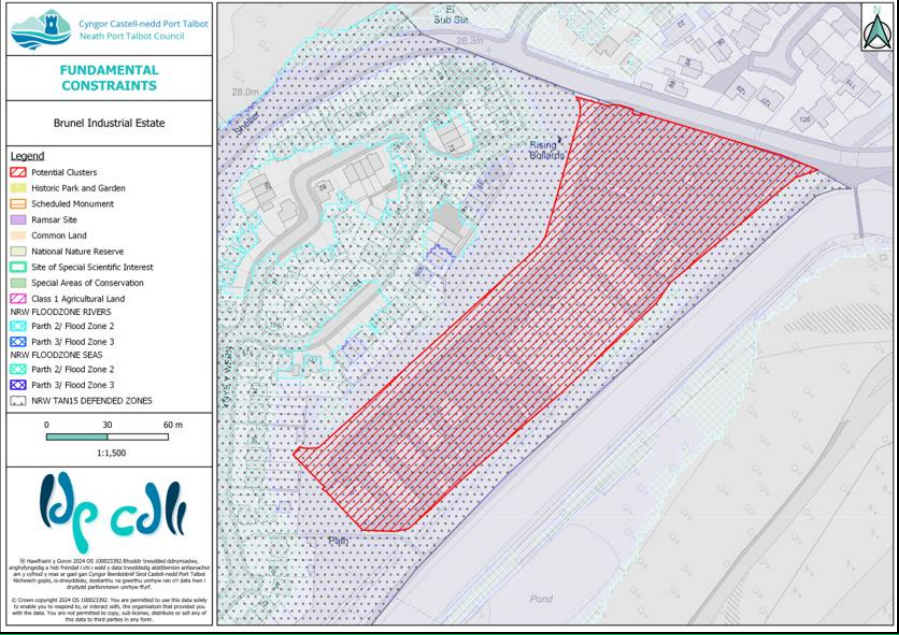
Local Opportunities:

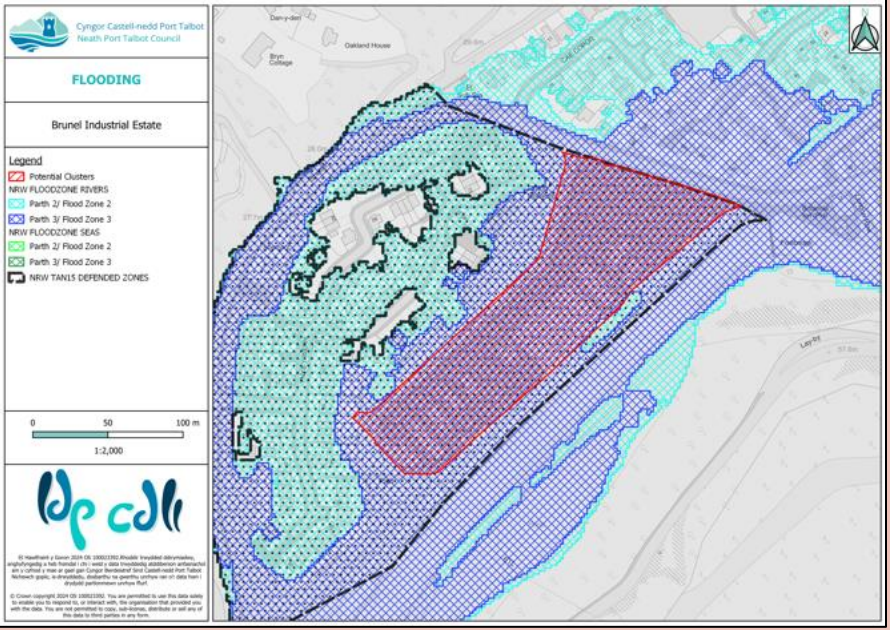

Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>There is only one vacant unit, so it is assumed that there is good market demand for the units.</p>
Development Activity and Interest	<p>There is limited planning history on the site. The most recent application was for the retention and regularisation of Units 1 and 2 for tyre repairs.</p>

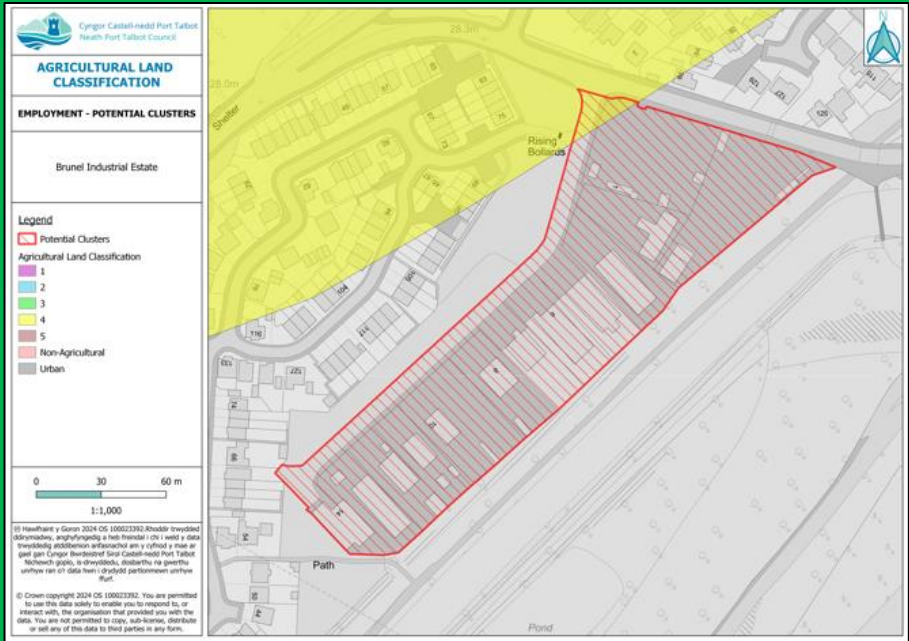
Criteria	Analysis
	No areas within the site have been promoted as part of the Candidate Sites process.
Planned Infrastructure	There is no known planned infrastructure improvements.
Redevelopment Opportunities?	<p>There are no opportunities to expand the site.</p> <p>It is not considered that there are any redevelopment opportunities within the site as the majority of units are occupied.</p> <p>No areas within the site have been promoted as part of the Candidate Sites process.</p>
Local Opportunity Summary	There are not considered to be any local opportunities for expansion or redevelopment within the site as the majority of units are occupied.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is all brownfield.
Proximity to residential accommodation	There is residential accommodation adjoining the site but this does not limit development opportunities/ inhibit operations within the site.
Highways	No information obtained as no Candidate Sites being promoted for development.

Criteria	Assessment
<p>Fundamental Constraints</p>	 <p>There are no fundamental constraints within the site or within close proximity of the site.</p>
<p>Proximity to other known environmental concerns</p>	<p>No information obtained as no Candidate Sites being promoted for development.</p>
<p>Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)</p>	<p>The site is not located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area.</p> <p>Development within the site would not exacerbate existing environmental problems.</p>

Criteria	Assessment
Flood risk	 <p>The site is located within flood zones 2 and 3.</p>
Landscape Sensitivity	<p>The site is not located within an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.</p>
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>

Criteria	Assessment
Quiet Area	The site is not within a quiet area.
Topography	The site is relatively flat.
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The majority of the site is urban ALC.</p> <p>A very small part of this site lies on ALC Grade 4. Given the size and location of this, on balance it is considered that the entirety of the site is within urban/ non-agricultural agricultural land classification.</p> 
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.

Criteria	Assessment
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	The entirety of the site is located within Flood Zone 2 and 3.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate site has been promoted for development within the site, so no viability information has been attained.</p> <p>The site is generally well occupied and therefore it is considered to be viably operating as an employment site.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	Given the proximity to residential properties, it is not considered that the site is suitable for bad neighbour uses.
Potential expansion opportunities?	Given the location of the river, and adjoining residential properties, expansion is limited.

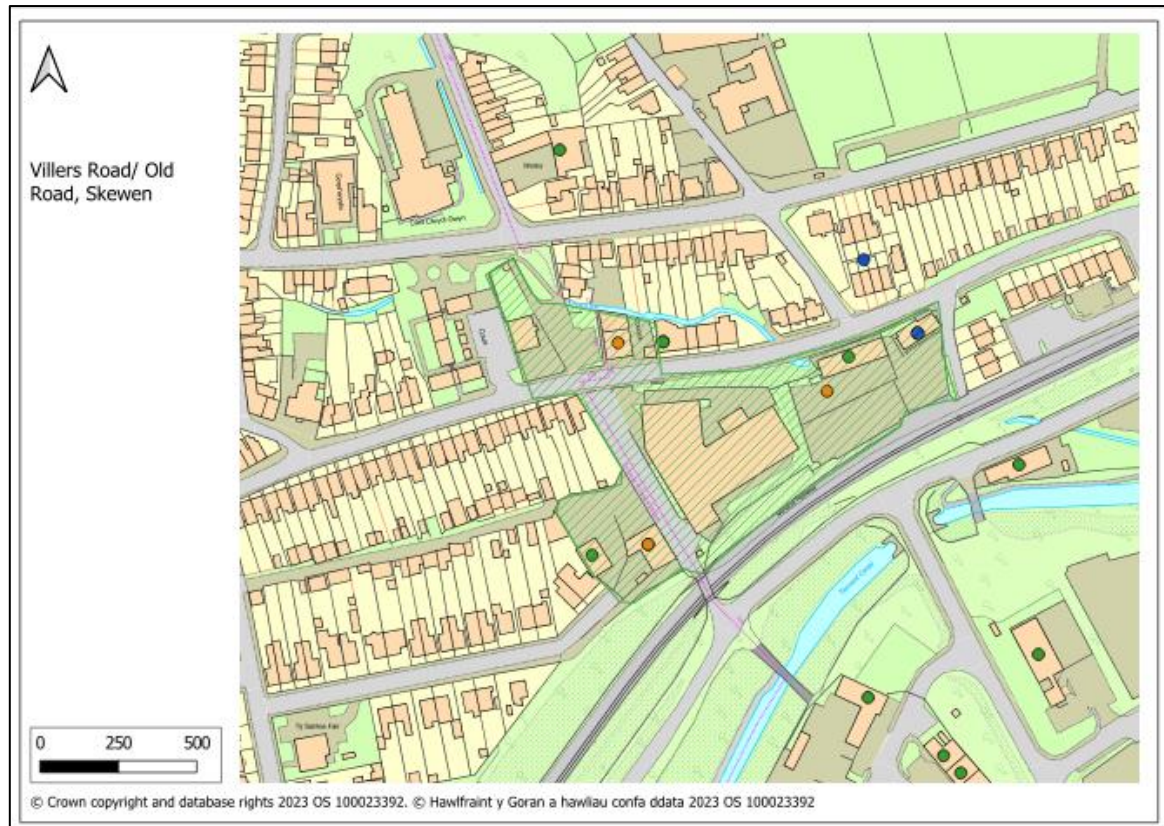
Criteria	Assessment
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	Given that the majority of the units are occupied it is assumed that the site is viable. There are no expansion opportunities within the employment area and limited redevelopment opportunities.

Conclusion:

Criteria	Assessment
Recommendation	<p>Given that the site functions as a standalone employment area providing employment facilities for local residents, is almost fully occupied, and well established with relatively good access to local services and facilities, it is considered that the site should be designated as an employment area.</p> <p>Flooding constraints would limit future development opportunities.</p>

Villiers Road, Skewen Cluster Site

Figure 13: Villiers Road, Skewen



Site Detail	Information
Site Name	Villiers Road, Skewen
Description	<p>The site is situated around Villiers Road, Old Road and Jenkins Road in Skewen. The site is on the B4290 and is within close proximity of the A4230 and A465.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Dyffryn and Coedffranc Central
Site Typology	Potential Cluster site
Site area (Ha)	1.2

Accessibility

Figure 14: Accessibility



Mode	Provision
Road Access	<p>The area is accessed off Old Road, Skewen, which is within close proximity to the A4230.</p> <p>The area is within relatively close proximity of the M4.</p> <p>The site therefore benefits from very good road access.</p>
Public Transport Access	<p>Bus stop adjacent to the site which offers services every hour.</p> <p>The site therefore benefits from good levels of public transport accessibility.</p>
Pedestrian/ Cycle Access	<p>There are pavements to the site and within the site.</p>

Mode	Provision
	<p>There are existing active travel linkages adjacent to the site.</p> <p>There are proposed active travel links through the site.</p> <p>The site therefore benefits from excellent pedestiran/ cycle access.</p>
Sequential Location	<p>The site is not designated as an employment area in the current LDP. It is however located within the urban area.</p> <p>The site is 450m away from Skewen District centre.</p>
Accessibility Summary	<p>Overall, the site has very good levels of accessibility. The site benefits from very good road access, good levels of access to public transport, and excellent pedestiran and cycle access.</p>

Internal Environment:

Figure 15: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B1, B2, D2 and SG properties.

Criteria	Analysis
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 25%</p> <p>100-249sqm: 25%</p> <p>250-749sqm: 37%</p> <p>750-999sqm: 0%</p> <p>1,000+sqm: 12%</p>
Density	0.3 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 18%</p> <p>B2 Use Class: 18%</p> <p>B8 Use Class: 9%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 18%</p> <p>Sui Generis: 36%</p> <p>Vacant: 0%</p>
Building Quality and Condition	On the whole, the site provides older tertiary accommodation. One of the units has recently been refurbished.
Quality of the Cluster	<p>On the whole, the site has poor overall quality.</p> <p>The site has poor quality employment premises.</p> <p>Parts of the site area not clean and tidy.</p> <p>There are street lights adjoining some of the units on the roadside.</p> <p>There are no services and facilities within the site.</p>

Criteria	Analysis
Occupier Profile	Local businesses
Vacant Units	0 vacant units.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	Vehicle repairs, training facilities, builders and social care offices.
Prominence	Part of the site is visible from the A4230. The majority of the site is visible from local road. There is no signage to the site.
Parking	Units have their own parking arrangements within their own compounds. This is not formalised and detracts somewhat from the quality of the site.
Servicing	There are servicing facilities within close proximity to the site.
Gradient of Land	Areas of the site have been levelled to create flat areas of employment.
Shape of Cluster	The site does not have a regular shape and is instead accessed from a number of points of entry. There are a number of separate areas with separate access. The site does not function as a standalone site.
Internal Environment Summary	The properties are functional but dated. There are services within relatively close proximity. The site does not have a regular shape and is instead accessed from a number of points of entry. It does not function as a standalone site.

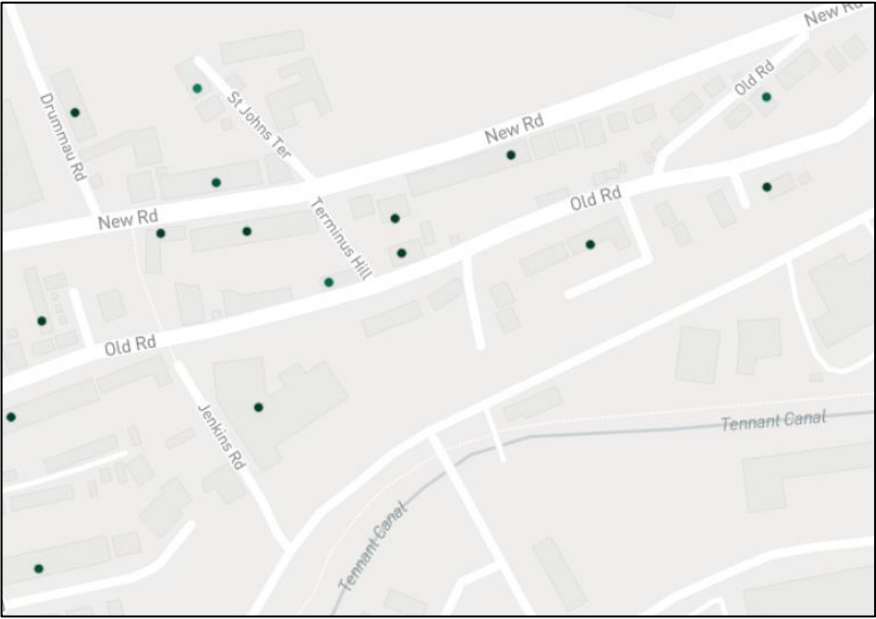
External Environment:

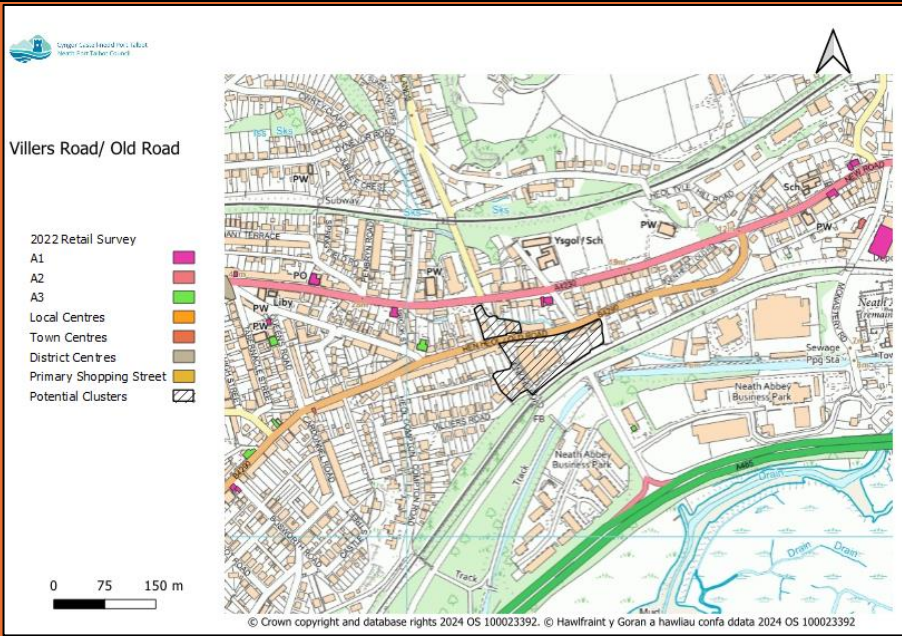
Figure 16: External Environment



Source 2: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>The site adjoins Neath Abbey designated employment area in the current LDP. The site is also within close proximity of Neath Abbey Wharf designated employment area.</p> <p>There are other employment premises within relatively close proximity of the site.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>The site is located within a mixed use area which includes residential and employment uses and the A4230.</p> <p>Adjoining uses are therefore generally complementary to the site.</p>

Criteria	Assessment
	<p>There are no real opportunities for spin-off benefits.</p> <p>The site therefore benefits from good overall adjoining uses.</p>
<p>Availability and Speed of Broadband</p>	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
<p>Proximity to Services (incl. convenience retail)</p>	<p>The site is approximately 780m away from Tesco.</p> <p>There are services (including convenience retail) within relatively close proximity of the site.</p>

Criteria	Assessment
	 <p>Villers Road/ Old Road</p> <p>2022 Retail Survey</p> <ul style="list-style-type: none"> A1 A2 A3 Local Centres Town Centres District Centres Primary Shopping Street Potential Clusters <p>0 75 150 m</p> <p>© Crown copyright and database rights 2024 OS 100023392. © Hawffraint y Goran a hawliau confa ddata 2024 OS 100023392</p>
External Environment Conclusion	<p>The site is located within relatively close proximity of other employment uses and adjoining uses are generally complementary to the site. There are services (including convenience retail) within relatively close proximity of the site.</p>

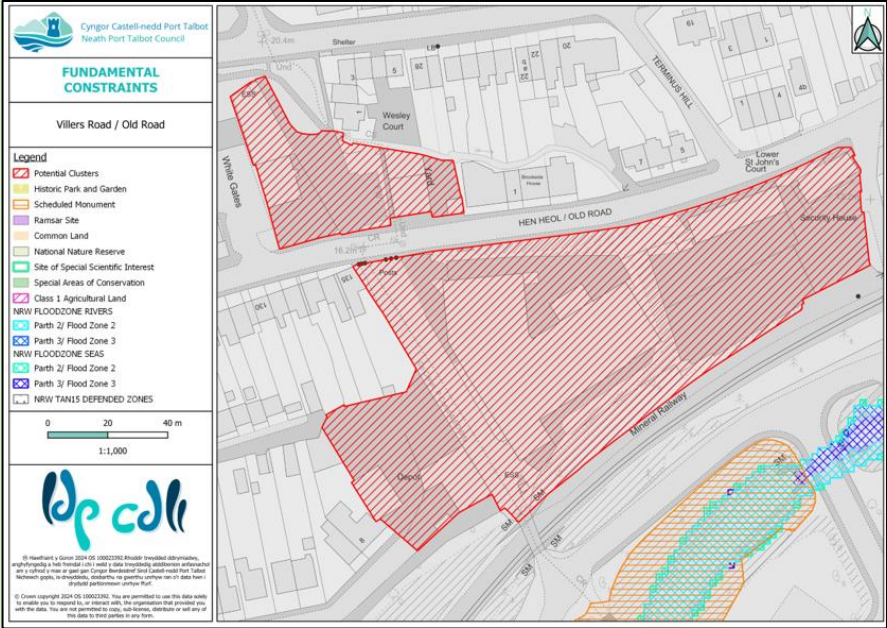
Local Opportunities:


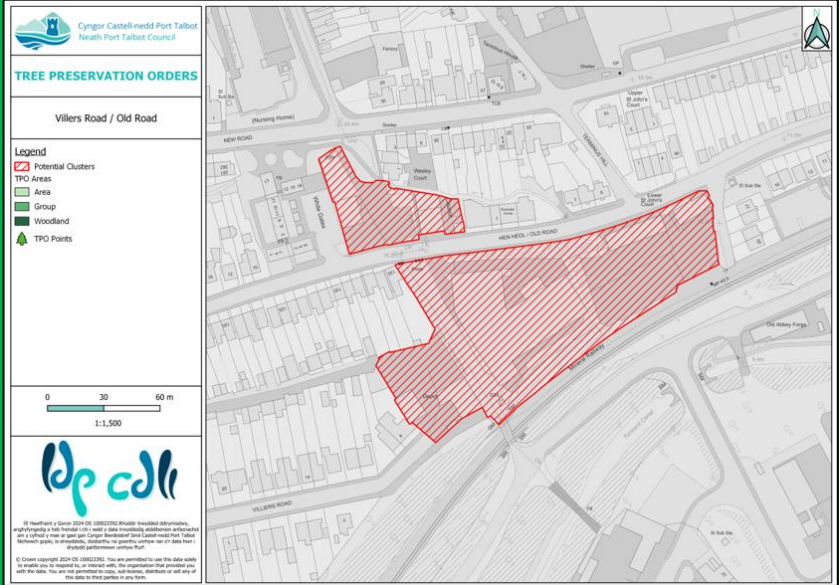
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>Given that there are currently no vacant units, it is considered that there is a good demand for units.</p>
Development Activity and Interest	<p>There have been a few applications on site, dealing with extensions and changes of use, however the latest was in 2017.</p> <p>No areas within the site have been promoted as Candidate Sites.</p>


Criteria	Analysis
Planned Infrastructure	There is no known planned infrastructure improvements.
Redevelopment Opportunities?	There are not considered to be any redevelopment opportunities. No areas within the site have been promoted as Candidate Sites.
Local Opportunity Summary	No areas within the site have been promoted for employment development and there are not considered to be any redevelopment opportunities given that all of the units are occupied. There are therefore not considered to be any local opportunities within the site.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield.
Proximity to residential accommodation	The site is located within a mixed use area which includes residential and employment uses and the A4230. Some residential accommodation therefore adjoins the site but this does not limit development opportunities/ inhibit operations within the site.
Highways	No information obtained as no Candidate Sites being promoted for development.

Criteria	Assessment
Fundamental Constraints	 <p>There is a scheduled monuments adjacent to the site – Tennant Canal: Skewen Cutting and tramroad bridge.</p> <p>There are therefore fundamental constraints within close proximity of the site. These would not limit or inhibit operations or development opportunities within the site.</p>
Proximity to other known environmental concerns	No environmental health comments as no Candidate Sites promoted for development.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	The site is not located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area.

Criteria	Assessment
Flood risk	 <p>The site is not within flood zone 2 or 3.</p>
Landscape Sensitivity	<p>The employment area is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.</p>
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>

Criteria	Assessment
Quiet Area	The site is not located within/ adjacent to quiet area designations
Topography	The site is relatively flat
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The entirety of the site is located within urban/ non-agricultural land classification.</p> 
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.

Criteria	Assessment
Constraints Summary	There are no overriding constraints to development. Consideration would need to be given to scheduled monuments.

Availability and Deliverability:

Criteria	Assessment
Viability	No Candidate site has been promoted for development within the site, so no viability information has been attained. The site is fully occupied and therefore it is considered to be viably operating as an employment site.
Ownership	No ownership information.
Has the site been promoted for development?	No areas within the site have been promoted for employment development.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	Due to the proximity to residential properties, the site is not suitable for bad neighbour uses.
Potential expansion opportunities?	There are not considered to be any potential expansion opportunities.
Pressure for other forms of development?	There is no known pressure for other forms of development.

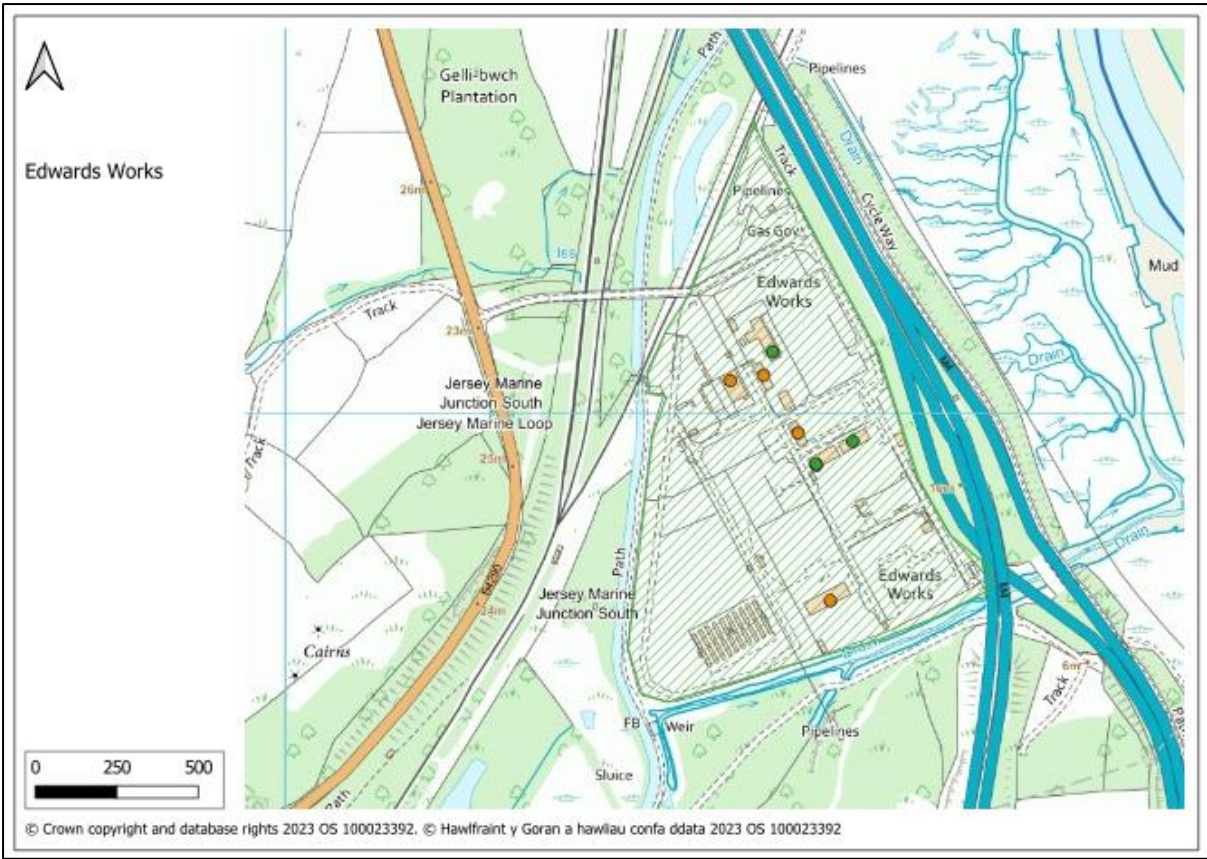
Criteria	Assessment
Availability and Deliverability Summary	No areas within the employment area have been promoted for employment development and there are not considered to be any expansion opportunities. The area is fully occupied and therefore considered to be viable.

Conclusion:

Criteria	Assessment
Recommendation	On balance, it is considered that the area should not be designated as an employment area in the RLDP. Whilst there are a number of units here all of which are occupied it is considered that the area functions more as a series of standalone premises.

Edwards Works, Llandarcy Cluster Site

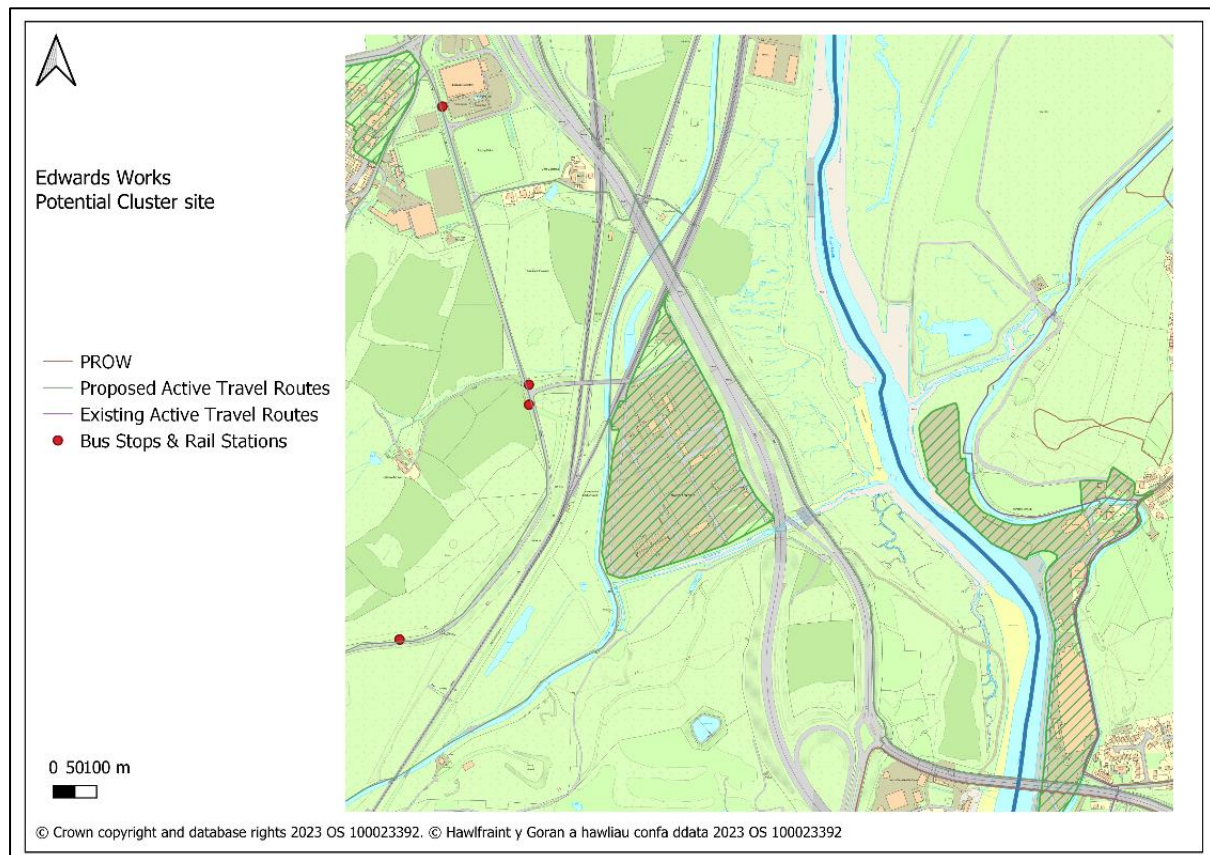
Figure 17: Edwards Works, Llandarcy



Site Detail	Information
Site Name	Edwards Works, Llandarcy
Description	<p>The site is the former gasworks site. It is adjacent to the M4 and can be easily accessed via Junction 42 and the B4290. To the west and north is the railway line.</p> <p>The site is not located within the settlement limit as defined in the current LDP.</p>
Site Ward	Coedffranc West
Site Typology	Potential Cluster site
Site area (Ha)	13.9

Accessibility

Figure 18: Accessibility



Mode	Provision
Road Access	<p>Whilst the site is accessed off the B4290 it is within close proximity to the M4.</p> <p>The site therefore has very good overall accessibility.</p>
Public Transport Access	<p>Bus stop adjacent to the site which offers services every hour.</p> <p>The site therefore benefits from good public transport accessibility.</p>
Pedestrian/ Cycle Access	<p>There are no footpaths within the site.</p> <p>There is a pedestrian footway towards part of the area, however it is not complete.</p>

Mode	Provision
	There is a proposed active travel route that runs along the back of the industrial estate, as well as along the B4290. Overall therefore the site benefits from poor pedestrian/ cycle access.
Sequential Location	The industrial estate is not designated within the current LDP. It is not located within the urban area.
Accessibility Summary	Overall the site has an average level of accessibility. The site is served by public transport and has very good road access. Pavements in and around the site are limited. There is a proposed active travel route.

Internal Environment:

Figure 19: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B2, B8, D1 and SG properties.

Criteria	Analysis
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 0%</p> <p>100-249sqm: 0%</p> <p>250-749sqm: 46%</p> <p>750-999sqm: 7%</p> <p>1,000+sqm: 46%</p>
Density	0.15 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 0%</p> <p>B2 Use Class: 15%</p> <p>B8 Use Class: 75%</p> <p>D1 Use Class: 5%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 5%</p> <p>Vacant: 0%</p>
Building Quality and Condition	<p>Overall, the site has average quality, generally well maintained premises which would benefit from some capital investment to suit modern business.</p> <p>There are areas of poorer quality premises.</p> <p>Predominantly secondary quality.</p>
Quality of the Cluster	<p>Overall, the site has average quality, generally well maintained premises which would benefit from some capital investment to suit modern business.</p> <p>There are areas of poorer quality premises.</p> <p>Parts of the site are not clean and tidy and could benefit from environmental enhancement.</p>

Criteria	Analysis
	<p>The site has access to some services and access will improve with the development of Coed Darcy.</p> <p>Most of the units have their own car parking facilities. This is not necessarily formalised and detracts somewhat from the appearance of the site.</p> <p>There are also areas of informal parking/ communal parking which detract somewhat from the appearance of the site.</p> <p>There is some street lighting.</p>
Occupier Profile	Both local and national business operate from this site.
Vacant Units	14 units (41%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	This site hosts vehicle repair businesses, transport and logistic companies and storage facilities.
Prominence	<p>The site is not visible from the B road but there is signage to the site from the B road.</p> <p>The site is visible from the M4.</p>
Parking	<p>Most of the units have their own car parking facilities. This is not necessarily formalised and detracts somewhat from the appearance of the site.</p> <p>There are also areas of informal parking/ communal parking which detract somewhat from the appearance of the site.</p>
Servicing	There are servicing facilities within close proximity to the site.

Criteria	Analysis
Gradient of Land	The site is relatively flat.
Shape of Cluster	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone employment area.
Internal Environment Summary	The area is visible from the M4. The area is comprised generally of older accommodation and is occupied by a mixture of national and local companies. The site could benefit from environmental enhancements. Some of the units are older and could benefit from investment.

External Environment:

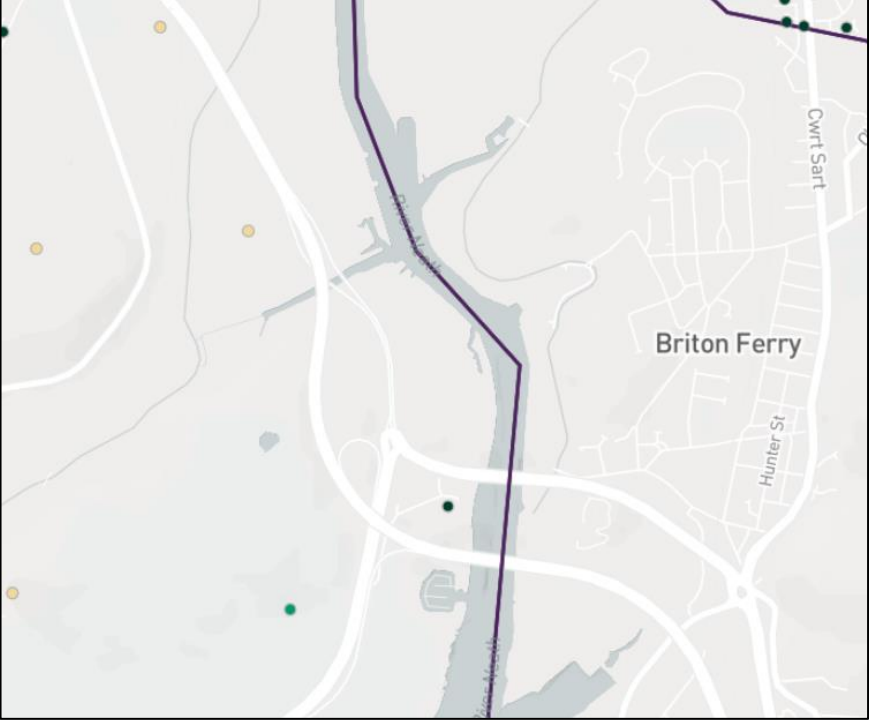
Figure 20: External Environment

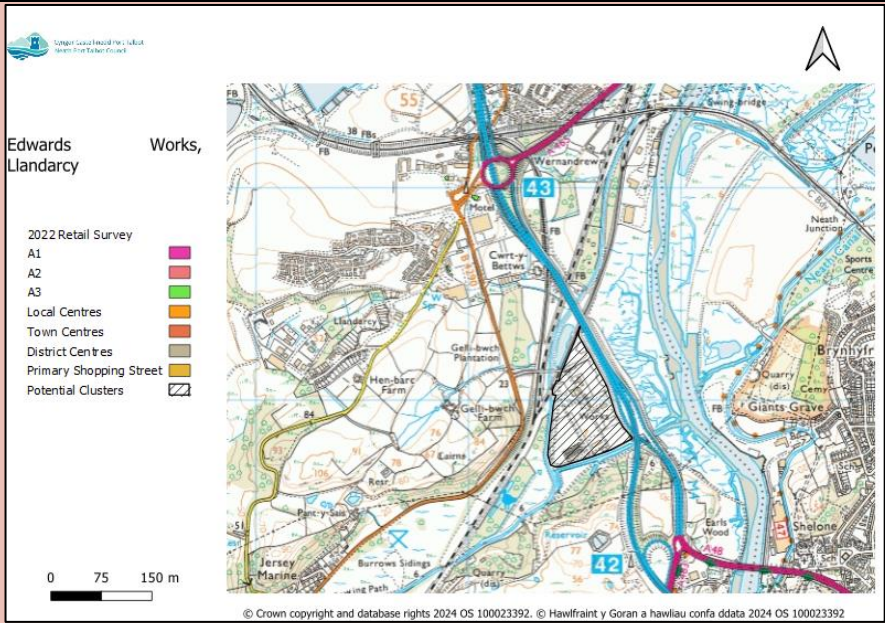


Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.

Criteria	Assessment
	<p>The site is located within close proximity of the Coed Darcy Strategic Regeneration Area as allocated in the current LDP.</p> <p>There are no employment units adjoining the site. There are a number of areas within the wider area.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>The employment area is standalone. The site is adjoined by the M4 to the east, and woodland to the north, west and south. There are no residential/ other employment units directly adjoining the site.</p> <p>Adjoining uses are complementary to the site.</p> <p>There are no opportunities for spin-off benefits.</p> <p>Overall therefore the site benefits from very good adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Assessment
	
Proximity to Services (incl. convenience retail)	<p>There are services, not including convenience retail, within relatively close proximity of the site.</p> <p>The site therefore has poor overall proximity to services, including convenience retail, currently.</p> <p>As part of the development of the nearby Coed Darcy development it is expected that facilities, including convenience retail, will be provided. In the future therefore the site will have greater access to services, including convenience retail.</p>

Criteria	Assessment
	 <p>Edwards Llandarcy Works,</p> <p>2022 Retail Survey</p> <ul style="list-style-type: none"> A1 A2 A3 Local Centres Town Centres District Centres Primary Shopping Street Potential Clusters <p>0 75 150 m</p> <p>© Crown copyright and database rights 2024 OS 100023392. © Hawlfraint y Goran a hawliau confa ddata 2024 OS 100023392</p>
External Environment Conclusion	<p>The site is a standalone employment area within relatively close proximity of Coed Darcy Strategic Employment Area. Proximity to services is poor but will improve with the development of Coed Darcy.</p>

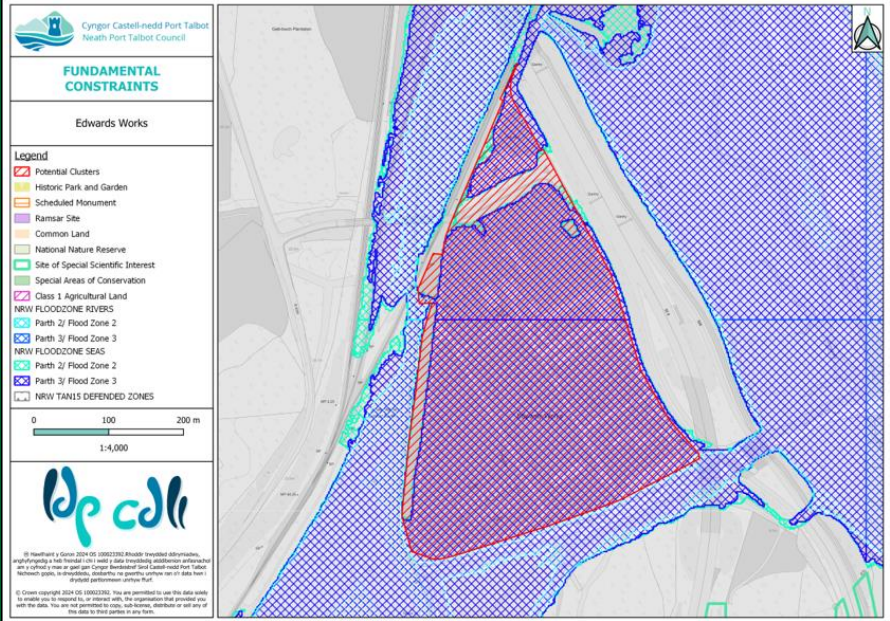
Local Opportunities:

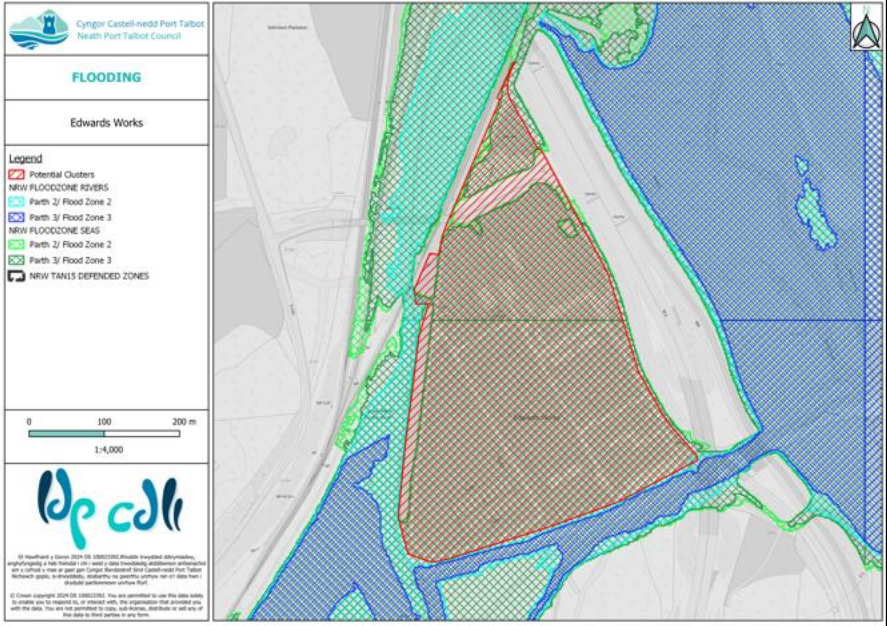
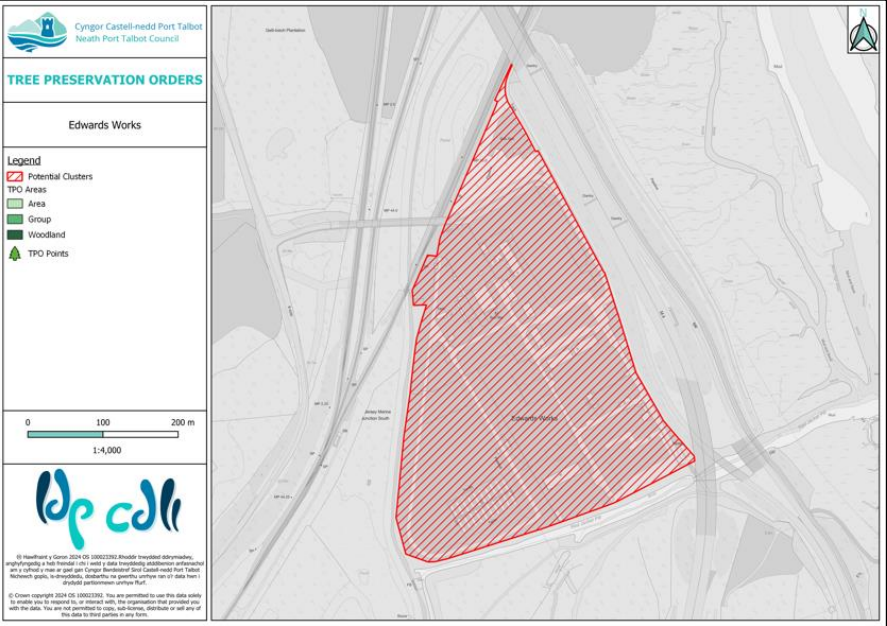
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>Given that there are currently only two vacant units, it is considered that there is a good demand for units.</p>
Development Activity and Interest	<p>There have several pre application enquiries and planning applications for hazardous substance related use, caravan storage and office use.</p> <p>No Candidate Sites have been promoted for development.</p>

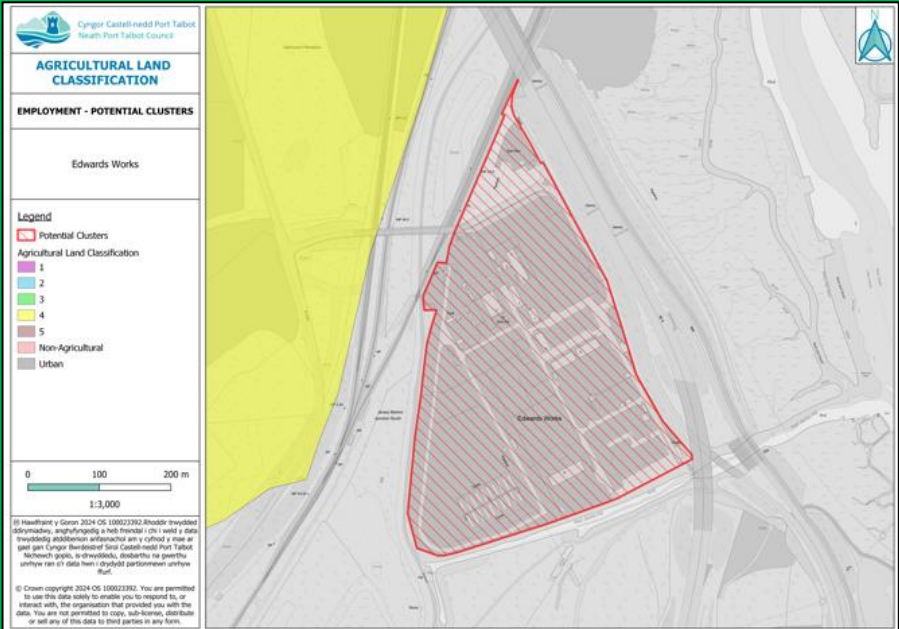
Criteria	Analysis
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	There are no redevelopment opportunities within the site. No Candidate Sites have been promoted for development.
Local Opportunity Summary	There are not considered to be any local opportunities for development or expansion. The employment area is well occupied. No Candidate Sites have been promoted for development.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The entirety of the site is brownfield
Proximity to residential accommodation	No residential accommodation adjoins the site / is within close proximity of the site.
Highways	No information obtained as no Candidate Sites being promoted for development.

Criteria	Assessment
Fundamental Constraints	 <p>Whilst the entirety of the site is located within Flood Zone 3, this is not a fundamental constraint as it is only a fundamental constraint where residential development is proposed. Consideration would however need to be given to Flooding.</p>
Proximity to other known environmental concerns	No environmental health comments as no Candidate Sites promoted for development.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p> <p>There are no known existing environmental problems within the site.</p>

Criteria	Assessment
Flood risk	 <p>The entirety of the site is located within Flood Zone 3.</p>
Landscape Sensitivity	<p>The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.</p>
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>

Criteria	Assessment
Quiet Area	The site is not within a quiet area.
Topography	The site is relatively flat.
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The entirety of the site is identified as urban agricultural land classification.</p> 
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.

Criteria	Assessment
Constraints Summary	Flooding constraints limit development options.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate site has been promoted for development within the site, so no viability information has been attained.</p> <p>The site is generally well occupied and therefore it is considered to be viably operating as an employment site.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	Given that the employment area is not located adjacent to residential development and is located some distance from other uses, it is considered that the site is potentially suitable for bad neighbourhood uses. Further detailed assessment would be required.
Potential expansion opportunities?	There are not considered to be any potential expansion opportunities given surrounding uses.

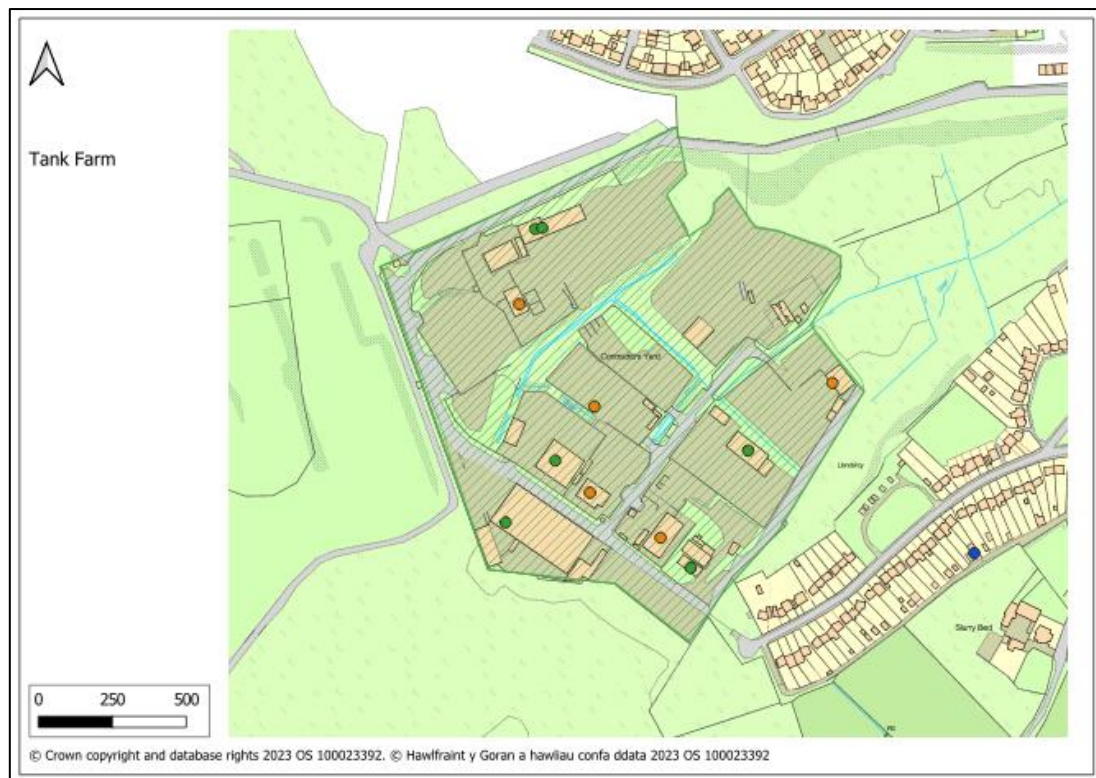
Criteria	Assessment
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	<p>The site is generally well occupied and therefore it is considered to be viably operating as an employment site.</p> <p>No areas within the site have been promoted for development and there are not considered to be any expansion opportunities.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>It is recommended that the site is designated as an employment area in the RLDP.</p> <p>Whilst flooding is a constraint to development, the site is standalone, is prominent, is very well occupied and is considered to function as an employment area. There are no expansion opportunities and no areas have been promoted for development within the site.</p>

Tank Farm, Llandarcy Cluster Site

Figure 21: Tank Farm, Llandarcy -



Site Detail	Information
Site Name	Tank Farm, Llandarcy.
Description	<p>The site forms part of the Coed Darcy Strategic Regeneration Area as allocated in the current LDP.</p> <p>The site is accessed from Tank Farm Road. The site is to the north of Llandarcy village and is north west of Llandarcy Conservation Area.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Coedffranc West
Site Typology	Potential Cluster site
Site area (Ha)	9.31

Accessibility

Figure 22: Accessibility



Mode	Provision
Road Access	<p>The site is accessed off Tank Farm Road. The road is predominantly single track with an uneven surface.</p> <p>The B4290 is within relatively close proximity of the site.</p> <p>The site is also within relatively close proximity of the M4.</p> <p>The site therefore has very poor road access. This could however be improved.</p>
Public Transport Access	<p>The nearest bus stops to the site are shown on the above map – however there is currently no access for pedestrians linking the site to Llandarcy.</p> <p>There are bus stops within the wider Llandarcy/ Coed Darcy area that offer services every hour.</p>

Mode	Provision
	Overall, therefore the site has poor public transport access.
Pedestrian/ Cycle Access	<p>There are no pavements to the site, and no linkages to Llandarcy. The road quality is also poor so would discourage cyclists.</p> <p>There is a proposed active travel route from the end of Llandarcy to the site. There are a number of proposed active travel routes within the wider area.</p> <p>Overall, the site has poor pedestrian/ cycle access.</p>
Sequential Location	<p>The site is not designated in the current LDP for employment uses.</p> <p>The site however forms part of the Coed Darcy Strategic Regeneration Allocation in the current LDP for mixed use development including employment uses.</p> <p>The site is located within the urban area.</p>
Accessibility Summary	<p>The site forms part of the Coed Darcy Strategic Regeneration allocation in the current LDP for mixed use development including employment uses. The site is also located within the urban area.</p> <p>Whilst the site is located within relatively close proximity to the M4. Access in and around the site is poor.</p>

Internal Environment:

Figure 23: Internal Environment



Source 1: LoopNet (2024)

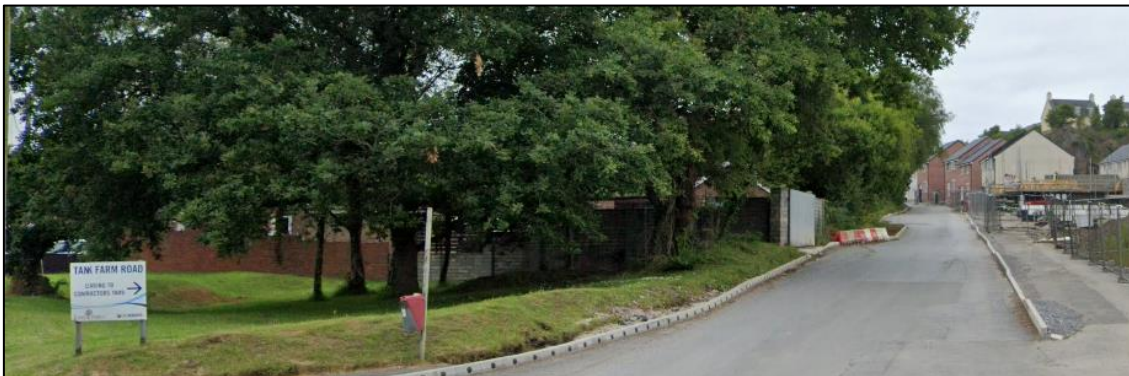
Criteria	Analysis
Use Class Mix	Mix of B1a, B2, B8, and D12 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 8%</p> <p>100-249sqm: 8%</p> <p>250-749sqm: 58%</p> <p>750-999sqm: 8%</p> <p>1,000+sqm: 16%</p>
Density	0.1 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 9%</p> <p>B2 Use Class: 27%</p> <p>B8 Use Class: 36%</p>

Criteria	Analysis
	D1 Use Class: 0% D2 Use Class: 4% Sui Generis: 4% Vacant: 18%
Building Quality and Condition	The site provides a range of premises, number of which are very good quality and well maintained. Generally well maintained.
Quality of the Cluster	The site is generally well maintained and clean and tidy. There are some areas which could be improved. There is some street-lighting/ lighting of premises. There are no services within the site.
Occupier Profile	There are a range of business operating on a regional scale occupying this site.
Vacant Units	4 units (18%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	Mainly business within the building and construction industry. There are also storage uses.
Prominence	The site is not visible from local road. There is no signage to the site.
Parking	Most units have their own dedicated parking provision and there is some (limited) overspill parking within the site.
Servicing	There are no services within the site. There are services within the wider area which will improve with the development of Coed Darcy.

Criteria	Analysis
Gradient of Land	Areas of the site have been levelled to create flat areas of employment.
Shape of Cluster site	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone employment area.
Internal Environment Summary	<p>Despite being located within relatively close proximity to the M4, the site is not visible from the main roads and not located within a prominent location.</p> <p>The site is comprised of a range of premises including areas that have been redeveloped/ refurbished and provide good quality employment premises.</p>

External Environment:

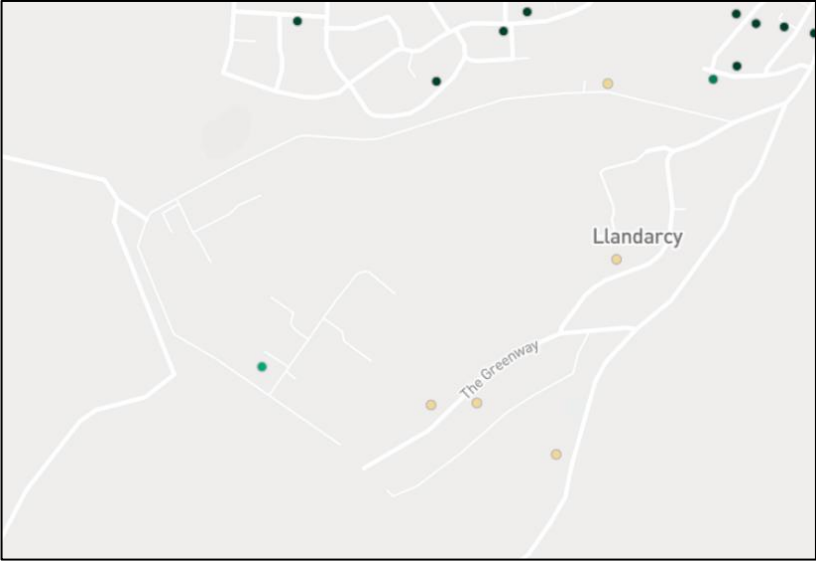
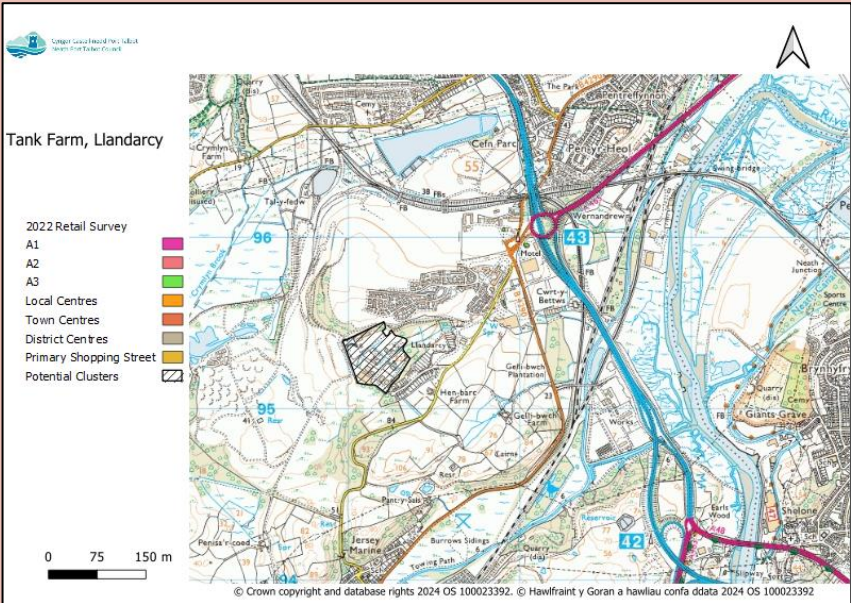
Figure 24: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.

Criteria	Assessment
	<p>The site forms part of the Coed Darcy Strategic Employment Area allocated within the current LDP.</p> <p>Whilst there are no employment uses directly adjoining the site, within the wider area there are a number of employment areas/ uses.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>The site forms part of the Coed Darcy Strategic Regeneration Area in the current LDP and is allocated for mixed use development.</p> <p>Llandarcy vllage residential area to the south east.</p> <p>There are no opportunities for spin of benefits.</p> <p>The site is therefore considered to have very good adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Assessment
	
<p>Proximity to Services (incl. convenience retail)</p>	<p>There are services, not including convenience retail, within relatively close proximity of the site.</p> <p>The site therefore has poor overall proximity to services, including convenience retail, currently.</p> <p>As part of the development of Coed Darcy development it is expected that facilities, including convenience retail, will be provided. In the future therefore the site will have greater access to services, including convenience retail.</p> 

Criteria	Assessment
External Environment Conclusion	<p>Whilst there are no employment uses directly adjoining the site there are a number within the wider area and the site is located within the Coed Darcy Strategic Employment Area.</p> <p>Adjoining uses are mixed and consideration will need to be given to the proximity of the residential accommodation in Llandarcy. Whilst this is not ideal, it does not interfere with the operation of the site.</p> <p>The site currently has poor overall proximity to services, including convenience retail. This will however improve with the development of Coed Darcy.</p>

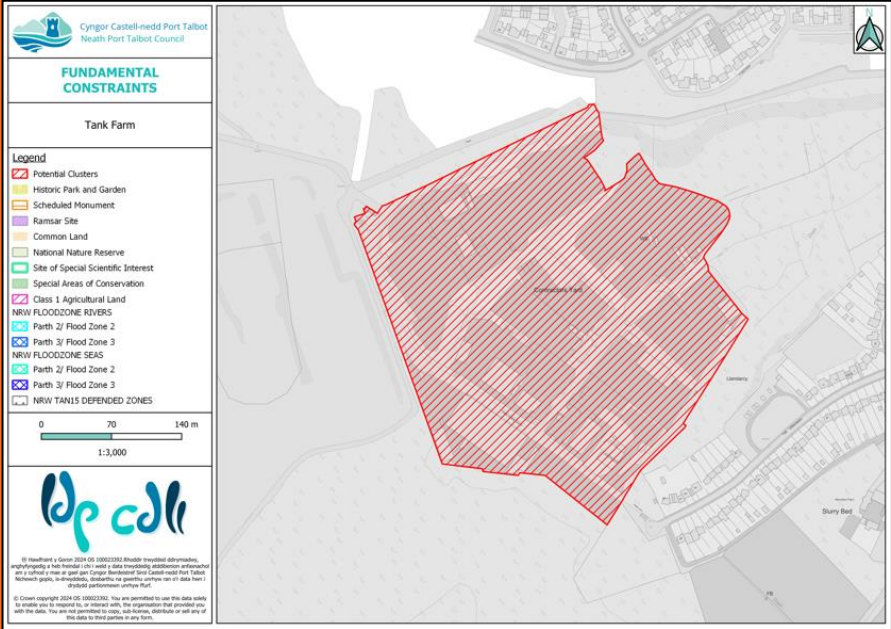
Local Opportunities:

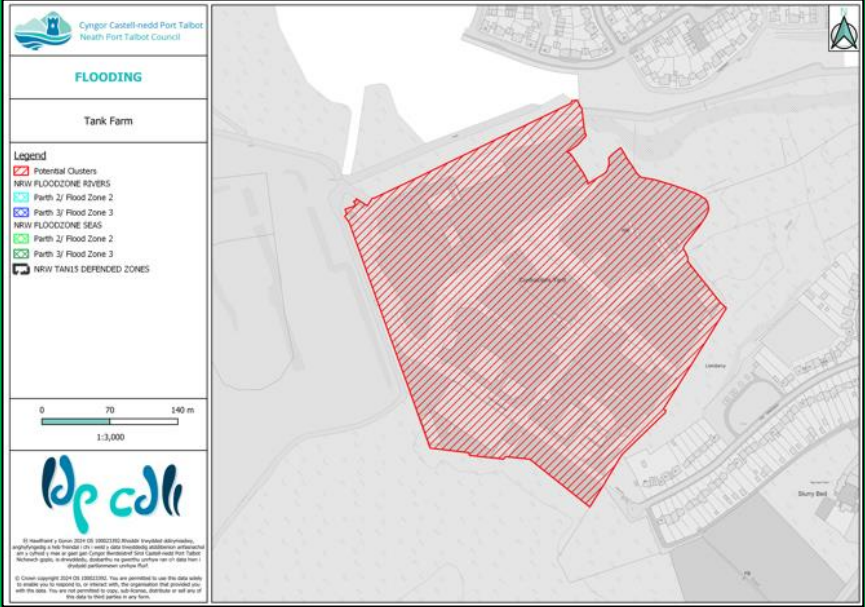
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>Given that there are a limited number of vacant units it is considered that there is a good demand for units.</p>
Development Activity and Interest	<p>The site forms part of the Coed Darcy Strategic Regeneration Area in the current LDP which includes residential and employment uses. Planning permission was granted in 2008 for mixed use development and a new planning permission is currently awaiting determination for a residential-led scheme.</p> <p>A Candidate Site submission has been made for the wider site for mixed-use development.</p> <p>No specific Candidate Sites have been promoted in relation to Tank Farm.</p>

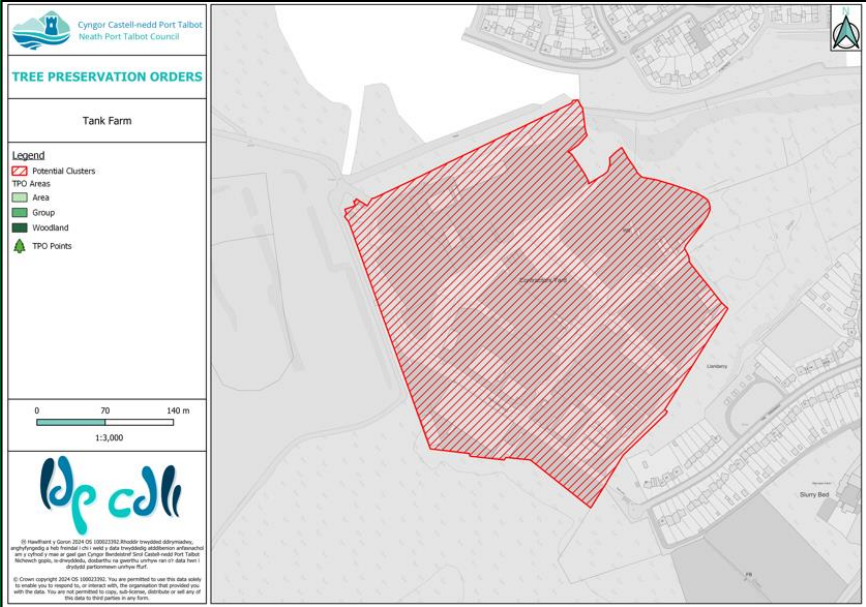
Criteria	Analysis
Planned Infrastructure	<p>There are no known planned infrastructure improvements specifically in relation to this area.</p> <p>Infrastructure improvements are required for the wider Coed Darcy site.</p>
Redevelopment Opportunities?	<p>There are no redevelopment opportunities within the site. There could be potential to expand into the wider Coed Darcy site.</p> <p>A Candidate Site submission has been made for the wider site for mixed-use development.</p>
Local Opportunity Summary	<p>There are currently a low number of vacant units within the site. Whilst the site has not been specifically promoted as a Candidate Site, it forms part of the wider Coed Darcy Candidate Site. There could be potential to expand into the wider Coed Darcy site.</p>


Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The entirety of the site is brownfield.
Proximity to residential accommodation	<p>The site is close to Llandarcy, and is also part of the wider Coed Darcy strategic regeneration area in the current LDP which is allocated for housing and employment uses.</p> <p>This does not limit development opportunities/ inhibit operations within the site. Consideration will however need to be given to the proximity of residential accommodation.</p>

Criteria	Assessment
Highways	No information obtained as the site is not explicitly being promoted for development.
Fundamental Constraints	 <p>There are no fundamental constraints within the site.</p> <p>The site is adjacent to a conservation area, however this is not a fundamental constraint.</p> <p>Crymlyn Bog is located within the wider area. This is classified as a Ramsar, SAC and SSSI. Consideration will need to be given to the proximity of the Bog.</p>
Proximity to other known environmental concerns	No information obtained as the site itself has not been promoted for development. Comments in relation to the wider site promotion are not relevant directly to this site.
Would development exacerbate existing	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p>

Criteria	Assessment
<p>environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p>There are no known existing environmental problems within the site.</p>
<p>Flood risk</p>	<p>The site is not within Flood Zone 3.</p>  <p>The map shows the Tank Farm site, which is outlined in red. The site is not within Flood Zone 3. The map includes a legend, scale bar, and logos.</p>
<p>Landscape Sensitivity</p>	<p>The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>
Quiet Area	The site is not within a quiet area.
Topography	The site is relatively flat.
Water Quality	No information obtained as the site itself has not been promoted for development. Comments in relation to the wider site promotion are not relevant directly to this site.
Impact on agricultural land	The entirety of the site is within the urban classification of the ALC.

Criteria	Assessment
	 <p>The map displays the Tank Farm area with a red outline indicating potential clusters. The legend identifies agricultural land classifications 1 through 5, non-agricultural land, and urban areas. A scale bar indicates 0 to 140 meters at a scale of 1:2,000. The map is titled 'AGRICULTURAL LAND CLASSIFICATION' and 'EMPLOYMENT - POTENTIAL CLUSTERS'.</p>
Contamination	No information obtained as the site itself has not been promoted for development. Comments in relation to the wider site promotion are not relevant directly to this site.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	There are no fundamental constraints within the site, within the wider area consideration needs to be given to the proximity of Crymlyn Bog.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No information obtained as the site itself has not been promoted for development. Viability in relation to the wider site promotion is not relevant directly to this site.</p> <p>The site is generally well occupied and therefore it is considered to be viably operating as an employment site.</p>
Ownership	The site is owned by St Modwen.
Has the site been promoted for development?	<p>Not as a standalone employment area.</p> <p>The site forms part of the wider Coed Darcy Candidate Site.</p>
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to existing residential properties.
Potential expansion opportunities?	There is potential to expand into the wider Coed Darcy area. This area has been promoted for mixed use development.
Pressure for other forms of development?	There is no known pressure for other forms of development. The site forms part of the Coed Darcy Strategic Regeneration Area in the current LDP and planning permission has been granted, and subsequent application awaiting determination, for mixed uses including employment uses.

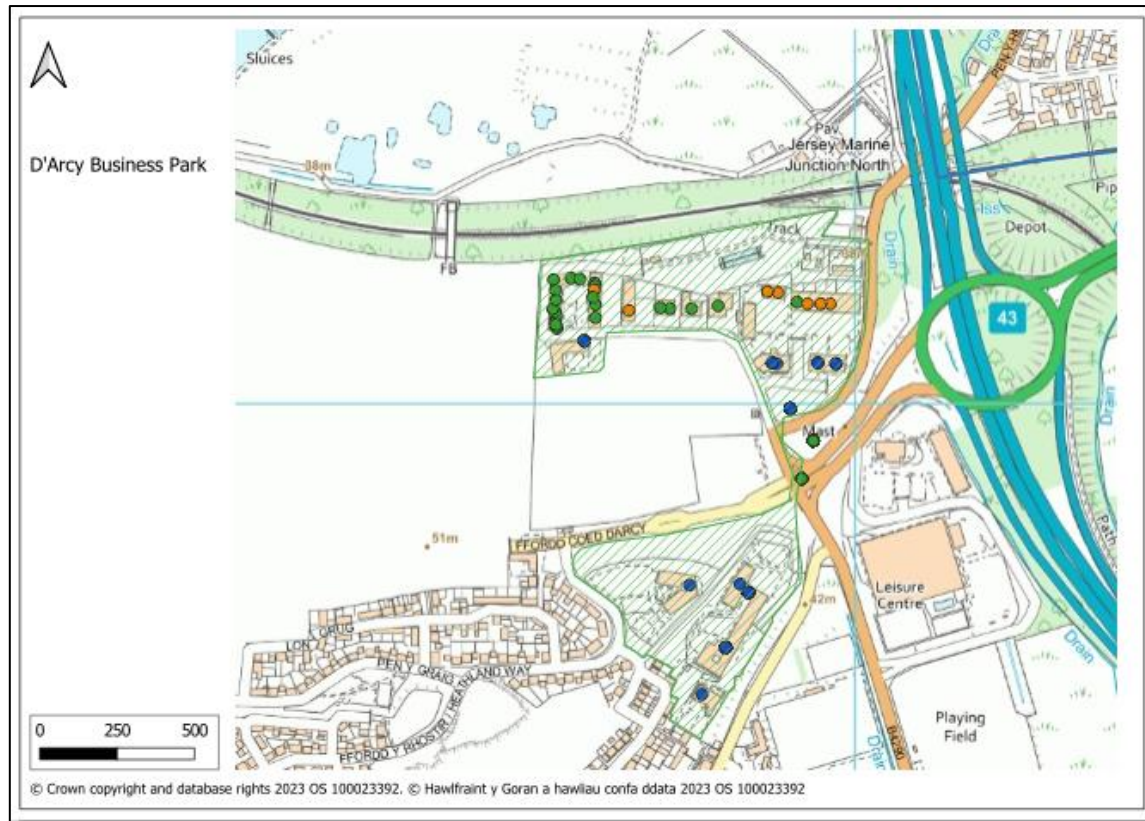
Criteria	Assessment
Availability and Deliverability Summary	<p>The site is well occupied and therefore is considered to be operating viably as an employment area.</p> <p>Whilst the site has not been promoted itself as an employment area, the wider site has been promoted for mixed-uses. There is also potential to expand into the neighbouring area.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>It is recommended that the site is designated as an employment area in the RLDP.</p> <p>It is considered that the site functions well as a standalone employment area. There are no overriding constraints to development. Whilst access is limited, it is comprised of a number of units which are well occupied. The wider area is being promoted as a Candidate Site for mixed uses.</p> <p>The site currently forms part of the Coed Darcy Strategic Regeneration Area in the current LDP.</p>

D'Arcy Business Centre Cluster Site

Figure 25: D'Arcy Business Centre



Site Detail	Information
Site Name	D'Arcy Business Centre
Description	<p>The site forms part of the Coed Darcy Strategic Regeneration Area as allocated in the current LDP.</p> <p>The site lies near and to the west of Junction 43 of the M4.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Coedffranc West
Site Typology	Potential Cluster site
Site area (Ha)	8.9

Accessibility

Figure 26: Accessibility



Mode	Provision
Road Access	<p>The site is within close proximity of Junction 43 and the M4.</p> <p>The site therefore benefits from excellent road access.</p>
Public Transport Access	<p>There are bus stops near the site, where there are services every hour.</p> <p>The site therefore benefits from good public transport accessibility.</p>
Pedestrian/ Cycle Access	<p>There are pavements to and within the site.</p> <p>There are no existing active travel linkages to the site but proposed active travel linkages.</p>

Mode	Provision
	<p>There are plans to improve pedestrian and cycle accessibility.</p> <p>Overall therefore the site has average level of pedestrian and cycle access.</p>
Sequential Location	<p>The site is not designated in the current LDP for employment uses.</p> <p>The site however forms part of the Coed Darcy Strategic Regeneration Allocation in the current LDP for mixed use development including employment uses.</p> <p>The site is located within the urban area.</p>
Accessibility Summary	<p>The site is located within close proximity of Junction 43 of the M4 and is located within the Coed Darcy Strategic Regeneration Area for mixed use development including employment development.</p> <p>The site benefits from good public transport access. The site can be accessed by public transport, there are pedestrian routes through the site. Existing active travel linkages are limited but improvements are proposed.</p>

Internal Environment:

Figure 27: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B1, B2, and D1 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 33%</p> <p>100-249sqm: 10%</p> <p>250-749sqm: 17%</p> <p>750-999sqm: 5%</p> <p>1,000+sqm: 10%</p>
Density	0.13 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 40%</p> <p>B2 Use Class: 10%</p> <p>B8 Use Class: 27%</p>

Criteria	Analysis
	D1 Use Class: 2.5% D2 Use Class: 0% Sui Generis: 0% Vacant: 20%
Building Quality and Condition	Good quality, well maintained, fit for modern business with limited capital expenditure, appropriate servicing and parking. Generally good quality secondary stock.
Quality of the Cluster	The site has predominantly has modern, good quality employment premises. It is clean and tidy. There is street lighting. There are services and facilities within/ adjoining the site. On-street parking does not detract from the overall quality of the site. The site is therefore considered to be of very good quality.
Occupier Profile	A mix of national and regional businesses are located here.
Vacant Units	8 units (20%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	The site has many national employers, such as screwfix, Natural Resources Wales and Shaws Trust. The site hosts industrail uses, offices and storage and distribution facilities.
Prominence	The site is located within close proximity of the M4. It is however not visible from the M4 and there is no signage from the M4. The wider Coed Darcy site is visible and there is signage.
Parking	All units have their own dedicated parking provision but there is some (limited) overspill parking within the site

Criteria	Analysis
Servicing	There are servicing facilities within the site and adjoining the site. Servicing will improve with the development of Coed Darcy.
Gradient of Land	Areas of the site have been levelled to create flat areas of employment.
Shape of Cluster	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone employment area.
Internal Environment Summary	The site is comprised of relatively new employment premises, and has a modern feel to it. The site has a regular shape and features as one standalone area. There are servicing facilities in the site and adjoining and generally the site is clean, tidy and welcoming.

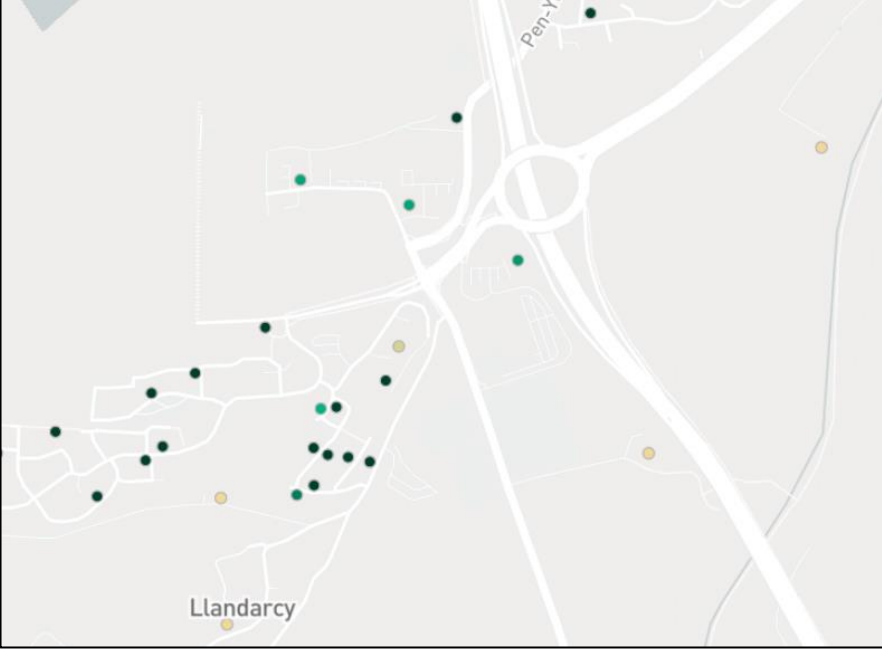
External Environment:

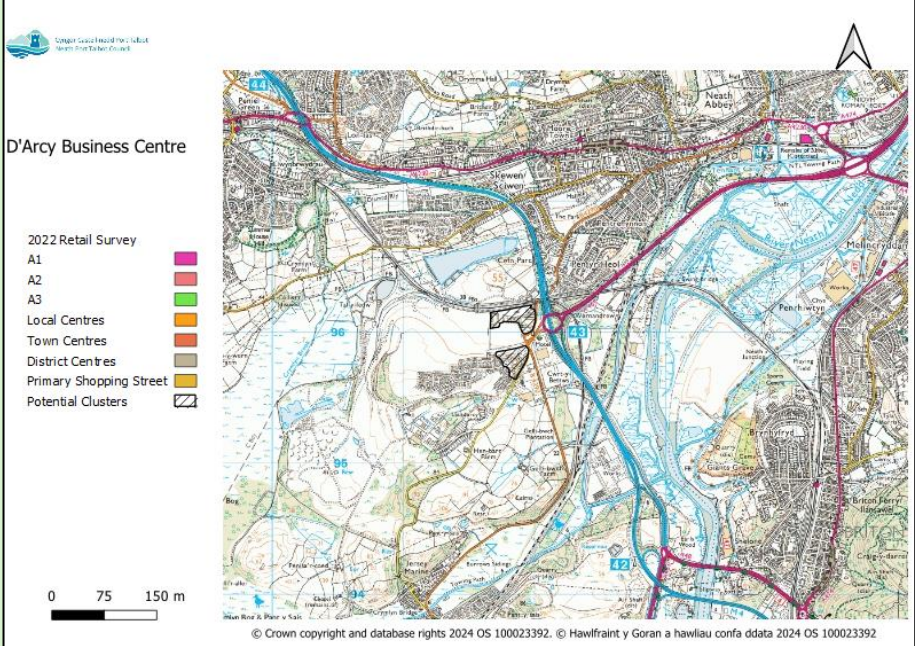
Figure 28: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>The site lies within the Coed Darcy Strategic Regeneration Area as allocated in the current LDP.</p> <p>Whilst there are no employment uses directly adjoining the site, within the wider area there are a number of employment areas/ uses.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>The site forms part of the Coed Darcy Strategic Regeneration Area for mixed use development including employment uses.</p> <p>There is residential development within the wider area, and the M4 to the east.. Adjoining uses are generally complementary to the site / limited consideration required.</p> <p>There is considered to be limited opportunity for spin-off benefits.</p> <p>Overall the site is considered to have very good adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Assessment
	
Proximity to Services (incl. convenience retail)	<p>There is a café within the site, and a restaurant, hotel and gym just outside.</p> <p>There are therefore services, not including convenience retail, within/ within relatively close proximity of the site.</p> <p>The site therefore has good proximity to services.</p> <p>As part of the development of Coed Darcy development it is expected that facilities, including convenience retail, will be provided. In the future therefore the site will have greater access to services, including convenience retail.</p>

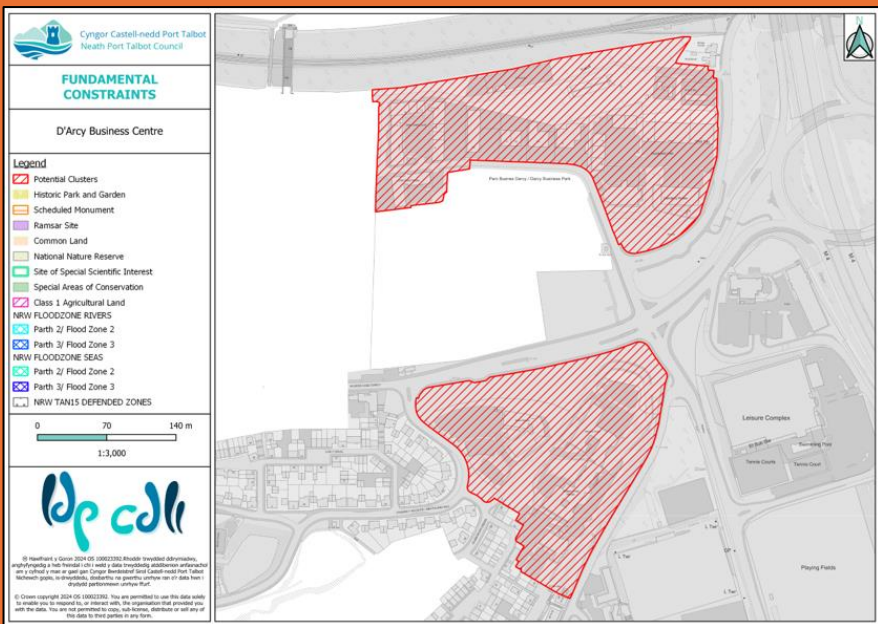
Criteria	Assessment
	 <p>The map displays the D'Arcy Business Centre area, highlighting various retail and commercial zones. A legend on the left identifies the 2022 Retail Survey results: A1 (pink), A2 (light pink), A3 (orange), Local Centres (yellow), Town Centres (light orange), District Centres (light yellow), Primary Shopping Street (yellow), and Potential Clusters (hatched). The map also shows the M4 motorway and surrounding urban areas. A scale bar indicates 0, 75, and 150 meters. The map is titled 'D'Arcy Business Centre' and includes a north arrow.</p>
External Environment Conclusion	<p>The site forms part of the Coed Darcy Strategic Regeneration Area for residential and employment uses. Adjoining uses are mixed and include residential accommodation and the M4.</p> <p>There are services within the site and adjoining the site. With the development of Coed Darcy proximity will increase.</p>

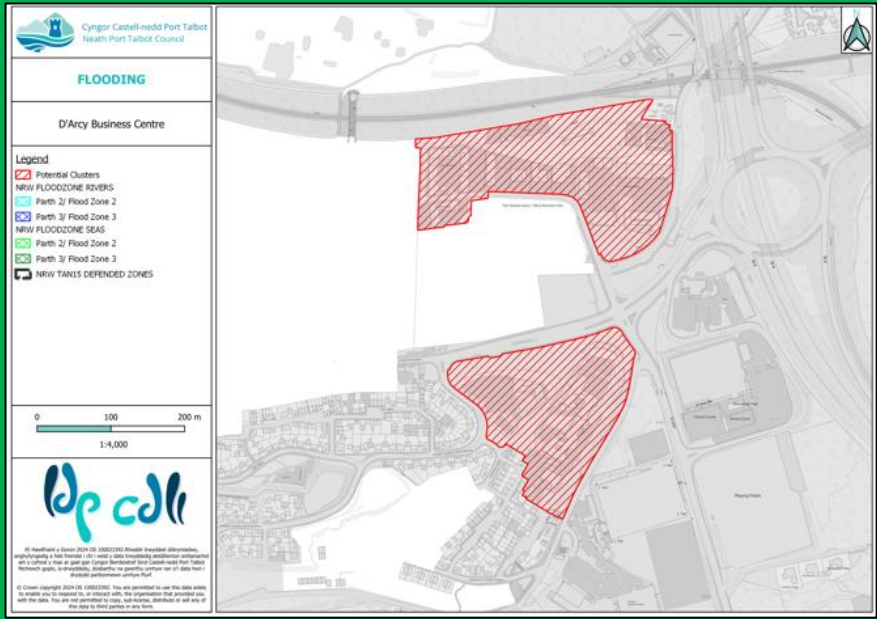
Local Opportunities:


Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>There are a number of vacant units within the site, further information would therefore be required with regards to market demand.</p>
Development Activity and Interest	<p>The site forms part of the Coed Darcy Strategic Regeneration Area in the current LDP which includes residential and employment uses. Planning permission</p>

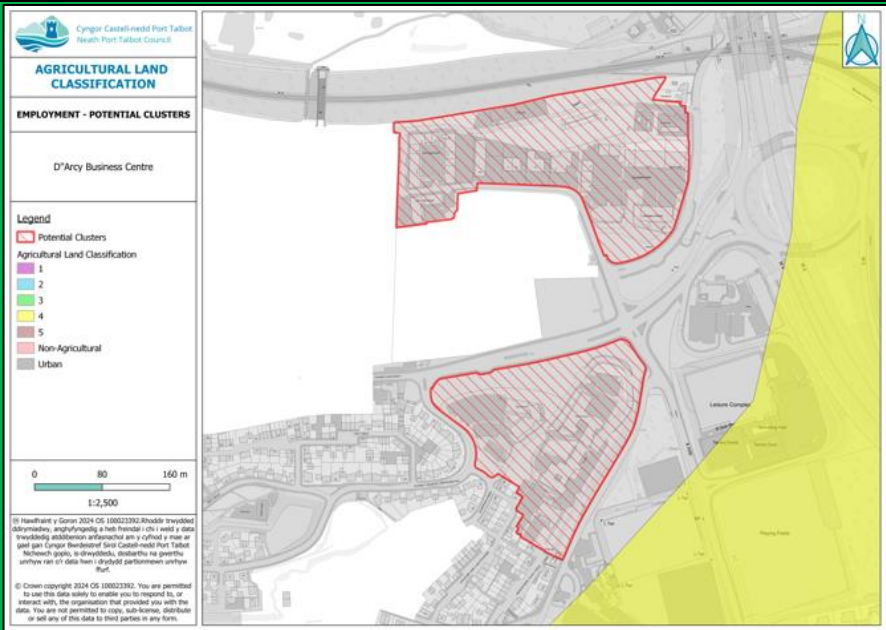
Criteria	Analysis
	<p>was granted in 2008 for mixed use development and a new planning permission is currently awaiting determination for a residential-led scheme.</p> <p>A Candidate Site submission has been made for the wider site for mixed-use development.</p> <p>No specific Candidate Sites have been promoted in relation to D'Arcy Business Centre.</p> <p>Several planning applications relating to employment uses including storage, joinery, engineering workshop and a proposal relating to Coed Darcy.</p>
Planned Infrastructure	<p>There are no known planned infrastructure improvements specifically in relation to this area.</p> <p>Infrastructure improvements are required for the wider Coed Darcy site.</p>
Redevelopment Opportunities?	<p>There are no redevelopment opportunities within the site.</p> <p>There could be potential to expand into the wider Coed Darcy site.</p>
Local Opportunity Summary	<p>No areas of the site have been specifically promoted for development (noting that the site forms part of the wider Candidate Site for Coed Darcy) and there aren't considered to be redevelopment opportunities within the site. There could be potential to expand into the wider Coed Darcy site.</p>

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield
Proximity to residential accommodation	<p>The site is located within the Coed Darcy Strategic Regeneration Area which is allocated in the current LDP for mixed uses including employment uses.</p> <p>There is residential accommodation within close proximity to the site and consideration will need to be given in relation to existing and future residential development.</p> <p>Residential development does not currently limit or inhibit the employment uses.</p>
Highways	No information obtained as the site is not explicitly being promoted for development.
Fundamental Constraints	 <p>There are no fundamental constraints within the site.</p>

Criteria	Assessment
	However, Crymlyn Bog is located within the wider area. This is classified as a Ramsar, SAC and SSSI. Consideration will need to be given to the proximity of the Bog.
Proximity to other known environmental concerns	No information obtained as the site itself has not been promoted for development. Comments in relation to the wider site promotion are not relevant directly to this site.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	The site is not located in an AQMA It is not within or nearby a noise sensitive area or dark skies area There are no known existing environmental problems within the site.
Flood risk	<p>The site is not within Flood Zone 3.</p>  <p>The map shows the D'Arcy Business Centre site, which is not within Flood Zone 3. The map includes a legend, scale bar, and north arrow. The legend indicates that the site is not within Flood Zone 3.</p>

Criteria	Assessment
Landscape Sensitivity	The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>
Quiet Area	The site is not within a quiet area.
Topography	The site has been levelled so that it is predominantly flat, however there are undulations around the site
Water Quality	No information obtained as the site itself has not been promoted for development. Comments in relation to the wider site promotion are not relevant directly to this site.
Impact on agricultural land	The entirety of the site is within the urban classification of the ALC.

Criteria	Assessment
	 <p>The map displays the agricultural land classification for the area around the D'Arcy Business Centre. The red hatched area indicates a potential cluster. The legend shows agricultural land classifications 1-5 and non-agricultural/urban areas. The scale bar indicates a distance of 160m.</p>
Contamination	No information obtained as the site itself has not been promoted for development. Comments in relation to the wider site promotion are not relevant directly to this site.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	There are no fundamental constraints. Consideration will need to be given to the proximity of the Bog.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No information obtained as the site itself has not been promoted for development. Viability in relation to the wider site promotion is not relevant directly to this site.</p> <p>There are a number of vacant units within the site, further information would therefore be required to understand the viability of the site for employment uses.</p>
Ownership	The site is owned by St Modwen.
Has the site been promoted for development?	<p>Not as a standalone employment area.</p> <p>The site forms part of the wider Coed Darcy Candidate Site.</p>
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to residential premises and adjoining leisure uses.
Potential expansion opportunities?	There is potential to expand into the wider Coed Darcy area. This area has been promoted for mixed use development.
Pressure for other forms of development?	There is no known pressure for other forms of development. The site forms part of the Coed Darcy Strategic Regeneration Area in the current LDP and planning permission has been granted, and subsequent application awaiting determination, for employment uses.

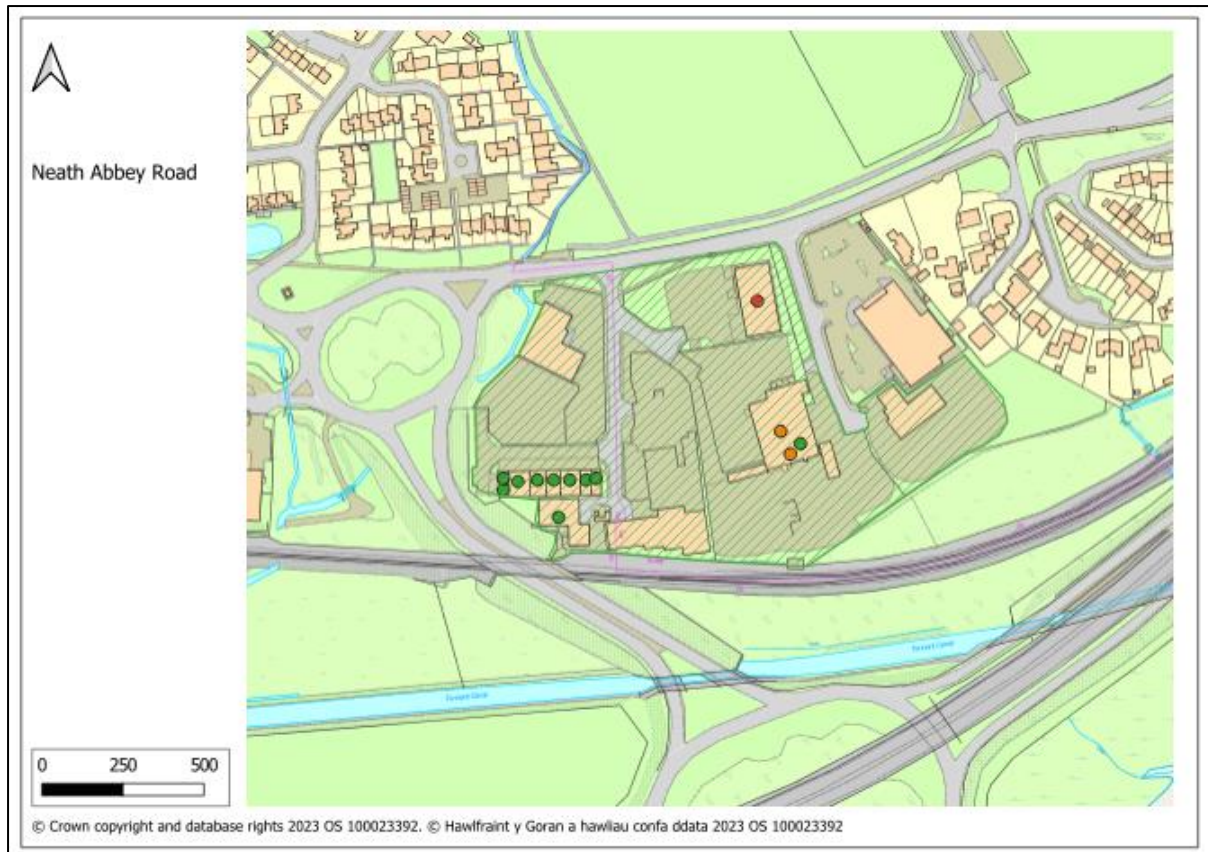
Criteria	Assessment
Availability and Deliverability Summary	<p>There are a number of vacant units within the site, further information would therefore be required to understand the viability of the site for employment uses.</p> <p>Whilst the site has not been promoted itself as an employment area, the wider site has been promoted for mixed-uses. There is also potential to expand into the neighbouring area.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>It is recommended that the site is designated as an employment area in the RLDP.</p> <p>It is considered that the site functions as a standalone employment area. It is clean, tidy, welcoming, relatively well occupied, provides good quality accommodation and has excellent road access. There are services within the site and directly adjoining the site.</p> <p>The site forms part of the Coed Darcy Strategic Regeneration Area in the current LDP.</p>

Abbey Road Industrial Estate Cluster Site

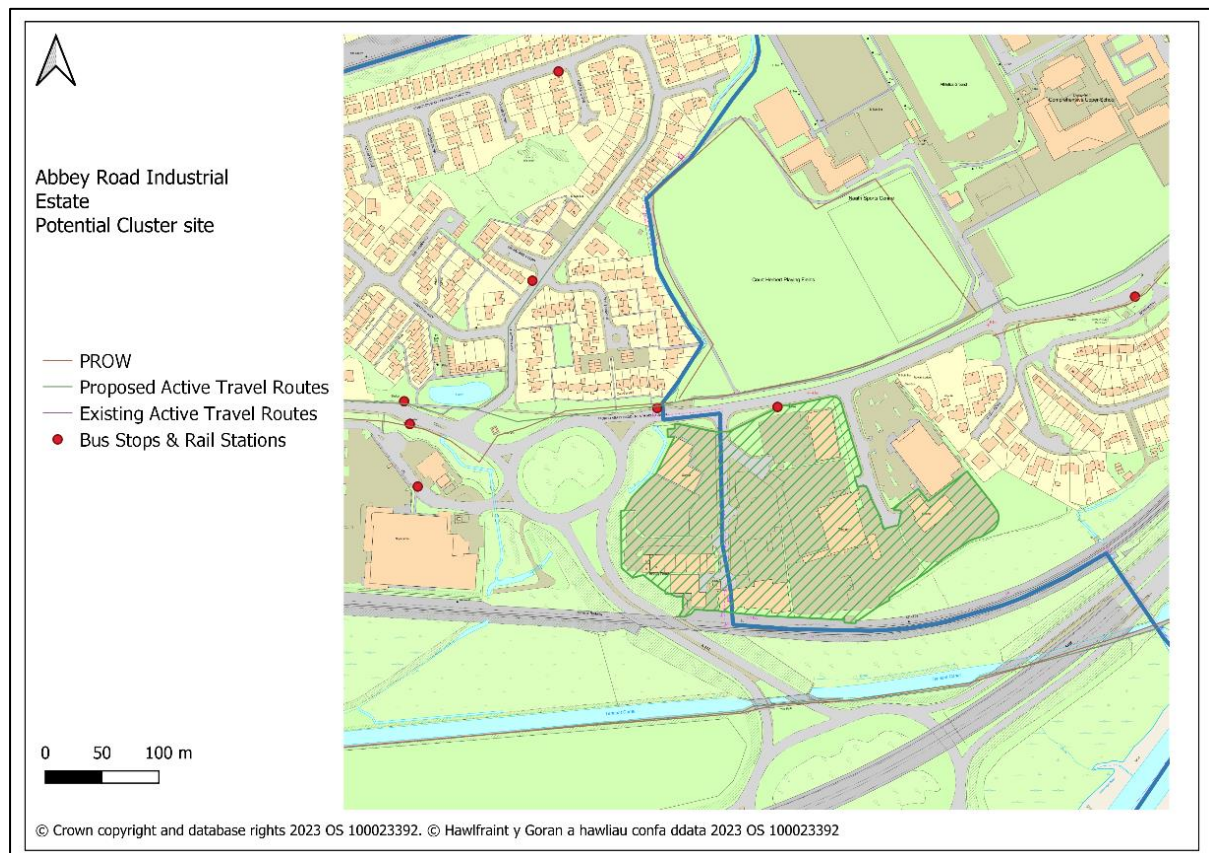
Figure 29: Abbey Road Industrial Estate



Site Detail	Information
Site Name	Abbey Road Industrial Estate
Description	The site is to the east of the A474 junction with Abbey Road. The site falls within the settlement limits as defined in the Adopted LDP.
Site Ward	Dyffryn and Bryncoch South
Site Typology	Potential Cluster site
Site area (Ha)	3.4

Accessibility

Figure 30: Accessibility



Mode	Provision
Road Access	<p>The site is just off the A474, and is within close proximity to the A465 and the M4.</p> <p>The site therefore benefits from excellent road access.</p>
Public Transport Access	<p>There is a bus stop adjacent to the site which offers services every hour.</p> <p>The site therefore benefits from very good public transport accessibility.</p>
Pedestrian/ Cycle Access	<p>There is a pedestrian footway into and around the site, and there is a formal public right of way passing through the site.</p>

Mode	Provision
	<p>There is also a proposed active travel route running along the A474</p> <p>The site therefore benefits from average pedestrian/ cycle access.</p>
Sequential Location	<p>The site is not designated for employment uses in the current LDP.</p> <p>The site is located within the urban area.</p>
Accessibility Summary	<p>The site has very good accessibility via public transport, excellent road access and good access via foot. Cycle access is more limited. The site is not located within a designated employment area but is within the urban area.</p>

Internal Environment:

Figure 31: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B8, B1, B2 and SG properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 18%</p> <p>100-249sqm: 37%</p> <p>250-749sqm: 18%</p> <p>750-999sqm: 12%</p> <p>1,000+sqm: 12%</p>
Density	0.19 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 16%</p> <p>B2 Use Class: 16%</p> <p>B8 Use Class: 38%</p> <p>D1 Use Class: 2%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 16%</p> <p>Vacant: 11%</p>
Quality of the Cluster	<p>On the whole, average quality, generally well maintained but would benefit from some capital investment to suit modern business.</p> <p>Generally the site is clean and tidy. There is some street lighting. There are some services and facilities adjoining/ within close proximity of the site. The level of on-street parking does not detract from the overall quality of the site.</p>
Occupier Profile	Mixture of occupiers from regional through to local goods suppliers.
Vacant Units	3 units (16%) are vacant.

Criteria	Analysis
Description	Mix of B8, B1, B2 and SG properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 18%</p> <p>100-249sqm: 37%</p> <p>250-749sqm: 18%</p> <p>750-999sqm: 12%</p> <p>1,000+sqm: 12%</p>
Density	0.19 plot ratio (noting limitation with data).
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	Electrical and building wholesalers, plus vehicle sales, alongside window fitters, sportsware and joinery.
Prominence	The site is visible from an A road and there is signage to the site from A road.
Parking	Most units have their own dedicated parking provision and there is some (limited) overspill parking within the site.
Servicing	There are servicing facilities within close proximity / adjoining the site.
Gradient of Land	The site is relatively flat.
Shape of Cluster	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone employment area.
Internal Environment Summary	The site is well located, and is located off an A road.

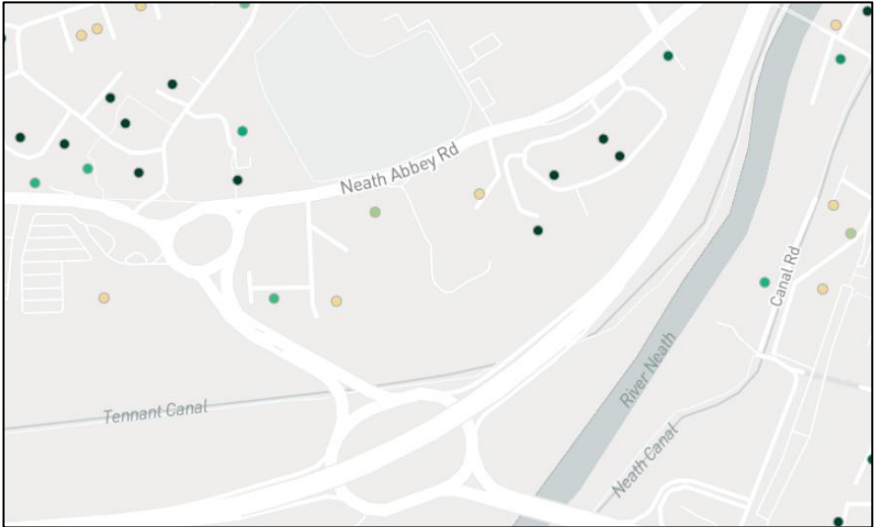
Criteria	Analysis
Description	Mix of B8, B1, B2 and SG properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 18%</p> <p>100-249sqm: 37%</p> <p>250-749sqm: 18%</p> <p>750-999sqm: 12%</p> <p>1,000+sqm: 12%</p>
Density	0.19 plot ratio (noting limitation with data).
	<p>On the whole, average quality, generally well maintained but would benefit from some capital investment to suit modern business. The site is generally clean and tidy. One of the units is in disrepair and there is some on-street parking but this does not detract from the quality of the site. There is streetlighting and servicing adjacent and within close proximity to the site.</p>

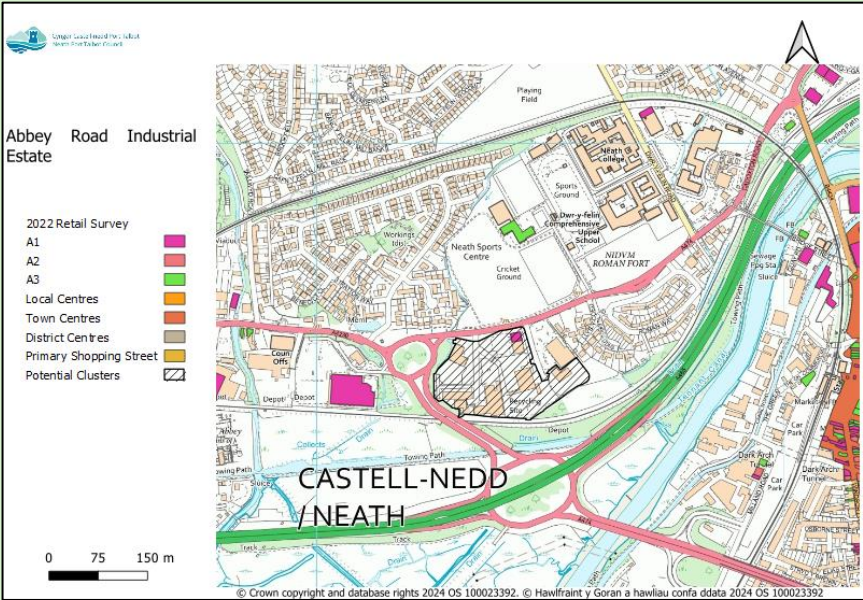
External Environment:

Figure 32: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>There are other employment premises within relative close proximity of the employment area.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>Adjoining uses are complementary to the site. They include Aldi supermarket, Tesco supermarket and road. There is some residential, educational and other employment uses within the wider area.</p> <p>No opportunity for spin-offs.</p> <p>Overall therefore the site has very good adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 

Criteria	Assessment
Proximity to Services (incl. convenience retail)	<p>There are services (including convenience retail) within relative close proximity of the site. Aldi and Tesco Superstore adjoin/ are within close proximity of the site.</p> 
External Environment Conclusion	<p>The site is well located and near to other employment sites, and there are services adjoining/ within close proximity of the employment area.</p>

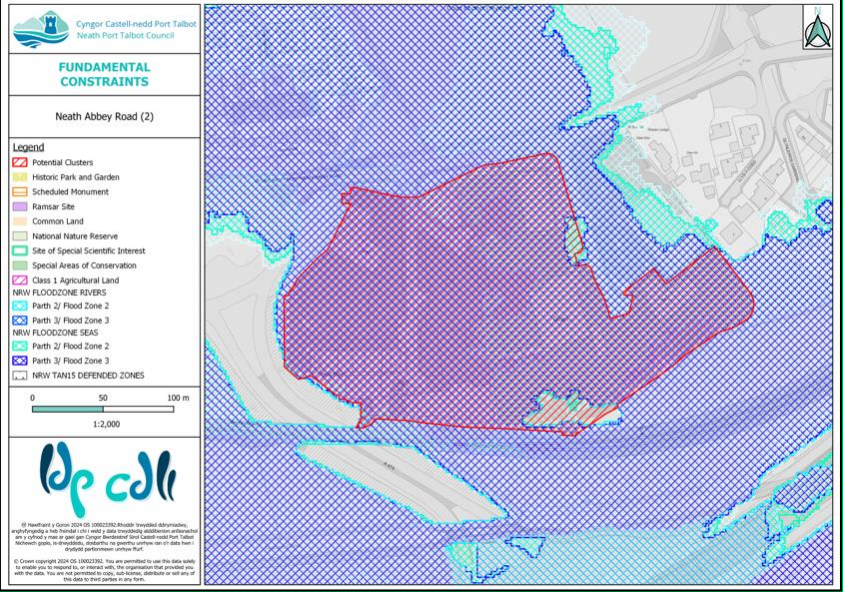
Local Opportunities:

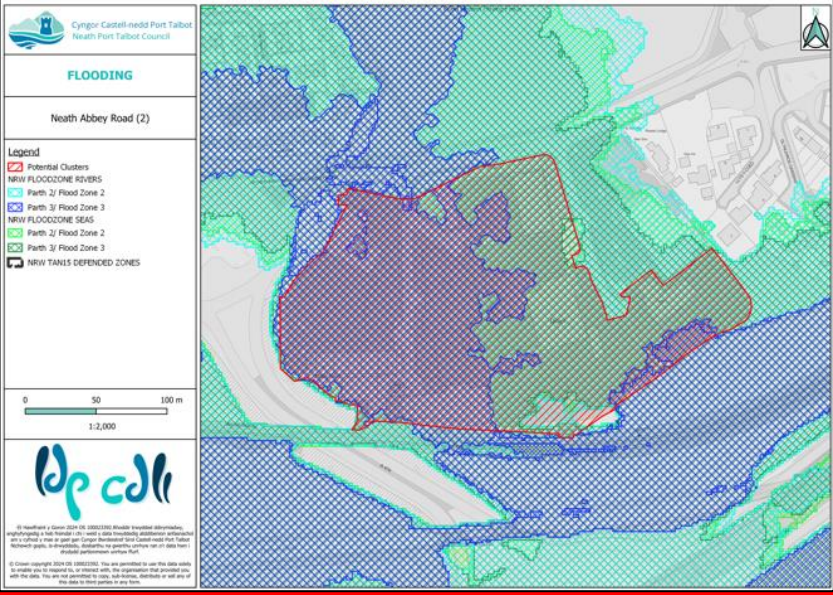
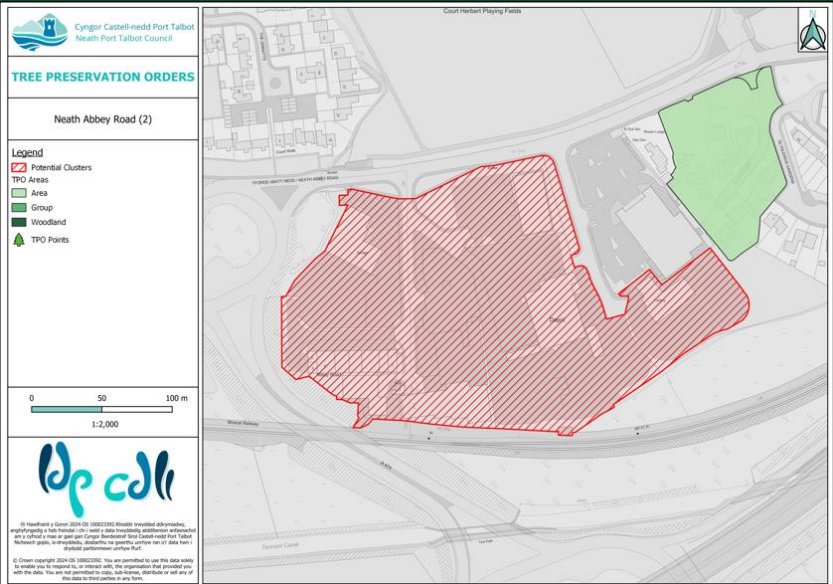
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>Given that there are a limited number of vacant units it is considered that there is a good demand for units.</p>
Development Activity and Interest	<p>Several planning applications relating to car dismantling, storage area, MOT and driving services and change of use to offices.</p>

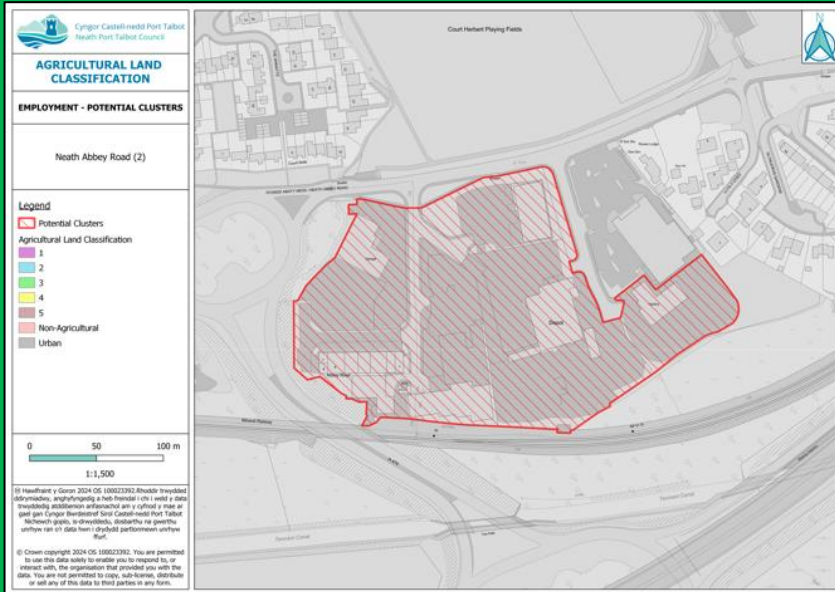
Criteria	Analysis
	No areas within the site have been promoted as Candidate Sites.
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	There is potential to redevelop the unit that is currently in disrepair and has no roof. This has however not been promoted as a Candidate Site.
Local Opportunity Summary	There is potential to redevelop the unit that is in a poor state without a fully intact roof, however this has not been promoted as a Candidate Site and it is not known whether there is any development interest. Local opportunities are therefore currently unknown.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield
Proximity to residential accommodation	Some residential accommodation is within close proximity of the site but this does not limit development opportunities/inhibit operations within the site.
Highways	No information obtained as no Candidate Sites being promoted for development.

Criteria	Assessment
Fundamental Constraints	 <p>Parts of the site are located within Flood Zone 3. This is not a fundamental constraint as it is only a fundamental constraint where residential development is proposed. Consideration would however need to be given to Flooding.</p>
Proximity to other known environmental concerns	No Candidate Sites have been promoted for development within the employment area, therefore no environmental health comments obtained.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p> <p>There are no known existing environmental problems within the site.</p>
Flood risk	The site is located within flood zones 2 and 3. These limit development opportunities.

Criteria	Assessment
	
Landscape Sensitivity	The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Tree Preservation Order/s	
Quiet Area	The site is not within a quiet area.
Topography	The site is predominantly flat.

Criteria	Assessment
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The entirety of the site is within the urban classification of the ALC.</p>  <p>The map displays the Agricultural Land Classification (ALC) for the area around Neath Abbey Road (2). The site area is highlighted with red hatching, indicating it is within the urban classification. The legend shows that the site is classified as 'Urban' (grey) and 'Non-Agricultural' (pink). The map also shows surrounding features like 'Court Harriet Playing Fields' and 'Neath Abbey Road (2)'. A scale bar indicates 0 to 100 meters, and the map is at a scale of 1:1,500.</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	Flooding constraints limit development opportunities.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate site has been promoted for development within the site, so no viability information has been attained.</p> <p>Given that the site is relatively well occupied, it is considered to be viably operating as an employment site.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to existing residential dwellings and surrounding uses.
Potential expansion opportunities?	<p>There is a potential redevelopment opportunity within the site (unit in disrepair). This has however not been promoted as a Candidate Site.</p> <p>There is some potential for expansion onto the area to the south east. Again, this has not been promoted as a Candidate Site.</p>
Pressure for other forms of development?	There is no known pressure for other forms of development.

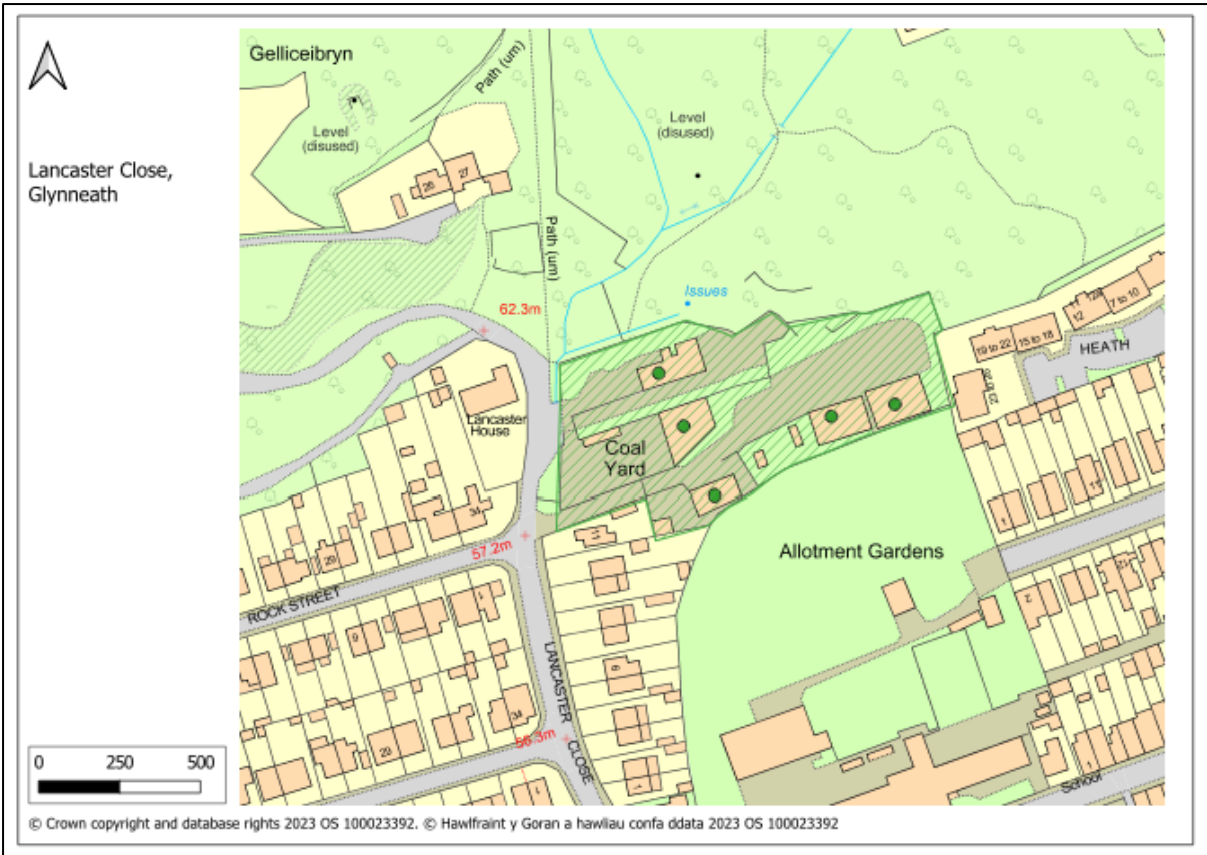
Criteria	Assessment
Availability and Deliverability Summary	<p>The site is well occupied and therefore is considered to be operating viably as an employment area.</p> <p>There is a potential redevelopment opportunity within the site and potential for expansion onto the area to the south east. Neither of these areas have been promoted for development.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>It is recommended that the site is designated as an employment area in the RLDP.</p> <p>The site is considered to function well as a standalone employment area. The site is well occupied and there are services adjacent to the site and within close proximity to the site. Whilst there is some on-street parking this does not detract from the quality of the site. The site is located within a key location with easy access to the M4.</p> <p>Whilst no areas have been promoted for redevelopment, there is potential for the redevelopment of the unit currently in disrepair, and there is potential to expand into the neighbouring area. Flooding is however a constraint to development.</p>

Lancaster Close, Glynneath Cluster Site

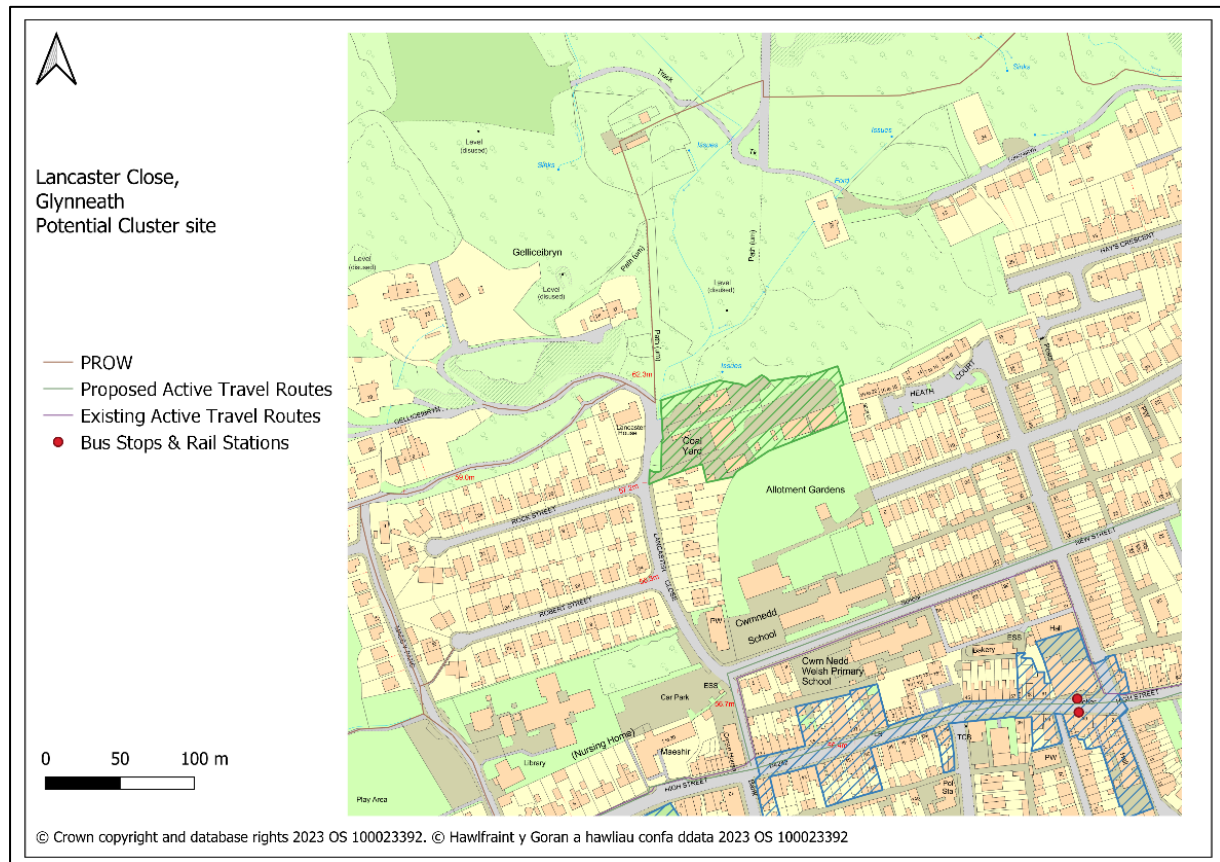
Figure 33: Lancaster Close, Glynneath



Site Detail	Information
Site Name	Lancaster Close, Glynneath
Description	Located to the north east of Lancaster Close in Glynneath. The site falls within the settlement limits as defined in the Adopted LDP.
Site Ward	Glynneath
Site Typology	Potential Cluster site
Site area (Ha)	0.6

Accessibility

Figure 34: Accessibility



Mode	Provision
Road Access	<p>The site feeds into Lancaster Close, which is off the B4242 which is within close proximity to the A465.</p> <p>The site therefore has poor road access.</p>
Public Transport Access	<p>The site is within 450m from the nearest bus stop. The buses that serve this area are every hour.</p> <p>The site therefore benefits from average public transport access.</p>
Pedestrian/ Cycle Access	<p>There is pedestrian access up to the site, however within the site there is no footway.</p> <p>The site is 100m away from a proposed active travel route.</p>

Mode	Provision
	The site therefore has poor pedestiran/ cycle access.
Sequential Location	<p>The site is not located within a designated employment area.</p> <p>The site is close to Glynneath District centre.</p> <p>The site is located within the urban area.</p>
Accessibility Summary	<p>The site is located within the urban area. Accessibility is mixed. The site can be accessed via pedestrian access to the site. There is no footway within the site. The nearest bus route is located approximately 450m away and offers services every hour. Road access is poor.</p>

Internal Environment:

Figure 35: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of SG and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 25%</p> <p>100-249sqm: 75%</p> <p>250-749sqm:</p> <p>750-999sqm:</p> <p>1,000+sqm:</p>
Density	0.09 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 0%</p> <p>B2 Use Class: 0%</p> <p>B8 Use Class: 60%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 40%</p> <p>Vacant: 0%</p>
Quality of the Cluster	The site has poor quality employment premises. It is not clean and tidy. There is no street lighting. There are no services and facilities. Parking detracts from the quality of the site.
Occupier Profile	Local businesses.
Vacant Units	0 vacant units.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.

Criteria	Analysis
Description	Mix of SG and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 25%</p> <p>100-249sqm: 75%</p> <p>250-749sqm:</p> <p>750-999sqm:</p> <p>1,000+sqm:</p>
Density	0.09 plot ratio (noting limitation with data).
Business/ Occupier Profile	Local car repairs, sales, haulage and coal merchant
Prominence	The site is not visible from local road. There is no signage to the site.
Parking	Number of units do not have dedicated parking provision and there is much overspill parking within the site.
Servicing	<p>There are no servicing facilities within the site.</p> <p>There are services within relatively close proximity to the site.</p>
Gradient of Land	The site is relatively flat.
Shape of Cluster	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone employment area.

Criteria	Analysis
Description	Mix of SG and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 25%</p> <p>100-249sqm: 75%</p> <p>250-749sqm:</p> <p>750-999sqm:</p> <p>1,000+sqm:</p>
Density	0.09 plot ratio (noting limitation with data).
Internal Environment Summary	The site is aged, with poor parking and would require significant investment to be brought up to modern day standards.

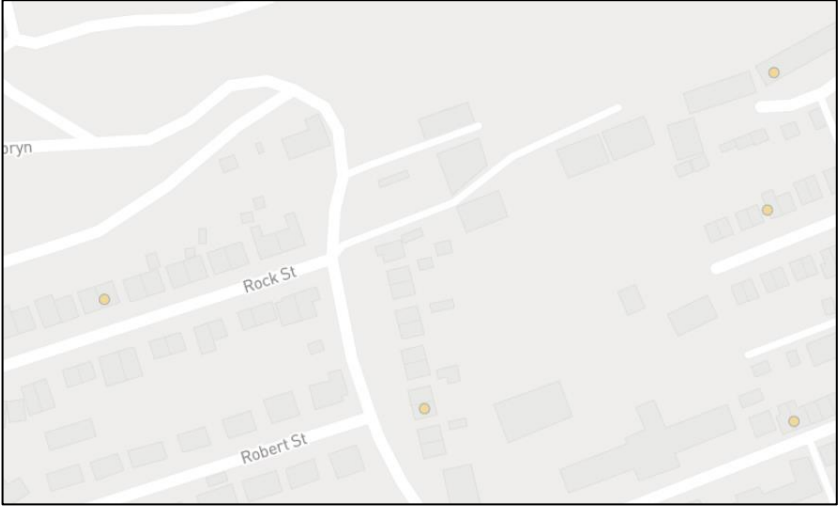
External Environment:

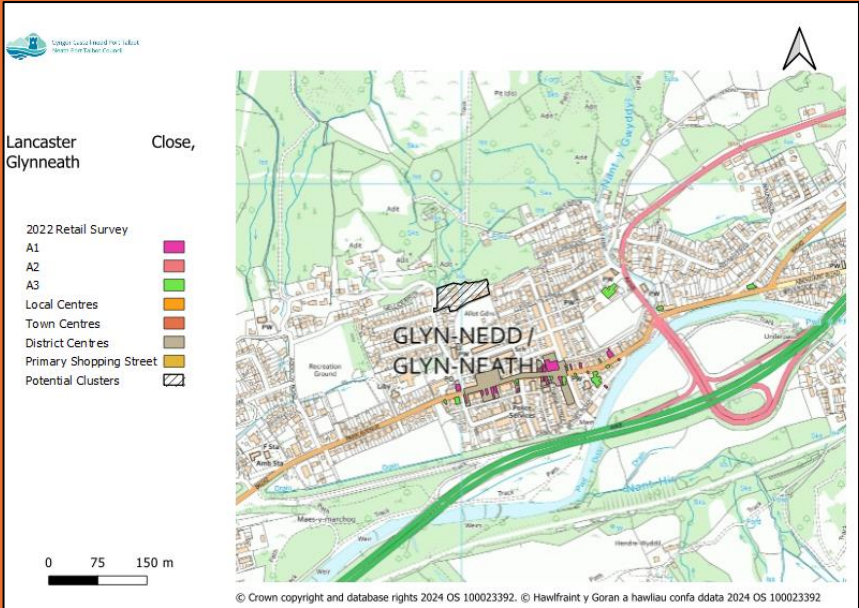
Figure 36: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	The employment area is located within the Neath Valley spatial area where there is another employment area.

Criteria	Assessment
	<p>Together both employment areas offer a range of employment premises.</p> <p>Glynneath Village Workshops designated employment area is within relatively close proximity of the site. There are also other employment uses within relatively close proximity.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>The site is located within a largely residential area.</p> <p>Whilst this is not necessarily complementary, it does not interfere with the operation of the site.</p> <p>There are no opportunities for spin of benefits.</p> <p>Overall therefore the site has poor adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 

Criteria	Assessment
Proximity to Services (incl. convenience retail)	<p>The site is close to Glynneath District centre.</p> <p>There are also a number of other services within close proximity of the site.</p> <p>There is therefore a range of services and units within relatively close proximity of the site.</p> 
External Environment Conclusion	<p>The site is located within the Neath Valley Spatial Area where there are a number of employment units.</p> <p>The site is located within a largely residential area. Whilst this is not necessarily complementary, it does not interfere with the operation of the site. There are services within relatively close proximity.</p>

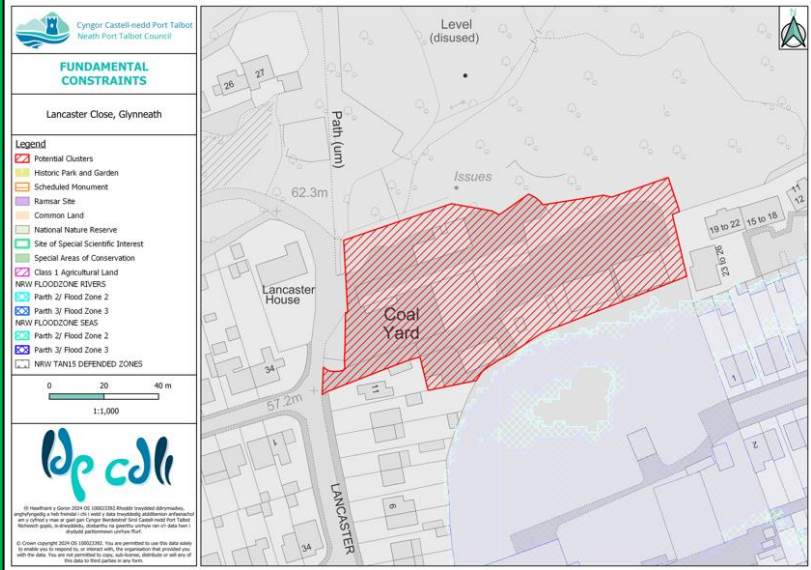
Local Opportunities:

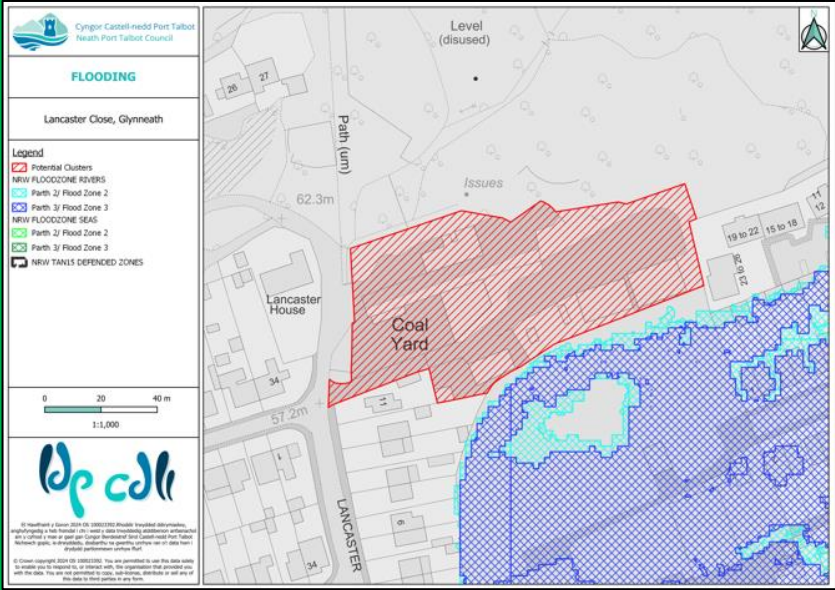
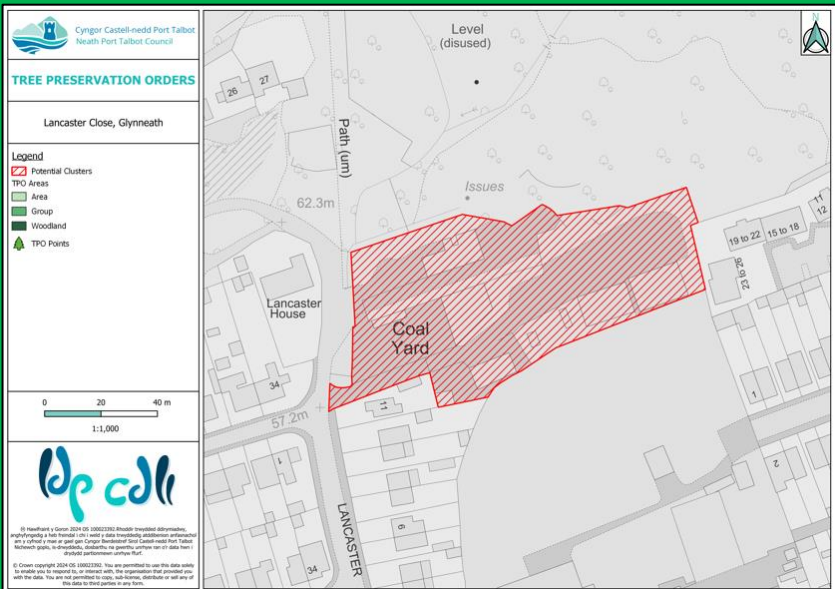
Criteria	Analysis
Market Performance and Perception	Market perception is unknown as the area is not currently designated as an employment area.

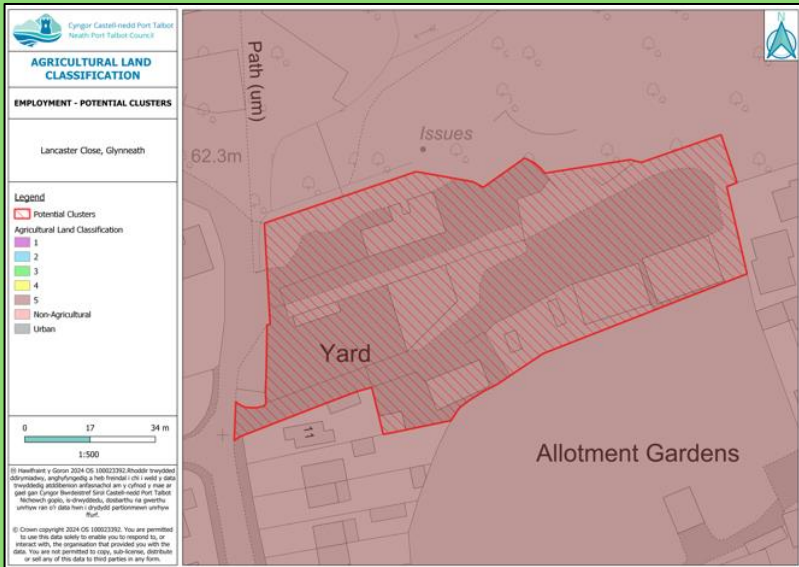
Criteria	Analysis
	Given that there are no vacant units it is considered that there is a good demand for units.
Development Activity and Interest	Planning applications in relation to a haulage contractors' yard, garage and maintenance of commercial vehicles. No areas within the site have been promoted as a Candidate Site.
Planned Infrastructure	There are no known planned infrastructure improvements
Redevelopment Opportunities?	There are no redevelopment opportunities within the site.
Local Opportunity Summary	There are not considered to be any opportunities for redevelopment and no areas within the site have been promoted as Candidate Sites.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield
Proximity to residential accommodation	The site is located within a largely residential area. Whilst this is not necessarily complementary, it does not interfere with the operation of the site.
Highways	No information obtained as no Candidate Sites being promoted for development.

Criteria	Assessment
Fundamental Constraints	 <p>There are no fundamental constraints.</p>
Proximity to other known environmental concerns	<p>The site is adjacent to an ancient woodland.</p> <p>No environmental comments as no sites being promoted for development.</p>
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p> <p>There are no known existing environmental problems within the site.</p>

Criteria	Assessment
Flood risk	 <p>There are no flooding constraints to development.</p>
Landscape Sensitivity	<p>The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.</p>
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>
Quiet Area	<p>The site is not within a quiet area.</p>

Criteria	Assessment
Topography	The site is on a gradient, however has been partially levelled out so that it is useable.
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The entirety of the site is within classification 5 of the ALC.</p>  <p>The map is titled 'AGRICULTURAL LAND CLASSIFICATION' and 'EMPLOYMENT - POTENTIAL CLUSTERS'. It shows the site area outlined in red, labeled 'Yard'. The site is adjacent to 'Allotment Gardens' and 'Issues'. A scale bar indicates 0 to 34 meters. The legend shows Agricultural Land Classification 1-5, Non-Agricultural, and Urban. The site is within classification 5.</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	There are no constraints to development. Consideration will need to be given to the proximity of ancient woodland.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate site has been promoted for development within the site, so no viability information has been attained.</p> <p>Given that the site is fully occupied, it is considered to be viably operating as an employment site.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to existing residential properties.
Potential expansion opportunities?	<p>No potential expansion opportunities due to constraints.</p> <p>No areas promoted as Candidate Sites.</p>
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	<p>The site is well occupied and therefore is considered to be operating viably as an employment area.</p> <p>There are no redevelopment or expansion opportunities.</p> <p>No areas promoted as Candidate Sites.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>It is not considered that the site should be designated as an employment area.</p> <p>Whilst there are no vacant units within the employment area, it is considered that the site functions more as a grouping of standalone employment units. The units are in a poorer quality, do not relate together, there is no streetlighting or services or footpaths to connect the units within the site.</p>

Quar Road, Neath Cluster Site

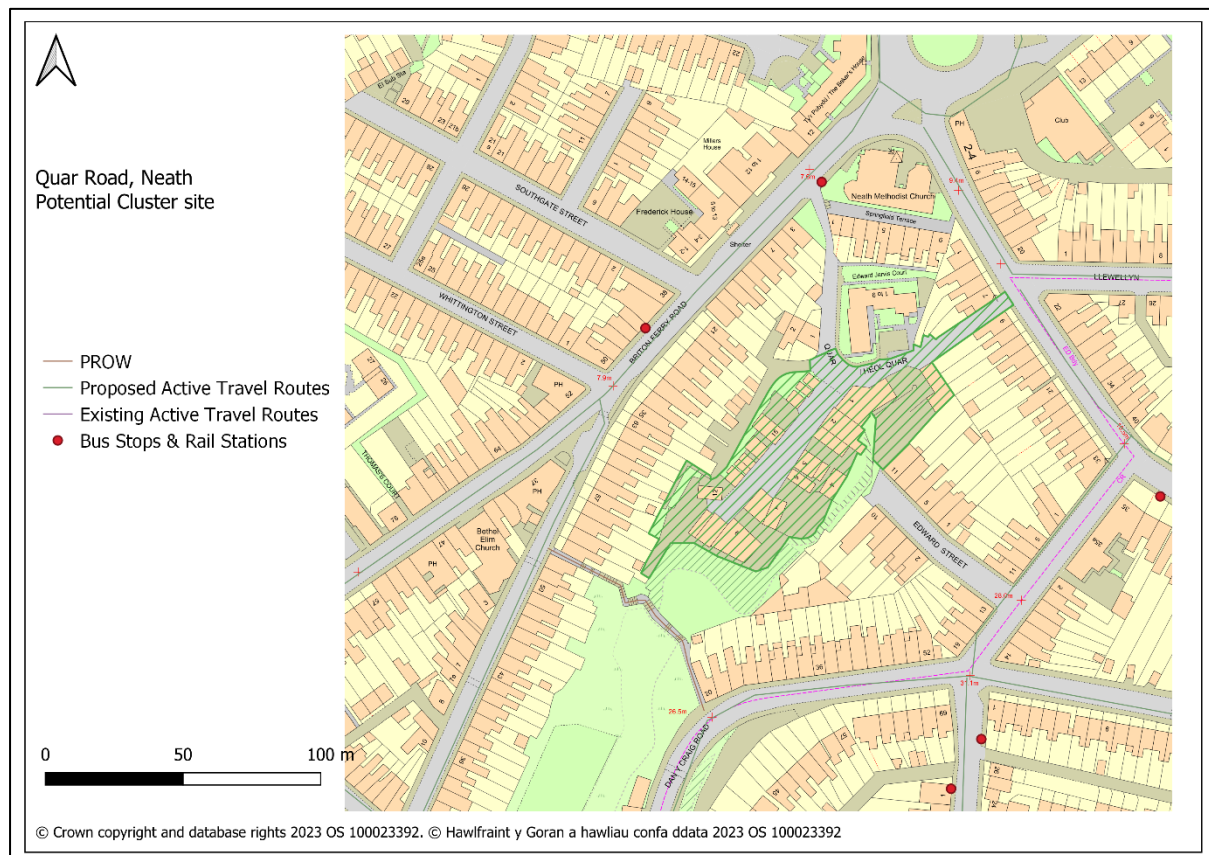
Figure 37: Quar Road, Neath



Site Detail	Information
Site Name	Quar Road, Neath
Description	<p>This site is to the rear of Briton Ferry Road and Lewis Street in Neath. It is accessed directly off Quar Road and is surrounded by residential properties.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Neath East
Site Typology	Potential Cluster site
Site area (Ha)	0.4

Accessibility

Figure 38: Accessibility



Mode	Provision
Road Access	The site is within close proximity of the A474, however is to the rear of residential properties off Quar Road. Road access is therefore limited.
Public Transport Access	The site is within close proximity to the bus stops where there are services every hour
Pedestrian/ Cycle Access	There are pavements to the site but not within it. There are no existing active travel linkages but proposed active travel linkages.
Sequential Location	The site is not designated as a employment area in the current LDP.

Mode	Provision
	<p>The site is close to Neath Town Centre.</p> <p>The site is located within the urban area.</p>
<p>Accessibility Summary</p>	<p>The site is located within the urban area. The site has good public transport access to it, however there are no pedestrian or cycling routes within the site. Road access to the site is poor.</p>

Internal Environment:

Figure 39: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of SG, B1 and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 57%</p> <p>100-249sqm:</p> <p>250-749sqm: 42%</p> <p>750-999sqm:</p> <p>1,000+sqm:</p>
Density	0.27 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 8%</p> <p>B2 Use Class: 0%</p> <p>B8 Use Class: 41%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 25%</p> <p>Vacant: 25%</p>
Quality of the Cluster	The site has poor quality employment premises. It is not clean and tidy. There is no street lighting. There are no services and facilities. There is on-street parking which detracts from the quality of the site.
Occupier Profile	Local businesses occupy the site.
Vacant Units	3 units (25%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.

Criteria	Analysis
Description	Mix of SG, B1 and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 57%</p> <p>100-249sqm:</p> <p>250-749sqm: 42%</p> <p>750-999sqm:</p> <p>1,000+sqm:</p>
Density	0.27 plot ratio (noting limitation with data).
Business/ Occupier Profile	Vehicle repairs, businesses related to the building and construction industry and skip hire.
Prominence	The site is not visible from local road. There is no signage to the site.
Parking	Number of units do not have dedicated parking provision and there is much overspill parking within the site.
Servicing	<p>There are no servicing facilities within the site however the site is near to Neath Town Centre.</p> <p>There are services within the wider area.</p>
Gradient of Land	The site is relatively flat.
Shape of Cluster	The site has a regular shape. The site is accessed from a number of points of entry but functions as one standalone site.
Internal Environment Summary	The site is small and cluttered. It is not visible from the main road, and parking is problematic. There are no

Criteria	Analysis
Description	Mix of SG, B1 and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 57%</p> <p>100-249sqm:</p> <p>250-749sqm: 42%</p> <p>750-999sqm:</p> <p>1,000+sqm:</p>
Density	0.27 plot ratio (noting limitation with data).
	servicing facilities within the site however it is within close proximity to Neath Town Centre.

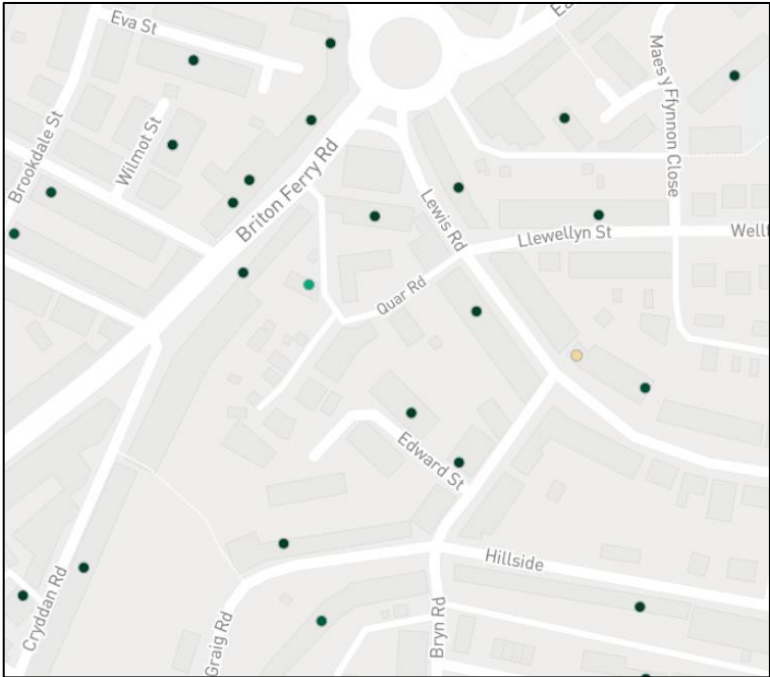
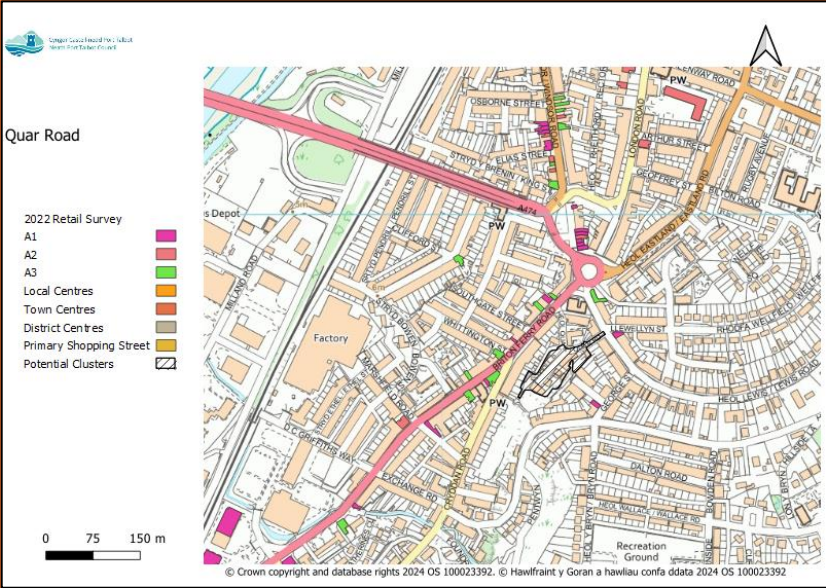
External Environment:

Figure 40: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>The surrounding environment is largely residential. There are however employment facilities within the wider area.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>The site is located within a largely residential area.</p> <p>Given the location of the residential accommodation and configuration of the site, adjoining uses are not complementary to the site.</p> <p>There are no opportunities for spin of benefits.</p> <p>The site therefore has very poor adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Assessment
	
<p>Proximity to Services (incl. convenience retail)</p>	<p>The site is close to Neath Town Centre, which has a range of services, including convenience retail.</p> <p>There are also a number of other services within close proximity of the site.</p> <div data-bbox="552 1265 1382 1850"></div>

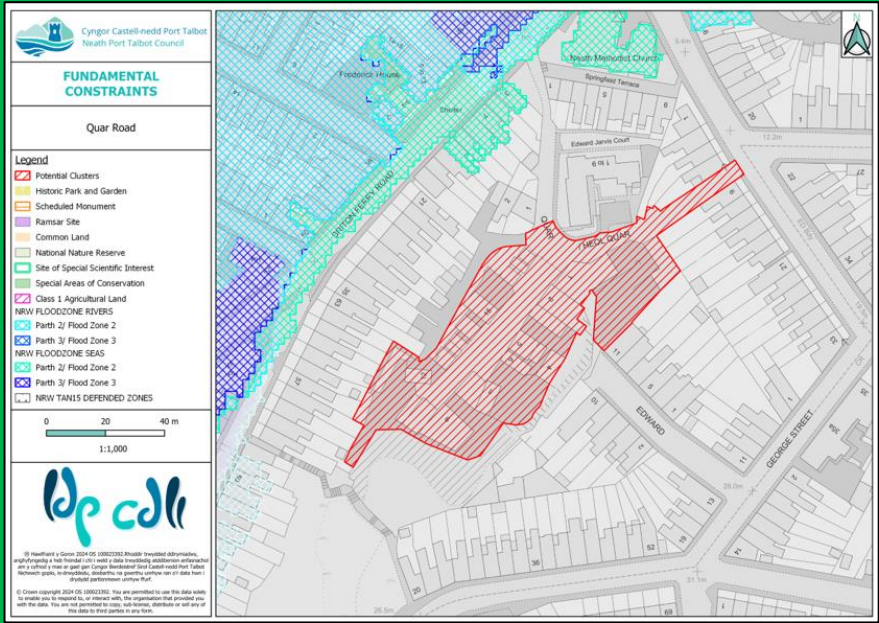
Criteria	Assessment
External Environment Conclusion	The site is located close to Neath Town Centre. The site is however located within a largely residential area which inhibits development.

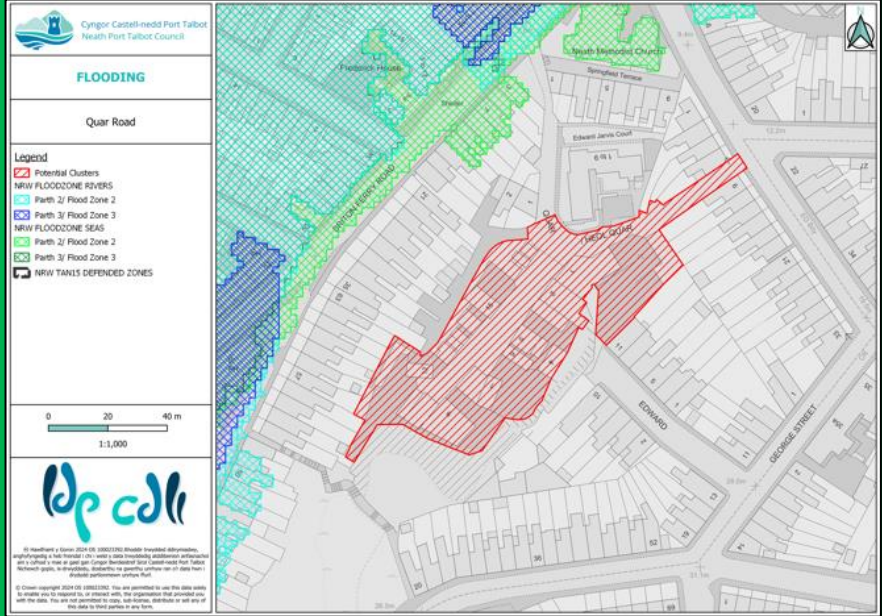
Local Opportunities:


Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>There are a number of vacant units within the site, further information would therefore be needed to ascertain the extent to which there is good demand for the units.</p>
Development Activity and Interest	<p>Several planning applications in relation to business use, offices, roof contractors and garage demolition.</p> <p>No areas within the site have been promoted as Candidate Sites.</p>
Planned Infrastructure	There are no known planned infrastructure improvements
Redevelopment Opportunities?	<p>There is potential to expand to the area to the south of the site, this has however not been promoted as a Candidate Site for development.</p> <p>There could be potential to redevelop the entirety of the site, this would be limited by access considerations. It has not been promoted as a Candidate Site.</p>
Local Opportunity Summary	There are a number of vacant units within the site, further information would therefore be needed to ascertain the extent to which there is good demand for the units. Market perception is unknown as the site is not currently


Criteria	Analysis
	designated as an employment area. There are potential redevelopment/ expansion opportunities, these areas have however not been promoted as Candidate Sites.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield.
Proximity to residential accommodation	The site is located within a largely residential area. Residential accommodation adjoins the site and could limit development opportunities/ inhibit operations within the site.
Highways	No information obtained as no Candidate Sites being promoted for development.
Fundamental Constraints	 <p>The map displays the site boundary in red hatching. The surrounding area is color-coded to show various constraints: blue for flood zones (NRW FLOODZONE RIVERS, Parth 2/ Flood Zone 2, Parth 3/ Flood Zone 3), green for agricultural land (Class 1 Agricultural Land), and yellow for common land. The map includes a legend, scale bar (0-40m), and north arrow. The title is 'FUNDAMENTAL CONSTRAINTS' and the location is 'Quar Road'.</p> <p>There are no fundamental constraints.</p>

Criteria	Assessment
Proximity to other known environmental concerns	No environmental health comments as the site has not been promoted as a Candidate Site.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p> <p>There are no known existing environmental problems within the site.</p>
Flood risk	<p>There are no flooding constraints to development.</p> 
Landscape Sensitivity	The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the site.</p>
Quiet Area	The site is not within a quiet area.
Topography	The site is relatively flat.
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	The entirety of the site is within the urban classification of the ALC.

Criteria	Assessment
	 <p>The map displays the site's location relative to surrounding streets and land use. The site is outlined in red and labeled 'HEOL QUAR'. The legend indicates that the site is classified as Agricultural Land Class 1 (light green). The map also shows other streets like Briton Ferry Road and Edward Jarvis Court, and a scale bar from 0 to 34 meters at 1:500 scale.</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Viability	No Candidate site has been promoted for development within the site, so no viability information has been attained.

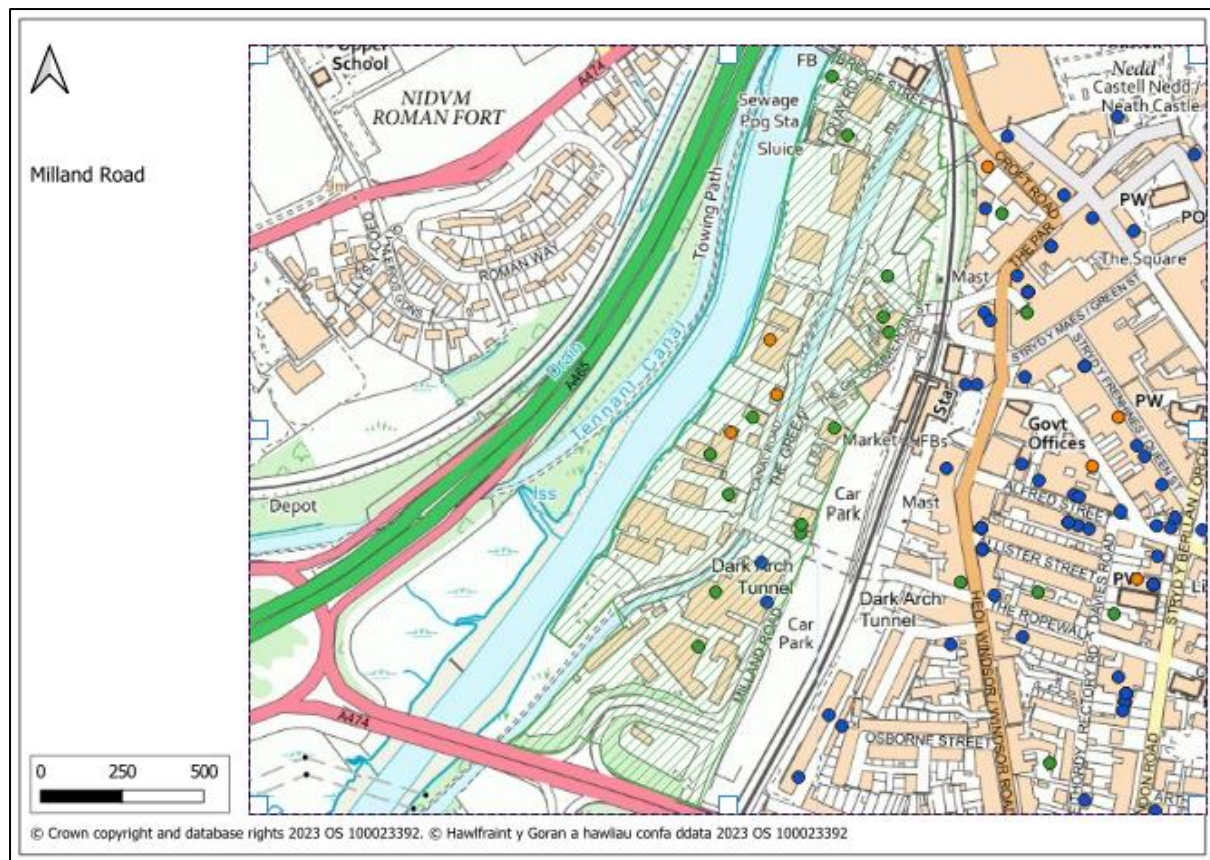
Criteria	Assessment
	There are a number of vacant units within the site, further information would therefore need to be provided in order to ascertain the viability of the site.
Ownership	No ownership information
Has the site been promoted for development?	No.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to existing residential properties.
Potential expansion opportunities?	There is potential to expand to the south of the site. This has however not been promoted as a Candidate Site. There is also potential to redevelop the entirety of the site. Again, this has not been promoted as a Candidate Site.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	There are a number of vacant units within the site, further information would therefore need to be provided in order to ascertain the viability of the site. There are potential expansion and redevelopment opportunities, these areas have however not been promoted as Candidate Sites.

Conclusion:

Criteria	Assessment
Recommendation	<p>It is recommended that the site should not be designated as an employment area on balance.</p> <p>Whilst there are a number of units which provide premises for local businesses. It is considered that access to the site is limited, the site has a more informal layout of standalone uses, and there are no facilities such as servicing, streetlights or pavements which link the units.</p> <p>The site offers tertiary premises. The site has poor quality employment premises. It is not clean and tidy.</p>

Milland Road Cluster Site

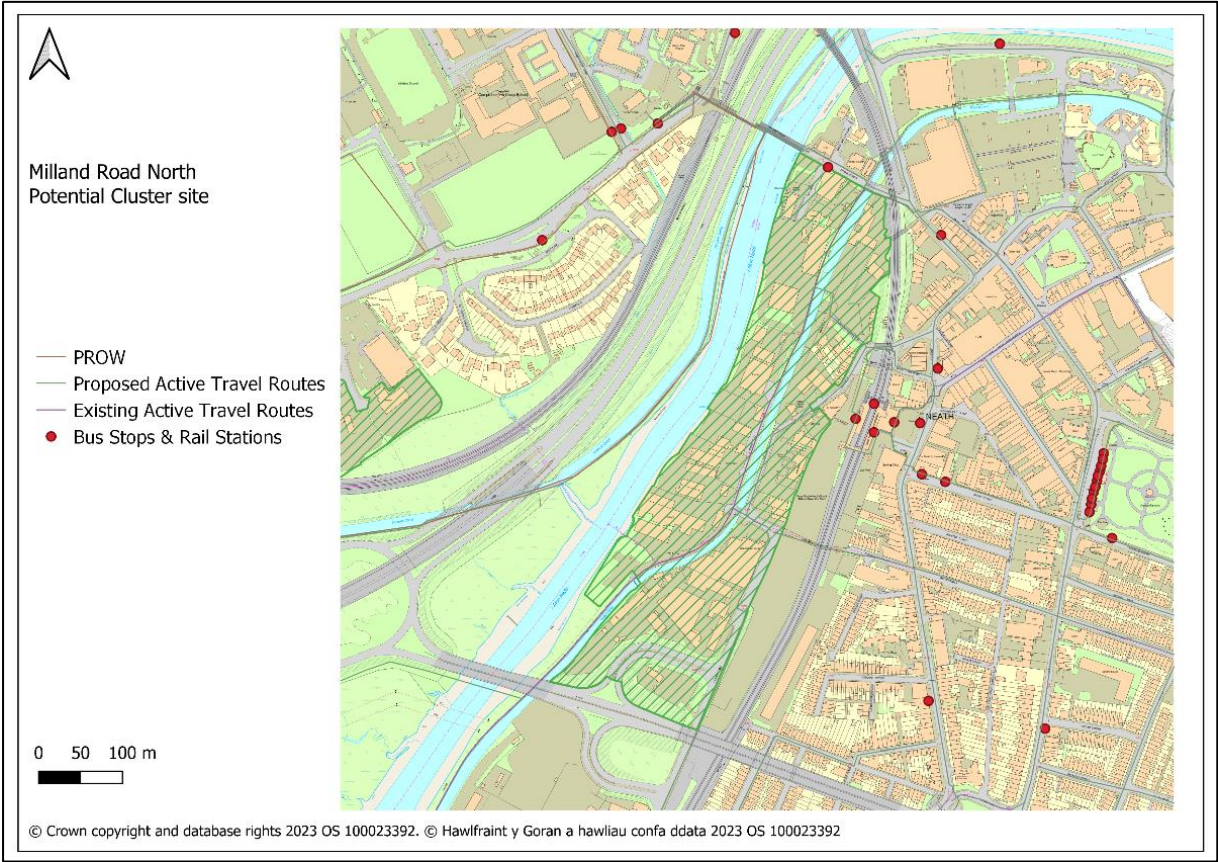
Figure 41: Milland Road



Site Detail	Information
Site Name	Milland Road
Description	<p>Site lies to the north of the existing Milland Road designated employment site in the current LDP.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Neath North and Neath East
Site Typology	Potential Cluster site
Site area (Ha)	10.5

Accessibility

Figure 42: Accessibility



Mode	Provision
Road Access	<p>The is accessed off The Grn and Milland Road. The site is within close proximity to the A474 and A465. The site is also located within relatively close proximity of the M4.</p> <p>The site therefore has very good road access.</p>
Public Transport Access	<p>The site is next to Neath train station, as well as numerous bus stops. The bus routes from here are at least every half hour.</p> <p>The site therefore benefits from excellent public transport accessibility.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There are pavements to the site and through the site. There are existing active travel links to the site and through the site.</p> <p>The site therefore has excellent pedestiran and cycle access.</p>
Sequential Location	<p>The site is not designated within the current LDP for employment uses.</p> <p>The site is close to both Milland Road Designated Industrial Estate, as well as Neath Town Centre.</p> <p>The site is located within the urban area.</p>
Accessibility Summary	<p>The site is located within the urban area and is well located in terms of proximity to Neath Town Centre and road access to the M4.</p> <p>The site benefits from excellent pedestrian and cycle access and public transport access. Road access is also very good.</p>

Internal Environment:

Figure 43: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of A1, SG, B2, D2 and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 4%</p> <p>100-249sqm: 38%</p> <p>250-749sqm: 19%</p> <p>750-999sqm: 4%</p> <p>1,000+sqm: 33%</p>
Density	0.16 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 7%</p> <p>B1 Use Class: 0%</p> <p>B2 Use Class: 10%</p> <p>B8 Use Class: 14%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 3%</p> <p>Sui Generis: 55%</p> <p>Vacant: 25%</p>
Quality of the Cluster	<p>Average quality, generally well maintained but would benefit from some capital investment to suit modern business needs.</p> <p>Parts of the site are not clean and tidy and would benefit from environmental enhancement.</p> <p>There is some street lighting.</p> <p>Most units have their own dedicated parking provision.</p> <p>There are some services within the site.</p>
Occupier Profile	Predominently local businesses. However, Sandvik and Osprey Ltd occupy the site.

Criteria	Analysis
Description	Mix of A1, SG, B2, D2 and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 4%</p> <p>100-249sqm: 38%</p> <p>250-749sqm: 19%</p> <p>750-999sqm: 4%</p> <p>1,000+sqm: 33%</p>
Density	0.16 plot ratio (noting limitation with data).
Vacant Units	6 units (21%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	The site hosts a range of vehicle repair services, businesses within the construction sector and a gym.
Prominence	The site is visible from local road but there is no signage to the site.
Parking	<p>Most units have their own dedicated parking provision.</p> <p>There is some (average quantity) overspill parking within the site.</p>
Servicing	There are some servicing within the site. The site is located within close proximity of Neath Town Centre where there are many services.
Gradient of Land	The site is relatively flat.

Criteria	Analysis
Description	Mix of A1, SG, B2, D2 and B8 properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 4%</p> <p>100-249sqm: 38%</p> <p>250-749sqm: 19%</p> <p>750-999sqm: 4%</p> <p>1,000+sqm: 33%</p>
Density	0.16 plot ratio (noting limitation with data).
Shape of Cluster	The site has a regular shape. The site is accessed from a number of points of entry but functions as one standalone employment area.
Internal Environment Summary	<p>The site is made up of predominantly older properties but these are generally in good condition. Some of the units would benefit from enhancement.</p> <p>The site is generally welcoming. Parts of the site would benefit from environmental enhancement.</p> <p>Most units have their own dedicated parking.</p> <p>There are some services within the employment area and the site is within close proximity of services within the town centre.</p>

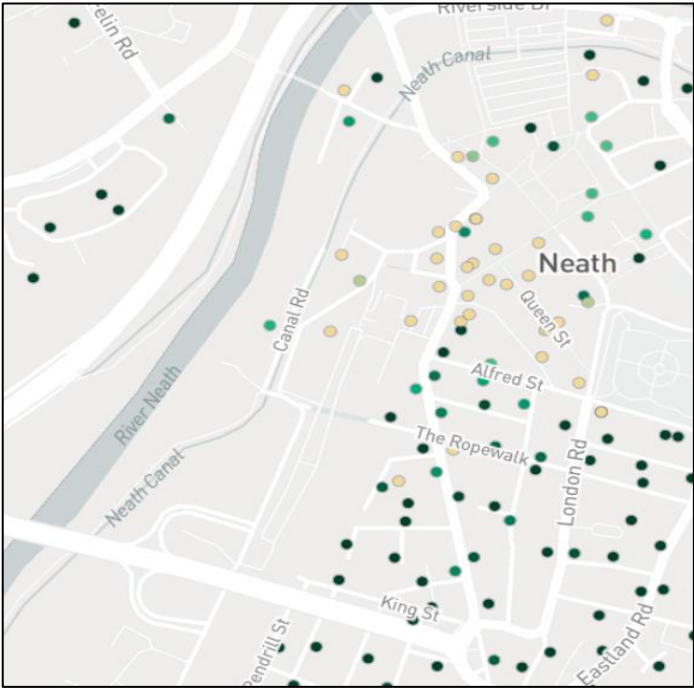
External Environment:

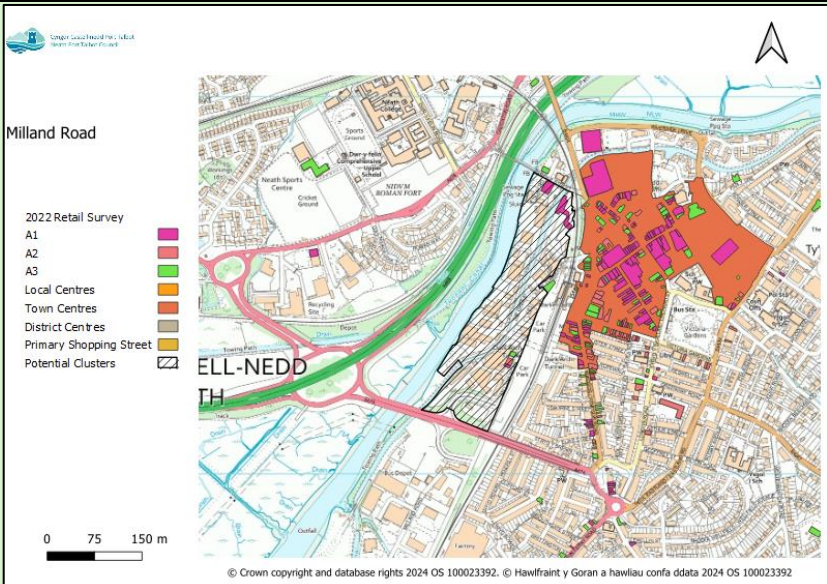
Figure 44: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>To the south of the site is Milland Road designated employment area in the current LDP.</p> <p>There are a number of employment facilities within the wider area. The site is also located within close proximity of Neath town centre.</p> <p>The site therefore benefits from excellent proximity to similar uses.</p>
Adjoining Uses	<p>Adjoining uses are complementary to the site.</p> <p>The site is to the north of the designated Milland Road Employment Area.</p>

Criteria	Assessment
	<p>There may be some potential for spin-off from Milland Road Employment Area or town centre busiessses, the site is however relatively well occupied.</p> <p>There are no opportunities for spin of benefits.</p> <p>Overall therefore the site is considered to have very good adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>The site is close to Neath Town Centre, which has a range of services and units within relatively close proximity of the site.</p> <p>There are services within the site. This does not include convenience retail. The site therefore benefits from good proximity to services (including convenience retail).</p>

Criteria	Assessment
	
External Environment Conclusion	The site is located close to Neath Town Centre and is adjacent to the designated Milland Road employment site in the current LDP. Adjoining uses are complementary.

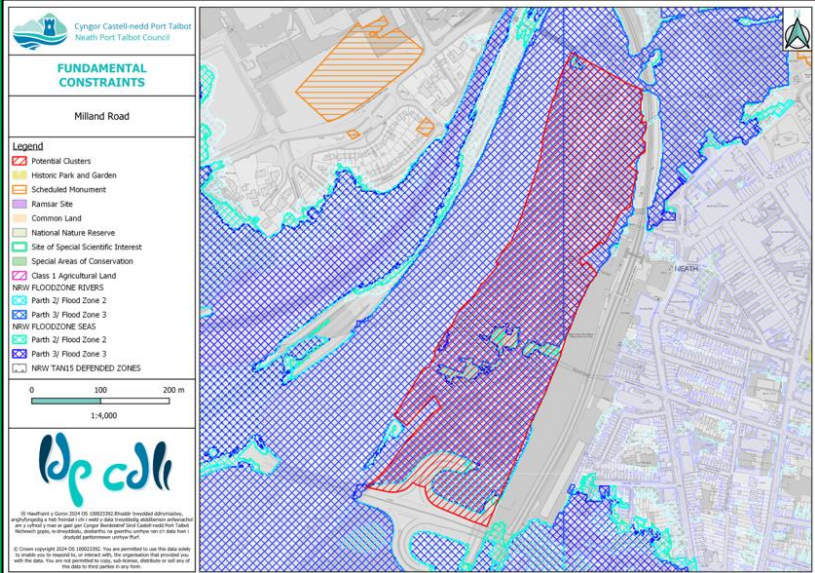
Local Opportunities:

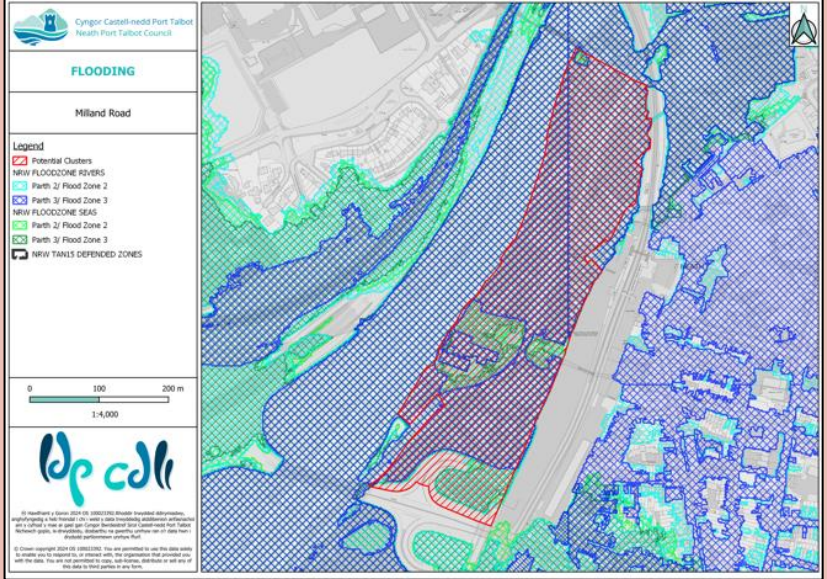
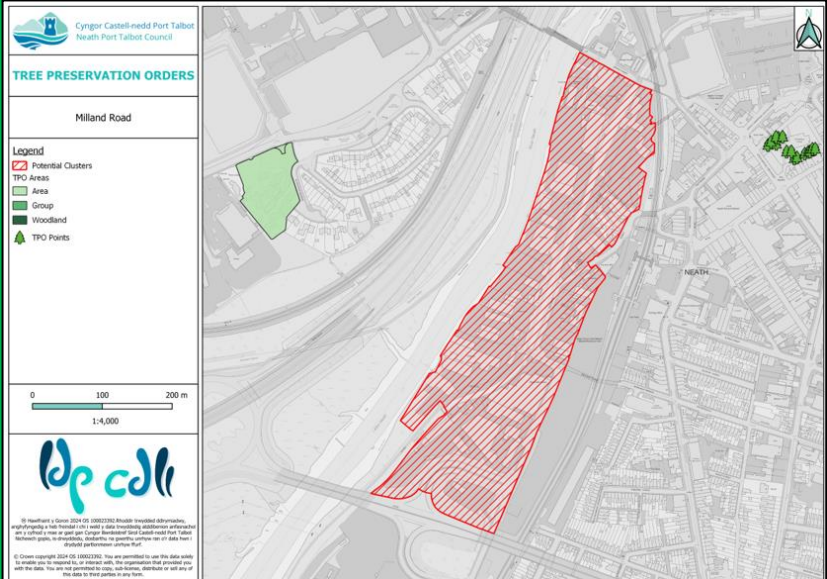
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>Given that there are a limited number of vacant units it is considered that there is a good demand for units.</p>
Development Activity and Interest	Several planning applications relating to a children's play centre and its proposed extension, extension to a factory unit, change of use from industrial to a trampolining club, change of use to a bus depot, existing factory refurbishment and pre applications relating to proposed gymnasium uses and change of use from industrial to leisure.

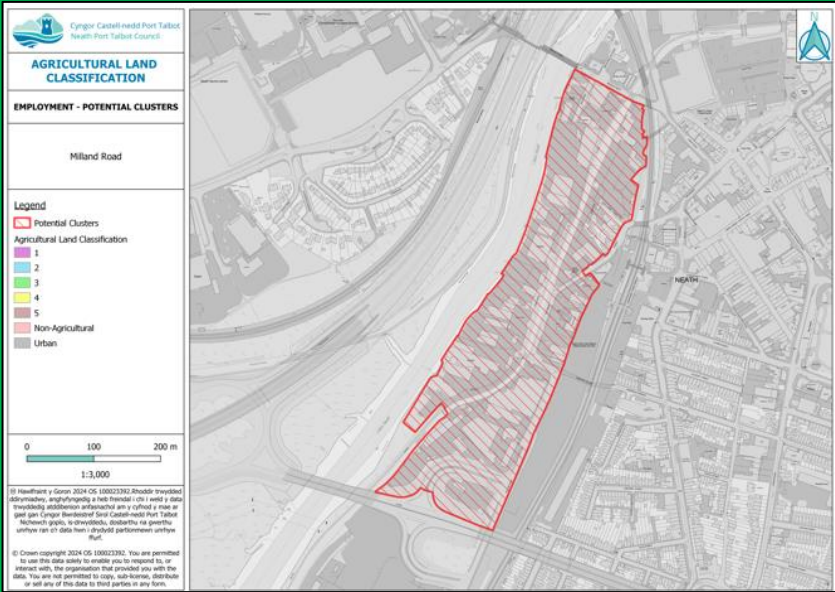
Criteria	Analysis
	The southern most parcel (the area undeveloped) has been promoted as a Candidate Site.
Planned Infrastructure	There are no known planned infrastructure improvements
Redevelopment Opportunities?	The southern most parcel (the area undeveloped) has been promoted as a Candidate Site.
Local Opportunity Summary	<p>Given that there are a limited number of vacant units it is considered that there is a good demand for units. Market perception is currently however unknown as the site is not designated as an employment area in the current LDP.</p> <p>There is potential redevelopment opportunity – the southern most parcel (the area undeveloped) has been promoted as a Candidate Site.</p>

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield
Proximity to residential accommodation	<p>No residential accommodation adjoins the site / is within close proximity of the site.</p> <p>The site is bounded by the railway line to the east, and the river to the west, and the A474 is to the south.</p>
Highways	Highways have made comments as part of candidate site reference CS2:145. They have identified concerns regarding developing the site as it may result in a shortfall in parking for the area, with overspill on Milland Road and the surrounding highway network.

Criteria	Assessment
Fundamental Constraints	 <p>The majority of the site is located within Flood Zone 3. This is not a fundamental constraint as it is only a fundamental constraint where residential development is proposed. Consideration would however need to be given to Flooding</p>
Proximity to other known environmental concerns	<p>The site is adjoining a SINC.</p> <p>To follow</p>
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p> <p>There are no known existing environmental problems within the site.</p>
Flood risk	<p>The vast majority of the site is within Flood Zone 3.</p>

Criteria	Assessment
	
Landscape Sensitivity	The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Tree Preservation Order/s	
Quiet Area	The site is not within a quiet area.
Topography	The site is relatively flat.

Criteria	Assessment
Water Quality	<p>Welsh Water have made the following comments as part of candidate site reference CS2:145:</p> <ul style="list-style-type: none"> • Water supply: No watermains crossing the site • Public sewerage: No sewers crossing the site • Waste water treatment works: WwTW Catchment - Afan New Works. No capacity constraints identified.
Impact on agricultural land	<p>The entirety of the site is within the urban classification of the ALC.</p> 
Contamination	To follow.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.

Criteria	Assessment
Constraints Summary	Flooding presents a constraint to development.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>The Candidate Site promoted for development is only a small part of this site. Initial analysis suggests that further evidence is required should the site be allocated in the Deposit Plan.</p> <p>Given that the site is relatively well occupied, it is considered to be viably operating as an employment site.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to existing residential properties.
Potential expansion opportunities?	There is potential to expand to the south – this area has been promoted as part of the Council's Call for Candidate Sites. It has also been identified as a potential expansion to the north of Milland Road designated employment area.

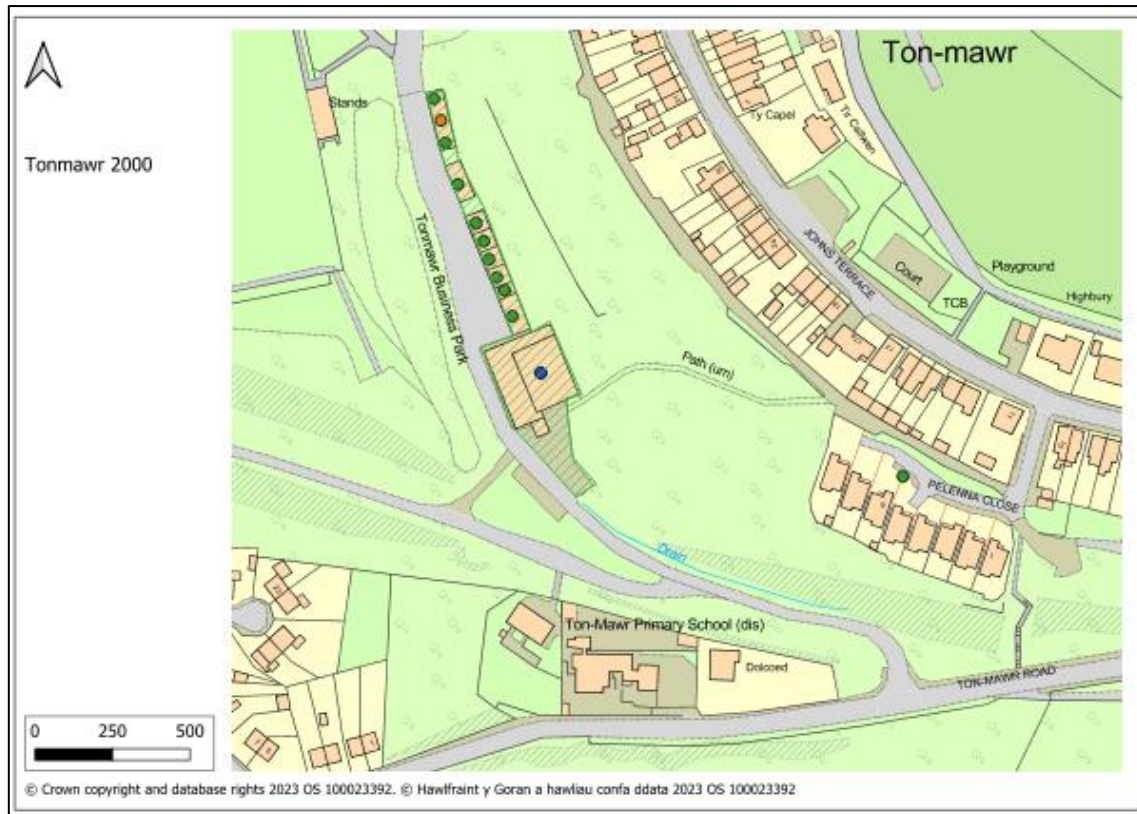
Criteria	Assessment
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	An area within the site has been promoted as a Candidate Site for employment development. The site is well occupied and therefore is considered to be operating viably as an employment area.

Conclusion:

Criteria	Assessment
Recommendation	It is recommended that the Milland Road existing designated employment area is expanded to include this area.

Tonmawr 2000 Cluster Site

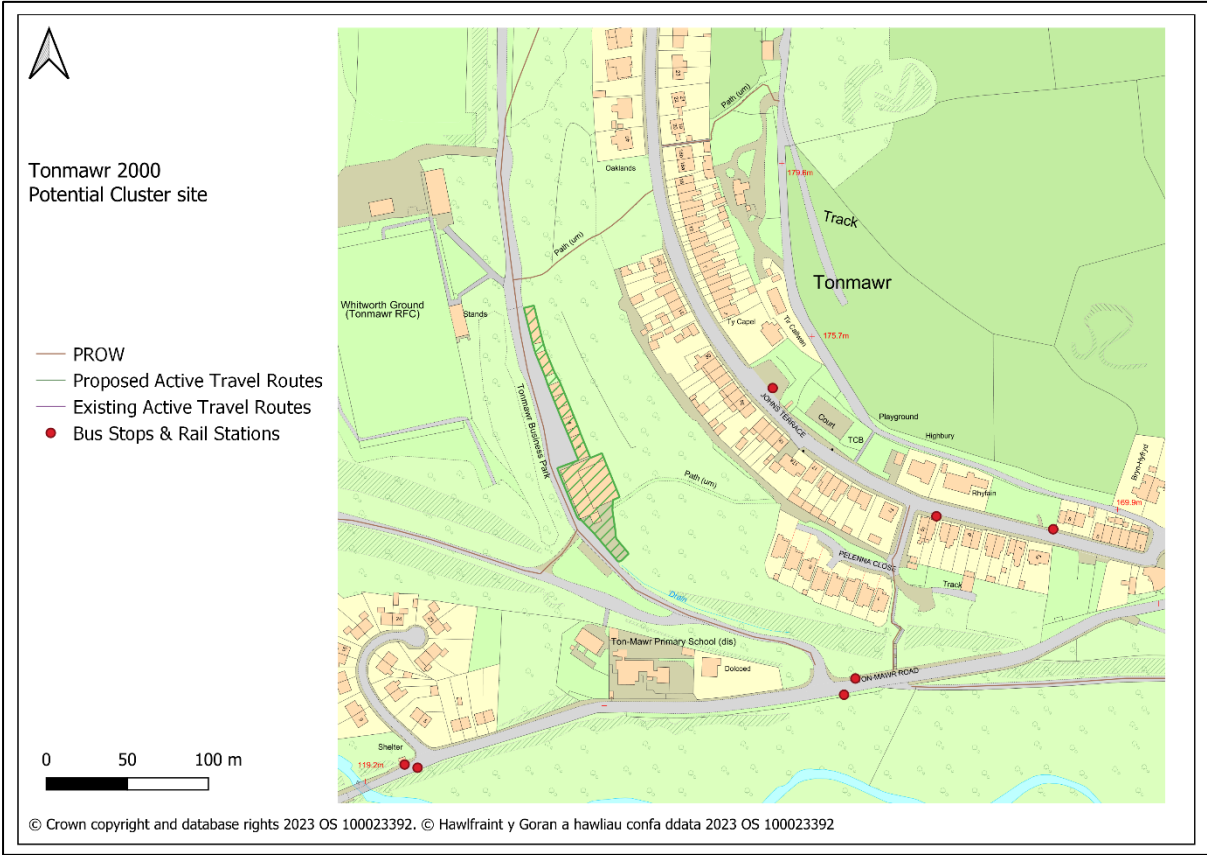
Figure 45: Tonmawr 2000



Site Detail	Information
Site Name	Tonmawr 2000
Description	<p>The site is located off Tonmawr Road, Tonmawr.</p> <p>Tonmawr 2000 was a project developed by local residents for the sustainability and wellbeing of the village by providing opportunities for employment, better health and future growth.</p> <p>The site falls outside of the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Pelenna
Site Typology	Potential Cluster site
Site area (Ha)	0.4

Accessibility

Figure 46: Accessibility



Mode	Provision
Road Access	<p>The site is accessed off Tonmawr Road, which is 1.6km away from the nearest B road (B4287)</p> <p>The site therefore has very poor road access.</p>
Public Transport Access	<p>The nearest bus stop is on Tonmawr Road to the south of the site. This offers services every half an hour.</p> <p>The site therefore benefits from average public transport accessibility.</p>
Pedestrian/ Cycle Access	<p>A public right of way runs past the site.</p> <p>There are no pavements to the site. There are however large verges.</p>

Mode	Provision
	<p>There is a small pavement within small part of the site.</p> <p>There are no existing or proposed active travel linkages within the site / adjacent to the site.</p> <p>The site therefore has very poor pedestrian/ cycle access.</p>
Sequential Location	The site is not located within a designated employment area. The site is not located within the urban area.
Accessibility Summary	The site is not located within the urban area and is not well located for public transport or pedestrian access. There is a public right of way through the site however there are no public footpaths.

Internal Environment:

Figure 47: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B1, B8, A1 and SG properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 84%</p> <p>100-249sqm: 7%</p> <p>250-749sqm: 7%</p> <p>750-999sqm: 0%</p> <p>1,000+sqm: 0%</p>
Density	0.3 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 7%</p> <p>B1 Use Class: 21%</p> <p>B2 Use Class: 7%</p> <p>B8 Use Class: 35%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 7%</p> <p>Vacant: 21%</p>
Quality of the Cluster	Generally the site is clean and tidy. The site is generally comprised of older buildings, these are however well maintained.
Occupier Profile	Local businesses
Vacant Units	3 units (21%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.

Criteria	Analysis
Description	Mix of B1, B8, A1 and SG properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 84%</p> <p>100-249sqm: 7%</p> <p>250-749sqm: 7%</p> <p>750-999sqm: 0%</p> <p>1,000+sqm: 0%</p>
Density	0.3 plot ratio (noting limitation with data).
Business/ Occupier Profile	Local businesses focusing on car repair, security, and property maintenance. There is also a surveyors office and local brewery.
Prominence	The site is not visible from local road however there is signage to the site.
Parking	The units do not have dedicated parking provision and there is overspill parking within the site. Parking is more of an informal nature.
Servicing	The site is within relatively close proximity of a village shop, this is however the extent of servicing.
Gradient of Land	The site is relatively flat
Shape of Cluster	The site has a regular shape. The site is accessed from a single point of entry and functions as one standalone employment area.

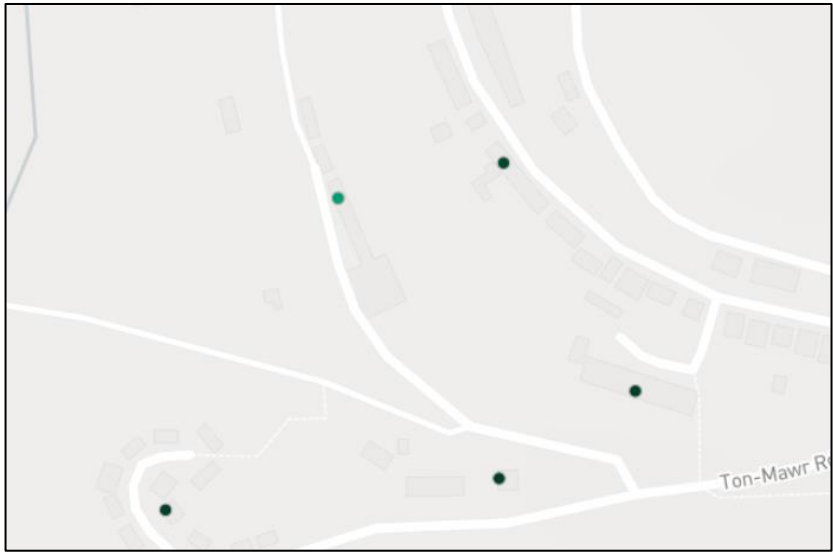
Criteria	Analysis
Description	Mix of B1, B8, A1 and SG properties.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 84%</p> <p>100-249sqm: 7%</p> <p>250-749sqm: 7%</p> <p>750-999sqm: 0%</p> <p>1,000+sqm: 0%</p>
Density	0.3 plot ratio (noting limitation with data).
Internal Environment Summary	The site is in generally good condition, however there is poor parking and servicing provision in and around the site.

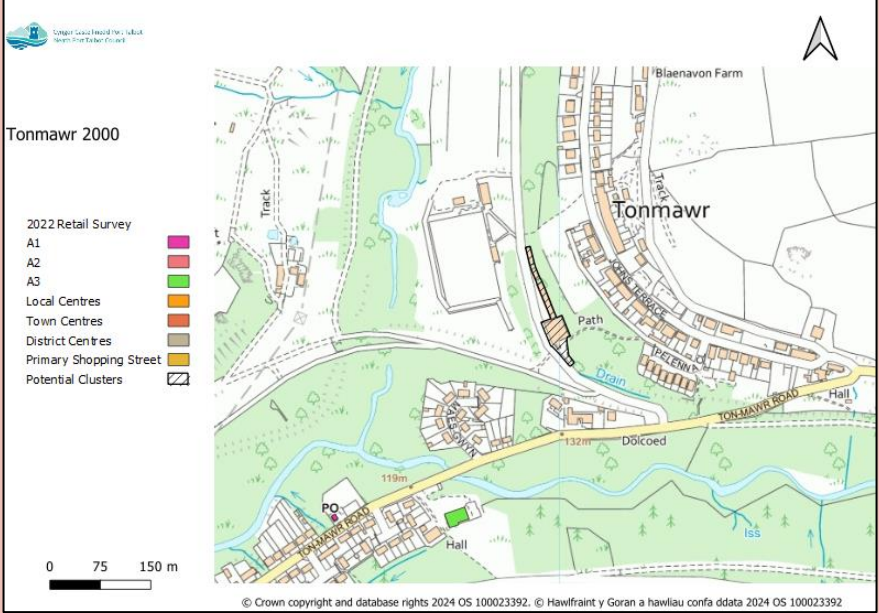
External Environment:

Figure 48: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Afan Valley spatial area. There are two employment areas within the spatial area. These have a similar offer.</p> <p>There are no employment facilities adjoining the site or within the wider area.</p> <p>The site therefore has very poor proximity to similar uses.</p>
Adjoining Uses	<p>The site is surrounded by a playing field to the west, and an embankment up to residential to the east.</p> <p>Adjoining uses are generally complementary to the site.</p> <p>No opportunity for some spin-off.</p> <p>Overall therefore adjoining uses are average.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl.	<p>The site is close to a village store, however there are very few services in the nearby vicinity.</p>

Criteria	Assessment
convenience retail)	<p>The site therefore has an average level of proximity to services (including convenience retail) in general.</p> 
External Environment Conclusion	<p>There are limited opportunities for the co-location of employment uses. Given that there are no employment facilities adjoining the site or within the wider area.</p> <p>The site is located near to a village store however there are very few services in the nearby vicinity.</p>

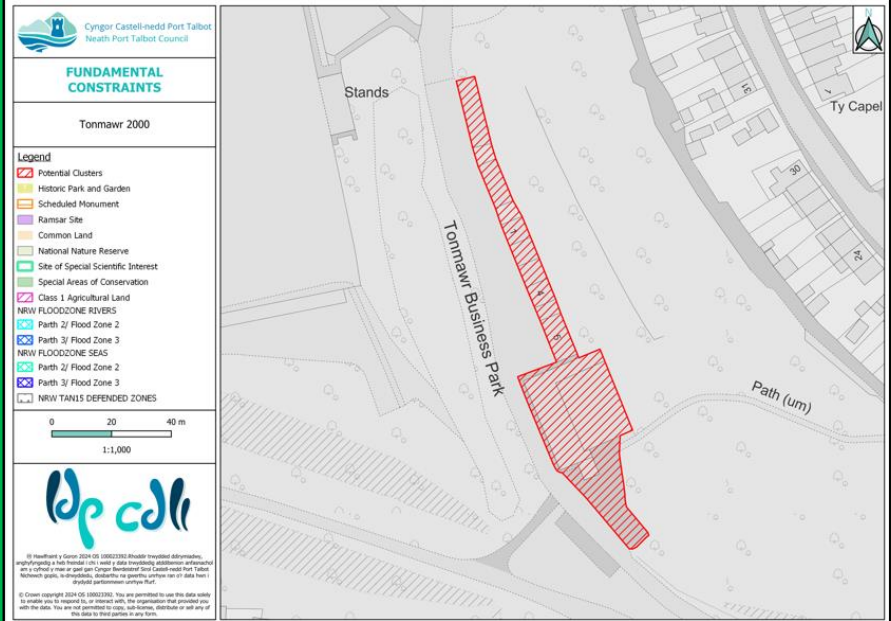
Local Opportunities:

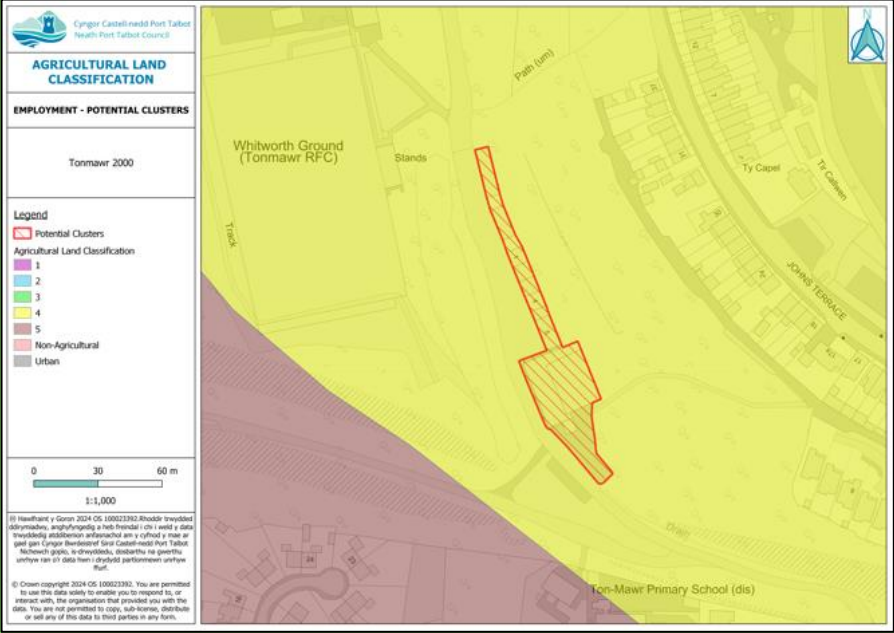
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>Given that there are a limited number of vacant units it is considered that there is a good demand for units.</p>
Development Activity and Interest	<p>Pre application for residential development and a planning application to extend a gymnasium.</p>

Criteria	Analysis
	No areas within the site have been promoted as Candidate Sites.
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	There are no redevelopment opportunities within the site.
Local Opportunity Summary	<p>Given that there are a limited number of vacant units it is considered that there is a good demand for units.</p> <p>There are no opportunities to redevelop the site. No areas within the site have been promoted as Candidate Sites.</p>

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield
Proximity to residential accommodation	<p>No residential accommodation adjoins the site / is within close proximity of the site.</p> <p>The site is bounded by a sports pitch to the west, and an embankment to the east.</p>
Highways	No information obtained as no Candidate Sites being promoted for development.

Criteria	Assessment
Fundamental Constraints	 <p>There are no fundamental constraints.</p>
Proximity to other known environmental concerns	<p>The site adjoins a SINC.</p> <p>No environmental health comments provided as no Candidate Sites being promoted for development.</p>
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p> <p>There are no known existing environmental problems within the site.</p>
Flood risk	<p>Flooding does not represent a constraint to development.</p>

Criteria	Assessment
Topography	The site is relatively flat.
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The entirety of the site is within ALC grade 4.</p> 
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	There are no overriding constraints.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate Site has been promoted for development within the site, so no viability information has been attained.</p> <p>Given that the site is relatively well occupied, it is considered to be viably operating as an employment site.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to existing residential properties.
Potential expansion opportunities?	Yes, to the East of the site. This area has however not been promoted for development.
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	<p>Given that the site is relatively well occupied, it is considered to be viably operating as an employment site.</p> <p>There is potential to expand to the east of the site, this area has however not been promoted for development.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>It is recommended that the site is designated as an employment area in the RLDP.</p> <p>On balance, it is considered that the site functions as a standalone employment area providing secondary accommodation for local businesses. Whilst having limited servicing, and specific parking, and low prominence, it is clean and tidy and welcoming. There are a limited number of vacant units and therefore there is considered to be a good demand for the units.</p>

Port Talbot Business Units Cluster Site

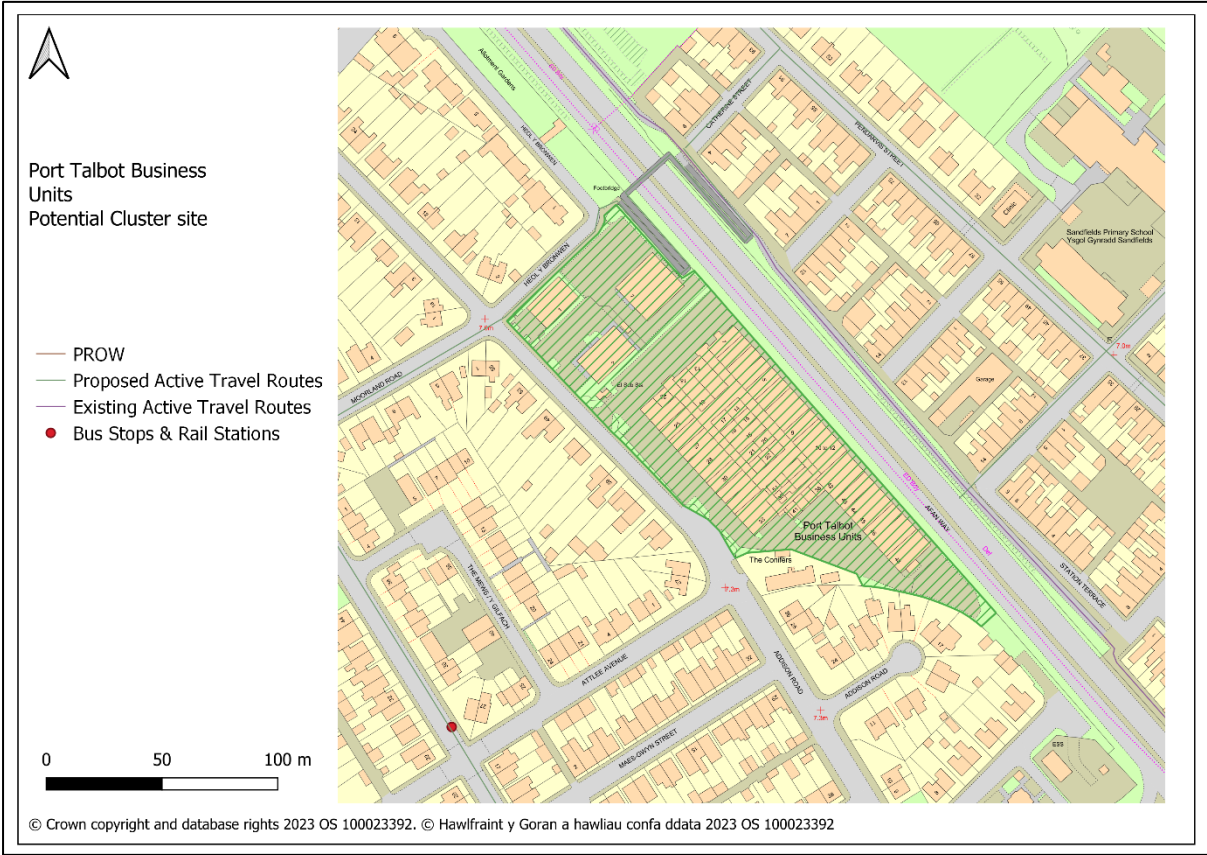
Figure 49: Port Talbot Business Units



Site Detail	Information
Site Name	Port Talbot Business Units
Description	<p>The site is situated off Addison Road.</p> <p>The site falls within the settlement limits as defined in the Adopted LDP.</p>
Site Ward	Sandfields East
Site Typology	Potential Cluster site
Site area (Ha)	1.2

Accessibility

Figure 50: Accessibility



Mode	Provision
Road Access	<p>The site is located on Addison Road, which is within close proximity to the A4241. This is a relatively short distance to the M4.</p> <p>The site therefore benefits from good road access.</p>
Public Transport Access	<p>The nearest bus stops are on Hospital Road and Victoria Road. They provide services every half hour.</p> <p>The site therefore benefits from very good public transport access.</p>
Pedestrian/ Cycle Access	<p>There is pedestrian access to the site, however not within the site.</p>

Mode	Provision
	<p>There is also a proposed active travel route running along the north of the site.</p> <p>The site therefore has poor pedestrian/ cycle access.</p>
Sequential Location	<p>The site is not located within a designated employment area.</p> <p>The site is near to Port Talbot Town Centre.</p> <p>The site is located within the urban area.</p>
Accessibility Summary	<p>The site is generally well located, with good access to the M4 and potential active travel routes. The site has very good access to public transport. Pedestrian access could be improved.</p>

Internal Environment:

Figure 51: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	Mix of B1, D2, D1, B8 and SG properties.

Criteria	Analysis
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace:</p> <p>Scale of floorspace:</p> <p><100sqm: 77%</p> <p>100-249sqm: 20%</p> <p>250-749sqm: 1%</p> <p>750-999sqm: 0%</p> <p>1,000+sqm: 0%</p>
Density	0.38 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 27%</p> <p>B2 Use Class: 8%</p> <p>B8 Use Class: 23%</p> <p>D1 Use Class: 8%</p> <p>D2 Use Class: 17%</p> <p>Sui Generis: 4%</p> <p>Vacant: 0%</p>
Building Quality and Condition	Average quality, generally well maintained but would benefit from some capital investment to suit modern business, appropriate servicing and parking. Secondary stock.
Quality of the Cluster	The site predominantly has older accommodation which is in a varied condition. Parts of the site are not clean and tidy. There is limited street lighting. There is limited services and facilities within close proximity of the site. The level of on-street parking detracts somewhat from the overall quality of the site.
Occupier Profile	Small local businesses

Criteria	Analysis
Vacant Units	7 units (12%) are vacant.
Vacant Unit Trend	Given the site is not a designated employment area, no information known.
Business/ Occupier Profile	Mixture of occupiers from car repairs, health facilities, prom dress shops and printing.
Prominence	The site is visible from local road but there is not signage to the site.
Parking	Number of units do not have dedicated parking provision and there is some overspill parking within the site.
Servicing	There are no servicing facilities within the site. There are a number of convenience stores within relatively close proximity of the site.
Gradient of Land	The site is relatively flat.
Shape of Cluster	The site has a regular shape. The site is accessed from a number of points of entry but functions as one standalone site.
Internal Environment Summary	There are issues with regards to parking provision. The site is dated but well maintained. There are services within relatively close proximity of the site. The site is also located within relatively close proximity of Port Talbot town centre.

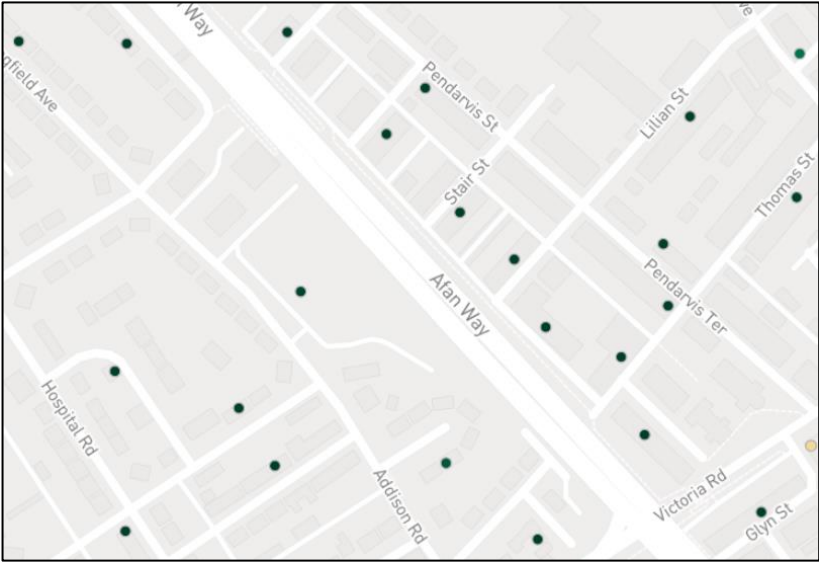
External Environment:

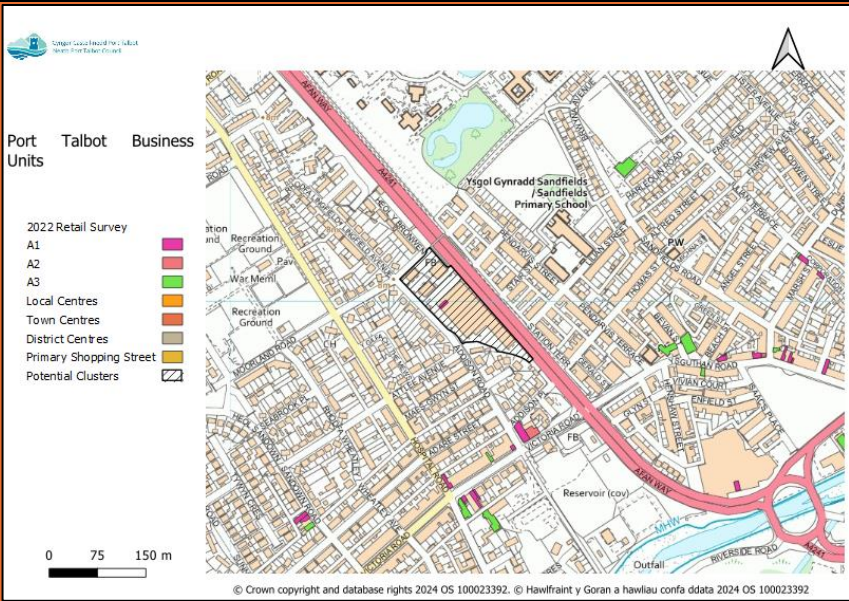
Figure 52: External Environment



Source 1: Google Streetview (2024)

Criteria	Assessment
Proximity to Similar Uses	<p>The employment area is located within the Port Talbot spatial area where there are a number of employment areas, each providing a different offer.</p> <p>The site is close to a number of designated and allocated employment sites in the LDP, such as Harborside and Baglan Industrial Park.</p> <p>There are other employment premises within relative close proximity of the site. The site is within relatively close proximity of Port Talbot town centre and the Port.</p> <p>The site therefore benefits from very good proximity to similar uses.</p>
Adjoining Uses	<p>The site is bounded to the east by the A4241 and residential to all other sides.</p> <p>The adjoining uses are generally not complementary to the site. Adjoining uses however do not interfere with the operation of the site.</p> <p>There are no opportunities for spin of benefits.</p>

Criteria	Assessment
	Overall therefore the site has poor adjoining uses.
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>The site is close to a number of local convenience stores, and is also within close proximity to Port Talbot Town Centre.</p> <p>The site therefore benefits from average overall proximity to services.</p>

Criteria	Assessment
	
External Environment Conclusion	<p>The site is located within relatively close proximity of other employment uses. Adjoining uses do not inhibit development. Whilst there are no services within the employment site, the site is close to a number of convenience stores.</p>

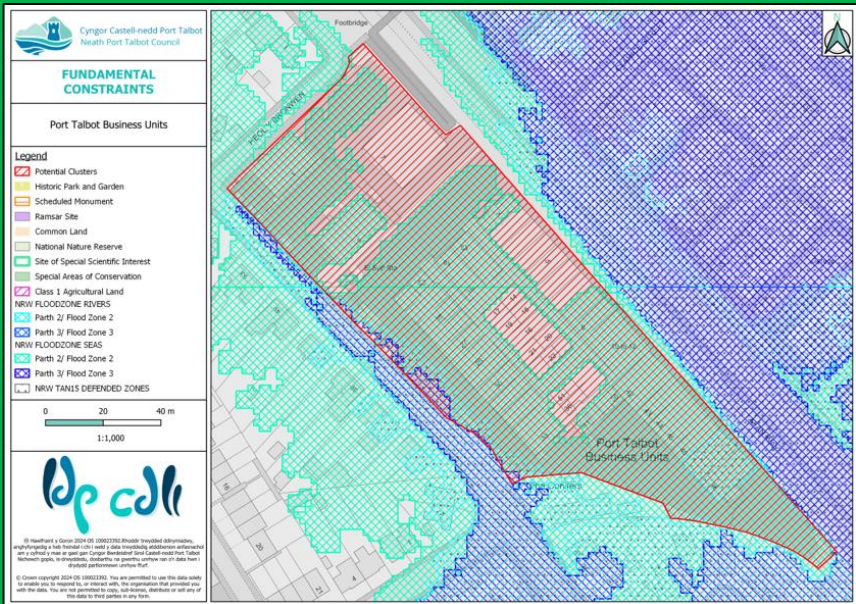
Local Opportunities:

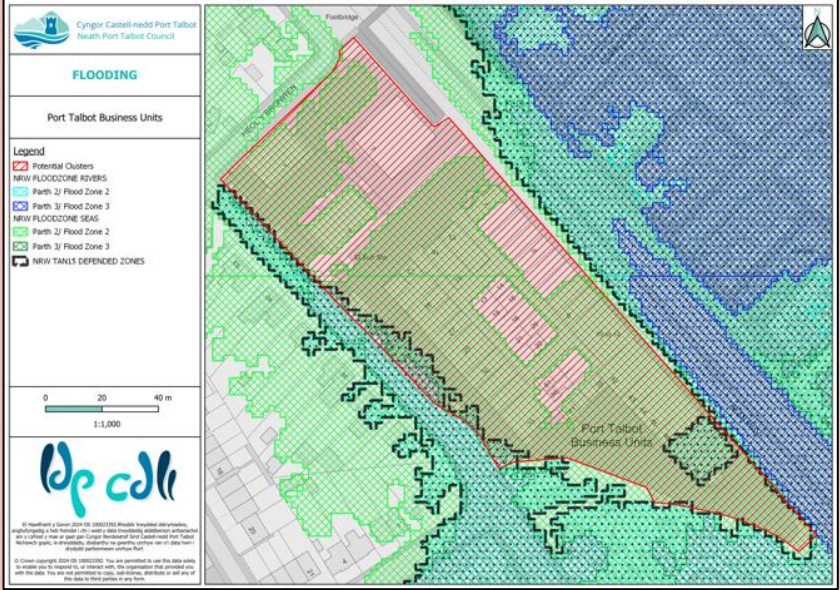
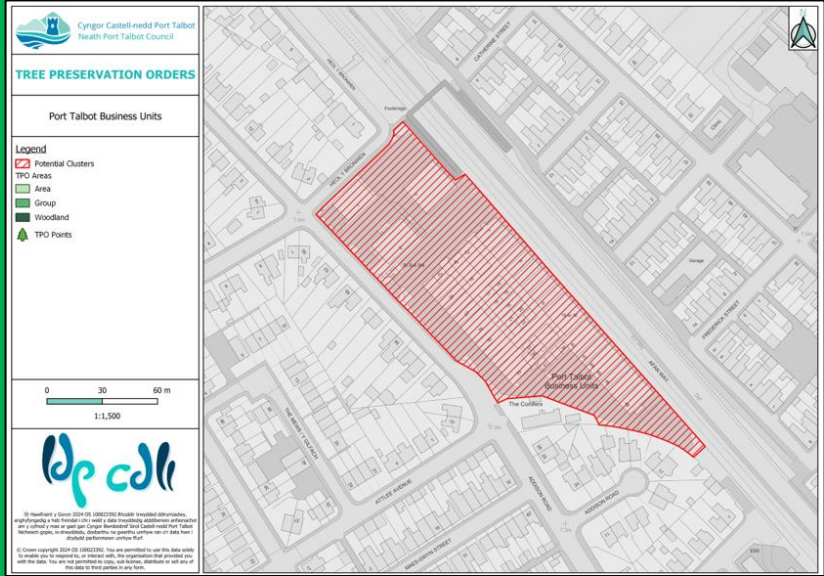
Criteria	Analysis
Market Performance and Perception	<p>Market perception is unknown as the area is not currently designated as an employment area.</p> <p>There are a number of vacant units within the site, further information would therefore be required.</p>
Development Activity and Interest	<p>Proposed change of use from light industrial to retail, planning application in relation to workshops.</p> <p>No areas within the site have been promoted as Candidate Sites.</p>

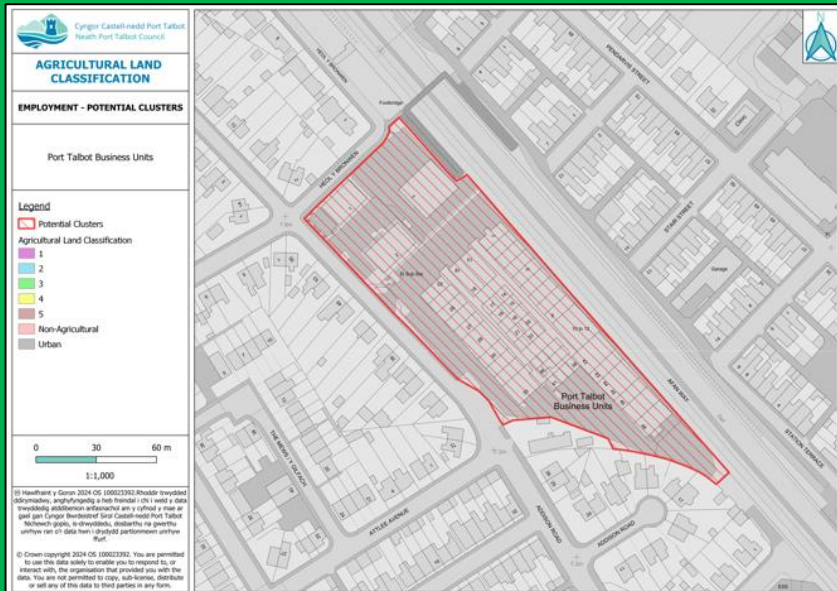
Criteria	Analysis
Planned Infrastructure	There are no known planned infrastrucutre improvements.
Redevelopment Opportunities?	There are no redevelopment opportunities within the site. No areas within the site have been promoted as Candidate Sites.
Local Opportunity Summary	Given that there is overall a good level of vacancies, it is considered that there is a good demand for units. There are no redevelopment opportunities within the site. No areas within the site have been promoted as Candidate Sites.

Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The site is brownfield
Proximity to residential accommodation	Some residential accommodation adjoins the site but this does not limit development opportunities/ inhibit operations within the site.
Highways	No information obtained as no Candidate Sites being promoted for development.

Criteria	Assessment
Fundamental Constraints	 <p>There are no fundamental constraints to development.</p>
Proximity to other known environmental concerns	No environmental health comments as no areas of the site have been promoted as Candidate Sites.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p>The site is not located in an AQMA</p> <p>It is not within or nearby a noise sensitive area or dark skies area</p> <p>There are no known existing environmental problems within the site.</p>
Flood risk	The majority of the site is within Flood Zone 2, with parts adjoining it within Flood Zone 3.

Criteria	Assessment
	 <p>FLOODING</p> <p>Port Talbot Business Units</p> <p>Legend</p> <ul style="list-style-type: none"> Potential Clusters NW Floodzone Rivers Flood Zone 2 Flood Zone 3 NW Floodzone SEAS Flood Zone 2 Flood Zone 3 NW TANKS DEPENDENT ZONES <p>0 20 40 m 1:1,000</p> <p>Port Talbot Council</p> <p><small>© Newport & Gwent 2014. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Newport & Gwent. This publication is for internal use only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.</small></p>
Landscape Sensitivity	The site is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Tree Preservation Order/s	 <p>TREE PRESERVATION ORDERS</p> <p>Port Talbot Business Units</p> <p>Legend</p> <ul style="list-style-type: none"> Potential Clusters TPO Areas Area Group Woodland TPO Points <p>0 30 60 m 1:1,500</p> <p>Port Talbot Council</p> <p><small>© Newport & Gwent 2014. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Newport & Gwent. This publication is for internal use only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.</small></p> <p>There are no TPOs within/ adjoining the site.</p>
Quiet Area	The site is not within a quiet area.
Topography	The site is relatively flat.

Criteria	Assessment
Water Quality	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>The entirety of the site is within the urban classification of the ALC.</p>  <p>The map displays the Agricultural Land Classification (ALC) for the area around the site. The site is outlined in red and labeled 'Port Talbot Business Units'. The map shows various land classifications: 1 (purple), 2 (blue), 3 (green), 4 (yellow), 5 (orange), Non-Agricultural (pink), and Urban (grey). The site is located within the Urban classification. A scale bar indicates 0 to 60 meters at a scale of 1:1,000. The map is titled 'AGRICULTURAL LAND CLASSIFICATION' and 'EMPLOYMENT - POTENTIAL CLUSTERS'.</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site is currently used for employment uses.
Social Benefits	The site is currently used for employment uses.
Environmental Benefits	The site is currently used for employment uses.
Constraints Summary	Flooding presents a constraint.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No Candidate site has been promoted for development within the site, so no viability information has been attained.</p> <p>There are a number of vacant units within the employment area, further information would therefore be required.</p>
Ownership	No ownership information.
Has the site been promoted for development?	No.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	No due to its proximity to existing residential development
Potential expansion opportunities?	<p>Limited expansion opportunities available within the site.</p> <p>No wider expansion opportunities available to existing built form and roads. These areas have not been promoted as Candidate Sites.</p>
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	Given that vacancy levels are relatively good it is considered to be viably operating as an employment site.

Criteria	Assessment
	<p>Limited expansion opportunities available within the site.</p> <p>No wider expansion opportunities available to existing built form and roads. These areas have not been promoted as Candidate Sites.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>On the whole it is recommended that the site is designated as an employment area within the RLDP.</p> <p>It is considered that the site functions as a standalone employment area. Whilst there are no services within the site and parking limited, on the ground it feels as if the units are not standalone. The units do not appear detached.</p> <p>The site provides secondary accommodation and is relatively well occupied. The site is well located. Flooding represents a constraint.</p>

