



Neath Port Talbot County Borough Council

Local Development Plan (2011-2026)

Adopted January 2016



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Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cyngor Bwrdeistref Sirol

Foreword

I am pleased to introduce the Neath Port Talbot County Borough Council Local Development Plan (LDP), as adopted by the Council on 27th January 2016.

My sincere and heartfelt thanks go to all Council staff, elected representatives, key stakeholders and local residents who have contributed to making this Plan possible.

The document will help the County Borough to look strategically at tackling the many challenges that we face currently as well as those approaching over the horizon.

Built upon a complex examination of a wide and deep evidence base and rigorously independently tested by professional opinion, the Plan has also been subject to vigorous and active community consultation with the public and key local stakeholders. It will assist greatly in the quest to shape and construct a more diverse and dynamic economy, attracting investment and long term renewal to Neath Port Talbot. In addition, it will also protect and sustain our natural environment, cultural heritage and outstanding landscapes.

The LDP provides a modern, clear and ambitious vision of what we want to see happen in Neath Port Talbot over the next decade – a County Borough where we can provide a better, fairer future for everyone who lives, works, visits or invests here – whilst also underlining the wider role that we can play in increasing prosperity and reducing poverty and inequality across the region.

The Council and its partners from all sectors must now welcome and embrace, with foresight and determination, the opportunities that the LDP creates to deliver the real change that Neath Port Talbot both needs and deserves.



Councillor Anthony Taylor
Cabinet Member for Economic Development and Property Services



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Section 1
**Introduction &
Background**



1 Introduction and Background

1.0.1 The Council is required under the Planning and Compulsory Purchase Act 2004 to prepare a Local Development Plan (LDP).

1.0.2 A LDP guides the future development of an area, providing a clear vision for the County Borough setting out where, when and how much new development can take place over the next 15 years (2011-2026). The aim is to provide developers and the public with certainty about the planning framework for Neath Port Talbot.

The Local Development Plan Process

1.0.3 The LDP process comprises the following stages:

- Developing and reviewing the evidence base;
- The Delivery Agreement;
- The Pre-Deposit Plan;
- Deposit Plan;
- Submission and Examination;
- Inspectors' Report;
- Adoption; and
- Monitoring and Review.

1.0.4 The LDP has been underpinned by a significant amount of gathered evidence. Whilst some of the information has been gathered from existing sources, a great deal has been established from original research commissioned or carried out by the Council. This information, referred to as the 'evidence base', has been used to identify the key issues and challenges facing the County Borough.

1.0.5 In addition, the Council has carried out an extensive programme of community engagement, involving both the public and a variety of stakeholder organisations. At the various stages of Plan preparation, a series of engagement

events were arranged to identify the issues that exist, establish the community's aspirations for the future, discuss the strategic direction of the Plan and consider the emerging policies and proposals for the Deposit Plan.

1.0.6 All the elements of engagement have been documented and form an integral part of the evidence base. The views expressed at each stage have all helped to inform the LDP. In addition, the Council has worked closely with neighbouring Local Planning Authorities (LPAs) to ensure cross boundary issues have been taken into account.

Sustainability Appraisal (incorporating Strategic Environmental Assessment) [SA(SEA)]

1.0.7 The LDP has been the subject of a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA)⁽¹⁾.

1.0.8 The appraisal has been an iterative process throughout Plan preparation and policies and proposals contained within the Plan reflect the outcome of that process. The scope of the appraisal evaluates the Plan to ensure that it reflects sustainable development objectives and considers social and economic factors as well as environmental ones. It also appraises the Plan's impact upon health, equalities and the Welsh language.

Habitats Regulations Appraisal (HRA)

1.0.9 The LDP has also been the subject of a Habitats Regulations Appraisal (HRA). The HRA has assessed whether the Plan is likely to have a significant effect on any European Sites (also known as 'Natura 2000' Sites) directly or indirectly either alone, or in combination with other plans and projects.

How To Use This Document

The LDP must be read as a whole. All policies are interrelated and must be read together to understand their combined effect upon any planning proposal.

Structure of the Document

1.0.10 The LDP is structured as follows:

1. **Introduction and Background:** provides a broad introduction to the area and the key economic, social and environmental characteristics of the County Borough, including background information, the policy context and identified key issues for the area.
2. **The Strategy:** outlines the Vision and Objectives for the Plan providing an explanation of the overall growth and spatial strategies to meet the identified objectives, including the differentiation between the Coastal Corridor Strategy Area and the Valleys Strategy Area and the differing approaches that are applicable.
3. **Overarching Policies:** sets out the Plan's overarching policies which relate to matters considered to be of primary importance for the whole of the County Borough.
4. **Area Based Policies:** sets out the differing approaches to the two strategy areas.
5. **Topic Based Policies:** sets out the Plan's strategic and detailed topic based policies indicating how the Plan's overall strategy will be implemented, including site specific allocations.
6. **Implementation and Monitoring:** this firstly sets out details of delivery and implementation, giving an indication of when sites are expected to come forward, who will be responsible for implementing the development and sources of funding. Secondly, it covers the monitoring framework, key indicators, targets and triggers for further action in relation to each policy, forming the basis on which to assess the effectiveness of the Plan's policies. This section of the Plan provides a basis for the production of the Annual Monitoring Report (AMR).
7. **Supplementary Planning Guidance:** sets out details of Supplementary Planning Guidance that will be issued to support the Plan.

¹ As required by the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Regulations.

8. **Proposals Map:** which shows on an Ordnance Survey base, the geographical location and extent of the site specific development and protection policies.

1.1 Neath Port Talbot Context

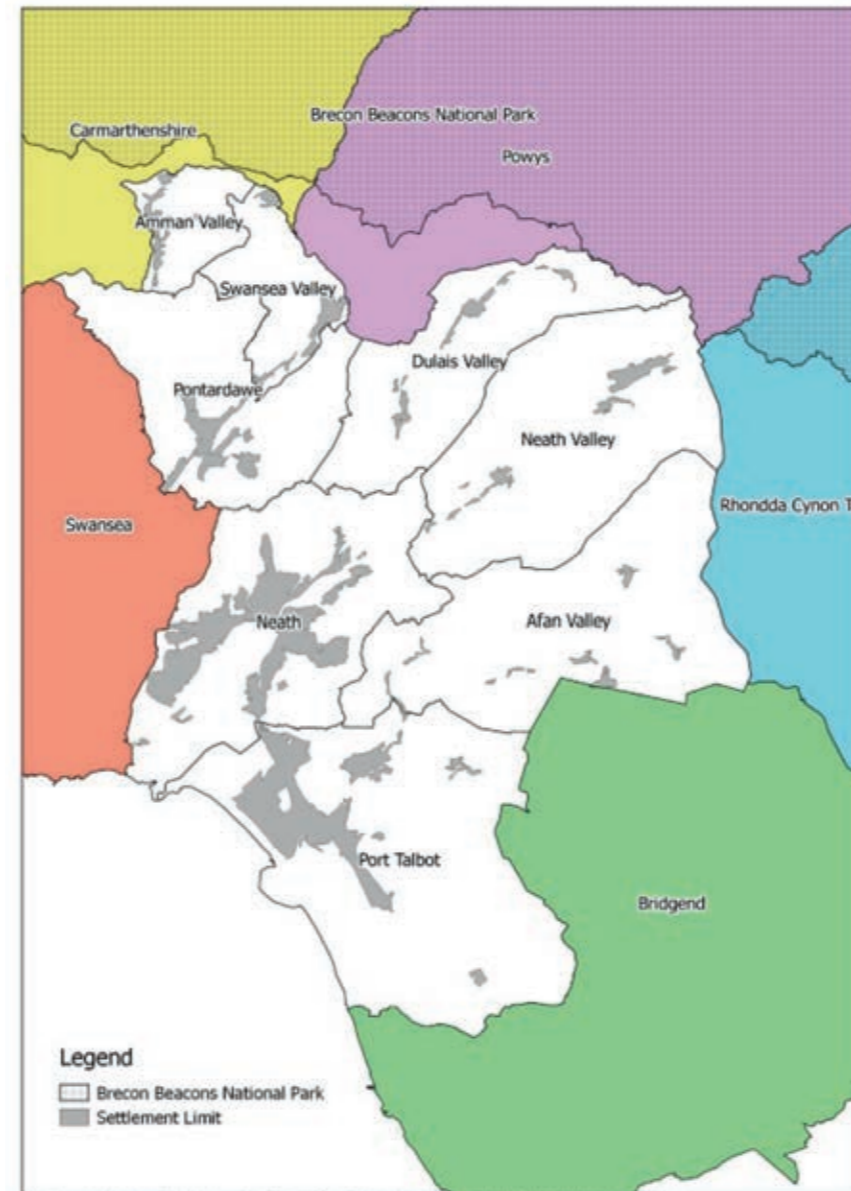
1.1.1 The County Borough of Neath Port Talbot is located on the coast between the City & County of Swansea to the west and the County Borough of Bridgend to the east. Neath Port Talbot also shares boundaries with Carmarthenshire, Powys, Rhondda Cynon Taf and the Brecon Beacons National Park. Map 1.1 illustrates the spatial context of Neath Port Talbot.

1.1.2 Neath Port Talbot has a resident population of 139,800⁽²⁾. Covering an area of over 44,217 hectares, the physical characteristics of the County Borough, illustrated on Map 1.2, can be broadly divided into the following two areas:

- The Coastal Corridor; and
- The Valleys.



Map 1.1 Spatial Context of Neath Port Talbot



The Coastal Corridor

1.1.3 This area of the County Borough encompasses a relatively narrow coastal strip extending around Swansea Bay where the main centres of population, employment and the M4 corridor are located.

1.1.4 The main towns and settlements of Neath and Port Talbot continue to be the major focus for house building both by private market and registered social landlords.

The majority of house building is provided on large sites⁽³⁾ and private rented properties also play an important role, particularly in areas adjacent to the town centres.

The Valleys

1.1.5 The valleys are characterised by the attractive landscape setting of river valleys separated by upland plateaus and mountains. The valleys area consists of five main valleys namely the Afan, Amman, Dulais, Neath and Swansea Valleys.

1.1.6 The valleys are rural in aspect and contain scattered communities throughout. While the individual valleys have strong individual characteristics and identities, they share common features and problems. Historically, large scale house building has predominantly been limited to Pontardawe and the Upper Swansea Valley.

Economy and Employment

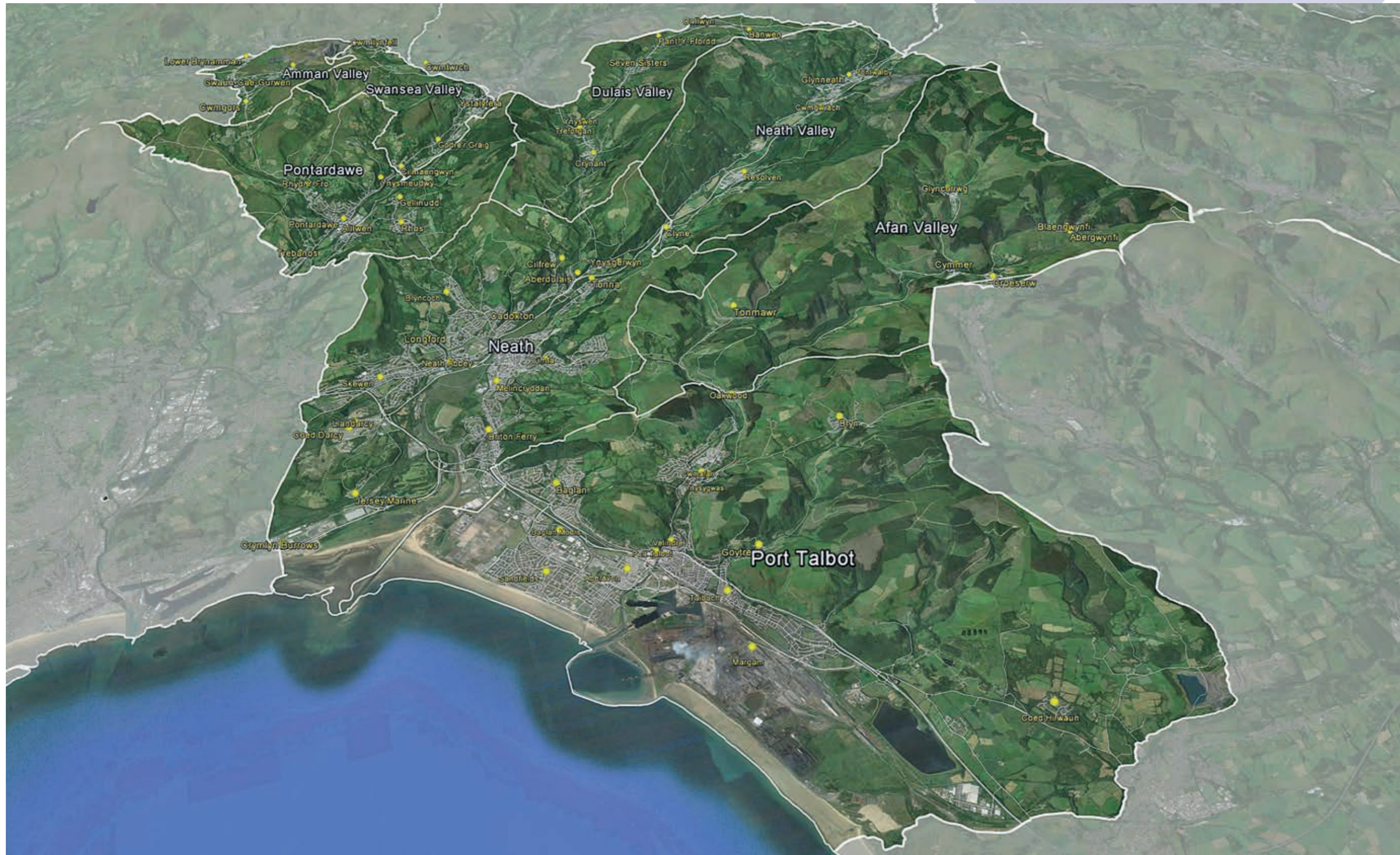
1.1.7 Employment in the County Borough has a relatively high proportion of jobs in the manufacturing and public sectors and a relatively low proportion in the service sector. The employment base is predominantly located along the coastal corridor where Tata Steel and the Council are the largest employers. In the valleys, the largest employers relate to the mineral extraction industries with the remainder being employed in small and medium sized enterprises.

1.1.8 There is a relatively high proportion of people employed in administrative and support work while the numbers employed in managerial and professional work and those who are self-employed are lower than the Welsh average. The proportion of people who are economically inactive is higher than the average across Wales and the population over 16 have lower qualifications than the Welsh average. Significantly more people travel out of the County Borough to access work than those who travel inwards.

² Census 2011.

³ Sites that can accommodate 10 or more dwellings.

Map 1.2 Topography & Main Settlements of Neath Port Talbot



1.1.9 This work travel pattern reflects the fact that the County Borough is part of the broader Swansea Bay travel to work area. The landbank of industrial land with good access to road, rail and sea performs an important role in the sub-region, as will the University of Swansea Science and Innovation Campus on Fabian Way and the Coed Darcy Urban Village.

Transport and Infrastructure

1.1.10 The coastal corridor is traversed by the key road and rail infrastructure which underpins the County Borough as a key employment area within the sub-region, providing connections eastwards, via the M4 and rail, to Cardiff and beyond, westwards to Swansea and to the Midlands via the A465 (T) Heads of the Valleys road. The docks at Port Talbot are also an asset to the area providing for both general cargo and deep water facilities for bulk cargo.

Heritage

1.1.11 The area has a wealth of historical, archaeological and architectural assets, in particular relating to the area's industrial history in coal, iron, steel and copper. It also has many older archaeological remains dating back to pre-Roman times. All of these are important characteristics of the area that provide local distinctiveness. Many, such as Margam Park and the canal network, also provide opportunities for tourism and recreation.

Landscape and Ecology

1.1.12 Neath Port Talbot has a varied landscape and a number of distinctive habitats ranging from coastal salt marsh and sand dunes through to ancient woodlands and upland areas of purple moor grass. Some of these habitats are of European, National or local importance. Large areas of the County Borough contain conifer plantations and the area also contains important geological features including glaciated valleys and rock formations.

Natural Resources

1.1.13 The County Borough contains mineral resources, both coal and aggregate, which are significant on a UK scale. They are also important both in terms of their contribution to the Welsh economy and more locally in terms of employment.

1.1.14 Virtually the whole of the County Borough is underlain by coal resources. The coal is recognised as being of high quality with anthracite in the north and, somewhat less widespread, steam coals in the south east. Coal has been mined extensively within the area for centuries and has contributed significantly to the creation and sustenance of many of the valley communities.

1.1.15 The two major hard rock quarries in the area at Gilfach (Neath) and Cwm Nant Lleici (Pontardawe), supply high specification aggregates to both the regional and UK market. The availability of such aggregate is localised and strictly limited and represents the premium products of the hard rock quarrying industry.

1.1.16 Due to the extensive upland areas within the County Borough, there is also significant potential for the exploitation of the wind resource. Two of the Strategic Search Areas (SSA E and SSA F) identified by the Welsh Government are predominantly located within the administrative area and following their designation, there has been considerable interest from developers in the area.

1.2 The National, Regional and Local Policy Context

1.2.1 There is a range of national, regional and local strategies and policy statements that provide the framework for the development of policy at the local level. The LDP must have regard to, and be in accordance with, this policy framework. This section briefly outlines the key elements of the wider policy context that has influenced the Plan.

[1] National Policy Context

Planning Policy Wales (PPW) Edition 8 (2016)

1.2.2 The Welsh Government's land use planning policies are set out in Planning Policy Wales (PPW) Edition 8 (2016) which provides the policy framework for the effective preparation of LDPs. PPW is supplemented by a series of Technical Advice Notes (TANs), Mineral Technical Advice Notes (MTANs) and Circulars.

People, Places, Futures - The Wales Spatial Plan Update (2008)

1.2.3 The Wales Spatial Plan (WSP): People, Places, Futures sets the strategic framework to guide future development and policy interventions in Wales, beyond the scope of formal land use planning control. The WSP *"integrates the spatial aspects of national strategies, including social inclusion and economic development, health, transport and environment policy, thus translates into practice the National Assembly's sustainable development duty"*. It seeks to address challenges associated with demographic change, accessibility and the distribution of resources over the next 20 years.

1.2.4 The WSP recognises that each area of Wales will need its own distinctive response to delivering the national vision. Accordingly the Plan looks at the specific needs of six spatial or regional areas within Wales and identifies key centres and international and intra-regional linkages.

1.2.5 Neath Port Talbot lies within the Swansea Bay Waterfront and Western Valleys area and its vision is: *'A network of independent settlements with Swansea at its heart which pull together effectively as a city region with a modern, competitive, knowledge based economy designed to deliver a high quality of life, a sustainable environment, a vibrant waterfront and excellent national and international connections'*.

1.2.6 At the heart of this vision is a network of strong, sustainable communities spreading prosperity out from Swansea and the other key settlements to the smaller settlements across the region. A number of key settlements have been identified which will have more affordable and attractive housing, a better range of local services and a variety of retail and leisure facilities. To help build sustainable communities, housing growth, new employment sites, and retail and indoor leisure development should be co-located and well served by public transport.

1.2.7 The WSP and its Western Valleys Strategy identifies eleven key settlements which will have a critical role to play in the success of the city region, three of which lie within Neath Port Talbot: Neath, Port Talbot and Pontardawe / Clydach. A number of smaller settlements have also been identified as supporting communities including the following areas in Neath Port Talbot: the Dulais Valley; Glynneath / Resolven; Upper Afan Valley; Upper Amman Valley and Ystalyfera / Ystradgynlais.

1.2.8 The key priorities for the region are:

- Improving accessibility. This includes improved telecommunication links as well as developing transport connections between the key settlements;
- Developing a cutting edge knowledge economy;
- Reducing economic inactivity and developing an integrated skills strategy;
- Implementing the Waterfront Masterplan to maximise opportunities along the stunning coastline;

- Developing a strong leisure and activity based tourism industry;
- Ensuring that environmental protection and enhancement are fully integrated.

Environment Strategy for Wales (2006)

1.2.9 The Environment Strategy for Wales sets the Welsh Government's long-term strategy for the environment in Wales for the next 20 years. The purpose of the strategy is to provide a framework within which to achieve an environment that is clean, healthy, biologically diverse and valued by the people of Wales.

1.2.10 The strategy's vision states *'By 2026 we want to see our distinctive Welsh environment thriving and contributing to the economy and social well-being and health of all the people in Wales'*. This vision is to be achieved by managing the pressures placed on the environment more effectively with change enabled under five key environmental themes:

- Addressing climate change;
- Sustainable resource use;
- Distinctive biodiversity, landscapes and seascapes;
- The local environment;
- Environmental hazards.

1.2.11 The Environment Strategy for Wales indicates that in order to deliver high quality places for people to live, a high quality built environment is required, with opportunities to access green space and biodiversity, where environmental nuisances are minimised and where flood risk is understood and managed.

Economic Renewal: A New Direction (2010)

1.2.12 The Welsh Government launched an Economic Renewal programme in response to changes in the global economic climate and stresses the importance of building the Welsh economy on the strengths and skills of its people and natural environment. It outlines five priorities

with regard to economic renewal following the economic downturn:

- Investing in high quality and sustainable infrastructure;
- Making Wales a more attractive place to do business;
- Broadening and deepening the skills base;
- Encouraging innovation;
- Target business support where it adds the most value.

Vibrant and Viable Places (2013)

1.2.13 The Welsh Government recently published a new regeneration framework, with the vision that everybody in Wales should live in well-connected vibrant, viable and sustainable communities with a strong local economy and good quality of life.

1.2.14 The framework sets a number of national outcomes to achieve prosperous, learning and healthier communities. Under these outcomes a number of activities are supported including, improving levels of economic activity, supporting strong and diverse economies, supporting a skilled and confident workforce, supporting healthy and cohesive communities able to grow and work together, and good housing which is affordable and provides tenure choice.

1.2.15 The framework gives three principles for effective regeneration:

- **Partnership** - involving effective communication and joint working between and across all sectors, which embraces good practice, equality and innovation;
- **Strategy** - underpinned by evidence-based programmes and combining dynamic leadership with robust governance, including monitoring and evaluation, to ensure value for money; and

- **Sustainable Development** - the Welsh Government's central organising principle, enabling long-term investment through locally conceived and delivered projects, within a shared overarching strategy.

1.2.16 The approach to achieving regeneration involves using robust evidence to inform strategies and investment decisions and combining improvements to places with support for the people who live in them.

1.2.17 A number of key priorities for investment are identified which includes a more targeted approach to successful place making resulting in more intensive investment in fewer places to maximise impact, town centres serving 21st Century towns, coastal communities and Communities First clusters.

[2] Regional Policy Context

Joint Transport Plan for South West Wales (2015-2020)

1.2.18 The Joint Transport Plan for South West Wales (JTP) is the result of joint working between four local authorities comprising Carmarthenshire, Neath Port Talbot, Swansea and Pembrokeshire. The Plan shapes the transport policy in the region for the period 2015-2020 and beyond.

1.2.19 The vision is to improve transport and access within and beyond the region to facilitate economic regeneration, reduce deprivation and support the development and use of more sustainable and healthier modes of transport. To deliver this vision the JTP identifies strategic objectives, a long term strategy and a programme of projects to deliver the strategy and objectives.

Regional Technical Statement 1st Review (2014)

1.2.20 Under the provisions of Mineral Technical Advice Note 1 (MTAN1): Aggregates, the South Wales Regional Aggregates Working Party (SWRAWP) is charged with preparing a Regional Technical Statement (RTS) setting out how aggregates demand will be met in the region for a 15

year period. The RTS assesses the demand and supply of aggregates within the South Wales region and considers the environmental capacity of each Mineral Planning Authority (MPA) to make a contribution to meeting the regional demand. The RTS seeks to:

- Maximise the use of secondary aggregates, recycled material and mineral wastes before new hard rock is quarried;
- Safeguard land based minerals in the longer term;
- Acknowledge that where environmentally acceptable the extension to existing quarries is likely to be appropriate as opposed to new quarries;
- Where there is a need for new areas of aggregate supply (i.e. quarries) that these should be located in areas of low environmental constraints and take into account transport implications; and
- Maintain the supply of marine aggregates consistent with the requirements of the Interim Marine Aggregates Dredging Policy (IMADP) produced by the Welsh Government in 2004.

1.2.21 The RTS is strategic in nature and does not put forward specific sites for aggregate extraction, which is a matter for the MPAs, having regard to the assessments contained within the RTS. Information from various sources of aggregate supply, the permitted reserves, demand assessments, transport, Welsh Government policies and the findings of the environment capacity study (IMAECA)⁴, are drawn together to provide a regional assessment of aggregates demand and supply and the basis for aggregates policies within LDPs.

Shoreline Management Plan (2010)

1.2.22 A Shoreline Management Plan (SMP) has been produced for the coastline between Lavernock Point in the Vale of Glamorgan and St Ann's Head in Pembrokeshire and therefore covers the area of coastline within Neath Port Talbot County Borough. The SMP is prepared by a

group consisting of Local Authorities, Natural Resources Wales (NRW) and other partners and provides a large-scale assessment of the risks associated with coastal erosion and flooding at the coast. It also presents policies to help manage these risks to people and to the developed, historic and natural environment in a sustainable manner.

1.2.23 The area of coastline within Neath Port Talbot falls within Policy Scenario 8: Sker Point to Swansea Docks. The following policies are applicable:

- For the majority of the shoreline hold the line through the maintenance and upgrading of existing defences.
- Managed realignment for the sand dune systems which will allow them to continue to evolve naturally.
- A long-term policy of hold the line is also recommended at the former BP tank farm site to the west of Crymlyn Burrows.

Swansea Bay City Region Economic Regeneration Strategy (2013-2030)

1.2.24 In July 2013, Swansea Bay was launched as Wales' first 'City Region', to boost investment and job opportunities. The Swansea Bay City Region includes the Local Authority areas of Pembrokeshire, Carmarthenshire, the City and County of Swansea and Neath Port Talbot.

1.2.25 The identification of the City Region has emerged as a result of a report commissioned by the Welsh Government highlighting economic growth increasingly happens in regions centred on a city, attracting higher skilled jobs and pay.

1.2.26 The City Region concept will remove existing administrative boundaries between Local Authorities to create a central business area. The approach will create a larger and more efficient labour market and better prospects for job creation, attracting inward investment and innovation to create additional value added to the local economy. The approach also offers better scope for

⁴ Implementing the Methodology for Assessing the Environmental Capacity for Primary Aggregates.

planning housing, transport, support for business and other services.

The Economic Growth Strategy for South West Wales (2013 - 2030)

1.2.27 This strategic framework looks to support South West Wales and future economic development and represents an ambitious new economic growth plan for the region. The strategy found that despite investment into infrastructure within the area, the region is under performing and focusses on the most important strategic challenges the region faces. The long term vision is for economic success, to allow South West Wales to be a confident, ambitious and connected City Region, recognised internationally for its emerging knowledge and innovation economy.

1.2.28 The framework comprises five complementary strategic aims, as follows:

1. Business Growth, Retention and Specialisation. This includes:

- Providing tailored business and support for retention and growth;
- Supporting large-scale existing major employers across the region, within both the public and private sectors;
- Developing a coherent and consistently first rate inward investment;
- Developing a more entrepreneurial culture across the City Region;
- Encouraging a more dynamic and sustainable start-up market.

2. Skilled and Ambitious for long-term success. This includes:

- Improving attainment and ambition in our low performing schools;
- Ensuring further and higher education provision in

the City Region offers flexible support and aligned to needs of employers;

- Promote awareness of the value of up-skilling.

3. Maximising job creation for all. This includes:

- Supporting workforce re-entry amongst those who are economically inactive;
- Local enterprise development;
- Increasing job opportunities by supporting employment growth within the indigenous business stock;
- Establishing a co-ordinated programme of work experience placements and formal apprenticeships.

4. Knowledge Economy and Innovation. This includes:

- Maximising the long-term potential of the new Science and Innovation Campus at Swansea University;
- Developing a long-term strategic approach to nurturing new businesses.

5. Distinctive Places and Competitive Infrastructures. This includes:

- Developing and implementing a concerted framework for the engagement of visitor and investor audiences;
- Investing in the coordination of spatial planning to establish a roadmap for targeted development of land, property and infrastructure;
- Engaging local communities, businesses, and associated stakeholders such as housing associations in local visioning;
- Developing a competitive Next Generation Broadband infrastructure across all parts of the City Region;

- Empowering the community and voluntary sector to take a role in development, delivery and testing of new approaches to public service delivery.

[3] Local Policy Context

Neath Port Talbot Single Integrated Plan (SIP): Working in Partnership (2013-2023)

1.2.29 The Single Integrated Plan (SIP) sets out the Council's vision for Neath Port Talbot: *'Create a Neath Port Talbot where everyone has an equal opportunity to be healthier, happier, safer and prosperous'*.

1.2.30 The Plan has five main outcomes to achieve the vision, each of which is set out below.

1.2.31 Outcome 1 - 'Healthier': Children and young people in Neath Port Talbot are physically and emotionally healthy; adults of working age in Neath Port Talbot are physically and emotionally healthy; and older people are independent and enjoy a good quality of life. This outcome aims to improve the health and well-being of Neath Port Talbot residents through:

- Encouraging healthier lifestyles;
- Embed health improvement into policy making and service delivery arrangements;
- Remodel and integrate health and social care services.

1.2.32 Outcome 2 - 'Safer': People in Neath Port Talbot 'feel safe and are safe'. This outcome aims to improve people's safety through:

- Reducing the impact of crime and the fear of crime;
- Mitigating the effects of fire on the community;
- Improving public confidence and satisfaction around levels of anti-social behaviour;

- Reducing the incidence and impact of domestic abuse;
- Reducing the numbers of young people involved in criminal behaviour;
- Reducing the harm of substance misuse.

1.2.33 Outcome 3 - 'Sustainable': Neath Port Talbot's communities and environment are sustainable. This outcome aims to create strong and sustainable communities to face increasing challenges, through the following:

- Develop communities that are strong and sustainable through meeting housing needs across all tenures;
- Ensure environmental sustainability by living within our limits and ensuring healthy and clean air, land and water;
- Protect, enhance and conserve our natural and built environment;
- Develop sustainable transport;
- Reduce waste and move towards maximising recycling;
- Support opportunities for the building of safe, resilient, economically viable and sustainable communities.

1.2.34 Outcome 4 - 'Prosperous': Neath Port Talbot has a strong and prosperous economy leading to reduced poverty. The outcome aims to improve our local economy and help reduce poverty, addressing the loss of industry within the area and the challenging economic climate through:

- Developing key sites, projects and infrastructure to retain and attract investment into the local economy;

- Create high quality jobs and economic growth across the County Borough through development and investment;
- Maximise the number of people who are able to access employment, by addressing barriers to employment;
- Develop a strong network of local businesses who are able to generate economic growth.

1.2.35 Outcome 5 - 'Learning': People in Neath Port Talbot fulfil their learning potential. This outcome will address instances of under achievement and raise standards in school and pupil performance through:

- Improving education, ensuring schools are fit for purpose and are capable of delivering high quality education;
- Supporting children and young people to fulfil their potential;
- Improving learning outcomes for adults.

Western Valleys Strategy (2006)

1.2.36 The Neath Port Talbot Western Valleys Strategy was launched in 2005 as a 10 year strategy to improve the life in the Neath Port Talbot valleys and improve the social and economic prospects of people who live there. The strategy consists of a programme for all the valleys under a number of key themes and a supplementary action plan for the valleys.

1.2.37 Alongside this strategy the Council prepared a Valley Area Regeneration Plan (VARP) for each vValley. As the VARP are more current and address most of the issues during the most recent valleys strategy consultation meetings and have funding attached to them, they have now been adopted as a vision for development in the valley areas of the County Borough, superseding the original Neath Port Talbot Western Valleys Strategy.

Waterfront Regeneration Strategy (2011)

1.2.38 The Waterfront Regeneration Strategy covers the coastal corridor of Neath Port Talbot from Margam in the east to the borders of Swansea to the west and includes the town of Port Talbot as well as a number of smaller urban settlements.

1.2.39 The following major development sites are identified in the strategy area which will play a central role in shaping the future prosperity of the area:

- Baglan Bay / Baglan Energy Park;
- Coed Darcy;
- Harbourside (Port Talbot);
- Green Park, Gas Works, Port Talbot Industrial Estate;
- Fabian Way;
- Junction 38 (M4), Margam;
- Neath Estuary – Neath Abbey Wharf.

1.2.40 The strategy identifies the following tourism / leisure sites which have potential to contribute to the growth and diversity of the local economy:

- Margam Park;
- Aberafan Seafront;
- Brunel Dock.

1.2.41 The following strategic goals are identified:

- Strategic Goal 1: To develop the town of Port Talbot as a hub for commercial, residential, social and employment activities through an integrated physical regeneration of the town centre and the attraction of new investment.
- Strategic Goal 2: To bring forward the development of major strategic regeneration sites in the area of

Port Talbot that will attract major new investment, create employment opportunities and spread prosperity to surrounding communities.

- Strategic Goal 3: To develop existing and establish major new employment sites within the area of Port Talbot that meet the needs of modern business, strengthen the local economy and ensure the provision of employment opportunities.
- Strategic Goal 4: To develop high quality sites for tourism and leisure that will attract visitors and new investment and improve the image and environment of Port Talbot Waterfront.
- Strategic Goal 5: To improve the physical fabric within the urban areas, improving quality of life and making the area of Port Talbot an attractive place in which to live, work and invest.
- Strategic Goal 6: To improve the transport and communications infrastructure, ensuring that the area of Port Talbot maximises its locational advantages and brings benefits to the economy and people of the area.

Local Housing Strategy (2015-2020)

1.2.42 Section 87 of the Local Government Act 2003 requires local authorities to produce Local Housing Strategies (LHS) that set out the key issues facing housing provision within a local authority area. Housing, and access to housing, is a fundamental aspect of life and impacts on all members of society regardless of age, race or status. The LHS sets out the agreed vision for addressing the housing needs of Neath Port Talbot over the period to 2020: *'Our Vision is that Housing in Neath Port Talbot will be appropriate, affordable, of good quality, in sustainable communities, offering people choice and support if they need it'*.

1.2.43 In 2011, the Council transferred its social housing stock to NPT Homes, following the implementation of the Welsh Housing Quality Standards. Whilst the management responsibilities have been transferred, the Council still retains a strategic housing function. The LHS links to the priorities and outcomes of other relevant plans and strategies, in particular the Single Integrated Plan 2013-2023, ensuring the Council works together to meet housing needs.

1.2.44 The strategy focusses on the following:

- The impact of welfare reform in Neath Port Talbot;
- The housing market in Neath Port Talbot, including local demographics;
- Gypsy and Traveller accommodation needs;
- Increasing the supply of affordable housing;
- Improving housing conditions, including Empty Property Recyclable Loans, Disabled Facilities Grant and Welsh Housing Quality Standards;
- The role of the private rented sector;
- Preventing homelessness;
- Housing, health and social care agenda;
- Older persons housing; and
- Housing and regeneration.

Local Biodiversity Action Plan (2014)

1.2.45 The Neath Port Talbot Local Biodiversity Action Plan (LBAP) 2014 is a tool for securing and focussing the resources needed to protect and enhance the biodiversity of the County Borough. The focus of the LBAP is to achieve no net loss of listed habitats and species, and a gain in the (perceived or actual) extent / population of listed habitats and species.

1.2.46 The LBAP contains all the information needed to allow organisations to protect and enhance biodiversity in the County Borough. In a move away from traditional target led plans the LBAP concentrates on actions, which will be informed by regular reviews of the status and pressures on habitats and species.

Neath Port Talbot Environment Strategy (2008-2026)

1.2.47 The purpose of the Environment Strategy is to provide the framework within which to achieve an environment that is clean, healthy and thriving, has improving economic prosperity and is valued by residents, businesses and visitors alike.

1.2.48 The strategy is delivered in five sections, each of which is important for the local environment:

- Natural Environment: biodiversity, countryside, coast, greenspaces, community involvement and physical improvements.
- Built Environment: planning, buildings, neighbourhoods, environmental health, housing, energy, climate change, renewable energy, economic development and tourism.
- Transport & Travel: cars, motorbikes, walking, public transport, cycling, freight, alternative fuels and initiatives.
- Environmental Responsibility: sustainable purchasing, social enterprises, buying decisions, food marks, waste, recycling, eco-schools and Education for Sustainable Development and Global Citizenship (ESDGC).
- Environmental Quality: air, land and water.

1.2.49 The strategy is supported by an Action Plan which details specific actions aimed at delivering the intended outcomes of the Environment Strategy. Furthermore, within the document actions that Neath Port Talbot County Borough Council and its partners will work towards are

identified in addition to suggested actions that everyone can undertake.

Neath Port Talbot Tourism Development Action Plan (2011-2014)

1.2.50 The Tourism Development Action Plan identifies the actions required to further develop tourism throughout Neath Port Talbot in order to continue to increase the contribution that the sector makes to the local economy and the jobs it creates in Neath Port Talbot in the longer term. The action plan outlines the key themes for development and a structure for delivering actions with local stakeholders between 2011 and 2014.

1.2.51 The aim of the strategy is to 'increase the contribution that the tourism industry makes to the economy of Neath Port Talbot by attracting investment in tourism infrastructure and creating jobs within the local community'.

1.3 Key Issues in Neath Port Talbot

1.3.1 In order for the LDP to develop a vision and strategy for the future, a significant amount of evidence gathering and an extensive programme of community involvement and consultation has been undertaken to establish the key issues and challenges currently facing the area. This evidence gathering has led to the identification of a number of specific key issues which the LDP will need to address.



1.3.2 The key issues identified are as follows:

KI 1: The causes and consequences of climate change will need to be addressed, including the increased risk of flooding.

KI 2: Residents in Neath Port Talbot experience some of the worst health in Wales.

KI 3: Economic growth in Neath Port Talbot has stagnated over the last 10 years.

KI 4: There are low levels of market demand in the valley areas.

KI 5: There is a need for additional homes to: (i) accommodate the population needed to meet the projected number of jobs; and (ii) address the reduction in average household size.

KI 6: There is a need for additional affordable housing throughout the County Borough.

KI 7: There is a need for additional Gypsy and Traveller Pitches.

KI 8: There is a shortfall in the provision of open space in some communities.

KI 9: Sufficient land needs to be provided over the LDP period to meet the requirements of businesses.

KI 10: There are concerns over the vitality and viability of the town, district and local centres.

KI 11: There is a need to balance the impact of development on the countryside, landscape and coast, in particular the exploitation of mineral and renewable energy resources.

KI 12: The continuing loss of habitats and species needs to be addressed.

KI 13: Some areas of the County Borough experience issues with air quality.

KI 14: There are significant areas of brownfield (previously developed) land requiring remediation and regeneration.

KI 15: There is a need to identify appropriate sites for new in-building waste treatment facilities to meet both local and regional future needs.

KI 16: There is a need for improvements to the highway network to facilitate new development, deliver key regeneration proposals and improve accessibility.

KI 17: There is a need to address dereliction and loss of character in settlements and urban centres.

KI 18: The erosion of the Welsh language is a concern in many of the valley communities.

Section 2 **The Strategy**



2 The Strategy

2.0.1 With an understanding of the key issues and challenges facing the County Borough, this section of the Plan sets out the following:

- Vision;
- Objectives; and
- The Strategy (including Growth, Spatial Distribution and Strategic Diagram).

2.1 Vision

2.1.1 The Local Development Plan (LDP) Vision for 2026, that is how Neath Port Talbot is envisaged to change over the Plan period, is set out below.

The LDP Vision

The natural beauty and environmental importance of Neath Port Talbot's waterfront and coastal corridor area will be protected and conserved while previously developed, underused and unsightly former industrial and commercial areas are redeveloped, transforming the function and appearance of the whole coastal belt.

Key sites at central Port Talbot, Baglan Bay, Coed Darcy and the Swansea University Science and Innovation Campus, coupled with the area's good and improving transport and communication links will help deliver a competitive, knowledge-based economy. New and expanded settlements will provide sustainable housing and employment to meet the needs of local communities and the wider area.

The County Borough's rural areas and valley communities will be supported and revitalised through encouragement of new and expanded economic activity through provision for sustainable small scale employment, including tourism initiatives capitalising on existing successes such as the strategic tourism destinations at Margam Park and the Afan Valley.

Benefits from natural resources will be maximised and the cultural, historic and natural heritage will be supported and enhanced. Economic growth and community cohesion will be promoted by concentrating development in key areas to provide benefits to a wider hinterland.

2.1.2 This overarching vision has guided the development of the strategy and the integrated set of policies contained within the Plan. It also complements the Authority's overall vision as set out in the Single Integrated Plan.

2.1.3 The vision sets out how existing assets located along the urbanised coastal belt will be enhanced and utilised to improve the economic and social outlook for the whole area, while improving the general environment. The future role for more rural parts of the County Borough is outlined, together with the way that the economy and communities of the valleys will be supported and enhanced.

2.2 Objectives

2.2.1 The LDP Vision will be delivered through a number of objectives which will address the key issues facing the County Borough. The objectives are fundamental to the LDP and form the basis for policy development. For clarity, the key issues to which each objective relates are identified.

2.2.2 The first four objectives are considered to be overarching in that they are wide ranging and will inform all areas of the Plan. The area based objectives concern the two identified strategy areas, while the remaining objectives are grouped under the following themes identified in the Wales Spatial Plan:

- Building Healthy, Sustainable Communities⁽⁵⁾;
- Promoting a Sustainable Economy;
- Valuing Our Environment;
- Achieving Sustainable Accessibility; and
- Respecting Distinctiveness.

Overarching Objectives

OB 1: Minimise the causes and consequences of climate change through reduced greenhouse gas emissions and adapt to climate change through consideration of its effects in the design and location of new development.

[KI 1 and KI 2]

OB 2: Reduce people's exposure to the determinants of poor health and provide an environment that encourages healthy, active and safer lifestyles.

[KI 2]

OB 3: Deliver sustainable, safe and confident communities and develop vibrant settlements supporting a range and mix of facilities and services.

[KI 2 and KI 5]

OB 4: Maximise accessibility to a range of leisure, recreational, health, social and community facilities in line with the role and function of settlements.

[KI 2]

Area Based Objectives

OB 5: Realise the diverse potential and opportunities available for sustainable economic development along the coastal corridor to foster economic growth, with Coed Darcy, Swansea University Science and Innovation Campus, Baglan Bay and Harbourside being the anchors for growth.

[KI 2 and KI 3]

OB 6: Reinvigorate the valley areas and improve economic prospects, recognising the role of Glynneath and Pontardawe in delivering sustainable growth.

[KI 2 and KI 4]

⁵ The title of the first theme has been amended by the addition of the word 'healthy' to reflect the importance of tackling poor health in Neath Port Talbot.

Building Healthy, Sustainable Communities

OB 7: Provide an adequate supply, mix, type and tenure of housing within sustainable settlements to meet the needs of the projected population.

[KI 2, KI 5, KI 6 and KI 7]

OB 8: Provide additional affordable housing units throughout the County Borough and ensure new housing developments make a fair and justified contribution towards the provision of affordable housing.

[KI 2 and KI 6]

OB 9: Deliver additional pitches, to meet the identified need of Neath Port Talbot's Gypsy and Traveller community.

[KI 2 and KI 7]

OB 10: Deliver more equitable open space provision within and around settlements.

[KI 2 and KI 8]

Promoting a Sustainable Economy

OB 11: To promote and protect a diverse portfolio of employment land and employment opportunities to meet the needs of residents and businesses and stimulate economic growth.

[KI 2, KI 3, KI 4 and KI 9]

OB 12: Improve and strengthen the economic base of Neath Port Talbot to increase economic activity, reduce the unemployment rate in line with the Welsh average and negate some of the impacts of a reduced working age population.

[KI 2 and KI 9]

OB 13: Maintain, enhance and develop a hierarchy of retail centres in line with the settlement framework recognising the principal role of Neath, Port Talbot and Pontardawe town centres.

[KI 2 and KI 10]

OB 14: Provide a holistic approach to tourism development to capitalise on Neath Port Talbot's growing tourism industry, specifically growth in the Neath and Afan Valleys to support the local economy.

[KI 3 and KI 4]

Valuing Our Environment

OB 15: Conserve Neath Port Talbot's important landscapes, countryside, undeveloped coast, important wildlife, habitats and geodiversity sites, ensuring that developments throughout the County Borough respect all landscapes and minimise adverse impacts.

[KI 2, KI 11 and KI 12]

OB 16: Address air quality issues and minimise the adverse impacts from noise generating and polluting activities.

[KI 2 and KI 13]

OB 17: Promote the efficient use of land and safeguard the quality and quantity of environmental assets.

[KI 2 and KI 14]

OB 18: Safeguard the County Borough's mineral resource and make a proportionate contribution to the supply of mineral reserves to meet local, regional and national demand whilst ensuring adverse impacts are minimised.

[KI 11]

OB 19: To make a proportionate contribution towards the energy needs of Wales with a focus on renewable energy.

[KI 11]

OB 20: To meet the requirement to make adequate and appropriate provision for waste treatment and disposal facilities.

[KI 15]

Achieving Sustainable Accessibility

OB 21: Increase accessibility, promote active travel and encourage a shift to more sustainable modes of transport for people and freight.

[KI 2 and KI 16]

OB 22: Reduce impacts of traffic growth and congestion and promote the efficient and effective use of the transport network.

[KI 2 and KI 16]

Respecting Distinctiveness

OB 23: Protect and enhance the County Borough's historical heritage, built environment and identity.

[KI 2 and KI 17]

OB 24: Conserve and enhance the County Borough's main arterial gateways.

[KI 2 and KI 17]

OB 25: Preserve and enhance the area's cultural heritage and identity with a focus on the Welsh language in language sensitive areas.

[KI 2 and KI 18]

2.3 The Strategy

2.3.1 The strategy guides the Plan and provides the overarching framework to meet the vision, objectives and key issues outlined in the previous sections. The strategy is used to provide a land use structure which focusses on providing sustainable, prosperous communities creating social and economic opportunities. The strategy is derived from having regard to national, regional and local policy whilst focussing on issues that are specific to Neath Port Talbot.

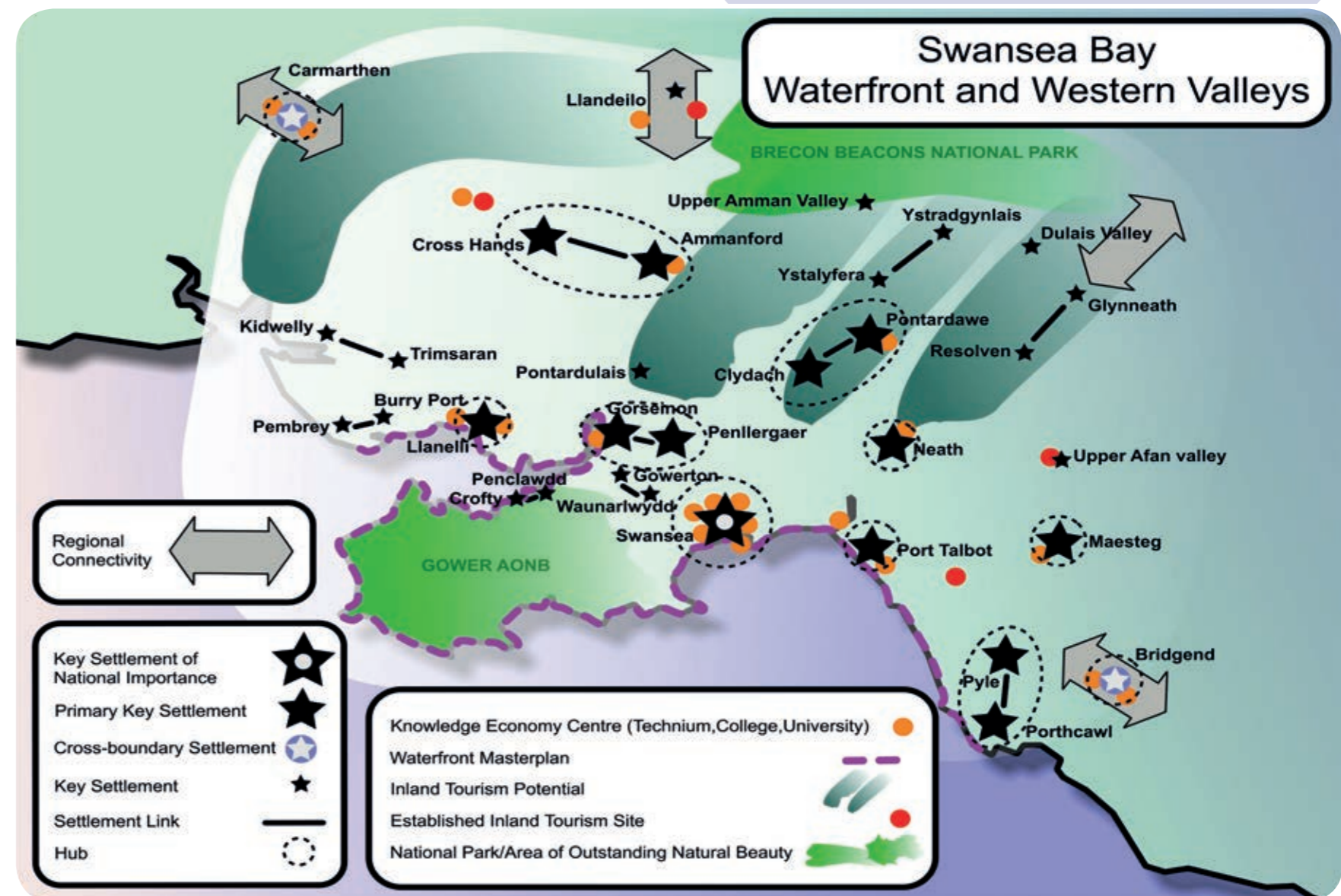
Regional Context: Wales Spatial Plan (WSP)

2.3.2 Neath Port Talbot sits within the Swansea Bay Waterfront and Western Valleys spatial area alongside Swansea and parts of Carmarthenshire, Bridgend and Brecon Beacons National Park. Neath Port Talbot's role in meeting the region's aims, objectives and aspirations is to support the City and County of Swansea through steering growth towards the identified key settlements of Neath, Port Talbot and Pontardawe and to the supporting communities within the valleys. This regional settlement hierarchy will ensure compatibility of strategies between Authorities within the region. Growth and the distribution of that growth should therefore complement and adhere to the regional context.

2.3.3 With the aim of creating sustainable communities the analysis undertaken as part of the Settlement Review / Urban Capacity Study, established a Settlement Hierarchy which defined those areas which are the most sustainable locations to accommodate future growth in terms of their role and function within the wider context.

2.3.4 In addition to having regard to the policy context for the area, the strategy has been shaped through: the unique characteristics of the area; the feedback from community and stakeholder engagement; infrastructure and environmental constraints; past trends; the availability of sites; economic growth; viability; deliverability / market demand; and the outcome of the Sustainability Appraisal.

Map 2.1 Waterfront and Western Valleys Spatial area



2.3.5 The LDP has been prepared in a challenging economic climate and as such adopts an aspirational approach to future development, aiming to provide a prosperous society whereby allocations and new development can foster economic and sustainable growth within Neath Port Talbot. All communities within Neath Port Talbot can help to achieve the aims of the Plan and therefore the strategy recognises all communities and their function within the County Borough.

Local Context: Neath Port Talbot - Coastal Corridor & Valleys

2.3.6 At the outset of LDP preparation the County Borough was divided into eight spatial areas. Comprising the two towns of Neath and Port Talbot and the surrounding areas of the Afan Valley, Amman Valley, Dulais Valley, Neath Valley, Pontardawe and Swansea Valley, each of these areas were considered to have their own unique identity (refer to Map 1.1). As Plan preparation progressed, the

eight spatial areas were refined into two area-based strategies to include the coastal corridor (comprising the two main urban towns and supporting communities of Neath and Port Talbot); and the valleys (comprising the Afan Valley, Amman Valley, Dulais Valley, Neath Valley, Pontardawe and Swansea Valley).

2.3.7 The 'Coastal Corridor' contains the main centres of population, infrastructure and facilities and benefits from easy access to the M4 making the area more attractive in terms of investment for business, commercial and residential development.

2.3.8 Moving towards the northern part of the County Borough the topography changes from flat, open landscape towards a setting of river valleys separated by upland plateaus and mountains. In the 'Valleys' the scope for development is further reduced due to topography and access to the main arterial transport routes (rail and M4).

2.3.9 The strategy for Neath Port Talbot therefore advocates a different approach to development within each of these two strategy areas of the County Borough. The strategy aims to:

Facilitate growth within Neath Port Talbot, with a focus on the coastal corridor whilst reinvigorating the valley communities.

2.3.10 This means:

- **Focussing development along the coastal corridor and in the urban areas of Neath and Port Talbot, in recognition of the important role these settlements play within the wider context;**
- **Maximising the benefit of market interest along the coastal corridor and stimulating growth through the delivery of strategic employment sites and strategic regeneration areas;**

- **Identifying Pontardawe and the Upper Neath Valley as strategic growth areas in the valleys which will create a mechanism to co-ordinate investment and ensure the benefits of growth and regeneration are shared more widely throughout the valley communities;**

- **Providing a flexible approach to development within the valley communities.**

2.4 Growth

2.4.1 The level of growth is based on an economic-led scenario which complements the approach being taken by the City and County of Swansea and addresses the key issues of Neath Port Talbot in order to achieve the LDP vision and objectives.

2.4.2 The chosen economic-led scenario is aspirational in its approach and aims to maximise job growth within the local economy. In order to address the key issues of the County Borough, wealth creation through job growth is fundamental to achieving the LDP vision.

2.4.3 This method has enabled the Authority to forecast how economic changes over the Plan period equate to the requirements for employment land and the number of new homes needed to accommodate the projected total population and required labour supply. This ensures alignment between employment and housing resulting in a more sustainable pattern of development which in turn improves the robustness of the LDP.

2.4.4 This approach has used the Welsh Government's 2008 population and household projections and detailed analysis of underlying trends in mortality and fertility rates and average household size. Based on the aspirational scenario of job growth (taking into account the Authority's aspiration to reduce unemployment and increase economic activity rates in line with

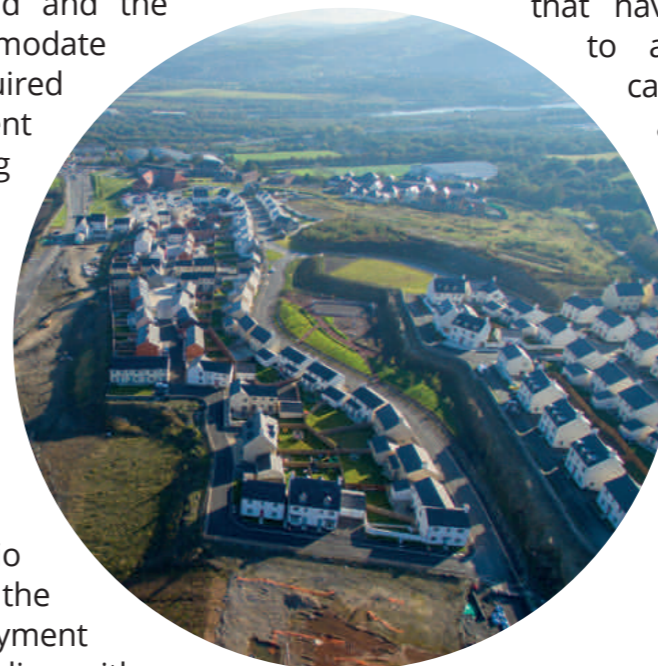
the Welsh average), the population growth for the area has been driven by the ratio of working age population to total population. It is considered that this approach makes the projections more robust than purely trend-based projections which do not accurately reflect the Authority's aspirations for the area.

2.4.5 The growth in population and households complements the economic prospects for Neath Port Talbot and the relative performance of the South West Wales economy as a whole. The level of housing has been mainly driven by the reduction in average household size, however, it has been promoted and encouraged to a far greater extent than in the past to ensure it meets the needs of the existing population but also encourages an element of migration into the County Borough. The level of growth aims to ensure the County Borough becomes more independent and less reliant on outside sources of labour by improving the economic activity rates of its residents.

Climate Change, Health & the Environment

2.4.6 The County Borough prides itself on its cultural, historic and natural heritage. As such, development has been directed to parts of the County Borough that have the environmental capacity to accommodate growth without causing undue harm to areas that are intrinsically valued in terms of biodiversity, landscape, historic or conservation interest.

2.4.7 The level of growth needed to achieve the Plan's objectives has to balance a drive for economic prosperity against protecting the environment and health and well-being of the County Borough.



2.4.8 Two of the four overarching objectives of the Plan include climate change and health which will be embedded through all of the Plan's policies and proposals. Alongside creating sustainable communities and providing both physical and social infrastructure, these two strategic issues lie at the heart of the Plan.

2.4.9 The level of growth has therefore been heavily influenced by these factors. Development allocations have been selected in accordance with sustainable development principles to be in locations that take account of, as far as possible, issues such as dependence on the private car, flood risk, air quality and access to facilities.

2.4.10 Both the natural and built environment contain features that can impact on the health and well-being of the population. A well designed, adequately resourced and well-connected neighbourhood can have positive health benefits. Ensuring that connections between the places where the residents of Neath Port Talbot work, live, play, relax and socialise can help contribute towards the creation of healthy and sustainable communities.

2.4.11 The quality of the natural environment and the basic natural services that it provides are of great importance for health and well-being. The strategy will seek to protect the environment (air, water and ground quality) and the amenity of the local communities and ensure the location of major housing developments takes account of the need to reduce people's exposure to those elements that can have an adverse impact on their health, including siting sensitive developments away from sources of noise, air pollution and flood risk.

2.4.12 The quality of the built environment can also influence the health and well-being of the population. Well connected, accessible, attractive and safe communities with access to community facilities (such as shops, schools, health-care facilities and open space) may encourage greater levels of physical activity (walking and cycling) and social activity which in turn can improve health and well-being.

2.4.13 The employment-led strategy aims to encourage economic development throughout the County Borough providing a range of jobs. The strategy seeks to increase economic activity rates and reduce unemployment levels in line with the Welsh average. The provision of new employment opportunities may also result in positive health benefits.

Population, Housing & Economic Growth

2.4.14 Based on the projected economic-led growth scenario of 3,850 jobs for the area, the Plan makes provision for an additional 7,800 new residential units, leading to an increase of approximately 7,000 people and a total population of 147,400 by 2026. This approach is aspirational, linked to the local economy and is set to complement the projected growth in economic activity and reduction in average household size in addition to helping meet the need for additional affordable residential units.

2.4.15 Fundamental to delivering economic success is to ensure an appropriate supply, mix and range of high quality employment sites that can support emerging business and employment needs. At the local level, economic growth has stagnated over the last 10 years. This has not been helped by the global recession. In order to meet the aspirations of the 15 year vision, key regeneration schemes and projects such as Harbourside, Coed Darcy Urban Village and Baglan Bay will transform the area by redeveloping previously used, unsightly former industrial land. These projects together with the relocation of Swansea University's Science and Innovation Campus at Fabian Way will attract high-tech industries and widen the skill pool for prospective employers.

2.4.16 The level of employment land has been assessed to ensure it can be delivered within the Plan period. In order to meet the overall vision and strategy for the area, 96 hectares of land is allocated for employment, comprising 32 hectares for Conventional B Class uses and space to accommodate the needs of the energy sector and ancillary facilities and services which support and complement the wider role and function of B Class Uses. In addition,

nineteen existing employment sites are safeguarded for employment purposes.

2.4.17 Baglan Bay provides a large brownfield site which can meet current and future requirements in existing and emerging economic sectors both during the Plan period and beyond. Whilst the site comprises 75 hectares of land, it is anticipated that only part will be developed within the Plan period with 15 hectares allocated for conventional B Class employment uses. A full range of activities and uses can be attracted to the area including energy sector schemes of all sizes and scales. Many energy generating proposals will not fall within any use class, for example, Photovoltaic schemes. Proposals for such uses would not contribute to the projected need of 20 hectares set out by the Economic Assessment and Employment Land Provision Study⁽⁶⁾ as this is specifically related to conventional B Class uses (commercial, industrial and storage).

2.4.18 The land could be attractive to future aspirational industries and sectors (i.e. those not anticipated within the economic growth projections) and the amount of land take up will be monitored as will the employment that is generated, to ensure that the performance of Baglan Bay aligns with other elements of the strategy (and other national and regional objectives).

2.4.19 Tourism within Neath Port Talbot has become a significant contributor to the local economy and has provided a variety of opportunities, especially within the valley areas. In 2011, the revenue to Neath Port Talbot from tourism was estimated to be in the region of £92million⁽⁷⁾, indicating the paramount importance of this sector to employment and business opportunity. Given that the valley communities offer the greatest concentration of tourism facilities, growth in this sector has the potential to be a major regenerative tool.

Deliverability & Flexibility

2.4.20 Large areas of the County Borough are previously developed, former industrial, brownfield land. The strategy therefore aims to redevelop these areas through strategic

⁶ Peter Brett Associates (2012) Economic Assessment and Employment Land Provision for Swansea and Neath Port Talbot.

⁷ STEAM Report (2011).

regeneration schemes. This will ensure that investment is channelled into these areas preventing any unnecessary loss of greenfield land.

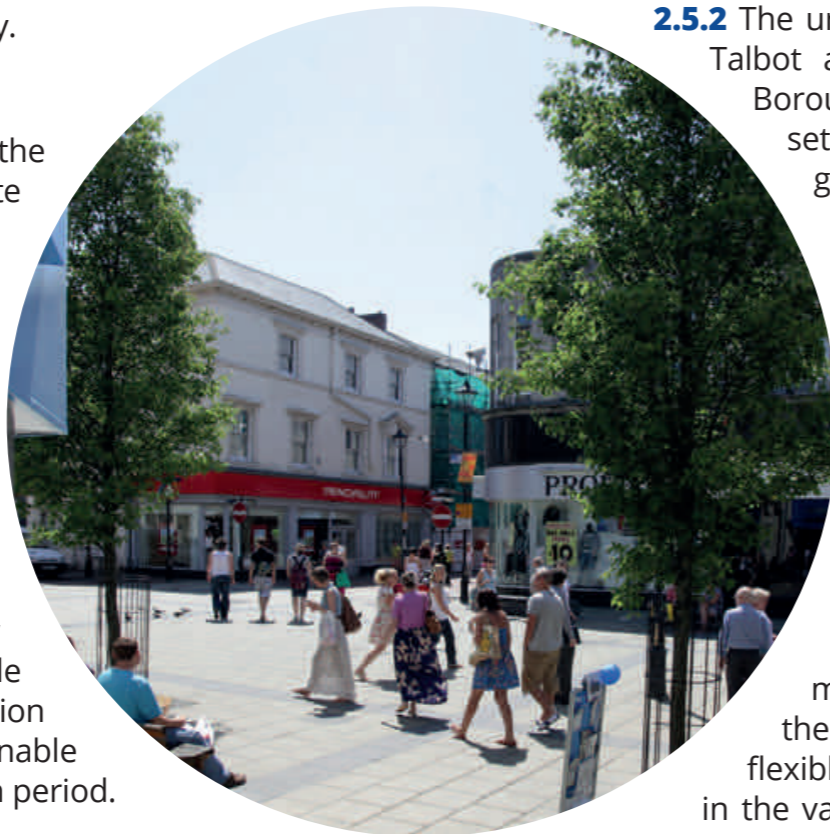
2.4.21 To ensure that this rate of growth can be delivered over the Plan however, a mixture of both brownfield and greenfield sites has been included within the housing land supply. All sites have been robustly assessed in accordance with the Council's Candidate Sites Assessment Methodology and Sustainability Appraisal.

2.4.22 In order to meet the level of growth an element of flexibility has been incorporated into the housing land supply to allow for sites not coming forward as originally anticipated. The total housing requirement over the Plan period (to 2026) is 8,760 residential units which includes an element of flexibility.

Infrastructure

2.4.23 The LDP recognises the need to ensure that appropriate infrastructure is already in place or can be provided to accommodate the level of growth identified. Without appropriate investment to enable the provision of improved or new infrastructure, the level of growth will neither be sustainable nor acceptable. New development may therefore be required to provide or contribute towards the provision of necessary infrastructure to enable it to be provided within the Plan period.

2.4.24 An integral part of the strategy is to deliver new infrastructure to support allocations and future growth. The strategy supports a number of key infrastructure projects that are essential to delivering a number of strategic allocations, including housing, employment and regeneration sites.



2.4.25 The development of major new roads will allow the region to open up to the opportunities presented by future development and achieve its full potential. Development such as Harbour Way (Peripheral Distributor Road); the Southern Access Link Road at Coed Darcy; Baglan Energy Park Link Road and other planned improvements will provide additional capacity within the region to facilitate planned developments and foster economic growth.

2.5 Spatial Distribution

2.5.1 This section identifies the broad locations for meeting the growth and development needs for the future provision of housing, employment, retail and infrastructure.

2.5.2 The urban towns of Neath and Port Talbot are identified as the County Borough's most sustainable settlements where there is the greatest potential for reducing the need to travel due to co-location of houses, jobs, shops, community facilities and public transport.

2.5.3 Within the valleys, Pontardawe and Glynneath are identified as the most sustainable settlements in which to focus development to ensure benefits of growth and regeneration are shared more widely throughout the valley communities. A more flexible approach to development in the valleys compared to the coastal corridor will also help to reinvigorate communities through small scale retail and employment opportunities (including live-work units) seeking to sustain the existing population and reduce out-commuting.

2.5.4 The 'settlement hierarchy' has identified communities that have sufficient capacity to accommodate new development within designated boundaries. It has been used to provide a balanced approach to managing growth, directing development to areas reflecting the attributes contained within that community and their ability to accommodate growth. Such an approach identifies key settlements that have the appropriate infrastructure and will maximise the opportunity for resource efficient settlements that contribute to the environmental, social and economic sustainability of the County Borough. Settlement limits are used to provide clarity about where development may be directed.

2.5.5 In terms of the direction of new development, in recent years the greatest proportion of house building and economic investment into Neath Port Talbot has been concentrated in the urban areas of Neath and Port Talbot. These urban areas are situated along the M4 corridor, providing a strategic link to the wider area, fostering strong transport and communication links to neighbouring Authorities.

2.5.6 Demand for new industry and housing within the valley communities has been lower with less private sector investment, a decline in traditional industries and a reduction in some facilities and services in certain communities. Whilst there has been an element of decline, these communities have retained a strong community spirit and are rich in cultural and natural heritage.

2.5.7 Based on recent trends and market focus, it is envisaged that the majority of investment will continue to be along the M4 corridor, with demand in the valley communities more limited. The strategy therefore focusses on the coastal corridor and valley areas within a different context to reflect their varying potential to accommodate new development. In doing so, the strategy provides a balance between facilitating economic development, acknowledging the coastal corridor as the strongest area for attracting inward investment whilst recognising the key function valley communities have and reinvigorating these areas to make them more resilient.

2.5.8 The legacy of past activities in the County Borough, mainly relating to heavy industry along the coastal corridor, has resulted in large areas of brownfield land (some of which is contaminated). In line with national policy, the Authority has taken the opportunity to optimise the allocation of brownfield land where possible.

2.5.9 The coastal corridor will therefore accommodate a significant amount of housing and employment opportunities to promote the regeneration of areas which have suffered from the legacy of heavy industrial activity and bring growth to the area as a whole.

2.5.10 In the valleys, growth areas are identified in recognition of their role as service hubs within the valley communities. This will promote wider benefits that can filter through to other surrounding areas.

Economic Considerations

2.5.11 Over recent years, Neath Port Talbot has experienced low levels of economic activity and high levels of unemployment among the working age population, indicating a relatively large untapped labour force. The strategy, which encourages economic development, therefore seeks to increase economic activity rates and reduce unemployment levels in line with the Council's planned interventions. This, combined with the trend of younger generations achieving improved higher education standards, could indicate a shift from the traditional, declining sectors of mining and manufacturing to higher knowledge based sectors.

2.5.12 This shift is further supported by the development of the Swansea University Science and Innovation Campus at Fabian Way, the regeneration of Coed Darcy and Harbourside and the identification of strategic employment sites at Baglan Bay and Junction 38 (M4), Margam.

2.5.13 In addition to the employment allocations, the LDP also seeks to ensure the needs of existing businesses and residents can be met through the identification of existing employment areas and the development of suitable vacant

and previously developed land within these. Furthermore, a more flexible approach to employment growth will be adopted in the valley communities to reinvigorate the local economy.

2.5.14 Tourism within Neath Port Talbot has become a significant contributor to the local economy and has provided a variety of opportunities, especially within the valley areas. The strategy and policies seek to support this industry by taking a flexible approach to new tourism proposals and resisting where possible the loss of existing facilities.

2.5.15 Housing and employment allocations are supported by the identification of a retail hierarchy which further embeds the principles of sustainable development and reflects the function of centres in terms of their existing commercial role and retail offer.



Social and Environmental Considerations

2.5.16 The County Borough is enriched with areas of natural beauty, with the urban, rural and coastal areas having a distinct, valued and unique natural environment. This, combined with a strong natural and cultural heritage, provides diverse opportunities for tourism, recreation, leisure, alternative energy and helps to promote a healthy, more vibrant quality of life for residents.

2.5.17 New development can have an adverse impact on the environment, with potential to cause contamination, pollution, loss of habitat and impact upon the landscape. In supporting new development, the LDP sets about sustainably balancing the need for development whilst minimising the potential for harm upon the environment. Such protection includes restricting development within the open countryside and within areas that pose a flood risk that cannot be mitigated against and protecting and enhancing the natural, historic and built environment and high value landscapes.

2.5.18 Poor health is identified as a key issue for Neath Port Talbot. The strategy supports a number of principles that will help to foster healthier, more active lifestyles and looks at measures to help improve access to employment, services and facilities whilst encouraging more active travel.

'The Coastal Corridor'

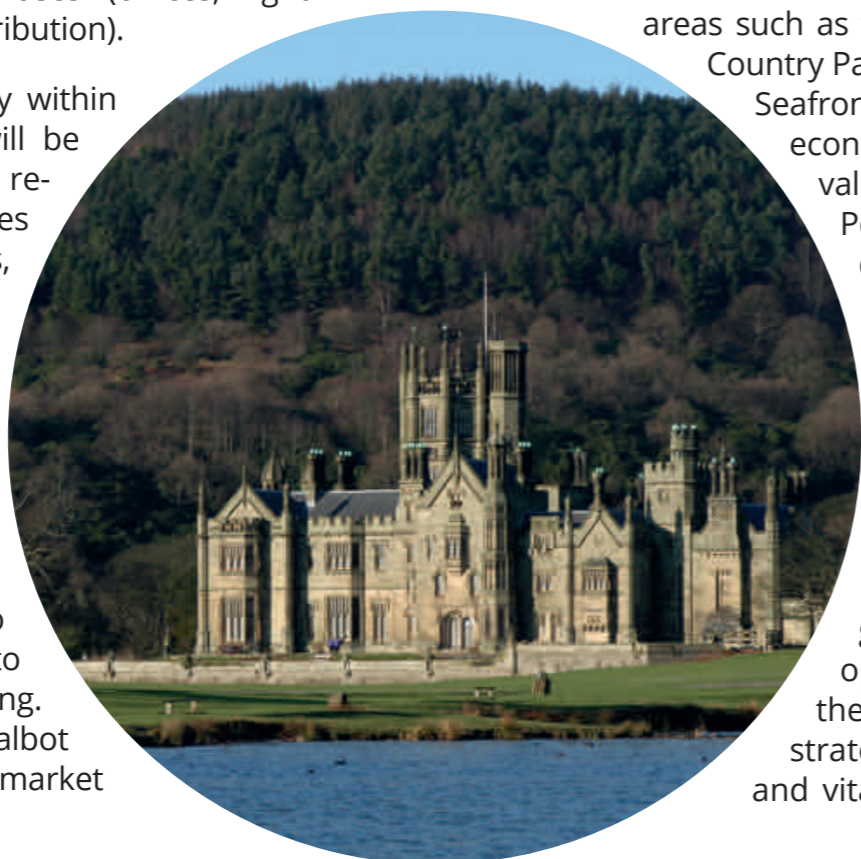
(Comprising the Neath and Port Talbot Spatial Areas)

2.5.19 The greatest concentration of housing and employment allocations are focussed within key settlements along the coastal corridor in recognition of the important role these settlements play within Neath Port Talbot and the regional context. The town centres and surrounding areas have a key function as social, economic and commercial hubs. Focussing key, strategic developments in these locations will maximise the opportunities available and their development potential whilst capitalising on the transport networks and strategic links.

2.5.20 There are a number of major developments planned for this area that are of paramount importance in building sustainable, prosperous communities and delivering the LDP vision. Strategic Regeneration Areas at Coed Darcy and Harbourside and the construction of the Swansea University Science and Innovation Campus at Fabian Way are key developments for Neath Port Talbot and will have a wider role in enhancing economic prosperity in the region, acting as a catalyst for future growth.

2.5.21 Coed Darcy will create a sustainable urban village, regenerating a large scale brownfield site. The mixed use development will comprise residential, education, employment, retail uses and other community facilities. Highway improvements, including the creation of the new southern access road, public transport routes and walking and cycling links are all integral parts of the scheme. The Harbourside redevelopment will provide major regenerative effects to Port Talbot, with the mixed use proposal comprising housing, bulky goods retail, education and business uses (offices, light industry and storage / distribution).

2.5.22 The housing supply within Neath and Port Talbot will be made up of brownfield re-development, greenfield sites and existing commitments, with the regeneration of brownfield land being balanced against the release of greenfield areas. In releasing sites for development, the strategy provides sufficient and viable housing sites that seek to maximise the potential to achieve affordable housing. As Neath and Port Talbot present the greatest market



demand, these areas are required to provide the greatest contribution to affordable housing.

Economy & Employment

2.5.23 Strategic employment sites are allocated at Junction 38 (M4), Margam and Baglan Bay. They are located in an area of high market demand along the M4 corridor and have excellent transport connections. The employment strategy will be supported through the other key schemes, such as Harbour Way (PDR), Baglan Energy Park Link Road, improved transport corridors and the Swansea University Campus, Fabian Way.

2.5.24 Existing employment sites are safeguarded in recognition of the role they play within the local economy and provide sufficient scope for infill development which will provide opportunities for existing businesses to relocate and expand.

2.5.25 In addition, tourism within the coastal corridor is supported to ensure Neath Port Talbot becomes a well established tourism destination. Attractions in the urban areas such as the Gnoll Country Park, Margam Country Park, Aberdulais Falls and Aberafan Seafront will contribute to the tourism economy and support tourism in the valley areas by promoting Neath Port Talbot as an inclusive tourism destination.

Retail

2.5.26 The town centres of Neath and Port Talbot are identified at the top of the retail hierarchy, as they provide a principal function, with the greatest concentration of goods, services and employment opportunities. In reflection of their regional importance, the strategy will improve the vibrancy and vitality of these centres. The retail

led regeneration scheme for Neath town centre and the retail-led development at the former Glanafan Comprehensive School, Port Talbot will improve facilities and make the town centres more attractive shopping destinations. Improvements to Port Talbot Parkway, the new interchange facility and the redevelopment of Harbourside will also improve access to Port Talbot and give the town centre an increased function. Such improvements, in addition to recent public realm enhancements, will make the key centres more resilient and able to compete more effectively with out of town retail and other regional centres.

2.5.27 Away from the main town centres, other housing areas within the coastal corridor are served by a range of smaller retail centres. District centres have been designated in Briton Ferry, Skewen and Taibach each providing a range of functions and services for surrounding settlements.

Sustainable Transport

2.5.28 The coastal belt constitutes a strategic transport corridor that both links together areas of the County Borough and its neighbouring authorities. A number of measures are identified to encourage a modal shift, to more sustainable forms of transport.

2.5.29 The redevelopment of Port Talbot Parkway Station and development of an associated integrated transport hub will make the station more accessible and user friendly for all, provide an enhanced park and ride facility, and provide an efficient interchange facility for users. In addition, a Park and Share facility at Junction 38 (M4), Margam will be developed to reduce congestion and emissions and will promote a sustainable and efficient transport network.

2.5.30 The construction of Harbour Way (PDR) will help to alleviate congestion in Port Talbot and the M4 whilst acting as a catalyst for the regeneration of the Harbourside area. In addition, the Baglan Energy Park Link Road will improve the public transport infrastructure and accessibility to

the area, allowing the site to reach its full employment potential. Such transportation improvements, along with the Coed Darcy Southern Access Road, completion of the Ffordd Amazon (Stage 2) Road and cycle ways will provide increased accessibility to the area and enable Neath Port Talbot to be better placed to benefit from future economic growth.

Conserving our Environment

2.5.31 The strategy recognises the need to consider the environmental impacts of proposed development and will balance growth with environmental considerations. The designation of Special Landscape Areas conserves the highest value landscapes and the identification of Green Wedges prevents urban coalescence and protects the setting of the urban area. The identification of 'Arterial Gateways' such as the M4 and mainline railway at Margam in the south-east and along the A483 Fabian Way from Swansea aims to protect such areas from visually intrusive and inappropriate development.

'The Valleys'

(Comprising the Amman Valley, Afan Valley, Dulais Valley, Neath Valley, Pontardawe and Swansea Valley Spatial Areas)

2.5.32 The valley communities have a long tradition of strong cultural heritage and community identity, with a wide range of natural resources. In recent years however, some of the valley areas have faced more challenging times, with a decline in many traditional industries, poor health, deprivation and out migration.

2.5.33 In response, the valleys need to become more economically resilient through diversifying away from traditional industries of agriculture and mining and provide new opportunities for growth, investment and job/wealth creation while preserving the character and heritage of the area.

2.5.34 A number of recent regeneration and funding initiatives have aimed to counterbalance the decline



experienced and reverse the cycle of deprivation. Such initiatives have produced positive results, with areas seeing an increase in tourism related opportunities and an increase in some community and leisure facilities. However, the valley areas are still experiencing decline and far greater intervention is required to provide a more prosperous future.

Growth Areas

2.5.35 The strategy seeks to reinvigorate the valleys principally through the identification of two growth areas, namely Pontardawe and the Upper Neath Valley. Development in these areas will provide managed growth consolidated into existing communities having regard to the social and economic role these settlements play within the wider context.

2.5.36 Pontardawe and the Upper Neath Valley are identified as key and supporting settlements respectively within the Wales Spatial Plan and present a spatial advantage through their strategic location as service hubs where the positive effects of development will have a wider regeneration function to the surrounding area.

2.5.37 These two growth areas are supported and supplemented by other settlements within the settlement hierarchy. Whilst the majority of large housing allocations are focussed around the growth points, in remaining areas, growth will be delivered on smaller sites within the identified settlement limits.

Pontardawe

2.5.38 The town of Pontardawe is the third largest settlement in the County Borough and the largest settlement in the valley areas. It connects to the M4 via the A4067 and acts as a transport hub with access to Neath and Swansea and is also a gateway to the valleys and beyond. Pontardawe sits at the foothills of the Brecon Beacons and the Black Mountain and is situated alongside the River Tawe that winds its way through the valley towards the open sea at Swansea.

2.5.39 Pontardawe functions as a town centre for the valley communities, providing a varied range of retail services, leisure facilities, education establishments and employment opportunities. There have been a number of recent regenerative works to the town centre, including refurbishment to existing facilities and enhancements to the public realm, creating a high quality public space that can be used for the town's festivals and events which are held throughout the year. Such schemes have improved the accessibility and attractiveness of the town centre.

2.5.40 The retail park at Ynysderw, offering a range of retail uses, has pedestrian links to the town centre which helps support and complement its retail offer and vibrancy. Alloy Industrial Estate is also within walking distance of the town centre and offers a range of employment and community uses. This area is

safeguarded for employment uses which encourages, in principle, employment uses on the available land and premises within the estate. A more flexible approach to employment proposals will also help revitalise the area.

2.5.41 The Pontardawe area has the ability to accommodate, and has an evident demand for, an additional amount of new housing development. As such, the strategy supports a significant amount of new housing that will reflect its function and growing status as a town and retail centre and act as a catalyst for further investment into the valley areas. Additional housing in Pontardawe is allocated across the spatial area allowing the population to expand, support growth in retail, industry and community facilities and provide much needed affordable homes.

Upper Neath Valley

2.5.42 The strategically located settlement of Glynneath is situated along a key transport corridor, with the A465 (T) linking the Heads of the Valleys Road and the Midlands to Neath, Swansea, Cardiff and West Wales. Its location allows the town to provide cross valley links, serving a range of settlements from both the Neath and Dulais Valley.

2.5.43 The identification of this route as an 'Arterial Gateway' aims to protect such areas from visually intrusive and inappropriate development.

2.5.44 Glynneath, currently acting as a hub, provides a key retail function hosting a range of services, facilities and leisure uses. As such, the existing shopping centre is allocated as a District Centre to retain the broad range of services. The Glynneath Town Centre Regeneration Scheme will improve the public realm and provide enhancements to improve the appearance of the town, ensuring the town is welcoming to residents and visitors alike.

2.5.45 The Park Avenue site is allocated for a retail-led regeneration development, that includes a housing allocation for 150 units and new food store which will help to support the town centre, provide employment opportunities and promote growth throughout the valley.

2.5.46 Glynneath has a range of employment opportunities focussed around the existing retail centre, village workshops, tourism industry and mineral operations that are still present in the Neath Valley. Glynneath Village Workshops are safeguarded for employment uses together with a more flexible approach to employment proposals to help revitalise the area.

2.5.47 The Upper Neath Valley has the potential to support and increase tourism related industries. As a consequence, the area has the potential to develop a high quality tourism hub and a gateway to other valley areas. Glynneath lies at the heart of a variety of tourist attractions providing a strategically located base from which to explore a number of attractions across the broader area, including the Brecon Beacons National Park, waterfalls and canals.

2.5.48 The area has many attractive walking and cycling routes which allow access to the picturesque landscape and scenery the area has to offer in addition to a variety of existing sports, leisure and community facilities. The area often hosts the World Rally Championships and Welsh National Championships.

2.5.49 Furthermore, the tourism led mixed use scheme at Rheola will provide holiday accommodation and ancillary facilities which will further support the development in Glynneath and provide benefits for the wider community.

A Flexible Approach to Development

2.5.50 Due to their topography and distance from the main centres of population the valley communities have suffered from decline and a lack of investment. There are communities that are vulnerable to further economic decline, deprivation and out migration. The LDP therefore seeks to encourage a more flexible approach to development in the valleys in order to build

sustainable, resilient communities with an aim to halt the process of depopulation and decline.

2.5.51 In terms of employment, the valley areas have seen relatively low levels of market investment over recent years. That said, there are existing businesses within the valleys that provide a positive economic function and have continued to thrive despite low market demand and other challenges faced by valley communities.

2.5.52 Farm diversification to tourist related activities has been one such success providing additional visitors to the area and creating jobs. Furthermore, workshop units within certain communities have seen high occupation rates, particularly for smaller units and as such, the LDP provides a framework to allow space for local and social enterprises to expand and thrive.



2.5.53 A flexible approach will be taken with appropriate employment and 'live-work' units being acceptable outside of, but immediately adjacent to, settlement limits and retail proposals considered at locations outside of designated town, district and local centres. This approach aims to support new and existing employment, create jobs and revitalise the area.

2.5.54 Existing employment areas are safeguarded reflecting the important function they have within the valley communities, including employment sites not contained within the growth areas, namely within the Afan, Dulais and Amman Valleys. The reuse of vacant premises and the development of land within the estates will also be encouraged in principle. In line with national policy, home working, rural enterprises and farm diversification will also be supported.

Tourism, Heritage & Culture

2.5.55 A wide range of visitor attractions and areas of natural beauty present opportunities for Neath Port Talbot to continue to build on its tourism industry. The LDP acknowledges this and seeks to support the industry by taking a more flexible approach to new tourism proposals and resisting where possible the loss of existing facilities. Rheola has been allocated for a new tourism development providing holiday accommodation and ancillary facilities to attract visitors to the area.

2.5.56 The Afan Valley offers a range of adventure sports, in particular mountain biking, with facilities and recent investment from the Cognation project resulting in the Afan Valley receiving national recognition as a mountain bike destination, providing world class trails. Accompanied by Afan Forest Park Centre, Glyncorrwg Ponds and its links with Margam Park, the area has become the main tourist attraction in Neath Port Talbot, with an increase in visitor numbers which has in turn seen the development of small scale accommodation in the area.

2.5.57 The Vale of Neath has become an important tourist destination, with the Waterfall Country and Neath Canal

seeing increased visitors and opportunities for growth. In addition, the Swansea, Dulais and Amman Valleys present opportunities with tourist attractions in these areas and also their close proximity to the Brecon Beacons National Park.

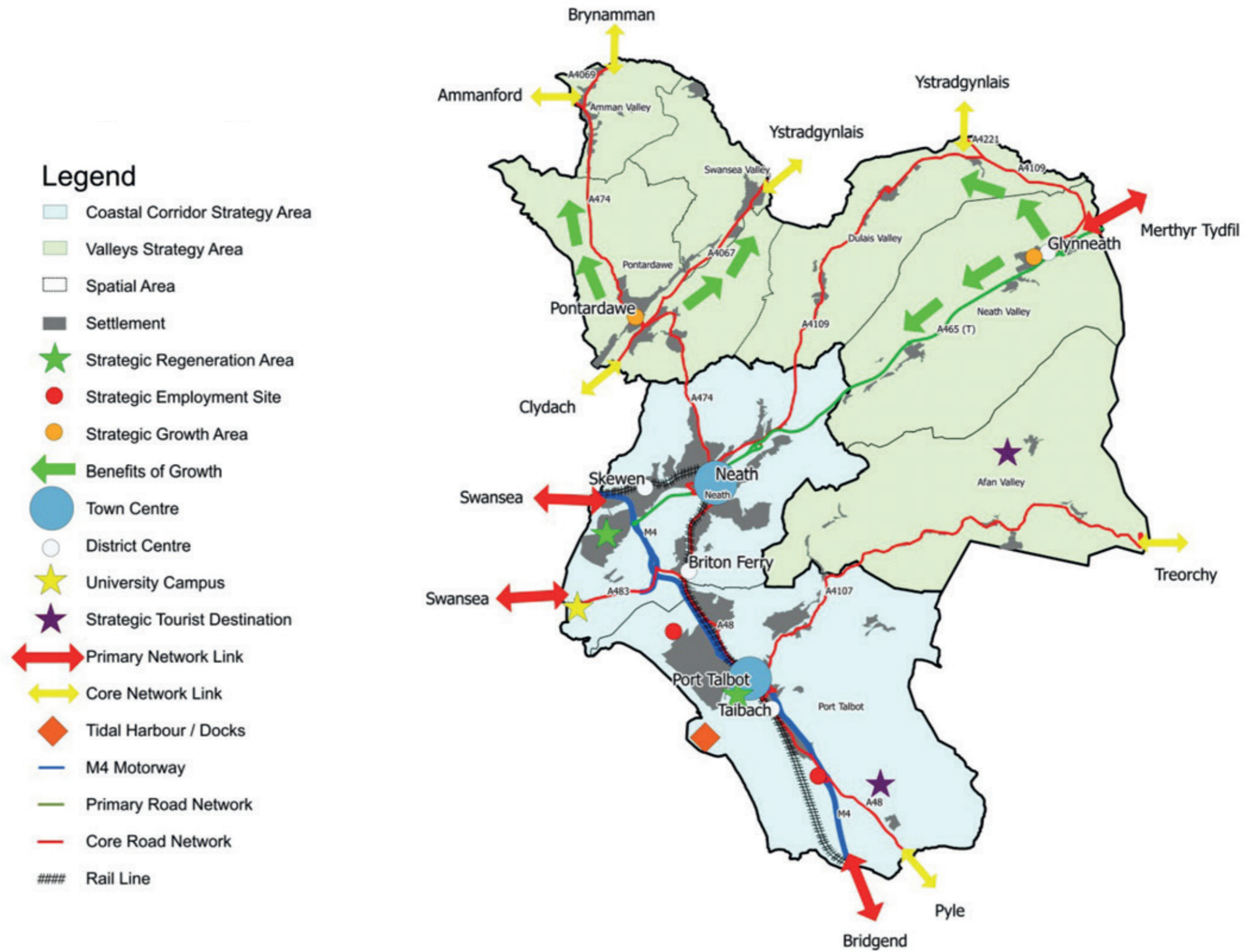
2.5.58 Linked to tourism, the strategy supports enhancements in leisure and open space provision for visitors and residents alike. Walking and cycling is promoted and facilities enhanced with the creation of the Amman Valley Cycle Track and Afan Valley Trail which links Aberafan Seafront to the Afan Valley, enhancing tourism facilities and improving connectivity between areas.

2.5.59 Transport has been an issue within some valley communities with a decline in public transport services which has had an impact on accessibility. The growth points identified provide public transport links and are accessible through a range of transport modes, for both leisure and everyday needs.

2.5.60 In terms of the Welsh language, communities with a high proportion of Welsh speakers and where the language forms part of the cultural heritage have been identified as Language Sensitive Areas. In these areas the implications of new development on the Welsh language will be assessed and taken into account.



Map 2.2 Strategic Diagram



Section 3
Overarching Policies



3 Overarching Policies

3.0.1 Policies SP1 to SP4 and associated detailed policies are overarching policies relating to matters considered to be of primary importance for the whole County Borough. They set out measures that will be implemented through all themes and topic areas of the LDP.

Climate Change

3.0.2 Strategic Policy SP1 Climate Change

Policy SP 1

Climate Change

The causes and consequences of climate change will be addressed by implementing the following measures.

In relation to the causes of climate change:

1. The efficiency and sustainability of the County Borough's settlements will be enhanced through developing more cohesive and efficient settlements and settlement patterns, and consequently more sustainable travel patterns;
2. Greenhouse gas emissions from transport will be minimised through encouraging freight / commercial transport by alternatives to road (e.g. rail or sea);
3. Dependence on the private car and the need to travel in general will be reduced through promoting alternative means of transport and more efficient use of existing facilities, co-location and joint use of facilities;
4. Provision will be made for the County Borough's appropriate contribution to renewable and low carbon energy generation.

In relation to the consequences of climate change:

1. Likely increased flood risk will be taken into account and addressed by ensuring that there is greater resilience by avoiding development on land that is

at risk from flooding in the first instance in accordance with the sequential approach set out in national guidance or in locations that could increase the risk of flooding elsewhere;

2. The fragmentation of habitats will be minimised and opportunities made for habitat and species change and migration where possible.

LDP Objective: OB 1 and OB 2

3.0.3 Climate change is likely to affect the environment and future development of Neath Port Talbot in a range of significant ways, some of which are not fully predictable at present. It is also necessary to reduce greenhouse gas production as far as reasonably possible in order to minimise the causes of climate change. These issues are considered to be of fundamental importance to the LDP and have influenced every aspect of the Plan's development. Climate change is consequently seen as an overarching matter to be addressed by all topic areas.

3.0.4 The measures outlined in the climate change strategic policy have therefore fundamentally influenced the development of the Plan, and will be addressed and implemented through all its policies and proposals. Development allocations have been selected in accordance with sustainable development principles to be in locations that minimise as far as possible dependence on the private car and can benefit from local services and facilities, while encouraging the provision of locally based facilities in order to address the causes of climate change. At the same time, the effects of a changing climate (for example flood risk) have been taken into account as far as possible in all the Plan allocations and policies.

3.0.5 New developments will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2⁽⁸⁾ and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in the TAN.

Health

3.0.6 Strategic Policy SP2 Health

Policy SP 2

Health

The following measures will be taken in relation to the high levels of poor long term health and sickness in Neath Port Talbot:

1. The development of sustainable, safe and confident communities will be promoted through the co-location of jobs and facilities and the development of community facilities and services in accordance with the settlement framework;

Relevant Key Policies: SC1-SC2; I1; EC1-EC6; BE1.

2. People's exposure to those elements that can have an adverse impact on their health (such as their social, economic or physical environment) will be reduced where possible through consideration of the environmental and safety impacts of new developments;

Relevant Key Policies: H1; AH1-AH2; GT1-GT2; OS1-OS2; EN8-EN10; W1; BE1.

3. Healthier, more active and safer lifestyles will be encouraged through the retention of a range of accessible leisure, recreational, health, retail, social, cultural and community facilities throughout the County Borough;

Relevant Key Policies: OS1-OS2; SC2; I1; R1-R3; BE1.

4. Accessibility within and between communities will be improved to encourage active travel;

Relevant Key Policies: TR1-TR2; BE1.

5. The provision of new employment opportunities will be promoted to reduce unemployment and economic inactivity rates.

Relevant Key Policies: EC1-EC6.

LDP Objective: OB 2

⁸ TAN15 Development Advice Map (DAM) is available to view on the following link: <http://data.wales.gov.uk/apps/floodmapping/>

3.0.7 Within Neath Port Talbot there are some significant health issues affecting the population. Within the LDP, health is considered to be an overarching topic area as it will be addressed through a range of policies and interventions which can have positive health benefits.

3.0.8 As with Policy SP1 Climate Change, the measures outlined to address health issues will be implemented through a number of the Plan policies and proposals:

- **Sustainable Settlements** – the development of sustainable, healthy and cohesive communities, either newly-built settlements such as Coed Darcy or through the enhancement and improvement of existing settlements is a fundamental element of the LDP’s strategic approach. In defining a ‘settlement hierarchy’, development is directed to the most sustainable locations helping to sustain the existing services and facilities on offer and also provide the opportunity to deliver additional services and facilities for the benefit of the wider community. A well designed, adequately resourced and well-connected neighbourhood can provide positive health benefits;
- **Housing Allocations** – the location of the major housing developments takes account of the need to reduce people’s exposure to those elements that can have an adverse impact on their health, including siting sensitive developments away from sources of noise, air pollution and flood risk. Furthermore, new housing is built to strict environmental standards to increase energy efficiency;
- **Protection of Community Facilities** – healthier, more active and safer lifestyles are encouraged through policies seeking the retention of a range of accessible leisure, recreational, health, social, cultural and community facilities throughout the County Borough. Multi-use facilities and the co-location of new health and community facilities are also encouraged;

- **Provision and Protection of Open Space** – policies seek to ensure that all residents have access to adequate open space through ensuring that new development addresses local needs and that existing open spaces are retained and protected. Such provision includes outdoor sport facilities, children’s play facilities, informal open space, green space and allotments;
- **Accessibility** – policies seek to improve accessibility between communities, encouraging active travel wherever possible. New developments are required to be served by sustainable transport options and facilitate connectivity between existing and new development, providing footpath / cycle links where feasible;
- **Employment** – policies seek to provide new employment opportunities to reduce unemployment and economic inactivity rates; and
- **Environment** – the quality of the environment and the basic natural needs that it provides for are of great importance for health and well-being. Policies therefore seek to protect the environment and the amenity of local communities. Air, water, ground quality and the environment generally are protected. In particular, policies seek to ensure that developments do not increase the number of people exposed to significant levels of pollution.



Sustainable Communities

3.0.9 Strategic Policy SP3 Sustainable Communities

Policy SP 3

Sustainable Communities

The delivery of sustainable, healthy and cohesive communities and the conservation of the countryside will be promoted by:

1. Defining sustainable communities and locations for development by the identification of a settlement hierarchy that reflects the role and function of settlements;
2. Defining settlement limits within which development which accords with the settlement hierarchy will be permitted in principle;
3. Resisting inappropriate development outside settlement limits.

LDP Objectives: OB 2, OB 3 and OB 4

3.0.10 The development of sustainable communities, either newly-built settlements such as Coed Darcy or through the enhancement and improvement of existing settlements is a fundamental element of the LDP's strategic approach. Policy SP3 has been underpinned by a comprehensive review of settlements establishing the current role and function of each individual settlement, identifying the functional relationships between settlements, and establishing the potential future roles of each settlement.

3.0.11 The analysis provided the evidence for defining a Settlement Hierarchy, that identifies those areas which are the most sustainable locations and can more appropriately accommodate growth in terms of their function. Table 3.1 sets out the Settlement Hierarchy for the County Borough.

Table 3.1 Settlement Hierarchy for Neath Port Talbot

Tier of Hierarchy	Role and Function	Settlement
Town	Regionally important settlements providing the widest and most diverse range of functions. Located on the strategic road network, they are fully accessible by a range of transport options.	Neath (including Melincryddan) / Port Talbot (including Velindre) / Pontardawe (including Trebanos, Rhydyfro & Ynysmeudwy)
District Centre	Settlements with good transport links and a wide range of functions serving the immediate and surrounding communities.	Briton Ferry / Skewen / Taibach / Glynneath (including Pontwalby)
Large Local Centre	Settlements with adequate public transport links with clusters of one or more retail units and local services, with one or more community facilities and employment provision.	Brynoch / Cimla / Neath Abbey / Baglan / Aberafan / Baglan Moors / Sandfields / Margam / Cwmafan (including Ynysygwas) / Resolven / Crynant (including Treforgan, Pen y Bont & Ynyswen) / Gwaun Cae Gurwen (including Cae Newydd) / Ystalyfera
Small Local Centre	Settlements with adequate public transport links with at least one shop and/or several community facilities.	Aberdulais / Cadoxton / Cilfrew / Longford / Tonna / Bryn / Coed Hirwaun / Alltwen / Rhos / Cwmgwrach / Onllwyn & Banwen / Seven Sisters / Cwmgors / Lower Brynamman / Tairgwaith / Cilmaengwyn & Godre'r Graig / Cwmllynfell / Cwmtwrch / Cymmer / Croeserw / Glyncoirwg / Blaengwynfi & Abergwynfi / Tonmawr
Village	Settlements with at least one community facility and adequate public transport links.	Crymlyn Burrows / Jersey Marine / Llandarcy / Ynysgerwyn / Goytre / Oakwood / Gellinudd / Clyne / Melincourt / Abergarwed / Pant y Ffordd / Pontrhydyfen & Efail Fach / Dyffryn (including Cynonville)
Dormitory Settlement	Settlements with minimal or no facilities, served by minimal or no public transport.	Dyffryn Church / Ten Acre Wood / Eglwys Nunydd & St David's Park / Pen y Bryn / Fforest Goch / Cilybebyll / Cyd Terrace / Glyncastle / Ynysarwed / Penrhiwfawr / Cwm Ifan Bach / Abercregan

3.0.12 Policy SC1 Settlement Limits

Policy SC 1

Settlement Limits

Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle.

Outside settlement limits, development will only be permitted under the following circumstances:

1. It constitutes a sustainable small scale employment use adjacent to a settlement limit; or
2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or
3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or
4. It constitutes the appropriate replacement of an existing dwelling; or
5. It is an affordable housing exception site; or
6. It is an appropriate rural enterprise dwelling; or
7. It is an appropriate 'One Planet Development'; or
8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or
9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or
10. It is associated with either agriculture, forestry, minerals or energy generation; or
11. It relates to the appropriate provision of accommodation for Gypsies / Travellers; or
12. It constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit.

Where development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form.

3.0.13 All settlements have been assessed for their capacity to accommodate new development and their potential for expansion. Consequently, with the exception of Dormitory settlements, all settlements have defined limits, with greater potential for development incorporated for settlements that are higher in the hierarchy. Settlement limits are an important tool for managing the shape and extent of the urban area. They define the areas within which development which accords with the role and function of the settlement will be permitted in principle; they allow for development which would contribute towards the creation and maintenance of sustainable communities in accordance with the strategy; they prevent the coalescence of settlements, ribbon development and fragmented development and also prevent inappropriate development in the countryside.

3.0.14 Within settlement limits, most types of development will be acceptable in principle subject to compliance with all relevant policy and subject to it being proportionate in scale and form to the role and function of the settlement. For example, larger scale proposals, such as developments of more than a few dwellings or uses that will attract or accommodate significant numbers of people are only likely to be acceptable in larger centres or towns where there are adequate facilities and transport infrastructure. In areas outside settlement limits development is much more strictly controlled and will normally only be permitted in the circumstances set out in the policy.

3.0.15 Due to their lack of facilities, Dormitory settlements are not considered to be sustainable locations for most types of development and consequently do not have defined settlement limits. Proposals for development in Dormitory settlements will be treated as development outside settlement limits under Policy SC1. Proposals for development outside settlement limits that can be justified

under the terms of Policy SC1 will be expected to be located near to existing development whenever possible, preferably within or adjacent to Dormitory settlements where appropriate.

3.0.16 Whether specific development proposals are appropriate or suitable outside settlement limits will be assessed with reference to the relevant topic policies within this Plan and national policy.

3.0.17 'Employment use' relates to uses that provide significant employment opportunities as set out in Policy EC3.

3.0.18 'One Planet Development' refers to development that through its low impact either enhances or does not significantly diminish environmental quality. This is fully defined in Planning Policy Wales, which also sets out the limited circumstances under which such developments may be permitted in the open countryside.

3.0.19 Policy SC2 Protection of Existing Community Facilities

Policy SC 2

Protection of Existing Community Facilities

Any proposals which would result in the loss of an important existing community facility will only be permitted where it can be demonstrated that:

1. The facility is surplus to requirements; or
2. The existing use is no longer viable.

3.0.20 Community facilities are a vital part of the life of a community and can help create cohesive communities where people are able to meet and participate in a range of activities, making a fundamental contribution to ensuring the sustainability of communities. The importance of meeting places is vital for health and well-being and helps create communities where residents feel included rather than isolated.

3.0.21 For the purposes of this policy, any facility that serves a community purpose can be defined as a

community facility, including community halls, libraries, local or village shops, public houses and places of worship. Where a facility performs (or has performed) an important or central function in the life of the local community, any change to a non-community use will be resisted unless it can be demonstrated that the facility is no longer viable or needed by the community and that there is no potential that the building can be used for an alternative or shared community use.

3.0.22 The type of evidence required will vary depending on the type of facility under consideration, but may include details of why the building is no longer in use, what alternative provision there is locally, what other community options have been considered for the building and evidence to show that reasonable efforts have been made to market the facility for sale or lease for its existing use.

Infrastructure

3.0.23 Strategic Policy SP4 Infrastructure

Policy SP 4 Infrastructure

Developments will be expected to make efficient use of existing infrastructure and where required make adequate provision for new infrastructure, ensuring that there are no detrimental effects on the area and community.

Where necessary, Planning Obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable.

LDP Objectives: OB 2, OB 3, OB 4, OB 7, OB 8 and OB 10

3.0.24 Social, economic, cultural and physical infrastructure, both existing and proposed, is essential in order to successfully implement the LDP. The provision of new infrastructure, as well as the safeguarding, improvement and efficient use of that infrastructure already in place, is of great importance in terms of the

delivery of new development proposed within the LDP.

3.0.25 Existing infrastructure is critical in effectively supporting communities and ensuring that needs and aspirations are met. The Authority will seek to ensure that existing infrastructure, often in the form of community and social facilities, is protected. Emphasis will be placed on the efficient use of existing infrastructure and where the need arises, the Authority will seek to secure improvements to existing facilities.

3.0.26 Policy I1 Infrastructure Requirements

Policy I 1 Infrastructure Requirements

In addition to infrastructure improvements necessary to make a development acceptable in health, safety and amenity terms, additional works or funding may be required to ensure that, where appropriate, the impact of new development is mitigated.

These requirements will include consideration of and appropriate provision for:

- Affordable housing;
- Open space and recreation facilities;
- Welsh language Infrastructure (in Language Sensitive Areas);
- Community facilities including community hubs;
- Biodiversity, environmental and conservation interests;
- Improving access to facilities and services including the provision of walking and cycling routes;
- Historic and built environment and public realm improvements;
- Community and public transport;
- Education and training.

3.0.27 The policy sets out the general principle that any proposal for new development will be expected to meet the infrastructure needs that it generates. It lists the broad range of matters that need to be addressed.

3.0.28 Once the essential infrastructure needed to enable a scheme to proceed (such as access and servicing) has been addressed, the priorities given to the provision of different types of infrastructure and community benefits will vary depending upon a number of factors.

3.0.29 Different communities within the County Borough will have distinct and specific needs across a range of infrastructure categories which may change or evolve over time. Additionally, the priority given to different types of infrastructure will vary according to the scale, type and the specific policies applicable to the development. Hence it is not deemed appropriate to identify a rigid or consistent prioritisation of infrastructure requirements that can be used to pre-determine the type of developer contribution to be provided.



3.0.30 It is expected however that the requirement for planning obligations will aim to address the key issues of the Plan, with the provision of affordable housing being of paramount importance. Further details and information will be given in the Planning Obligations Supplementary Planning Guidance.

3.0.31 The Authority will take into account the financial viability of the development proposal and the costs of the proposed new or improved infrastructure. Where necessary, the Authority will require that developers make available financial information to demonstrate the level of viability of a particular development.

Community Infrastructure Levy (CIL)

3.0.32 The CIL is a levy that local authorities can choose to charge on new developments in their area. The levy is designed to be fairer, faster and more transparent than the previous system of agreeing planning obligations between local Councils and developers under Section 106 of the Town and Country Planning Act 1990.

3.0.33 The levy (if necessary and viable), is set by the local authority and is based on the size and type of the new development. It can be used to support development by funding infrastructure that the Council and local community want, like new or safer road schemes, park improvements or a new health centre.

3.0.34 CIL came into force in April 2010 and will have implications for the range and nature of contributions sought through planning obligations during the Plan period, as after April 2015 the pooling of contributions will be limited to a maximum of 5.

3.0.35 The Authority has assessed all of the essential infrastructure needed to deliver the strategy. At this stage, funding has been secured through other mechanisms outside the remit of CIL and therefore the pooling of more than 5 contributions to aid its delivery is not required. Whilst this is the approach that will be taken at this stage, the Authority will continue to monitor the situation together with emerging guidance and legislation relating to CIL through the course of the LDP. Any future decision made by the Authority to prepare a CIL charging schedule will supersede Policy SP4 Infrastructure and Policy I1 Infrastructure Requirements and be reflected in a review of the Plan.

3.0.36 Any such considerations would be assessed by a study to investigate the viability potential of adopting a CIL charging schedule whereby provision of infrastructure could either be secured by the use of planning conditions, legal agreements or via the CIL charging schedule. Consequently, the Council will need to reconsider the approach to contributions sought through planning

obligations for infrastructure needed to deliver site specific proposals. Where developments generate a need for improvements to existing or require new infrastructure, such as highway improvements, promotion of active travel, contributions to employment opportunities, education provision, the Welsh language, environmental enhancements or improvements to public realm and open space, these will be required as part of the development and explained in further detail within the Planning Obligations Supplementary Planning Guidance (SPG).





Section 4
Area Based Policies



4 Area Based Policies

4.0.1 The strategy will be implemented through area based policies relating to the Coastal Corridor Strategy Area and the Valleys Strategy Area. These set out the differing approaches to the two strategy areas which are required to ensure that the overall strategy of concentrating development along the coastal corridor while reinvigorating the valleys area is realised.

The Coastal Corridor Strategy Area

4.0.2 Strategic Policy SP5 Development in the Coastal Corridor Strategy Area

Policy SP 5

Development in the Coastal Corridor Strategy Area

In the Coastal Corridor Strategy Area, sustainable growth and development will be promoted to benefit the County Borough as a whole, while protecting and enhancing the area's character and environment. This will be achieved through the following area-specific measures:

1. Making provision for the majority of new residential development along the coastal corridor;
2. Allocating Strategic Regeneration Areas at Coed Darcy (Neath) and Harbourside (Port Talbot);
3. Allocating Strategic Employment Sites at Baglan Bay and Junction 38 (M4) Margam;
4. Safeguarding existing employment uses and sites for employment purposes;
5. Promoting mixed use regeneration schemes at Neath Town Centre, Port Talbot Town Centre and Aberafan Seafront;
6. Developing a University Campus at Fabian Way;
7. Managing urban form and setting through the designation of Green Wedges;

8. Improving public and private transport provision including the following schemes:

- (a) Highway improvements at Baglan Energy Park, Coed Darcy, Ffordd Amazon, and Harbour Way;
- (b) New interchange and railway station improvements at Port Talbot;
- (c) Park and Share scheme at Junction 38 (M4) Margam.

LDP Objective: OB 5

4.0.3 Policy SP5 sets out how the strategy to facilitate growth within Neath Port Talbot will be applied in the Coastal Corridor Strategy Area. It will be implemented through specific policies for the regeneration areas and schemes and relevant topic policies.

4.0.4 Within the Coastal Corridor Strategy Area, two Strategic Regeneration Areas (SRAs) provide opportunities for large scale redevelopment and regeneration of significant areas of brownfield land and these will be developed over the LDP period and beyond. The SRAs will make a significant contribution to delivering the strategy, will promote economic growth, meet the objectives of the Plan and are fundamental to the delivery of the Authority's key regeneration proposals. They are strategically located in the urban areas of Neath and Port Talbot and are proposed for mixed use development to promote significant regeneration to take place that will bring wider benefits to Neath Port Talbot.



4.0.5 Policy SRA1 Coed Darcy Strategic Regeneration Area

Policy SRA 1

Coed Darcy Strategic Regeneration Area

A Strategic Regeneration Area is designated at Coed Darcy, Neath for the development of an urban village comprising the following allocations:

Reference	Use	Size
H1/LB/5	Residential	4,000 units, 2,400 within the Plan period
EC1/3	B1 Business	41,200 sq m

4.0.6 Coed Darcy Urban Village was granted outline planning permission in 2008. Once completed the development will comprise approximately 4,000 dwellings, 41,200 sqm of business use, up to 3,000 sqm of retail floorspace (to provide for the needs of the Urban Village), other commercial development, education and community facilities and associated infrastructure.

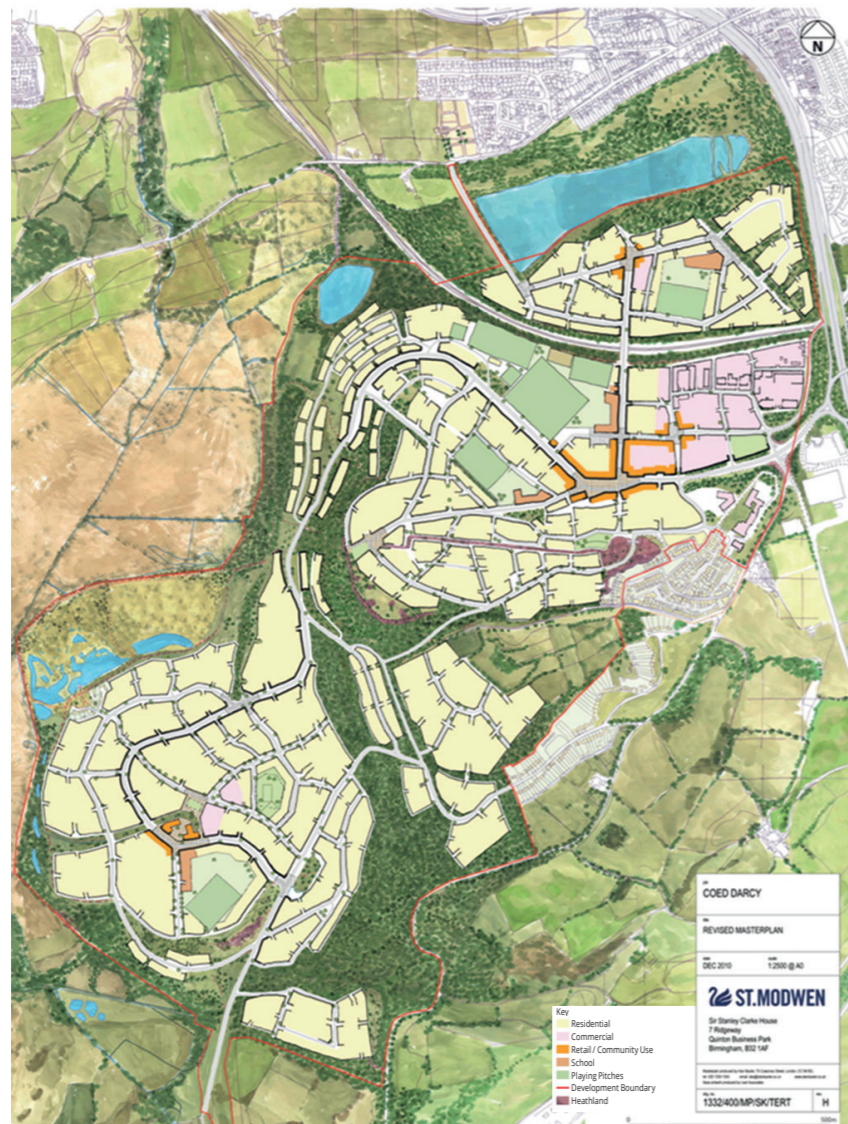
4.0.7 The urban village concept seeks to achieve the full range of development types in order to complement the housing element forming a sustainable community whereby residents can closely access facilities, services and employment opportunities.

4.0.8 Road improvements required to facilitate the development include the Southern Access Road (TR1/2) and improvements to Junction 43 of the M4 (TR1/4).

4.0.9 The development of Coed Darcy Urban Village will be phased over the Plan period and beyond. Map 4.1 gives an indication of the broad proposals for the Coed Darcy SRA.



Map 4.1 Coed Darcy Masterplan



4.0.10 Policy SRA2 Harbourside Strategic Regeneration Area

Policy SRA 2

Harbourside Strategic Regeneration Area

A Strategic Regeneration Area is designated at Harbourside, Port Talbot for a mixed use development comprising the following allocations:

Reference	Use	Size
H1/17	Residential	385 Units
EC1/4	Employment	7 ha
R1/3	A1 Bulky Comparison Goods	3.37 ha

4.0.11 The Harbourside SRA is an extensive area of brownfield former dockland close to Port Talbot town centre. It provides an important opportunity for comprehensive mixed use development in a sustainable central location and the redevelopment project is being promoted by the Local Authority in conjunction with private sector developers. The project includes the following elements:

- The construction of Harbour Way (Peripheral Distributor Road);
- The continued operation of the docks and tidal harbour;
- A range of mixed residential, leisure and retail development opportunities;
- Potential for high quality business and commercial development for small scale industrial and office uses maximising the advantage of proximity to the town centre; and
- The environmental regeneration of the area.

4.0.12 The Harbourside allocation area is affected by the risk of flooding, with significant parts identified as being within Development Advice Map Zone C⁽⁹⁾. All development proposals within the Harbourside allocation will be required to demonstrate that they accord with national policy relating to flood risk as set out in TAN15, including provision for emergency access and egress in accordance with an agreed evacuation plan.

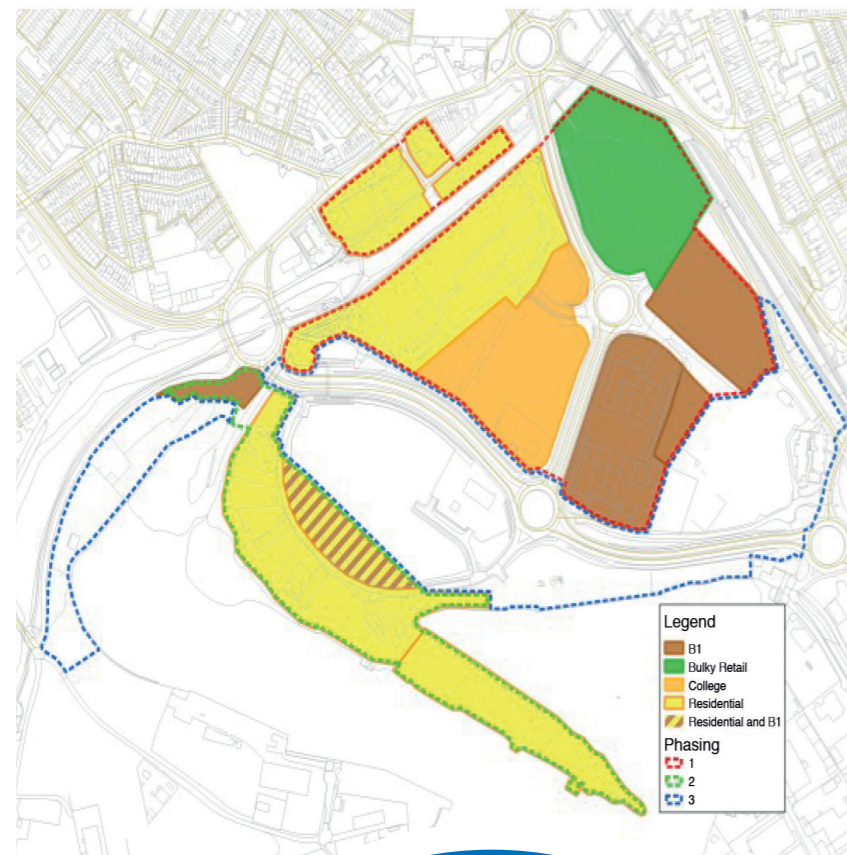
4.0.13 In order to support the regeneration of the area and to give clarity about site constraints a masterplan will be published in the form of Supplementary Planning Guidance (SPG). The masterplan will provide guidance as to the type of development that the Council considers appropriate within Harbourside and the town centre, including residential units, bulky goods retail, education and business uses (offices, light industry and storage/distribution). The phasing and timescales envisaged for the development will be set out, taking into account the current position, the amount of site preparation needed and flood risk considerations. The majority of development plots identified in the masterplan are not within flood risk areas and those that are include sufficient Zone A⁽¹⁰⁾ land to accommodate the development envisaged.

4.0.14 Parcels of land have already been developed including a Research and Development Facility and a Justice Centre. Harbour Way is now completed and provides excellent transport links from the site to the M4.

4.0.15 Map 4.2 gives an indication of the broad proposals for the SRA.

⁹ Area based on Natural Resources Wales extreme flood outline having probability of flooding of 0.1% or greater.
¹⁰ Area defined as being at little or no risk of fluvial or tidal / coastal flooding.

Map 4.2 Harbourside Masterplan



4.0.16 Policy CCRS1 Coastal Corridor Regeneration Schemes

4.0.17 Within the Coastal Corridor Strategy Area there are three key mixed use regeneration schemes which are central to delivery of the strategy for the area.

Policy CCRS 1

Coastal Corridor Regeneration Schemes

Mixed use regeneration schemes are designated at the following locations:

Reference	Location	Allocations	Uses
CCRS1/1	Neath Town Centre Redevelopment	H1/7	Residential
		R1/1	Retail
CCRS1/2	Glanafan Comprehensive School, Port Talbot	H1/16	Residential
		R1/2	Retail
CCRS1/3	Afan Lido and land to the rear of Tywyn School, Sandfields	H1/18	Residential Tourism/ Recreation

4.0.18 The schemes are located in Neath and Port Talbot town centres and on Aberafan Seafront. They will help to enhance and support the growth and development of the coastal corridor.

Neath Town Centre Mixed Use Regeneration Scheme

4.0.19 The regeneration scheme in Neath Town Centre is a major redevelopment which includes the site of the former Council offices, surface car park, Magistrates Court, multi-storey car park and two retail stores below and other surrounding land.

4.0.20 The site is allocated as a retail-led mixed use scheme which will contain a small element of housing (approximately 50 units). The site lies in very close proximity to the historic heart of Neath and offers the potential to sympathetically redevelop the site to provide

facilities to enhance the vitality of the town centre while the additional residential accommodation will help make the area more vibrant.

Glanafan Comprehensive School Mixed Use Regeneration Scheme, Port Talbot

4.0.21 The Glanafan Comprehensive School site is located on Station Road, Port Talbot, fronting on to one of the town centre's primary shopping streets and comprises the site of the Glanafan Comprehensive School which is being relocated. The land is allocated as a mixed use site including provision for some 50 residential units with retail on the Station Road ground floor frontage.

4.0.22 The site is within the heart of Port Talbot Town Centre and its development will sustain the population of the urban area, spread growth and provide additional population to support Port Talbot. It will also help to reinvigorate the town centre by providing a new active frontage to one of the main shopping streets.

Afan Lido Mixed Use Regeneration Scheme, Aberafan Beach

4.0.23 The Afan Lido site comprises both the area of the former Lido and the adjacent land on the opposite side of Channel View to the rear of Tywyn School, which is in temporary use as a car park. The site will accommodate approximately 150 residential units. Due to the site's seafront location, there are opportunities to enhance local tourism and recreational facilities within the scheme. Applications for tourism, recreation and associated development will be assessed on the merits of the proposal to ensure schemes are appropriate in scale and in-keeping with the existing surroundings.

4.0.24 Further details of the above allocations are given in the relevant topic chapters and policies.

4.0.25 Policy CCUC1 Coastal Corridor University Campus

Policy CCUC 1

Coastal Corridor University Campus

Land is allocated on Fabian Way for the development of the Swansea University Science and Innovation Campus, comprising academic university facilities, research and development and student residential accommodation.

4.0.26 The Swansea University Science and Innovation Campus is a significant development in Neath Port Talbot and has the potential to promote growth within the local area and also within the City Region.

4.0.27 Outline Planning Permission was granted in August 2012 for the Science and Innovation Campus for Swansea University, with facilities for academic, university residential uses, industrial / research and development (R&D) space (Use Class B1). Reserved matters were subsequently approved for Phase 1 in December 2012. It will include capacity to accommodate up to 4,000 full time student residents, with academic facilities for a total of up to 5,100 students.

4.0.28 The remainder of the site allows for further expansion of this integrated research / education campus facility, which also has the potential to extend beyond the Authority's boundary to the west. The development is seen as significant in terms of attaining the aspirations and key principles for socio-economic growth in the region as set out within the Wales Spatial Plan, acting as a major contributor to the knowledge economy in providing an innovation campus where higher education and research and development can be fully integrated.

4.0.29 Applications for ancillary services and facilities will be assessed on the merits of the proposal to ensure schemes are appropriate in scale and to the function of the campus. Such facilities may include small scale retail, commercial services and additional R&D facilities.

The Valleys Strategy Area

4.0.30 Strategic Policy SP6 Development in the Valleys Strategy Area

Policy SP 6

Development in the Valleys Strategy Area

In the Valleys Strategy Area, the local economy and communities will be enhanced and reinvigorated and the distinctive environment will be protected through the following area-specific measures:

1. Identifying Pontardawe and the Upper Neath Valley as Strategic Growth Areas (SGAs);
2. Making provision for the majority of new valleys residential development within the identified SGAs;
3. Safeguarding employment sites and uses;
4. Promoting a mixed use regeneration scheme at Glynneath;
5. Undertaking public realm improvements in Glynneath and Pontardawe Town Centres;
6. Identifying Rheola as a tourism site and safeguarding key tourism amenities;
7. Taking a flexible approach to encourage employment uses, including live-work units⁽¹¹⁾;
8. Taking a flexible approach to encourage small scale retail proposals;
9. Protecting cultural identity including areas of importance for the Welsh language.

LDP Objective: OB 6

4.0.31 Policy SP6 sets out the main measures that will be taken to implement the strategy of reinvigorating the valleys area. The strategy is centred on improving economic resilience with the encouragement of tourism, small scale employment and other economic developments, the diversification away from traditional industries and the identification of growth areas where



development will be concentrated with the aim of spreading the regeneration effects over a wider area.

4.0.32 Within the Valleys Strategy Area, two Strategic Growth Areas (SGAs) have been identified at Pontardawe and the Upper Neath Valley. These are broader areas of growth than the SRAs identified in the Coastal Corridor Strategy Area and comprise a number of allocations across each SGA.

Pontardawe Strategic Growth Area

4.0.33 Pontardawe is the largest settlement in the Valleys Strategy Area and has the facilities and amenities to support significant additional growth over the Plan period. This growth in the wider Pontardawe area will help to support and enhance the town of Pontardawe, its retail and cultural amenities and will support and encourage economic development across the Swansea and Amman Valleys.

4.0.34 Table 4.1 sets out the relevant Plan allocations that will deliver the required growth for the area.

¹¹ Unlike home-working, live-work units are defined as properties that are specifically designed for dual use, combining both residential and employment space. Rather than having a specific use class (e.g. B1 for employment or C3 for residential) the development would be considered sui generis because it is considered one planning unit.

Table 4.1 Pontardawe Strategic Growth Area Allocations

Reference	Allocation	Site Area (ha)	Estimated No. of Units
Housing			
H1/24	Bryn Morgrug (Phase 2), Alltwen	2.4	52
H1/25	Ynysymond Road, Alltwen	3.8	50
H1/26	Cwmtawe School (Phase 2), Pontardawe	1.3	32
H1/27	Waun Sterw / Waun Penlan, Rhydyfro	3.9	115
H1/28	Bryn Brych Farm, Rhos	6.0	150
H1/29	Parc Ynysderw	1.2	50
H1/LB/30	Bryn Morgrug (Phase 1), Alltwen	2.4	56
H1/LB/31	Cwmtawe School (Phase1), Pontardawe	2.6	80
H1/LB/32	Holly Street, Pontardawe	0.8	45
H1/LB/33	Waun Penlan, Rhydyfro	0.8	19
H1/LB/34	Glan Yr Afon (Phase 2), Ynysmeudwy	0.5	15
Reference	Allocation	Total Size (ha)	Vacant Land (ha)
Employment			
EC2/18	Alloy Industrial Estate, Pontardawe	12.0	0.2

Upper Neath Valley Strategic Growth Area

4.0.35 Glynneath is the key settlement in the upper Neath Valley and has good links to the upper Dulais Valley and the Brecon Beacons National Park as well as to Neath and the Coastal Corridor Strategy Area via the A465 (T) Dual Carriageway. Significant growth in the Glynneath Area / Upper Neath Valley will therefore benefit the wider area and enhance the sustainability and attractiveness of both Glynneath and Resolven. The area is well placed to benefit from tourism developments especially those associated with the 'Waterfall Country' and the Brecon Beacons National Park.

4.0.36 Table 4.2 sets out the relevant Plan allocations that will deliver the required growth for the area.

Table 4.2 Upper Neath Valley Strategic Growth Area Allocations

Reference	Allocation	Site Area (ha)	Estimated No. of Units
Housing			
H1/23	Park Avenue, Glynneath	13.2	150
H1/LB/27	Heol Y Glyn, Glynneath	2.7	81
H1/LB/28	Welfare Hall, Glynneath	0.8	17
H1/LB/29	Ynys Y Nos Avenue, Glynneath	0.5	16
Reference	Allocation	Total Size (ha)	Vacant Land (ha)
Employment			
EC2/16	Vale of Neath Supplier Park, Neath Valley	14.2	1.2
EC2/17	Glynneath Village Workshops, Glynneath	0.4	0

Retail	
R1/4	Park Avenue, Glynneath
Tourism	
TO3/1	Rheola Estate, Glynneath

4.0.37 In addition to the Strategic Growth Areas, a mixed use regeneration scheme is identified at Glynneath.

4.0.38 Policy VRS1 Valleys Regeneration Scheme

Policy VRS 1

Valleys Regeneration Scheme

A mixed use regeneration scheme is designated at the following location:

Reference	Location	Allocations	Uses
VRS1/1	Park Avenue, Glynneath	H1/23	Residential
		R1/4	Retail

4.0.39 Within the Upper Neath Valley Strategic Growth Area, the Park Avenue Mixed Use Regeneration Scheme at Glynneath is key to delivering the growth strategy to the area and is considered to present the best opportunity for the growth of the town. It is a site of significant scale close to the town centre and is therefore key for the future growth and change of the town. A mix of residential and retail uses is envisaged: any new retail development will be required to meet policy requirements (including the retail sequential test). Any new retail development site is therefore expected to be appropriate to the needs of the area and located adjacent to the existing retail centre. These proposals are incorporated in the above allocations. Supplementary Planning Guidance will be issued relating to the Park Avenue scheme.

4.0.40 Further details of the above allocations are given in the relevant topic chapters and policies.

Section 5
Topic Based Policies



5 Topic Based Policies

5.0.1 The Plan topic based policies are presented in the following sections:

- Communities and Housing;
- The Economy;
- Environment and Resources;
- Transport and Access; and
- Culture and Heritage.

5.0.2 Within these sections, there are both strategic and detailed policies. The strategic policies (i.e. those with SP reference numbers) set out the measures that will be taken to implement the strategy and the detailed policies (i.e. those with subject related reference numbers) set out the approach to be taken in determining planning applications.



5.1 Communities and Housing

“Building Healthy, Sustainable Communities”⁽¹²⁾

Housing

5.1.1 Strategic Policy SP7 Housing Requirement

Policy SP 7

Housing Requirement

In order to deliver the 7,800 new dwellings required to meet the economic-led growth strategy, provision will be made for the development of 8,760 additional dwellings between 2011-2026 including a 12.31% flexibility allowance.

LDP Objective: OB 2 and OB 7

5.1.2 The strategy seeks to deliver population growth to meet the projected level of economic growth over the LDP period having also taken into consideration the objective to increase economic activity and reduce unemployment in line with the Welsh average. In addition to this, the projected growth reflects the demographic changes set out in the Welsh Government (WG) 2008 projections by using the 2011 figure as a base date and factoring in the projected decline in residents of working age population and the reduction in average household size to ensure that the housing needs of both existing and new residents can be met over the LDP period.

5.1.3 The LDP provides a framework for the development of 8,760 additional residential units. This is greater than the identified housing need in order to provide a 12.31% flexibility allowance for sites not coming forward as anticipated.

Table 5.1 Total Housing Requirement

	Assumptions	Number of Units
Basic Housing Need (including Vacancy provision)	Preferred Economic Growth Scenario to meet the projected need of 3,850 jobs ⁽¹⁾	7,800
Flexibility Allowance	An allowance for sites not coming forward as anticipated	960
Total Housing Requirement		8,760

1. Refer to Economic Assessment & Employment Land Provision Report (2012) PBA.

5.1.4 The housing supply (8,760 units) is made up of a number of components.

5.1.5 Site Specific - these sites will be identified as ‘site specific’ allocations on the Proposals Map to ensure that there is a degree of certainty for both local communities and the development industry regarding the scale and location of new development. They are defined as ‘large sites’ as they can deliver a minimum of 10 units. They include:

- Housing Allocations - newly identified housing sites or for a mix of uses including an element of housing.
- Housing Landbank Sites - sites with planning consent for housing or for a mix of uses including housing at the LDP base-date (i.e. 1st April 2011).

¹² The LDP topic policies are grouped under the five themes of the Wales Spatial Plan. In order to emphasise the importance of tackling poor health which is a key issue in Neath Port Talbot, additional wording is provided in the first theme through the addition of the word ‘healthy’.

5.1.6 Allowances - these sites will not be specifically identified within the Plan, but the contribution they will be expected to make will be accounted for by incorporating an allowance into the overall housing provision. These sites have been calculated based on past trends, the settlement hierarchy and the results of the urban capacity study. They comprise:

- Windfalls - sites of 10 residential units or more which may comprise previously developed sites which may unexpectedly become available over the Plan period.
- Small Sites - sites with a capacity of less than 10 residential units which comprise previously undeveloped land and small windfall sites (that are unforeseen).

Table 5.2 Components of the Housing Requirement

Category	Sub Category	Number of Units
Site Specific	Landbank	3,972
	New Allocations	3,153
Allowances	Large Windfalls	825
	Small Sites	810
Total		8,760

5.1.7 In accordance with Policy SP3 Sustainable Communities, Policy SP5 Development in the Coastal Corridor Strategy Area and SP6 Development in the Valleys Strategy Area, the LDP will mainly deliver housing development along the coastal corridor whilst re-invigorating the valley communities through focussed growth within Pontardawe and the Upper Neath Valley (including Glynneath, Resolven and Rheola).

5.1.8 The land identified for residential development is set out in Policy H1.

Table 5.3 Distribution of Overall Housing Provision

Spatial Area	Landbank	New Allocations	Windfalls	Small Sites	Total Provision	Share Out
Neath	2,890	1,075	290	210	4,465	51.0%
Port Talbot	476	1,249	260	100	2,085	23.8%
Afan Valley			39	65	104	1.2%
Amman Valley			39	70	109	1.2%
Dulais Valley	105		33	70	208	2.4%
Neath Valley	114	150	68	85	417	4.8%
Pontardawe	215	449	80	135	879	10.0%
Swansea Valley	172	230	16	75	493	5.6%
Total	3,972	3,153	825	810	8,760	100%



5.1.9 Policy H1 Housing Sites**Policy H 1****Housing Sites**

Land is identified for residential development at the following locations:

COASTAL CORRIDOR					
Spatial Area	Reference	Site Name	Settlement	Estimated Number of Units	Site Area (ha)
Neath	H1/1	Gorffwysfa Care Home	Bryncoch	15	0.6
	H1/2	Leiros Park Extension	Bryncoch	200	12.2
	H1/3	Groves Road (Phase 2)	Cimla	42	1.2
	H1/4	Ocean View	Jersey Marine	81	2.7
	H1/5	Dwr Y Felin Lower School	Longford	100	3.3
	H1/6	Hafod House Care Home	Neath	12	0.4
	H1/7*#	Neath Town Centre Redevelopment	Neath	50	3.7
	H1/8	Crymlyn Grove (Phase 2)	Skewen	75	2.8
	H1/9	Crymlyn Grove (Phase 3)	Skewen	150	5.6
	H1/10	Wern Goch	Skewen	50	3.4
	H1/11	Neath Road / Fairyland Road	Tonna	300	11.6
	H1/LB/1	Wauinceirch	Bryncoch	13	0.3
	H1/LB/2	Groves Road (Phase 1)	Cimla	34	1.2
	H1/LB/3	Elba Crescent	Crymlyn Burrows	50	3.9
	H1/LB/4	Area 1, Coed Darcy Urban Village	Llandarcy	157	3.8
	H1/LB/5‡	Coed Darcy Urban Village	Llandarcy	2,400	248.1
	H1/LB/6	Eaglesbush, Melincryddan	Neath	50	2.5
	H1/LB/7	Garthmor (Phase 2), Melincryddan	Neath	34	1.1
	H1/LB/8	Briton Ferry Road	Neath	28	0.4
	H1/LB/9	The Ropewalk	Neath	12	0.1
H1/LB/10	Barrons Court	Neath Abbey	15	0.6	
H1/LB/11	Cardonnel Road	Skewen	16	0.5	
H1/LB/12	Crymlyn Grove (Phase 1)	Skewen	81	3.3	

COASTAL CORRIDOR					
Spatial Area	Reference	Site Name	Settlement	Estimated Number of Units	Site Area (ha)
Port Talbot	H1/12	Blaenbaglan School (land to the rear of)	Baglan	141	5.9
	H1/13	Hawthorn Close	Cwmafan	100	4.0
	H1/14	Western Logs	Cwmafan	130	5.9
	H1/15	Neath Port Talbot College (Margam Campus)	Margam	70	1.8
	H1/16*	Glanafan Comprehensive School	Port Talbot	50	0.8
	H1/17‡#	Harbourside	Port Talbot	385	10
	H1/18*#	Afan Lido and land to the rear of Tywyn School	Sandfields	150	3.1
	H1/19	Bay View Social Club	Sandfields	23	0.3
	H1/20	Purcell Avenue	Sandfields	115	3.5
	H1/21	Morfa Afan Care Home	Sandfields	10	0.5
	H1/22#	Tir Morfa Road	Sandfields	75	1.8
	H1/LB/13	Blaenbaglan Farm	Baglan	160	10.2
	H1/LB/14	Thorney Road	Baglan	10	0.4
	H1/LB/15	Stycyllwen	Baglan	24	0.8
	H1/LB/16	Abbottsmoor	Baglan Moors	42	1.2
	H1/LB/17	Farteg Fawr	Bryn	25	2.2
	H1/LB/18	Copperminers	Cwmafan	90	2.6
	H1/LB/19	Forest Lodge Lane	Cwmafan	12	1.6
	H1/LB/20	Groeswen	Margam	39	0.9
	H1/LB/21#	Station Road	Port Talbot	14	0.1
	H1/LB/22	Royal Buildings, Talbot Road	Port Talbot	46	0.2
	H1/LB/23	Dyffryn Road	Taibach	14	0.2
	COASTAL CORRIDOR TOTAL				5,690

Section 5 Topic Based Policies

VALLEYS					
Spatial Area	Reference	Site Name	Settlement	Estimated Number of Units	Site Area (ha)
Dulais Valley	H1/LB/24	Maes Marchog	Banwen	16	0.6
	H1/LB/25	Glyn Dulais Care Home	Crynant	21	0.8
	H1/LB/26	Heol Y Waun	Seven Sisters	68	1.9
†Neath Valley	H1/23**	Park Avenue	Glynneath	150	13.2
	H1/LB/27	Heol Y Glyn	Glynneath	81	2.7
	H1/LB/28	Welfare Hall	Glynneath	17	0.8
	H1/LB/29	Ynys Y Nos Avenue	Glynneath	16	0.5
†Pontardawe	H1/24	Bryn Morgrug (Phase 2)	Alltwen	52	2.4
	H1/25	Ynysymond Road	Alltwen	50	3.8
	H1/26	Cwmtawe School (Phase 2)	Pontardawe	32	1.3
	H1/27	Waun Sterw / Waun Penlan, Rhydyfro	Pontardawe	115	3.9
	H1/28	Bryn Brych Farm	Rhos	150	6.0
	H1/29#	Parc Ynysderw	Pontardawe	50	1.2
	H1/LB/30	Bryn Morgrug (Phase 1)	Alltwen	56	2.4
	H1/LB/31	Cwmtawe School (Phase 1)	Pontardawe	80	2.6
	H1/LB/32#	Holly Street	Pontardawe	45	0.8
	H1/LB/33	Waun Penlan, Rhydyfro	Pontardawe	19	0.8
	H1/LB/34	Glan Yr Afon (Phase 2), Ynysmeudwy	Pontardawe	15	0.5
Swansea Valley	H1/30	Compair / GMF	Ystalyfera	70	3.3
	H1/31	Tirbach Washery	Ystalyfera	160	7.0
	H1/LB/35	Golwg Y Mynydd	Godre'r Graig	64	2.5
	H1/LB/36	Graig Newydd (Phase 1)	Godre'r Graig	42	1.2
	H1/LB/37	Graig Newydd (Phase 2)	Godre'r Graig	66	1.9
VALLEYS TOTAL				1,435	62.1
H1 TOTAL				3,153	127.2
H1/LB TOTAL				3,972	306.1
OVERALL TOTAL				7,125	433.3

Key:

H1 Housing Allocation (i.e. newly identified housing site). **H1/LB** Housing Landbank Site (i.e. site with planning consent for housing or for a mix of uses including housing at the LDP base date of 1st April 2011).

‡ Strategic Regeneration Area (SRA). * Coastal Corridor Regeneration Scheme (CCRS). † Strategic Growth Area. ** Valley Regeneration Scheme (VRS). # Higher Density Development.

5.1.10 The scale of new proposals has been based on an appraisal of the locations to determine their suitability to accommodate growth having regard to existing social and physical capacity, the presence of environmental constraints and the extent to which development can provide, or compensate for, necessary additional social or physical infrastructure.

5.1.11 In accordance with the strategy, the majority of the housing provision over the Plan period (2011-2026) will be provided within the urban areas of Neath and Port Talbot including the 'Strategic Regeneration Areas' and 'Coastal Corridor Regeneration Schemes'.

5.1.12 In the Valleys Strategy Area, communities will be regenerated through the identified strategic growth areas in Pontardawe and the Upper Neath Valley reflecting their role as important commercial, retail, tourism and mineral related activity centres that will stimulate a 'ripple effect' out towards the surrounding valley communities.

5.1.13 The efficient use of land is an important element of the strategy, it is a scarce resource which has to be utilised effectively and in a sustainable manner. Policy in relation to density requirements can be found within Policy BE 1 (Design). The number of units identified for each site in the table above is indicative and has either been based on details contained in a planning application or development brief or where no details have been provided the housing numbers represent the Council's assessment of an appropriate number of units, based on 35 dwellings per hectare (dph) in the urban areas and 30 dph in the valley areas. Sites located in sustainable places, near to transport nodes and a wide range of facilities where trips by foot, bicycle and public transport are easily accessible have been identified as sites where higher density development (40+ dph) is likely to be appropriate and will be encouraged.

5.1.14 The housing sites have been appraised to ensure their development is in accord with the strategy. The sites have also been compared against a range of issues that could potentially serve as constraints to development, including the current, proposed and required

infrastructure provision. This process demonstrates the deliverability of individual housing sites but additionally the aggregation of individual site assessments demonstrates that sufficient new housing provision can be made over the Plan period to meet housing need.

5.1.15 The housing sites will allow for the development of new housing over the whole of the Plan period. It is not expected that all sites will be available for development immediately. The status of individual sites will change over time as circumstances evolve and whilst a significant number of sites are providing new housing in the early years of the LDP, other sites will have the benefit of an extant, but unimplemented, planning permission. Additionally, there are new allocations that as yet have no planning permission. The status of sites will be assessed over time to ensure convergence with the anticipated phasing of development.

5.1.16 Appendix A provides brief descriptions of the housing sites together with an overview of site specific delivery and implementation issues, including information, where this is known, of site constraints, necessary mitigation / compensation measures and the potential S106 / infrastructure requirements that will be needed in order to bring the sites forward for development.

5.1.17 The monitoring framework has been established and will allow for the delivery of new housing over time to be closely monitored. The outputs of this process will be incorporated into the Annual Monitoring Report.



Affordable Housing

5.1.18 Strategic Policy SP8 Affordable Housing

Policy SP 8

Affordable Housing

Provision will be made to deliver 1,200 affordable housing units within Neath Port Talbot over the Plan period (2011-2026) through the following measures:

1. Setting thresholds and targets requiring housing developments to contribute to affordable housing provision; and
2. Providing a framework for determining affordable housing exception sites.

LDP Objective: OB 2 and OB 8

5.1.19 A key function of the LDP is to cater for Neath Port Talbot's housing requirement through an appropriate supply and mix of housing types in order to provide an affordable and acceptable standard of housing for all groups in society in accordance with Welsh Government policy. Meeting affordable housing need is therefore a fundamental element of the strategy.

5.1.20 Strategic Policy SP7 detailed the total housing requirement for the LDP period as 7,800 new dwellings. Of these dwellings, 1,200 will be 'affordable'.

5.1.21 Affordable housing is defined by TAN 2 (2006) as 'housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers'. There are two main types of affordable housing, as defined by TAN 2:

- **Social Rented Housing:** provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government guideline rents and benchmark rents;

- **Intermediate Housing:** where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes.

5.1.22 Intermediate housing differs from low cost market housing as the latter is private housing for open market sale or rent and the Local Authority does not control occupation. The Welsh Government does not consider low cost market housing to be affordable housing for the purpose of the land use planning system.

5.1.23 The Local Housing Market Assessment 2012 identified a need of 3,100 affordable units in Neath Port Talbot over the LDP period, which equates to 39% of the overall projected housing need.

5.1.24 The planning system is an important means of delivering affordable housing through planning obligations and conditions. Whilst the planning system will provide a significant contribution, it will not be able to meet the entire need over the Plan period, as the viability of housing developments and what contribution can realistically be achieved needs to be considered. The LDP will however, seek to maximise the delivery of affordable housing through setting thresholds which will maximise contributions towards affordable provision without having a detrimental effect on development viability and consequently on build rates.

5.1.25 Further information on affordable housing can be found within the Affordable Housing Viability Study (2012) and the Supplementary Planning Guidance on Affordable Housing.

5.1.26 Policy AH1 Affordable Housing

Policy AH 1 Affordable Housing

All new housing developments, including conversions, on sites accommodating 3 or more units will be required to contribute to affordable housing provision.

Affordable Housing Percentage Targets will be sought in the following spatial areas.

Coastal Corridor:

- Neath - 25%
- Port Talbot - 25%

Valleys:

- Pontardawe - 10%

The exact affordable housing contribution to be provided will depend on the circumstances of each proposal and the viability of the scheme.

The provision of affordable housing will be implemented through the use of planning conditions, obligations and/or legal agreements between the Council, Developers and Registered Social Landlords.

5.1.27 The thresholds and percentage targets have been established from findings of the Affordable Housing Viability Study 2012, which tested the viability of housing developments in Neath Port Talbot and their ability to support affordable housing. The study provides a robust methodology that considered a range of scenario tests across spatial areas in the County Borough, conducting high level testing on the residual value of a variety of development types. The study assessed a range of housing densities and affordable housing percentage targets and examined how potential changes over the Plan period, such as adjusted market values, legislation changes, and varying contributions from Registered Social Landlords (RSLs) can influence affordable housing.

5.1.28 Based on a percentage of the total number of units, affordable housing will be required at a rate of 25% in the Neath and Port Talbot spatial areas and at a rate of 10% in Pontardawe. The spatial area of Pontardawe consists of the Trebanos, Alltwen, Rhos and Pontardawe electoral wards, which combined include the following settlements: Pontardawe, Trebanos, Rhydyfro, Ynysmeudwy, Alltwen, Gellinudd, and Rhos. The Viability Study found the valley areas did not support the provision of affordable housing and as such no contribution is sought within these areas.

5.1.29 Affordable housing targets will be applied to any qualifying residential planning application of 3 or more units (whether for outline or full permission, change of use, conversion or subdivision). Planning permission will be granted subject to conditions or legal agreements/obligations requiring (preferably) the provision of affordable units on site (including type and number) or alternatively equivalent funding for affordable housing elsewhere, subject to agreement with applicants, the Authority and RSLs.

5.1.30 Where sites are sub-divided and the number of units on any part of the divided site falls below the required threshold each part of the development will still be required to contribute to the affordable housing requirement of the site as a whole, regardless of site ownership. This approach will also apply where planning applications are staggered over a period of time or where the development is phased.

5.1.31 The Council acknowledges there may be exceptional circumstances where achieving the target percentages may result in a development not being economically viable. In such circumstances the Authority will require evidence from the developer to demonstrate that the economic viability of the site is affected by genuine economic constraints through the submission of a detailed financial viability appraisal. Where the Authority is satisfied that the developer has been able to show, using robust evidence, that the provision of affordable housing identified in Policy AH 1 is not viable, then reduced or phased contributions may be negotiated or the requirement to provide affordable housing removed.

5.1.32 The policy and delivery of affordable housing will be monitored annually and will be subject to a full review over the Plan period should it be considered necessary.

5.1.33 Further information on the LDP affordable housing requirements will be set out in the Affordable Housing SPG.

5.1.34 Policy AH2 Affordable Housing Exception Sites

Policy AH 2

Affordable Housing Exception Sites

Small affordable housing sites (9 units and below) outside identified settlement limits will be permitted where all of the following criteria, where relevant, are satisfied:

1. Evidence exists in the form of a local housing needs survey (or by reference to alternative housing need data) that there is a genuine demonstrable local need for such accommodation;
2. It is demonstrated that the need for affordable housing cannot be satisfactorily met within existing settlement limits and the development is located adjacent to an existing settlement;
3. The site is solely for affordable housing and there are clear and adequate arrangements to ensure that the benefits of affordable housing will be secured for initial and subsequent occupiers.

5.1.35 Exception sites are a means of providing affordable housing in areas where there is an unmet need. Whilst preference will always be to provide housing in sustainable settlements and within defined settlement limits, there may be occasions throughout the Plan period when factors, such as the availability of land, may require affordable housing to be sought outside of settlement limits. In such circumstances, this policy will allow RSLs to provide affordable units in areas where there is an identified need that cannot be satisfied within existing settlements.

5.1.36 RSLs must be able to fully justify the release of such sites by demonstrating there is genuine evidence of local need, which cannot be addressed within the existing settlement. Applicants will be required to demonstrate that the need in the area cannot be met within LDP housing allocations in that area or within existing settlement limits.

5.1.37 For the purposes of this policy, 'local need' will be taken to mean people who live either within the area or have family connections to the area and who require affordable housing. Developments must be of no more than 9 dwellings, be appropriate in scale, relate to the existing settlement, be accessible to facilities and services and not cause any unacceptable detriment to the character or landscape of the surrounding area.

5.1.38 In permitting developments of affordable housing in these locations, conditions will be imposed which will place an obligation on the development to ensure the affordable units will remain available in perpetuity to meet affordable housing need.

Gypsies and Travellers

5.1.39 Strategic Policy SP9 Gypsies and Travellers

Policy SP 9

Gypsies and Travellers

Provision will be made for 20 Gypsy and Traveller pitches through the following measures:

1. The allocation of a site; and
2. Providing a framework to assess proposals for additional Gypsy and Traveller sites.

LDP Objective: OB 2 and OB 9

5.1.40 Neath Port Talbot has a well established Gypsy and Traveller community. To ensure the LDP provides an adequate mix and supply of accommodation over the Plan period, regard has been given to the needs of the Gypsy population and how demand for Gypsy and Traveller accommodation is likely to develop over the Plan period.

5.1.41 The 2012 Neath Port Talbot Gypsy and Traveller Accommodation Needs Study assessed the existing needs of the Gypsy and Traveller community and projected the need for additional accommodation over the LDP period. Based on the results of this study, the LDP has provided additional pitches and has set out a framework that will allow future allocations for new site provision to be assessed in a fair and reasonable manner.

5.1.42 Policy GT1 Gypsy and Traveller Site

Policy GT 1

Gypsy and Traveller Site

The following site is allocated for the provision of 11 Gypsy and Traveller pitches:

Reference	Site
GT1	Cae Garw, Margam

5.1.43 The 2012 Neath Port Talbot Gypsy and Traveller Accommodation Needs Study identified a need of 20 additional residential pitches over the Plan period, with 11 of these pitches required over the short to medium term of the LDP, up to 2022. These 11 pitches will be provided through an expansion of the existing, well established Gypsy and Traveller site at Cae Garw, Margam.

5.1.44 The Council intends to closely monitor the need and take-up of pitches through the Annual Monitoring Report and will review the requirement for an additional 9 pitches in the latter part of the Plan period (post 2023) through the monitoring framework. In accordance with the Housing (Wales) Act 2014, the Council will undertake a new Gypsy and Traveller Accommodation Assessment (GTAA) every five years, and unless an updated GTAA identifies a revised need, the remaining 9 pitches identified by the 2012 study will be implemented by 2026.

5.1.45 A full breakdown and explanation of the delivery of the site including costs, works needed to be

undertaken, funding and timescales is included within the Implementation Plan.

5.1.46 Policy GT2 Proposals for New Gypsy and Traveller Sites

Policy GT 2

Proposals for New Gypsy and Traveller Sites

Sites and/or pitches to accommodate Gypsies and Travellers residing in, or resorting to, the County Borough will only be permitted where all the following criteria, where relevant, are satisfied:

1. Sites will be allowed outside settlement limits only when it has been demonstrated that there are no suitable sites or pitches available within:
 - (a) the allocated Gypsy Site at Cae Garw (GT1), or within other existing authorised Gypsy and Traveller sites in Neath Port Talbot; or
 - (b) within existing settlement limits.
2. The site is in a sustainable location within reasonable distance of community facilities (including education) and transport links including walking and cycling routes;
3. The site has or would have a good standard of utilities including water supply, power, drainage, sewage disposal, waste disposal (storage and collection) and safe play areas for children;
4. The site will not be detrimental to residential amenity or the environment;
5. The site can accommodate home-based business uses where required without detrimentally affecting the amenity and character of the area;
6. The site can accommodate a safe and convenient access to the highway network and would not compromise highway safety and can provide an appropriate layout, in terms of pitches, parking and manoeuvring of vehicles, amenity buildings, hard standings and open spaces.

5.1.47 In addition to the provision made to meet the identified need for Gypsy and Traveller pitches, Policy GT2 provides a policy framework through which to assess any future applications for additional sites.

5.1.48 In accordance with the policy, individual applications will be assessed on the merits of the particular site and will need to demonstrate that they are of an appropriate standard to allow residents of the site to have access to basic facilities and live in safe, sustainable communities.

5.1.49 Proposals will be required to demonstrate that through the siting, layout and access of the site, there would be no detriment to pedestrian or highway safety. Furthermore, proposals will need to demonstrate the site is able to provide a good standard of facilities and access to utilities, including an adequate water supply, power, drainage, waste disposal and sewage disposal to ensure the development of the site will not pose risks to human health and well-being of residents.

5.1.50 Where necessary, the site will be required to be able to accommodate home-based business uses without detracting from the amenity or character of the area. This may include the provision of adequate facilities and space for such business activities.

Open Space

5.1.51 Strategic Policy SP10 Open Space

Policy SP 10

Open Space

Provision will be made to ensure that all residents have access to adequate open space through the following measures:

1. Ensuring that new development addresses local needs;
2. Retaining and protecting existing open space.

LDP Objective: OB 2 and OB 10

5.1.52 The strategy is to address inequalities in open space provision where possible through the planning system by retaining and enhancing existing provision and requiring new development to make provision for open space where there is a need. The term 'open space' refers to publicly accessible recreational space and includes playing fields, sports pitches and courts; children's play areas, facilities for older children, informal open space, greenspace, parks and allotments.

5.1.53 Open space gives the opportunity for more active lifestyles and together with improving walking and cycling routes helps to create a more active environment.



5.1.54 Policy OS1 Open Space Provision

Policy OS 1

Open Space Provision

Where there is a quantitative deficiency in outdoor sport, children's play, informal space or allotments, provision will be sought, including the requirement for maintenance, in conjunction with all new residential developments of 3 or more dwellings, based on the following standards:

Open Space	Standard
Outdoor Sport	1.6 hectares per 1,000 population
Children's Play	0.25 hectares per 1,000 population
Informal Space	0.55 hectares per 1,000 population
Allotments	0.19 hectares per 1,000 population

In the case of employment or commercial development proposals of over 1,000 sqm, provision will be sought for associated amenity space.

5.1.55 The application of these standards will ensure that all new residential development of 3 or more units makes a contribution towards the open space provision for future occupants.

5.1.56 The Open Space Assessment identifies existing provision for the different categories of open space by ward (or by spatial areas for allotments). Where there is an existing shortfall in provision, there will be a need to make the required provision for that particular category. Where there are multiple deficiencies, an assessment will be made as to which categories will be prioritised.

5.1.57 Open space provision will be required for employment developments as well as residential to allow employees to access outdoor amenity space close to the workplace in the interests of health and well-being. As the population of the County Borough experiences a range of health problems, all opportunities to increase participation in healthy recreational activities will be taken.

5.1.58 Where adequate open space exists in the vicinity of a development but has poor accessibility, improved access links may be sought as an alternative to open space provision.

5.1.59 Policy OS2 Protection of Existing Open Space

Policy OS 2

Protection of Existing Open Space

Any proposals which would result in the loss of an existing area of open space will only be permitted where it can be demonstrated that:

1. The open space is no longer needed; and
2. There is no shortfall of provision of that category of open space in the ward, before or as a result of the development; and
3. The site would not be suitable to provide an alternative type of open space for which there is a shortfall.

Or:

It can be demonstrated that equivalent or enhanced facilities can be provided on a suitable and accessible replacement site which would serve the local community equally well.

5.1.60 Areas of open space are important to the community and can be an integral part of communities and their character. Loss of even small areas can have an impact on the local area, especially where there is an existing shortfall or where alternative facilities are not readily accessible to the community affected by the lost facility. Whilst national policy protects sports pitches, this policy seeks to protect all areas of open space. Any proposals to develop them will need to satisfy the specified criteria which seek to ensure that all possible options have been assessed before consideration is given to the alternative use of the open space.

5.1.61 The evidence of need will vary depending on the facility under consideration, but could include details of why the open space is no longer in use, when and what it was used for, what alternative provision there is locally and what other open space options have been considered for the land. Pre-application discussion with the Planning Authority will help identify what information should be provided on a case by case basis.

5.1.62 There may be occasions where alternative provision can be made within a local area, which will provide equivalent or enhanced facilities on an alternative site, however that alternative provision must also be fully accessible and within walking distance of the residents that are served by the existing facility.

5.1.63 Further details on the approach to be taken in relation to open space will be given in Supplementary Planning Guidance (SPG).



5.2 The Economy

“Promoting a Sustainable Economy”

Employment

5.2.1 Strategic Policy SP11 Employment Growth

Policy SP 11

Employment Growth

Existing employment uses will be supported and safeguarded and new and expanding employment developments will be encouraged through the following measures:

1. 96 hectares of land for employment and business purposes will be allocated for development within the Plan period in the Coastal Corridor Strategy Area to meet economic development and employment needs;
2. Additional employment provision will be made within the Strategic Regeneration Areas as part of mixed use, sustainable development in these locations;
3. Existing employment areas will be safeguarded for employment uses;
4. Premises in existing appropriate lawful employment use will be safeguarded for employment purposes;
5. Employment uses will be encouraged in principle within settlement limits;
6. In the Valleys Strategy Area, a flexible approach will be taken to employment proposals and ‘live-work’ units within or immediately adjacent to settlement limits.

LDP Objectives: OB 2, OB 11 and OB 12

5.2.2 The Economic Assessment and Employment Land Provision Study by Peter Brett Associates (PBA) on behalf of the City and County of Swansea and Neath Port Talbot County Borough Council (2012) identified an anticipated increase of 3,850 jobs over the LDP period with a resultant

requirement of 20 hectares of land for B uses, this includes an anticipated net need of 34,000 sqm of B use floorspace. In order to meet this requirement the LDP has identified two strategic employment sites at Baglan Bay and Junction 38 (M4) Margam. These sites are located in the coastal corridor which is the area of highest market demand with easy access to the strategic road and freight networks.

5.2.3 The strategic employment site at Baglan Bay is made up of some 75 hectares of land, however, it is anticipated that only part of the site will be developed within the Plan period and the area will continue to meet the needs for employment uses and needs of the energy sector beyond the life of the LDP. The site cannot be readily subdivided and allocation for other uses will undermine its market attractiveness for employment. The whole area is therefore allocated in recognition of the longer term aspiration and to aid flexibility. This area of land is made up of 15 hectares of conventional B⁽¹³⁾ employment uses. It is anticipated a proportion of the site will be developed for ancillary uses to support the wider function of the employment area and to satisfy the needs of the energy sector.

5.2.4 In addition to this provision, employment uses will be incorporated within the two Strategic Regeneration Areas. Whilst the land at Coed Darcy will provide local employment for residents of the new developments and generally enhance the sustainability of the urban village, Harbourside will provide land for small scale industrial and office users maximising the advantage of proximity to the town centre. Parcels of land have already been developed including a Research and Development facility and a Justice Centre.

5.2.5 The County Borough has a number of existing employment areas, 19 of which are safeguarded for employment purposes. These sites, together with existing employment land and premises elsewhere will continue to play an important role in supporting the local economy. They will be safeguarded for employment uses wherever appropriate, including broader categories of uses than those within Class B such as ancillary cafés, day nurseries and commercial services which provide employment

opportunities and necessary amenities.

5.2.6 In order to help to reinvigorate the valleys areas, a more flexible approach will be taken, with appropriate employment and ‘live-work’ units being acceptable in principle outside of, but immediately adjacent to settlement limits.

5.2.7 Policy EC1 Employment Allocations

Policy EC 1

Employment Allocations

The following sites are allocated for employment uses:

Reference	Site	Size	Use Class Permitted
EC1/1+	Baglan Bay	75 ha*, of which 15 ha is allocated for B Use	B1, B2 and B8 ⁽¹⁴⁾
EC1/2+	Junction 38 (M4), Margam	6 ha	B1, B2 and B8
EC1/3	Land within Coed Darcy SRA	4 ha	B1
EC1/4	Land within Harbourside SRA	7 ha	B1
Total		32 ha	

Key:

+ Preferred Sites for In-Building Waste Treatment Facilities.

* Employment land to meet the needs of the energy sector and any ancillary facilities and services which support and complement the wider role and function of B Uses within and beyond the life of the LDP.

Baglan Bay Strategic Employment Site

5.2.8 Baglan Bay is a brownfield site and will deliver a substantial number of jobs over the LDP period and

¹³ Uses which fall within B1, B2, B8 use class.

¹⁴ Use Classes defined within Glossary.

beyond. It is a long-term development proposal and progress has already been made in bringing the site forward for development.

5.2.9 The site has strategic access to the mainline railway, the A48 and the M4 with the road links further improved following the opening of Harbour Way and Baglan Energy Park link road. The site will provide a range of types and sizes of employment units, including ancillary incubator units associated with the Science and Innovation Campus for Swansea University at Fabian Way. It offers scope for manufacturing industries and will help to meet a regional need. Supplementary Planning Guidance will be issued to support the delivery of the Baglan Bay site.

5.2.10 The allocation contains 75 hectares of employment land which reflects the site's clear potential to accommodate large and medium term land requirements and initiatives that will meet the employment needs of the County Borough beyond the Plan period. It is however anticipated that only part of the site will be brought forward within the Plan period. This area of land is made up of 15 hectares for conventional B Class employment uses with space to meet the needs of the energy sector and any ancillary facilities and services which support and complement the wider role and function of B Uses. This matches the PBA analysis of the site which explains that *'it is not considered suitable for an alternative use because this will undermine its market attractiveness for employment. The large scale of the site is not considered a weakness since infrastructure and marketing will be required for this site irrespective of whether they are (sic) small or large'*. (PBA 2012: 105). Furthermore, there are no defensible boundaries within the site and it cannot be readily subdivided into smaller parcels for allocation in the LDP.

5.2.11 In addition to conventional employment uses, Baglan Bay would be able to capture very large and mobile investment projects including energy generation and data and technology schemes in emerging sectors. Planning permission exists for a photovoltaic (PV) array at Baglan Bay already and this concept is likely to be

extended over the Plan period to help meet WG and Council objectives on renewable energy. Energy activity falls under the sui generis land use class and PBA advises that it would not be appropriate to set allocations for mining and energy related uses in the future employment allocations - each case or permissions should be considered on its merits as and when brought forward by the market. Adequate flexibility and scope is therefore provided within the allocation to accommodate such uses (e.g. photovoltaic schemes and waste to energy projects).

5.2.12 It is anticipated that the site will be developed over the medium to long term, with 15 hectares of the site developed for B uses. Given the site's potential to facilitate economic growth within the City Region and its ability to accommodate a wide range of uses, the 15 hectares is anticipated to be a minimum amount of B Use development over the Plan period. The site will be closely monitored ensuring that if the anticipated demand for the site were to change, this could be addressed through a review of the Plan. Applications in excess of 15 hectares will be reported within the Annual Monitoring Report and reviewed where necessary alongside the creation of jobs and overall level of employment land.

Junction 38 (M4) Margam Strategic Employment Site

5.2.13 The strategic employment allocation at J38 lies to the south of Harbour Way and adjacent to the A48 and M4 and thus benefits from excellent road transport links. The site is near to a number of existing employment and industrial operations.

5.2.14 Harbour Way passes to the north of the allocation improving the transport linkages to the site. It is anticipated that the site will be delivered over the short term.

5.2.15 Both Baglan Bay and Junction 38 (M4) have been assessed and are identified as the preferred locations for in-building waste treatment facilities (refer to Policy W1).

5.2.16 In addition to the strategic employment allocations, the Strategic Regeneration Areas at Coed Darcy and Harbourside will also support employment growth and uses over the LDP period. Uses will be restricted to B1 to promote sustainable, mixed use development and complement the predominant residential function of the respective developments.



5.2.17 Policy EC2 Existing Employment Areas

Policy EC 2

Existing Employment Areas

In order to protect the employment function of the County Borough’s employment areas, uses on the following sites will be restricted in accordance with Policy EC3:

Reference	Site
EC2/1*	Fabian Way
EC2/2	Lonlas Village Workshops, Neath
EC2/3	Neath Abbey Business Park, Neath
EC2/4	Neath Abbey Wharf, Neath
EC2/5*	Melincryddan CMB / Milland Road Industrial Estate, Neath
EC2/6*	Baglan Energy Park
EC2/7*	Baglan Industrial Estate, Port Talbot
EC2/8	Endeavour Close, Port Talbot
EC2/9+	Kenfig Industrial Estate, Port Talbot
EC2/10*	Llewellyn’s Quay, Port Talbot
EC2/11*	Tata Steelworks, Margam
EC2/12	Croeserw Industrial Estate, Afan Valley
EC2/13*	Glyncorrwg Workshops, Afan Valley
EC2/14*	Cwmgors Workshops and Industrial Estate, Amman Valley
EC2/15*	Crynant Business Park, Dulais Valley
EC2/16*	Vale of Neath Supplier Park, Neath Valley
EC2/17*	Glynneath Village Workshops, Neath Valley
EC2/18	Alloy Industrial Estate, Pontardawe
EC2/19*	Former Compair / GMF Factory, Ystalyfera, Swansea Valley

Key:

* Sites which lie within areas of flood risk identified in TAN 15.
+ Preferred Sites for In-Building Waste Treatment Facilities.

5.2.18 Existing employment areas throughout the County Borough will be protected and future development restricted to employment uses as set out in Policy EC3. This will include vacant land and premises within these employment areas where appropriate infill development will be allowed.

5.2.19 The sites are well located and relate well to existing settlements and infrastructure and could therefore reduce the need for residents to travel further afield to access employment opportunities. Their protection will ensure that a range of sites, in terms of size, location and potential uses, is retained over the Plan period and allow for the needs of existing businesses and ‘natural churn’ within the economy. A large proportion of this land will accommodate expansion space for indigenous occupiers, for example Inter-tissue uses. The employment land that is genuinely available within these sites is therefore limited as the majority of the land will provide flexibility for existing users.



5.2.20 Policy EC3 Employment Area Uses

Policy EC 3

Employment Area Uses

Within allocated and existing employment areas, unless otherwise specified and where appropriate, uses will be restricted as follows:

- Uses within classes B1, B2 and B8;
- Ancillary facilities or services which support and complement the wider role and function of the primary employment use;
- Commercial services unrelated to class B.

Developments will be required to demonstrate that proposals do not cause any adverse impacts on the overall function of the employment area and neighbouring commercial and residential properties, the proposal can be sustainably justified in this location and is appropriate in scale and form to the role and function of the employment area.

5.2.21 In order to stimulate growth in the economy a wider mix of uses will be permitted on the allocated sites and the existing employment areas. These are likely to be commercial services and complementary uses (other than uses best located in a retail centre). These will be permitted where they will have no adverse impact on the overall function of the estate and neighbouring commercial and residential properties. Acceptable uses may include activities such as commercial vehicle repair and maintenance facilities, crechés and cafés etc.

5.2.22 Within heavy industrial sites, such as Tata Steel, the types of ancillary facilities or services that would be appropriate would be different to that of general employment estates or employment parks. Due to their heavy industrial nature, the types of ancillary services that may be appropriate could include energy and power generation, and waste recovery and transfer proposals

not contained within the traditional B use classes. Such uses will be favourably considered where the proposals would support the overall function of the employment area and would not cause any adverse impact on the area for employment purposes or cause unacceptable harm to the amenity of neighbouring properties.

5.2.23 Policy EC4 Protection of Existing Employment Uses

Policy EC 4

Protection of Existing Employment Uses

Proposals which would result in the loss of existing land or buildings in employment use as defined in Policy EC3 and/or within the existing employment areas identified in Policy EC2, will only be permitted where the following criteria are satisfied:

1. It is demonstrated that employment uses are no longer viable or appropriate in this location; or
2. Continued use for employment purposes would have unacceptable impacts on the environment, local amenity or adjacent uses; or
3. The existing space can be redeveloped for employment uses that achieve an increased level of employment combined with other appropriate uses.

5.2.24 It is recognised that development for employment uses on some sites may become unviable over the Plan period as the economy continues to change. In order to enable flexibility for the appropriate re-use of such sites, the policy aims to provide a basis for assessing applications for the conversion of existing employment areas, land and premises to non-employment uses. This will enable the Local Authority to control and manage the release of unwanted employment sites to other uses.

5.2.25 The applicant will be required to demonstrate that employment uses as identified in Policy EC3 are no longer viable or appropriate in that location. The type of

evidence required will vary depending on the use and circumstances but may include details of why the land / premises is no longer in use and evidence to show that reasonable efforts have been made to market it for sale or lease for its existing use.

5.2.26 Policy EC5 Employment Uses in the Valleys

Policy EC 5

Employment Uses in the Valleys

In the Valleys Strategy Area, proposals for employment uses as defined in Policy EC3 outside settlement limits will be permitted where:

1. The site directly adjoins the settlement limit; and
2. The site is in a sustainable location and is accessible by sustainable modes of transport; and
3. The site is serviced or can be readily serviced; and
4. Development would have no detrimental impact on the amenities of neighbouring commercial or residential properties, the environment, landscape or highway safety; and
5. The development would be proportionate in scale and form to the role and function of the settlement or area.

5.2.27 National Policy aims to promote rural diversification and identifies that in rural locations new development sites for employment uses should generally be located within or adjacent to settlement boundaries, preferably where public transport provision is established.

5.2.28 The strategy aims to reduce unemployment, increase economic activity and reduce the numbers who commute long distances for work in order to improve the economic vibrancy of the County Borough. A more flexible approach is therefore adopted in the Valleys Strategy Area, allowing employment uses adjoining a settlement limit, subject to sustainability and amenity considerations. The adoption of a flexible approach in the valleys area

will increase the number and range of employment opportunities within communities thus providing the local population with greater access to jobs.

5.2.29 As with the existing employment areas a wider mix of uses than the traditional B1, B2 and B8 use classes will be considered in recognition that the needs of businesses are changing and will continue to change over the LDP period and a more flexible approach within the valley areas is required.

5.2.30 Policy EC6 Live-work Units

Policy EC 6

Live-work Units

Appropriate live-work units in the Valley Strategy Area will be permitted in accordance with the following criteria:

1. The site lies within or immediately adjacent to the settlement limit; and
2. The percentage split of floor space is no less than 60% work; and
3. The live-work floorspace is adjoining the dwelling floorspace; and
4. The business is carried out by an occupier of the premises; and
5. A business plan is submitted as part of the planning application process which demonstrates the proposed employment use is viable over the long-term; and
6. The development would have no detrimental impact on the amenities of neighbouring properties, the environment or highway safety.

Conversion of live-work units to non-employment uses will not be permitted unless it can be demonstrated that employment use is no longer viable.

5.2.31 Unlike home-working, live-work units are defined as properties that are specifically designed for dual use, combining both residential and employment space. The employment space should be suitable for a range of uses to allow for future change and flexibility without major alteration work. Rather than having a specific use class (e.g. B1 for employment or C3 for residential) the development would be considered sui generis because it is considered one planning unit. Live-work units are important sources of employment floorspace for small businesses and start-up companies, they provide local employment and reduce the need to travel.

5.2.32 In order to ensure their continued employment function a minimum of 60% of the floorspace of the property will be required to be for employment uses. Proposals for live-work units must ensure that the living environment retains an adequate amenity value and that workplace activity does not adversely impact upon the amenity of occupiers of neighbouring residential properties and the operating practices of any commercial businesses.

5.2.33 Any change of use of a live-work unit to non-employment purposes will be resisted unless it can be demonstrated that employment use is no longer viable and that there is no potential for the building to be so used. The type of evidence required will depend on the circumstances of the case but may include details of why the building is no longer in employment use, what other employment options have been considered and evidence to show that reasonable efforts have been made to market the premises for sale or lease as a live-work unit.

Retail

5.2.34 Strategic Policy SP12 Retail

Policy SP 12

Retail

The vitality, viability and attractiveness of Neath Port Talbot's retail centres will be enhanced and the County Borough's retail provision protected, supported and developed through the following measures:

1. The identification of a retail hierarchy within which appropriate retail and mixed uses will be protected and encouraged;
2. The control of inappropriate retail uses outside the identified hierarchy;
3. The allocation of sites for retail uses;
4. The adoption of a flexible approach to small scale retail proposals in the Valleys Strategy Area.

LDP Objective: OB 2 and OB 13



5.2.35 The strategy is to support the County Borough's existing retail centres through the protection and encouragement of retail provision in appropriate locations, together with allowing complementary uses that will enhance retail centres while resisting out of centre retail proposals.

5.2.36 A retail hierarchy has been defined which recognises the specific role and function of the current retail offer within the County Borough. In line with national guidance, all new retail proposals should form part of, or complement, the retail hierarchy which places town centres first and recognises the more local role of district and local centres. The retail hierarchy is set out in the table below.

Table 5.4 Retail Hierarchy for Neath Port Talbot

Tier of Hierarchy	Centre
Town Centre	Neath Port Talbot Pontardawe
District Centre	Skewen Briton Ferry Taibach Glynneath
Local Centre	Gwaun Cae Gurwen Ystalyfera Crynant Resolven Croeserw Heol Jiwibili, Cwmafan Fairwood Drive / Lodge Drive, Baglan Pentwyn Road, Baglan Fairway, Sandfields Margam

5.2.37 The town centres are supported by a network of district centres and local centres which are located throughout the County Borough. These usually offer a range of convenience and comparison goods as well as services which meet the needs of the local population, including health facilities and Post Offices. Their role is to enable residents to meet their day to day needs and they often form the focal point to the community, with community facilities located either within or close to the retail boundaries.

5.2.38 Policy R1 Retail Allocations

Policy R 1

Retail Allocations

The following sites are allocated for retail development:

Reference	Site
R1/1	Neath Town Centre Regeneration Scheme
R1/2	Glanafan Comprehensive School, Port Talbot
R1/3	Harbourside
R1/4	Park Avenue, Glynneath

Neath Town Centre

5.2.39 The allocations make provision for the retail need identified by the Neath Port Talbot Retail Study⁽¹⁵⁾. The study identifies that a 30% increase in market share of comparison goods shopping in Neath is likely to be achieved over the LDP period which is based on the assumption that the quality and quantity of new facilities will increase which would reduce shopping trips / expenditure leaking outside the town. The development of the Neath Town Centre Regeneration Scheme, for which funding is in place, will enable this to be achieved. The allocation of land for the Neath Town Centre Regeneration Scheme will accommodate all, or a large majority, of the projected net additional comparison and convenience goods floorspace in Neath. Furthermore, the scheme may also offer the potential to relocate existing A1 operators to free retail space for leisure / food and drink units to be introduced within the primary retail core and has the potential to accommodate other main town centre uses such as A2 and A3 retail floorspace and leisure uses.

Port Talbot Town Centre

5.2.40 In Port Talbot the study identified that the centre already retains a large proportion of convenience goods expenditure and as such

a constant market share approach was considered appropriate, identifying no short to medium term capacity for additional convenience floorspace. Some capacity was identified for comparison and bulky goods (1,200 sqm including 600 sqm for bulky goods floorspace by 2026) and the former Glanafan School site in Station Road, Port Talbot is allocated as a retail-led development to include residential units.

Harbourside

5.2.41 Land within the Harbourside Strategic Regeneration Area is allocated for bulky comparison goods retail in line with the Supplementary Planning Guidance. The retail development will be expected to be as near as possible to the town centre. At present there is poor connectivity to the town centre and as part of any development proposal the linkages will have to be improved and measures put in place to overcome the physical barriers (including the roads and railway lines) in order to ensure integration and linked trips to the town centre.

Glynneath

5.2.42 In Glynneath an indicative convenience floorspace capacity of 660 sqm net has been identified which would allow for the provision of a modest sized new foodstore to serve the local catchment. This would help to reduce expenditure leakage. Land is therefore



allocated for retail uses as part of the mixed use development of Glynneath (refer to Park Avenue SPG). The retail element will be expected to be as close as possible to the existing district centre which would enable linked trips. The store should sell primarily convenience goods, with a smaller allocation of comparison goods floorspace.

5.2.43 Policy R2 Proposals Within Retail Centres

Policy R 2

Proposals Within Retail Centres

1. Within the designated retail centres, uses that would enhance the vitality, viability and attractiveness of the centre, including uses in classes⁽¹⁶⁾ A and D will be permitted where:
 - (a) The proposal integrates with and strengthens the layout, retail character and pedestrian flows of the centre; and
 - (b) Does not prejudice the effective use of upper floors; and
 - (c) Maintains a vibrant and attractive shopping street frontage.
2. Proposals for the redevelopment or conversion within a retail centre of retail, commercial, leisure or community premises to ground floor uses not complying with point 1 of this policy will only be permitted where:
 - (a) It is demonstrated that the existing use is no longer viable or appropriate in the location; and
 - (b) The proposal would not result in the loss of a supermarket, shop, café or public house which is important in terms of providing facilities to serve the community;

Or:

 - (c) The proposal would result in the redevelopment of derelict, unsightly, underused and vacant land / premises for alternative uses which would have significant social, community or regeneration benefits.
3. Within the designated Primary Shopping Streets in Neath and Port Talbot town centres, ground floor uses other than Class A1 (Shops) will only be permitted where:

¹⁵ GVA (2013) Neath Port Talbot Retail Study.

¹⁶ Town and Country Planning (Use Classes) Order 1987.

- (a) The proposal falls within Class A2 (Financial and Professional Services) or Class A3 (Food and Drink); and
 - (b) The proposal does not result in the over-dominance of any non-A1 use; and
 - (c) The proposal on its own and/or in combination with other proposals and commitments does not lead to:
 - (i) A material adverse effect on the retail function of the Primary Shopping Streets; or
 - (ii) A material reduction in the number and distribution of shop premises within the retail frontage that it will occupy and within the Primary Shopping Streets as a whole.
4. Within the district and local retail centres, proposals that would result in the over dominance of one use to the detriment of the vitality, viability and attractiveness of the retail centre will be resisted.

5.2.44 Town, District and Local retail centre boundaries are defined on the Proposals Map. Within the retail centres, a limited mix of uses is considered appropriate in accordance with national guidance. Uses within classes A (incorporating A1 Shops, A2 Financial and Professional Services and A3 Food and Drink) and D (incorporating D1 Non-Residential Institutions and D2 Assembly and Leisure) are likely to be acceptable in principle, together with other proposals that may not fall within a defined use class but would be appropriate within the centre and would enhance it. In addition to shops, this may include entertainment, restaurants, community and leisure uses as set out in the policy. Normally, new developments in retail centres will be expected to maintain a retail-type shop frontage and display on the ground floor, although this may not always be appropriate. However, in all cases new uses or buildings should be designed to maintain a high quality public shopping environment.

5.2.45 In order to support the retail centres, the introduction of uses that would dilute the retail function of the centre and its vitality, viability and attractiveness will be resisted. Any such proposals will be expected to show that the existing use is no longer viable and that the premises do not fulfil a key significant community need that would otherwise not be met within the centre. Applicants will normally be expected to show that reasonable efforts have been made to market the premises for sale or lease for appropriate retail, commercial, leisure or community purposes.

5.2.46 The retail core areas in Neath and Port Talbot are defined through the identification of primary shopping streets, within which a more restricted range of uses are considered to be appropriate in order to maintain a vital and attractive shopping environment. Primary shopping streets have been identified in Neath and Port Talbot in order to reflect the areas of the town centres where A1 uses predominate and where the retention of A1 uses is considered a key factor in protecting and enhancing the vitality, viability and attractiveness of the town centres. Whilst it is recognised that a wider mix of uses within the town centres, including estate agents, banks and cafés, can complement the shopping function and increase the vitality these can also create dead frontages, a loss of retail floorspace and detract from the attractiveness of the centre. Proposals that would lead to a detrimental over dominance of non-A1 uses will be resisted, for example if such a use is proposed next to another non-retail unit or in a prominent location where it would change the perceived character of the primary shopping area.

5.2.47 There are concerns that in some cases smaller retail centres are in danger of being adversely affected by an over concentration of non-retail uses that, while they may be individually acceptable within a centre, have a cumulative effect that undermines its overall functioning and attractiveness. Uses under Class A2 and A3 (in particular hot food takeaways) have caused concern in some cases, and the policy consequently seeks to limit the number of such uses to avoid detrimental effects through over dominance.

5.2.48 Policy R3 Out of Centre Retail Proposals

Policy R 3

Out of Centre Retail Proposals

Proposals for new retail development or additional retail floorspace within settlement limits but outside the defined retail centres or retail allocations will only be permitted where:

1. It is demonstrated that there is a need for the development; and
 2. The development cannot be accommodated within a defined retail centre and is located in line with the sequential approach; and
 3. The vitality and viability of existing retail centres will not be undermined taking into account the cumulative effects of other approved retail developments, recently completed developments and plan commitments; and
 4. The proposal would not undermine the Council's retail hierarchy or any regeneration schemes that the Council has formally approved;
- Or:
5. The proposal is within the Coastal Corridor Strategy Area and is for a new retail unit, change of use or extension resulting in a premises of 100m² gross floorspace or less and is demonstrated to serve local neighbourhood needs; or
 6. The proposal is within the Valleys Strategy Area and is a new retail unit, change of use or extension resulting in a premises of 200m² gross floorspace or less.

5.2.49 Retail centres are defined as the identified town, district and local centres, not including any existing retail park. Proposals for retail development outside of the defined retail centres will be strictly controlled in accordance with national policy, in order to ensure that the retail centres are supported and enhanced as far as possible. The policy will apply to changes of use,

extensions, conversions or the removal of conditions or legal obligations from an existing operation and renewals of permission. Only small shops to serve the local neighbourhood will be permitted outside retail centres.

5.2.50 In order to reinvigorate the valleys areas, a more flexible approach will be adopted to applications for shops in these areas. This accords with national policy that indicates that a positive approach should be adopted to applications for the conversion of suitable village properties to shops and for extensions to village shops designed to improve their viability.

Tourism

5.2.51 Strategic Policy SP13 Tourism

Policy SP 13

Tourism

The economic prosperity of Neath Port Talbot will be promoted through encouraging continued growth in the tourist sector by:

1. Encouraging high quality, sustainable tourism development;
2. Providing a flexible approach to the development and conversions to tourism facilities;
3. Resisting, where appropriate, proposals which would result in the loss of tourism facilities;
4. Supporting tourism proposals through the allocation of land for tourism development.

LDP Objective: OB 14

5.2.52 Tourism in Neath Port Talbot is a growing industry, providing a vital and valid contribution to the local economy. Over recent years, Neath Port Talbot has seen considerable investment in this industry, which has strengthened tourism infrastructure and increased and improved tourism facilities and services. This, in turn, has seen annual increases in the number of visitors to the area. The Council has a tourism action plan that recognises

the contribution of this industry to the local economy and promotes future growth. The LDP supports this by taking a flexible approach to new tourism proposals and resisting where possible the loss of existing facilities.

5.2.53 Policies will allow flexibility in the location of facilities and provide protection to existing facilities where appropriate. Whilst flexibility is applied, proposals will be required to demonstrate they are sustainable in terms of location, accessibility and do not have an adverse impact on the environment.

5.2.54 Policy TO1 Tourism Development in the Countryside

Policy TO 1

Tourism Development in the Countryside

Tourism proposals outside of settlement limits will only be permitted where all of the following criteria are satisfied:

1. It is demonstrated that the proposal is viable and contributes towards the quality and economic sustainability of the tourism industry;
2. It is demonstrated that either the proposal requires a countryside location or it could not be accommodated within an existing settlement;
3. The proposal would not have an adverse impact upon the landscape, ecology, and cultural heritage and would not adversely impact upon the social, economic, environmental or residential amenity of the area;
4. The proposal does not create unacceptable levels of vehicular traffic, cause a detriment to highway safety and access can be provided by a range of transport modes.

5.2.55 This policy offers flexibility in providing new, high quality tourism facilities outside of settlement limits in locations which would not normally be considered for development. Since a large concentration of tourism

facilities are located within the valleys area, allowing development outside of settlement limits will provide scope for the tourism sector to grow and contribute to reinvigorating the valley communities.

5.2.56 Proposals will be required to demonstrate that they are economically viable, will promote sustainable development and enhance economic growth in the tourism sector. The valley areas, with their rural setting have the potential to continue to build on the growing tourism industry and can integrate rural diversification into tourism schemes. Evidence required to accompany applications may include business plans and local data, including information on existing and projected visitor numbers for the area and an assessment of the position of the proposed development within the current tourism market.

5.2.57 Certain proposals, by their very nature will require a countryside location and may include activities such as golf, fishing and mountain biking. Such activities will need to be designed in a manner to ensure the environmental impact is fully assessed and is minimised.

5.2.58 Policy TO2 Protection of Existing Tourism Facilities

Policy TO 2

Protection of Existing Tourism Facilities

Conversions or changes of use of tourism facilities to residential use will only be permitted where it is demonstrated that tourism or other employment generating uses are no longer viable.

5.2.59 Tourism is vital to the local economy, particularly in some valley areas. In order to protect tourism facilities and minimise any loss of premises or detriment to the local economy, conversions to residential use will be resisted.

5.2.60 Any proposal for the conversion or change of use of a tourism facility to residential use will need to demonstrate that tourism or employment uses are

no longer viable and that there is no potential for the premises to be so used. The type of evidence required will include details of why the premises is no longer suitable for tourism use, what other employment options have been considered and evidence to show that reasonable efforts have been made to market the premises for sale or lease for its existing use.

5.2.61 Policy TO3 Tourism Led Regeneration Scheme

Policy TO 3

Tourism Led Regeneration Scheme

The following site is allocated for tourism led development:

Reference	Site
TO3/1	Rheola Estate, Glynneath

5.2.62 Land is allocated for the re-development of an area of brownfield land at the Rheola Estate, Glynneath. This tourism led development will comprise up to 100 units of holiday accommodation, up to 350 sqm retail premises and up to 1,000 sqm of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services.

5.2.63 The Rheola Estate, designated as a Historic Park and Garden, is situated within the heart of the Neath Valley and retains a rich historic heritage as an early 19th Century country estate. The site comprises the Grade II listed Rheola House set within a picturesque landscape and parkland together with the site of a former Aluminium Works. This brownfield part of the estate and associated areas are allocated for a sustainable tourism-led proposal which will secure the conservation and restoration of the historic estate.

5.2.64 The re-development also provides the opportunity to allow public access to the estate for the local community and visitors and will help to further expand the growing tourism industry in the Neath Valley. The

scheme will benefit the local economy and contribute to the development of the Strategic Growth Area of the Upper Neath Valley.

5.2.65 Policy TO4 Walking and Cycling Routes

Policy TO 4

Walking and Cycling Routes

Reference	Site
TO4/1	Wales Coast Path
TO4/2	Cognition Mountain Bike Trails
TO4/3	Great Dragon Ride Route

Any proposals that would prevent or have any adverse impact on their implementation will be resisted.

5.2.66 The Wales Coast Path is a continuous coastal path covering the entire shoreline of Wales, improving access for local people and visitors to the area. Within Neath Port Talbot, the route has been divided into two sections with the upland path, approximately 26km long, taking a more inland, high level route and the lowland path, approximately 25km long staying nearer to the coast and the seafront. This choice of routes offers a range of walks with striking views and opportunities to experience nature, and reflects the varying character and features of interest in Neath Port Talbot.

5.2.67 Afan Forest Park has a world class reputation for mountain biking and attracts visitors from across the UK. The Cognition project is a partnership between the Welsh Government, three local authorities including Neath Port Talbot, and Natural Resources Wales. The project invests in mountain bike facilities at a number of locations to improve and renovate existing trails and facilities and create a number of new trails. The Cognition mountain bike trails and associated facilities will maintain and support growth in the tourist industry in Neath Port Talbot generally, but particularly in the Afan Valley. Land is identified for the implementation of the Rookie Trail,

Afan Bike Park, Gyfylchi Loop and The Wall, Penhydd Trail, Blade Trail and the Margam MTB Trail as identified on the Proposals Map.

5.2.68 The Great Dragon Ride Trail is a route of 472km (293 miles) from North to South Wales that has significant potential to enhance tourism in the County Borough. The trail is suitable for horseriders, cyclists, and walkers and some 47km (29 miles) lies within Neath Port Talbot. It enters the County Borough from the north at Dyffryn Cellwen, heading due south-east taking a scenic route through the Vale of Neath, Afan Valley and Margam Forest. The trail ends to the east of Margam Park close to the A48.

5.2.69 Any proposals that would adversely affect the identified routes, for example by preventing their implementation or use, will be resisted unless modifications are made to avoid any adverse effects.



5.3 Environment and Resources

“Valuing our Environment”

The Countryside and the Undeveloped Coast

5.3.1 Strategic Policy SP14 The Countryside and the Undeveloped Coast

Policy SP 14

The Countryside and the Undeveloped Coast

The countryside and undeveloped coast, including landscapes, seascapes and agricultural land, will be protected and where feasible enhanced through the following measures:

1. The protection of the open countryside through the control of inappropriate development outside settlement limits;
2. The protection of the undeveloped coast through the control of inappropriate development;
3. The designation and protection of Special Landscape Areas;
4. The designation and protection of Green Wedges.

LDP Objective: OB 15

5.3.2 Neath Port Talbot has a variety of distinctive and contrasting landscapes and seascapes. The Neath Port Talbot LANDMAP landscape assessment⁽¹⁷⁾ evaluates approximately half of the County Borough area as ‘high’ or ‘outstanding’ for its geological landscapes, much of the visual and sensory aspect layer is evaluated as ‘moderate’ or of local importance with ‘high’ values applied to plateau and coastal areas, there are ‘high’ and ‘outstanding’ values for landscape habitats and the majority of the County Borough is ‘high’ or ‘outstanding’ in terms of its cultural aspect layer.

5.3.3 While a detailed study has been undertaken of the County Borough’s landscapes⁽¹⁸⁾ which recommends areas which should be specifically protected for their landscape value or to prevent the coalescence of settlements (i.e.

Special Landscape Areas and Green Wedges), the strategy aims to protect all areas of countryside where appropriate.

5.3.4 The strategic policy aims to conserve the County Borough’s countryside, landscapes and undeveloped coast, support rural enterprise including tourism and leisure activities and concentrate development in sustainable locations. The approach is implemented through a range of detailed policies, including those relating to minerals, waste, renewable energy and the Settlement Limits policy.

5.3.5 Policy EN1 The Undeveloped Coast

Policy EN 1

The Undeveloped Coast

Development proposals within the undeveloped coast will only be permitted where it is demonstrated that a coastal location is necessary, the development cannot be accommodated on the developed coast and the proposal relates to:

1. The management and/or maintenance of coastal or flood defences or coastal processes; or
2. The management and/or maintenance of shipping channels / port access and other associated infrastructure; or
3. The provision of appropriate recreational, leisure, access or other necessary infrastructure.

5.3.6 A relatively limited area of Neath Port Talbot’s coastline can be defined as undeveloped and much of this is protected by nature conservation designations, such as Crymlyn Burrows Site of Special Scientific Interest (SSSI). The area of coastline to which the policy relates is defined on the Proposals Map and comprises the area around the estuary of the River Neath, sand dunes and salt marsh areas at Baglan Bay and Crymlyn Burrows.

5.3.7 Within the identified area only a limited range of development is likely to be acceptable, relating to necessary works for the maintenance of defences and shipping

channels and provision for recreation, which should be limited generally to small scale provision for access where appropriate. The undeveloped coast designation will allow flexibility in responses to the future effects of climate change, in particular enabling the provisions of the Shoreline Management Plan in relation to managed realignment to be implemented. It will also help to protect areas of visual and biodiversity importance.

5.3.8 Policy EN2 Special Landscape Areas

Policy EN 2

Special Landscape Areas

In order to protect areas of high landscape quality, the following Special Landscape Areas are designated:

Reference	Special Landscape Area
EN2/1	Mynydd y Garth
EN2/2	Dulais Valley
EN2/3	Vale of Neath
EN2/4	Margam
EN2/5	Mynydd y Gelli
EN2/6	Foel Trawsnant

Development within the designated Special Landscape Areas will only be permitted where it is demonstrated that there will be no significant adverse impacts on the features and characteristics for which the Special Landscape Area has been designated.

5.3.9 As indicated above, a study has been undertaken of the County Borough’s landscapes⁽¹⁹⁾. Special Landscape Areas (SLAs) have been identified using the SLA Designation Criteria in the Countryside Council for Wales Guidance Note 1 (2008), utilising LANDMAP data. LANDMAP separates the landscape into five topic areas: geological landscape, landscape habitats, visual and sensory, historic landscape and cultural landscape and enables the identification of high quality landscapes.

17 Neath Port Talbot LANDMAP Landscape Assessment - White Consultants (2004).

18 Consultancy Services for the Provision of Landscape Advice - TACP (2011).

19 Consultancy Services for the Provision of Landscape Advice - TACP (2011).

5.3.10 This has resulted in the identification of six SLAs, designated to protect areas of high landscape quality which are shown on the Proposals Map. The study identifies reasons for designation, primary landscape qualities and features and key policy and management issues relevant to each SLA.

5.3.11 While development is not precluded within the SLAs, these areas will be protected as far as possible from any development that would harm their distinctive features or characteristics. Supplementary Planning Guidance will be issued to give further information about the approach that will be taken to development proposals within SLAs and to set out the features and characteristics for which each SLA has been designated. Applications for developments within these areas will thus have to conform to high design standards.

5.3.12 It is anticipated that mineral and renewable energy developments are likely to be the predominant types of proposal that could have significant impacts. In the case of renewable energy developments, it will need to be demonstrated that component elements have been designed and sited to minimise visual intrusion and adverse effects on the landscape, while mineral developments will be expected to provide screening or bunding during the operational phase and a site restoration scheme which returns the landscape as far as practicable to its original form and appearance on completion of the works.

5.3.13 In the case of single buildings, generally these should be located within an existing building curtilage, farm complex or other group of buildings or immediately adjacent to a settlement limit wherever possible. In the case of groups of new buildings, these should be located adjacent to the settlement limit where appropriate, and the scale, form and design of the proposed development should conserve and where possible enhance the distinctive or characteristic features of the SLA.

5.3.14 Where approved, all developments will be expected to meet the highest design standards including use of appropriate materials and landscaping, careful attention

to siting and retention as far as possible of important landscape features such as field boundaries, walls, hedges and trees to conserve and/or enhance the special qualities for which the SLA has been designated.

5.3.15 Policy EN3 Green Wedges

Policy EN 3 Green Wedges

In order to prevent the coalescence of settlements and to protect the setting of urban areas, Green Wedges have been designated in the following locations:

Reference	Green Wedge
EN3/1	Alltwen / Rhos / Bryncoch / Neath Abbey / Leiros Park
EN3/2	Skewen / Birchgrove
EN3/3	Neath / Tonna / Cimla / Efail Fach
EN3/4	Crymlyn Bog / Crymlyn Burrows / Llandarcy
EN3/5	Margam

Within these areas there is a presumption against inappropriate development.

5.3.16 The landscape study referred to above in relation to SLAs also included consideration of Green Wedges. Green Wedges differ from that of SLAs in that they are primarily a planning tool to prevent urban coalescence and protect the setting of built-up areas, rather than specifically protecting high quality landscapes.

5.3.17 The study recommended that the five existing Green Wedges be retained largely unchanged, with the exception of minor changes to boundaries to take account of developments and allocations where appropriate.

5.3.18 Within the designated Green Wedges, inappropriate development will not be permitted except in very exceptional circumstances. 'Inappropriate development' is defined in Planning Policy Wales and

relates to all types of development other than those for certain justified or essential activities that need to be located in the area and small scale extensions or farm diversification.

5.3.19 Apart from those forms of development which are specifically defined as appropriate, any other development which would prejudice the openness of the Green Wedge are considered to be inappropriate. Green Wedge designations can provide opportunities for recreation and countryside access, support biodiversity, agriculture and rural interests, improve derelict land, provide carbon sinks and mitigate the effects of urban heat islands.

5.3.20 Policy EN4 Replacement Dwellings in the Countryside

Policy EN 4

Replacement Dwellings in the Countryside

The replacement of a dwelling outside settlement limits will only be permitted where all of the following criteria are satisfied:

1. It is demonstrated that the building has a current lawful use as a permanent dwelling;
2. The replacement dwelling, its means of enclosure, garden, parking space and other associated features, are sited within the curtilage of the building to be replaced;
3. The proposed scale, form, siting, design, materials and landscaping are suitable within its context and/or the context of the building to be replaced and would not have an unacceptable adverse effect on the character of the area;
4. The conservation of existing buildings which are of architectural or historic interest would not be prejudiced;
5. The original dwelling is removed and the land suitably reinstated prior to the occupation of the new dwelling.

5.3.21 The replacement or rebuilding of an existing lawful dwelling located in the countryside outside settlement limits is likely to be acceptable where the proposal will conserve and where possible enhance local biodiversity interest, the countryside and landscape. Opportunities to provide a high quality design which respects the local style and scale of dwellings, but which may be innovative, will be encouraged where appropriate. The size, bulk and siting of the proposed building is likely to have a significant influence on the visual and landscape characteristics of the area, and proposals should not normally exceed the overall dimensions or cubic content of the original building by more than 20% or deviate significantly from the siting of the original building.

5.3.22 Policy EN5 Conversion and Extension of Existing Buildings in the Countryside

Policy EN 5

Conversion and Extension of Existing Buildings in the Countryside

The alteration, extension or conversion of existing suitable buildings outside the defined settlement limits for residential, employment, or tourism uses will only be permitted where:

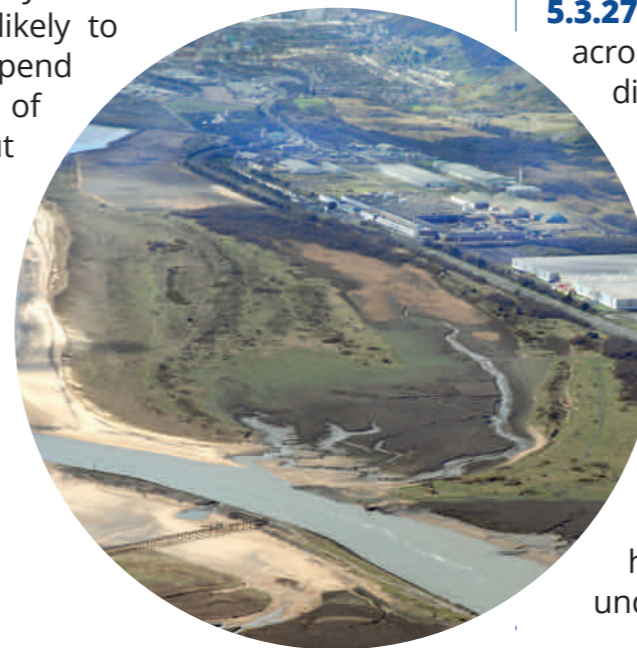
1. The existing building is structurally sound and is capable of conversion without substantial major external alteration or reconstruction.
2. In the case of changes of use to residential purposes alone:
 - (a) It can be demonstrated that there are no viable alternative uses to secure the retention of the building; and
 - (b) That the building is of architectural and/or historic merit.
3. In the case of residential extensions, the extension does not result in a disproportionate increase in the size, scale and massing of the building.

5.3.23 Buildings in the countryside that are to be converted to alternative uses will need to be suitable for the proposed purpose and in terms of their appearance in relation to their surroundings, the wider landscape and countryside and should be sound and capable of conversion to the proposed use without major reconstruction. Proposals that involve major significant changes to the original building will be dealt with in accordance with policy relating to new development outside settlement limits.

5.3.24 Residential uses of industrial, commercial or agricultural buildings can have an adverse impact on the local economy and will therefore only be acceptable where the conversion facilitates the retention of an important building. These are likely to be substantial established buildings that are of significant merit in architectural or historic terms and developers will need to demonstrate that reasonable efforts have been made to market the premises for sale or lease for employment generating uses.

5.3.25 Extensions to buildings that are either existing dwellings in the countryside or are buildings being converted into dwellings should be limited in size to ensure that the form and character of the original building is not adversely affected.

The size of extension likely to be acceptable will depend on the circumstances of each individual case, but extensions should not normally exceed the overall dimensions or cubic content of the original building by more than 20%.



Biodiversity and Geodiversity

5.3.26 Strategic Policy SP15 Biodiversity and Geodiversity

Policy SP 15

Biodiversity and Geodiversity

Important habitats, species and sites of geological interest will be protected, conserved, enhanced and managed through the following measures:

1. The identification of the following Internationally and Nationally designated sites within the County Borough to enable their protection:
 - (a) Special Areas of Conservation (SACs) and Ramsar Sites;
 - (b) Sites of Special Scientific Interest (SSSIs);
 - (c) National Nature Reserves (NNRs).
2. The identification and protection of sites of regional and local importance;
3. The protection of important natural heritage features.

LDP Objective: OB 15

5.3.27 In parallel with the variety of different landscapes across the County Borough, there is a wide variety of different habitats and species, from coastal beaches and sand dunes to upland heaths and moors, including river estuaries, farmland and extensive woodland and forest.

5.3.28 Three sites partly within Neath Port Talbot have European designations for nature conservation (Natura 2000 and Ramsar sites) with others further afield that could also be affected by developments within the County Borough. These sites are protected by European and UK legislation and any proposals that could have an adverse effect will not be permitted except under certain very limited and specific circumstances.

Proposals that are likely to significantly affect any of these sites will be subject to Habitats Regulations Appraisal (HRA) to ensure that no harm will be caused. The LDP has been subject to HRA⁽²⁰⁾.

5.3.29 There are twenty Sites of Special Scientific Interest (SSSIs) within the County Borough including four which are designated partly or wholly for geological reasons. These sites are of national importance and are protected by national policy with a presumption against development likely to cause any damage. Policy relating to Internationally and Nationally designated sites is set out in Planning Policy Wales and associated documents.

5.3.30 In addition to the formally designated areas, much of the County Borough area contains habitats and species which should be conserved and enhanced. The LDP biodiversity strategy and policies aim to ensure that biodiversity is fully taken into account in all planning decisions.

5.3.31 Policy EN6 Important Biodiversity and Geodiversity Sites

Policy EN 6

Important Biodiversity and Geodiversity Sites

Development proposals that would affect Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs), Sites of Interest for Nature Conservation (SINCs), sites meeting SINC criteria or sites supporting Local Biodiversity Action Plan (LBAP) or S42 habitats or species will only be permitted where:

1. They conserve and where possible enhance the natural heritage importance of the site; or
2. The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site.

Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable.



5.3.32 Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs) and Sites of Interest for Nature Conservation (SINCs) are locally identified sites that meet agreed criteria relating to their biodiversity or geodiversity importance, while the Local Biodiversity Action Plan (LBAP) identifies habitats and species that are priorities. S42 habitats and species are those listed by the Welsh Government as being of principal importance for the purposes of conserving biological diversity under the provisions of S42 of the Natural Environment and Rural Communities Act 2006⁽²¹⁾.

5.3.33 Two RIGS have been identified within the County Borough⁽²²⁾ and these will be detailed in Supplementary Planning Guidance. The identification of SINCs is an ongoing process, and identified sites will also be shown in SPG together with the criteria used for designation. The policy therefore relates to both identified SINCs and sites that meet SINC criteria.

5.3.34 Where harm to biodiversity sites is unavoidable, effective mitigation measures will be required to ensure

that there is no reduction in the overall value of the area or feature. Where mitigation is not possible, compensation measures will normally be required to offset harm as far as practicable. However, compensation measures are considered to be a last resort option.

5.3.35 The Biodiversity SPG will indicate how biodiversity should be taken into account in the planning process and will also give details of the procedure for providing off-site compensation if necessary.

5.3.36 Policy EN7 Important Natural Features

Policy EN 7

Important Natural Features

Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where:

1. Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or
2. The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.

5.3.37 In addition to designated SINCs and sites that meet SINC criteria, there are numerous local landscape features that are of importance for biodiversity, such as trees, woodland, hedgerows and other field boundaries, watercourses, wetlands and ponds and green lanes. These features can serve as 'corridors' or 'stepping stones' that connect areas of biodiversity importance and allow movement of species. Many such features may be multi-functional, having important roles as footpaths or cycle routes connecting settlements, as recreational open space and as visual / landscape features as well as their biodiversity role. Such features and areas should be retained and enhanced wherever possible.

20 Habitats Regulations Appraisal (January 2016).

21 http://www.biodiversitywales.org.uk/biodiversity_in_wales-2.aspx

22 Geodiversity Sites: South Wales RIGS Audit (R Kendall and A Humpage - British Geological Survey 2012).

Environmental Protection

5.3.38 Strategic Policy SP16 Environmental Protection

Policy SP 16

Environmental Protection

Air, water and ground quality and the environment generally will be protected and where feasible improved through the following measures:

1. Ensuring that proposals have no significant adverse effects on water, ground or air quality and do not significantly increase pollution levels;
2. Giving preference to the development of brownfield sites over greenfield sites where appropriate and deliverable;
3. Ensuring that developments do not increase the number of people exposed to significant levels of pollution.

LDP Objectives: OB 2, OB 16 and OB 17

5.3.39 The quality of the environment and the basic natural needs that it provides for are of great importance for human health and well-being, with the potential to affect quality of life in fundamental ways. The legacy of past activities in the area, mainly relating to heavy industry, coupled with present day industry, transport and development pressures all have impacts on the environment which need to be taken into account and addressed where possible. Air quality, ground contamination and stability and the quality of water resources can all affect and be affected by development proposals in the Plan, together with levels of light pollution and noise levels. The Plan strategy is to protect and improve the environment as far as possible, and Policy SP16 sets out the approach that will be taken.

5.3.40 In relation to environmental pollution, there is a wide range of control and permitting systems and regimes which developments and operations have to comply with that are separate from the Town and Country Planning system. These requirements cannot be duplicated in the

Plan or in planning control, but have been taken into account in the development of Plan proposals and policies and will need to be reflected in planning decisions.

5.3.41 Policy EN8 Pollution and Land Stability

Policy EN 8

Pollution and Land Stability

Proposals which would be likely to have an unacceptable adverse effect on health, biodiversity and/or local amenity or would expose people to unacceptable risk due to the following will not be permitted:

- Air pollution;
- Noise pollution;
- Light pollution;
- Contamination;
- Land instability;
- Water (including groundwater) pollution.

Proposals which would create new problems or exacerbate existing problems detailed above will not be acceptable unless mitigation measures are included to reduce the risk of harm to public health, biodiversity and/or local amenity to an acceptable level.

5.3.42 Pollution of all types can cause significant damage to human health, biodiversity, quality of life and residential amenity and Policy EN8 is intended to ensure that developments will not exacerbate existing problems, cause new problems or result in more people being routinely exposed to unacceptable pollution levels of any type. The policy refers to unacceptable effects or risk, and the interpretation of this will depend on the type of pollution being considered and likely effects.

5.3.43 In relation to air quality, objectives are set for a range of pollutants⁽²³⁾ and Neath Port Talbot's air quality is measured against these objectives at a range of sites across

the County Borough. This monitoring has identified areas of concern in some central urban areas, with exceedances in the Margam / Taibach area leading to the declaration of an Air Quality Management Area (AQMA) in 2001.

5.3.44 Development proposals that could potentially result in or contribute to breaches of any air quality objective will be required to show (through modelling exercises or other appropriate technical information, including taking into account cumulative impacts) that this will not occur. While the provisions would apply throughout the County Borough, developments in the vicinity of the AQMA that would result in additional direct emissions to the atmosphere or could have indirect effects such as through generating significant additional traffic are an example of such a proposal. If this requirement cannot be met, either with or without mitigation measures, the proposal will not be acceptable under the terms of the policy.

5.3.45 In the central Port Talbot area in particular, operations during the construction phase of developments have the potential to result in exceedances of air quality objectives relating to particulates. This may depend on local weather or atmospheric conditions and the type of operations being undertaken. Policy EN9 sets out specific requirements for development in the central Port Talbot area and further information on this topic will be provided in Supplementary Planning Guidance.

5.3.46 In relation to noise, potentially noisy proposals should not be located close to sensitive uses (such as hospitals, schools and housing) and new noise-sensitive developments should not be located near to existing noisy uses (including industry and existing or proposed transport infrastructure) unless it can be shown that adverse effects can be dealt with through mitigation measures incorporated into the design. Where noise levels are likely to be a significant issue, developers may be required to provide information to show that no nuisance is likely to be caused through increased noise levels at sensitive locations if the development proceeds. Policy EN10 sets out policy relating to designated Quiet Areas.

²³ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA 2007).

5.3.47 Light pollution can be an issue where it has potential adverse effects on the natural or historic environment, on people’s health and amenity or on wildlife and habitats. These concerns will need to be balanced against the need to enhance safety and security and to enable sport, recreation and other activities to take place. Where lighting proposals have the potential to cause adverse effects, mitigation measures will be required to ensure that their impact is minimised.

5.3.48 Some of the Plan’s brownfield allocations and proposals incorporate land that is contaminated due to past industrial uses. In many cases remediation measures have been or are being undertaken as part of the development process. In other cases, where contamination is likely or is found to be present, information will be required to show the level and type of contamination present, and proposals for remediation and mitigation to show that no adverse effects will be caused at any stage of development within or outside the site. In addition, developments and operations involving scrub clearance and soil removal off-site can have implications for the spread of invasive species, some of which (such as Japanese Knotweed and Himalayan Balsam) are subject to the Natural Resources Wales’ licence control measures as part of the Environmental Protection Act (1990).

5.3.49 In cases where there is evidence that a site may be unstable, or that development may cause stability issues, developers may be required to undertake specialist investigation or assessment to show that the development can proceed safely and without having adverse effects. However, in such cases the responsibility and subsequent liability for the safe development and secure occupancy of the site rests with the developer and/or landowner.

5.3.50 Developments will be expected to minimise any adverse effects on water quality, and additional information may be required in cases where there may be issues relating to existing poor water quality or a development has the potential to cause pollution. Developments will be required to ensure that no pollution is caused through drainage.

5.3.51 Policy EN9 Developments in the Central Port Talbot Area

**Policy EN 9
Developments in the Central Port Talbot Area**

Developments in the central Port Talbot area that could result in breaches of air quality objectives during their construction phase, will be required to be undertaken in accordance with a Construction Management Plan submitted as part of the planning process and agreed by the Council.

5.3.52 The construction of major developments in the central Port Talbot Area, including (but not limited to) those within the Harbourside SRA, may potentially result in breaches of air quality objectives in the surrounding area (including within the Margam/Taibach AQMA). The main risk relates to an increase in atmospheric particulates resulting from construction activities. Any such developments will consequently be required to submit a Construction Management Plan detailing measures to be taken to avoid this possibility. The Construction Management Plan should identify the construction operations that could cause air quality impacts and measures to prevent such impacts arising. These may include measures to minimise as far as possible the generation of dust, the modification or phasing of the more polluting activities and the suspension of any polluting activities at times of particular air pollution risk. Further details concerning these requirements will be set out in Supplementary Planning Guidance.



5.3.53 Policy EN10 Quiet Areas

**Policy EN 10
Quiet Areas**

In order to protect areas of tranquillity within urban areas, the following ‘Quiet Areas’ have been identified:

Reference	Quiet Area
EN10/1	Neath Abbey Ruins, Neath
EN10/2	Mount Pleasant Park, Neath
EN10/3	Skewen Park, Neath
EN10/4	Shelone Woods, Neath
EN10/5	Victoria Gardens, Neath
EN10/6	Church Place, Neath
EN10/7	Talbot Memorial Park, Port Talbot
EN10/8	Vivian Park, Port Talbot
EN10/9	Baglan Park, Port Talbot
EN10/10	King George V Park, Pontardawe

Development proposals that would have unacceptable impacts on the characteristics that led to the designation will be resisted.

5.3.54 The quiet areas listed have been designated by the Welsh Government under the Environmental Noise (Wales) Regulations. They are public open spaces located within the urban area that have local amenity value that warrants protection from noise intrusion and are relatively quiet by urban standards in actual and perceived terms.

5.3.55 The following five 'pillars' of urban tranquillity, or criteria, have been identified:

- Soundscape;
- Presence of nature;
- Visual / aesthetic qualities;
- A sense of personal safety;
- The culture and freedom of the place.

5.3.56 The first three are criteria directly related to perceived quiet, while the remaining two are criteria which are not directly related to perceived quiet but which may nonetheless detract from the health and well-being benefits otherwise conferred by quiet.

5.3.57 The policy protects quiet areas from significant increases in noise or other impacts from development that would adversely affect these criteria. Where development is proposed near to a quiet area, it will be assessed in relation to its effects on the 'pillars' of urban tranquillity, and will be required to ensure that there are no significant adverse effects.



Minerals

5.3.58 Strategic Policy SP17 Minerals

Policy SP 17

Minerals

A proportionate contribution to meeting national, regional and local demand for a continuous supply of minerals will be made while balancing the impact of development on the environment and communities. This will be achieved by:

1. Maintaining a minimum supply of aggregate throughout the Plan period;
2. Safeguarding identified resources of coal, hard rock and sand and gravel;
3. Promoting the efficient use of aggregates and encouraging the maximum use of alternative materials before the use of raw aggregate;
4. Ensuring that mineral development will not have an unacceptable impact on the environment and amenity of local residents;
5. Minimising the conflict between sensitive land uses and mineral operations by identifying buffer zones around mineral sites and protection zones around settlements.

LDP Objective: OB 18

5.3.59 Minerals are a natural and finite resource and are fundamental to ensuring the nation's prosperity and quality of life. Whilst coal provides a vital source of energy supply which enables the production of electricity and heat, sands, gravels and crushed rocks provide the construction industry with the raw materials to build and maintain buildings, transport and other infrastructure.

5.3.60 In line with national and regional guidance, the strategy seeks to regulate the exploitation of mineral resources in order to make a proportionate contribution to meeting the national, regional and local demand for

minerals while achieving an acceptable and sustainable balance with protecting the environment and local communities.

5.3.61 In regard to maintaining a supply of crushed rock throughout the Plan period, this is met through the two existing quarries at Gilfach (Neath) and Cwm Nant Lleici (Pontardawe), both of which are identified on the Proposals Map.

5.3.62 At present, the total landbank figure for Neath Port Talbot is more than sufficient to satisfy the Authority's own requirements in accordance with the Regional Technical Statement (RTS).

5.3.63 The efficient use of aggregates is promoted and where applicable the maximum use of alternative materials from commercial and demolition sources is encouraged in preference to the extraction of raw aggregate. Mineral resources are also safeguarded from other types of permanent development which would either sterilise them or hinder their extraction.

5.3.64 Minerals can only be worked where they occur, a fact which often leads to conflict with other land uses and with environmental considerations. In regard to balancing the exploitation of minerals with the need to protect the environment and the amenity of local residents, the LDP identifies where surface coal operations would be unacceptable and provides clear criteria against which all future proposals will be assessed in those areas where there is a possibility of extraction. Buffer zones are also identified on the Proposals Map in order to establish a separation distance between potentially conflicting land uses.

5.3.65 Policy M1 Development in Mineral Safeguarding Areas

Policy M 1

Development in Mineral Safeguarding Areas

Development proposals within mineral safeguarding areas will only be permitted where it can be demonstrated that:

1. The mineral concerned is no longer of any value or potential value; or
2. The mineral can be extracted satisfactorily prior to the development taking place; or
3. In the case of temporary development, it can be implemented and the site restored within the timescale that the mineral is likely to be needed; or
4. There is an overriding need for the development; or
5. The scale and location of the development would have no significant impact on the possible working of the resource.

5.3.66 Neath Port Talbot contains extensive mineral resources with virtually the whole of the County Borough underlain by coal and aggregate resources. As mineral resources are finite, it is important that access to mineral deposits which society may need in the future is safeguarded. This does not necessarily indicate an acceptance of working or that any permission for extraction will be granted.

5.3.67 Areas to be safeguarded are shown on the Proposals Map and such areas are protected from other types of permanent development which would either sterilise them or hinder their extraction.

5.3.68 In most instances, development may proceed within safeguarded areas as long as developers can demonstrate that the resource is of poor quality or quantity, that it can be extracted satisfactorily prior to any development taking place, that there is an overriding

need for the development or that the scale and location of the development would not have any significant impact on the possible working of the resource.

5.3.69 Policy M2 Surface Coal Operations

Policy M 2

Surface Coal Operations

Surface coal operations will be considered unacceptable in principle where they:

1. Are within 500 metres of a settlement (unless there are deemed to be exceptional circumstances by the Council);
2. Are within or adversely affect any International and National areas of environmental importance;
3. Are within or adversely affect any International and National areas of cultural importance.

5.3.70 The policy identifies where surface coal operations would be unacceptable in principle and these areas are identified on the Proposals Map. Surface coal operations include opencast working and those surface facilities associated with underground mining. In respect of criterion 1 Settlement Protection Zones are shown on the Proposals Map. These are drawn at a distance of 500 metres around all the settlements in Neath Port Talbot, as well as taking account of those settlements in neighbouring authorities which are within 500 metres of the boundary.

5.3.71 Any proposals for surface coal operations within 500 metres of settlements would need to demonstrate that exceptional circumstances as set out in Mineral Technical Advice Note 2: Coal (MTAN2)⁽²⁴⁾ can be fully justified.

5.3.72 The policy applies to all settlements identified within the Settlement Hierarchy⁽²⁵⁾, including those identified as Dormitory settlements. In regard to the impact of surface coal operations on groups of properties or individual dwellings that are located outside such

settlements, any future proposals will be considered and assessed against the specified criteria in Policy M4.

5.3.73 Particular regard will also be given to any potential adverse impact on Special Areas of Conservation (SACs), Ramsar Sites, Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), historic landscapes, parks or gardens and Country Parks.

5.3.74 Policy M3 Development in Mineral Buffer Zones

Policy M 3

Development in Mineral Buffer Zones

Development proposals within buffer zones will only be permitted where it can be demonstrated that:

1. The mineral resource will not be sterilised; and
2. The proposals will not be adversely affected by mineral operations.

5.3.75 Buffer zones are identified around existing and proposed mineral sites and are shown on the Proposals Map. In accordance with national guidance, the following buffer zones are applied reflecting the difference in the intrusive nature of the type of extraction operation: Coal (500 metres), Hard Rock Quarries (200 metres) and Sand & Gravel (100 metres).

5.3.76 The primary aim of the buffer zone is to protect the permitted or proposed mineral working from new sensitive uses such as residential developments, hospitals and schools, by establishing a separation distance between these potentially conflicting land uses. Within the buffer zone, any new development that would prejudice the future extraction of permitted reserves or the operation of the site will be resisted.

5.3.77 Other development, including industry, offices and some ancillary development related to the mineral working, which are less sensitive to the impact of mineral operations, may be acceptable within the buffer zone.

²⁴ Paragraph 49 MTAN2: Coal (Welsh Government - 2009).

²⁵ Policy SP3 Sustainable Communities - Table 3.1 Settlement Hierarchy for Neath Port Talbot.

5.3.78 Policy M4 Criteria for the Assessment of Mineral Development

Policy M 4

Criteria for the Assessment of Mineral Development

Proposals for mineral extraction and associated development will only be permitted where all of the following criteria, where relevant, are satisfied:

1. The existence of the mineral has been investigated and proven;
2. An assessment has been made that demonstrates that it would not be feasible to supply the mineral from secondary sources;
3. It is demonstrated that measures can be taken to reduce, and where possible avoid, damage or disturbance to the environment and the amenity of neighbouring land uses or individual properties to acceptable levels;
4. It can be demonstrated that the development would not compromise highway safety;
5. Appropriate, acceptable proposals are submitted for:
 - (a) The effective and sustainable extraction of the mineral;
 - (b) The duration, method and phasing of operations;
 - (c) The management of mineral waste;
 - (d) Restoration; and
 - (e) Beneficial after-use and after care.

5.3.79 The policy sets out criteria against which all proposals for mineral extraction and associated development will be assessed including those relating to new development, extensions to existing operations, the reworking of mineral tips for their mineral content, coal-bed methane extraction, shale gas extraction and any mineral review applications.

5.3.80 Proposals will need to demonstrate that the development would not result in any unacceptable impacts to the environment. Particular regard will be given to the potential impact on the landscape, nature conservation and wildlife interests of the site and adjoining land, areas of historical, cultural and archaeological importance, agricultural interests, pollution or disturbance to ground or surface water supply or drainage, ground stability of the site and adjoining land and air quality and the potential for mine gas emissions.

5.3.81 Proposals will also need to demonstrate that the development would not result in any unacceptable impacts on the amenity of neighbouring land uses or individual properties. Particular regard will be given to the potential for noise, dust, blast and vibration arising from the methods of working, visual amenity, health, access and traffic generated to and from the site, flooding and flood risk and severance to public rights of way or roads.

5.3.82 In accordance with national planning policy a Health Impact Assessment (HIA) will be required, where appropriate. This is likely to form part of any Environmental Statement submitted with any proposal.

5.3.83 In regard to restoration, proposals should be phased to commence as early as possible and where appropriate, the Council will encourage progressive restoration. The West Glamorgan County Council Act 1987 enables the Authority to attach a planning condition requiring the deposition of a financial bond to secure restoration and aftercare to any non British Coal Corporation (and their successors) coal mining planning permission.

5.3.84 Where planning permission is granted for coal mining therefore, the Authority will require the deposit of a financial bond or other means of financial security capable of securing satisfactory landscaping, restoration and aftercare requirements. In all other cases where the Authority is minded to grant planning permission for mineral development, the Authority will, where appropriate, seek agreements to secure satisfactory restoration and aftercare usually through Section 106 Agreements.

5.3.85 In regard to appropriate after-uses, this may include agriculture, forestry / woodland and amenity. The creation of landscapes which are characteristic of the area and priority habitats identified in the Local Biodiversity Action Plan (LBAP) will be favoured.

5.3.86 Developer Contributions are often utilised to secure a form of benefit for those local communities that are most affected by such mineral operations. This may include contributions towards the development of new, or improvement of existing, community facilities or the creation of local employment during the construction and operation phases.

5.3.87 The Authority will therefore encourage and facilitate, where appropriate, the use of such Developer Contributions.

Renewable and Low Carbon Energy

5.3.88 Strategic Policy SP18 Renewable and Low Carbon Energy

Policy SP 18

Renewable and Low Carbon Energy

A proportionate contribution to meeting national renewable energy targets and energy efficiency targets will be made while balancing the impact of development on the environment and communities. This will be achieved by:

1. Encouraging where appropriate, all forms of renewable energy and low carbon technology development;
2. Encouraging energy conservation and efficiency measures in all new major development proposals;
3. Ensuring that development will not have an unacceptable impact on the environment and amenity of local residents.

LDP Objective: OB 19

5.3.89 As a result of increasing concern regarding the production of greenhouse gases and the implications for climate change together with the availability of energy resources, the production of energy from renewable resources and the need to make efficient use of energy has become increasingly important. In accordance with national guidance therefore, the strategy seeks to deliver a proportionate contribution to meeting Wales' national renewable energy targets and energy efficiency targets.

5.3.90 Renewable and low carbon energy development can include schemes such as on-shore Wind Farms, Energy from Waste (EfW), Combined Heat and Power (CHP), Biomass, Hydro-Power and Solar technologies. Whilst developments will be encouraged in principle, as a result of the significant potential in Neath Port Talbot for wind farm development, the LDP seeks to regulate the exploitation of renewable energy while achieving an acceptable and sustainable balance with protecting the environment and the amenity of local communities. The LDP provides clear criteria against which all future proposals will be assessed.

5.3.91 In order to reduce the overall need to generate electricity, energy conservation and efficiency measures will be encouraged in all new development.



5.3.92 Policy RE1 Criteria for the Assessment of Renewable and Low Carbon Energy Development

Policy RE 1

Criteria for the Assessment of Renewable and Low Carbon Energy Development

Proposals for renewable and low carbon energy development will only be permitted subject to the following criteria:

1. Large scale wind farm developments (>25MW) will be expected to be located within the boundaries of the refined Strategic Search Areas.
2. Proposals for wind farms of any size outside the SSAs will only be permitted where it is demonstrated that there will be no unacceptable impact on visual amenity or landscape character through the number, scale, size, design and siting of turbines and associated infrastructure.
3. Small scale wind farm developments (<5MW) will be required to demonstrate that impacts are confined to the local scale.
4. All renewable energy or low carbon energy development proposals will be required to demonstrate that:
 - (a) Measures have been taken to minimise impacts on visual amenity and the natural environment;
 - (b) There will be no unacceptable impacts on residential amenity;
 - (c) The development will not compromise highway safety;
 - (d) The development would not interfere with radar, air traffic control systems, telecommunications links, television reception, radio communication and emergency services communications; and
 - (e) There are satisfactory proposals in place for site restoration as appropriate.

5.3.93 The policy sets out criteria against which all proposals for renewable and low carbon energy development will be assessed including those relating to large (>25MW), medium (5-25MW) and small scale (<5MW) on-shore wind farms, EfW, CHP, Biomass, Hydro-Power and Solar technology.

5.3.94 Technical Advice Note (TAN) 8: Renewable Energy identifies seven Strategic Search Areas (SSAs) across Wales which are capable of accommodating large scale (>25MW) wind farm developments. Two of the SSAs (SSA E and SSA F) are predominantly located within Neath Port Talbot with capacity targets set for each. Neath Port Talbot, along with a consortium of four other Local Planning Authorities, commissioned a study to refine the SSAs with the outcome of the study providing recommendations as to the best and most appropriate locations within the SSAs in regard to landscape, environmental and technical issues. The refined areas are identified on the Proposals Map.

5.3.95 Within the refined SSAs, the Authority will seek to maximise the acceptable installed capacity and would seek to restrict schemes that could constrain it. Medium scale (5-25MW) wind farms would therefore potentially be acceptable provided they did not constrain the SSAs generating capacity.

5.3.96 Outside of the refined SSAs, the Authority will adopt a case-by-case approach to such schemes. Small or community based wind farms (less than 5MW) may be acceptable across the County Borough but will need to demonstrate that any impact would be confined to the local scale. Particular regard will be given to the potential cumulative visual impact that the proposal may have in combination with other existing, consented or proposed larger scale developments, reflecting the potentially major impact on the County Borough's landscapes and communities that could be caused by development within the refined SSAs.

5.3.97 All schemes will need to demonstrate that the proposal would not cause any unacceptable impacts to the environment and the amenity of local residents or communities. Particular regard will be given to the

potential impact on the landscape, townscape or seascape, nature conservation, wildlife interests, areas of historical and cultural importance and the potential for pollution, noise, dust, vibration, reflected light and shadow flicker.

5.3.98 Developer Contributions are often utilised to secure a form of benefit for those local communities that are most affected by such development proposals. This may include financial benefits in the form of subsidised utility bills, contributions towards the development of new, or improvement of existing, community facilities or the creation of local employment during the construction and operation phases.

5.3.99 The Authority will therefore encourage and facilitate, where appropriate, the use of such Developer Contributions.

5.3.100 Policy RE2 Renewable and Low Carbon Energy in New Development

Policy RE 2

Renewable and Low Carbon Energy in New Development

Schemes that connect to existing sources of renewable energy, district heating networks and incorporate on-site zero / low carbon technology (including microgeneration technologies) will be encouraged.

The following proposals will be required to submit an Energy Assessment to determine the feasibility of incorporating such a scheme and where viable, would be required to implement the scheme:

- (a) Residential development for 100 or more dwellings;
- (b) Development with a total floorspace of 1,000 sqm or more.

5.3.101 Development proposals which incorporate schemes that generate renewable and low carbon energy will be encouraged. The Authority has completed a 'Renewable Energy Assessment' which evaluates the potential within Neath Port Talbot to generate electricity and heat through various renewable energy technologies.

5.3.102 Where appropriate, development applications will need to be accompanied by an 'Energy Assessment' which investigates the potential to incorporate on-site zero and low carbon equipment and establish connections to existing sources of renewable energy. Opportunities for linking with district heating networks and where appropriate sharing renewable energy with the wider public should also be explored.

5.3.103 The assessment will be required to set out how the proposal can make a contribution towards increased levels of energy generation from renewable and low carbon sources. Due to their scale and potential access to waste heat, development proposals at Harbourside and Baglan Bay in Port Talbot could present significant opportunities to develop such schemes.

5.3.104 Further details of these requirements will be set out in Renewable and Low Carbon Energy Supplementary Planning Guidance.

Waste

5.3.105 Strategic Policy SP19 Waste Management

Policy SP 19

Waste Management

Provision will be made for the delivery of an integrated network of waste management facilities through the following measures:

1. Continuation of the treatment of waste arisings at the Materials Recovery and Energy Centre;
2. Identification of preferred sites for in-building waste treatment capacity;
3. Continuation of the disposal of residual non-hazardous waste and inert waste at Pwllfawatkin landfill site;
4. Ensuring that provision is made for the sustainable management of waste in all new developments.

LDP Objective: OB 20

5.3.106 In line with national guidance, the strategy seeks to adopt a sustainable approach to waste management and contribute to making provision for an integrated and adequate network of waste management facilities.

5.3.107 In regard to waste treatment capacity, the Materials Recovery and Energy Centre (MREC) will continue to treat a significant proportion of the County Borough's waste arisings. The site is identified on the Proposals Map.

5.3.108 Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities on the outside look no different to any other industrial building, and on the inside contain industrial processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. For this reason, many existing land use class B2 'general industrial' employment sites are considered suitable locations for the new generation of in-building waste treatment facilities.

5.3.109 Whilst there is potential for waste related development to occur on any B2 employment sites listed under Policies EC1 and EC2, preferred locations are identified where proposals for new in-building waste treatment facilities will be directed. The LDP also provides clear criteria against which all future proposals will be assessed.

5.3.110 In regard to landfill, the disposal of residual non-hazardous waste and inert waste will continue at Pwllfawatkin landfill site and the site is identified on the Proposals Map. The remaining capacity at the site is sufficient to cater for both current and anticipated future demand over the Plan period and beyond. The development of further landfill will therefore be resisted.

5.3.111 The policy also seeks to ensure that new development includes provision for the storage, recycling and management of waste. This will encourage waste reduction, recycling, composting and separation at source. Minimising or re-using waste generated through site development, including demolition waste, will reduce the amount of waste that has to be managed and ultimately disposed of.

5.3.112 Policy W1 In-Building Waste Treatment Facilities

Policy W 1

In-Building Waste Treatment Facilities

1. Provision for new in-building waste treatment facilities will be preferred at the following sites:

Reference	Site
W1/1(a)	Baglan Bay
W1/1(b)	Junction 38 (M4) Margam
W1/1(c)	Kenfig Industrial Estate, Port Talbot

2. Proposals for the treatment, processing, storage and distribution of waste will only be permitted where all of the following criteria, where relevant, are satisfied:

- (a) The proposal reflects the priority order of the waste hierarchy as far as possible;
- (b) The proposal is carried out within a purpose built or appropriately modified existing building, unless it can be demonstrated that part or all of the proposed operation can only be carried out in the open;
- (c) It can be demonstrated that the development would not compromise highway safety;
- (d) It is demonstrated that measures can be taken to reduce, and where possible avoid, damage or disturbance to the environment and the amenity of neighbouring land uses or individual properties to acceptable levels;
- (e) Appropriate, acceptable site management proposals are submitted for the duration of the development;
- (f) The proposal is supported by an appropriate Waste Planning Assessment.

5.3.113 The policy identifies a choice of preferred sites suitable for in-building waste treatment facilities with the capacity to serve regional need (i.e. more than one local authority area) as well as local need. The sites are identified on the Proposals Map.

5.3.114 For the purposes of this policy, in-building facilities include in-vessel composting, thermal treatment including incineration with energy recovery, pyrolysis, gasification, anaerobic digestion, mechanical and biological treatment and materials recycling facilities.

5.3.115 The preferred sites offer available land or vacant premises, good site infrastructure, proximity to the M4 / strategic road network and the potential for co-locating energy from waste facilities with other energy consuming land uses. The available land on the sites provides a range of different sized plots which together will be sufficient to cater for both the estimated future in-building waste treatment needs and the needs of all other forms of anticipated employment growth over the Plan period.

5.3.116 Due to the relative proximity of the sites to Crymlyn Bog Special Area of Conservation (SAC) and Kenfig SAC, it is likely that a project level Habitats Regulations Appraisal (HRA) will be required to accompany any development proposal. Particular regard will need to be given to the need to restrict emissions in order to ensure that there is no significant impact on the respective designations.

5.3.117 The policy also sets out criteria against which all applications for the treatment, processing, storage and distribution of waste will be assessed, including those relating to new development and extensions to existing operations.

5.3.118 Many existing employment sites / industrial areas will be suitable locations for the new generation of in-building waste treatment facilities. Certain types of waste management facilities are however, unsuited to such locations by reason of space requirements and incompatibility with adjoining uses (e.g. windrow composting and landfill operations).

5.3.119 Development proposals must demonstrate that the treatment process reflects the priority order of the waste hierarchy as far as possible. Consideration of the hierarchy will be set against the wider social, economic and environmental considerations which are relevant to the proposal. In accordance with national policy, particular regard will also be given to how proposals sit with the 'Nearest Appropriate Installation' concept and 'Self-Sufficiency' principle.

5.3.120 In the case of regional scale facilities, proposals must demonstrate that its location relates closely to and benefits from access to key transport corridors and wherever feasible, makes use of sustainable transport modes such as rail or water. Proposals should also demonstrate that opportunities for co-locating and networking EfW facilities with energy consuming land uses such as district heating systems or large industry energy users have been fully explored.

5.3.121 In accordance with national guidance, a Waste Planning Assessment (WPA) will be required to support all applications for a waste facility classified as a disposal, recovery or recycling facility. The WPA should be appropriate and proportionate to the nature, size and scale of the development proposed and comprise all relevant information.



5.3.122 A Health Impact Assessment (HIA) will be required, where appropriate. This is likely to form part of any Environmental Statement submitted with any proposal.

5.3.123 All proposals will need to demonstrate that they would not cause any unacceptable impacts to the environment and the amenity of local residents or communities. Particular regard will be given to the potential impact on nature conservation and wildlife interests of the site and adjoining land, pollution or disturbance to ground or surface water and air, access and traffic generated to and from the site, and the potential for noise, dust, vibration and odour arising from the operation.

5.3.124 Policy W2 Deposit of Inert Waste on Agricultural Land

Policy W 2

Deposit of Inert Waste on Agricultural Land

Proposals for the deposition of inert waste on agricultural land will only be permitted where all of the following criteria, where relevant, are satisfied:

1. It can be demonstrated that there are no practicable re-use or recycling opportunities for such material;
2. It can be demonstrated that the proposal is necessary for the purposes of agriculture, the waste material is suitable for the purpose and the minimum amount of material is used to achieve the required end result;
3. It can be demonstrated that the agricultural characteristics of the land would be significantly improved by the deposition of waste and that the final landform is appropriately landscaped and compatible with the existing surrounding ground levels;
4. Measures can be taken to reduce, and where possible avoid, damage or disturbance to the environment and the amenity of neighbouring land uses or individual properties to acceptable levels.



5.3.125 Inert materials are valuable resources and as such re-use and recycling opportunities should be investigated. Inert waste can include material such as soils, bricks and concrete.

5.3.126 Proposals for the deposit of inert waste can often be received on agricultural land for the purposes of land reclamation and/or to facilitate a base for built development. As in many instances, inert materials are not being re-used and recycled for the most beneficial uses, the policy seeks to establish a sustainable approach to such activities to ensure the environment and amenity of neighbouring land uses and individual properties is protected and that the re-use of such material is fully considered.

5.3.127 Proposals will need to demonstrate that it would not cause any unacceptable impacts to the environment and the amenity of local residents or communities. Particular regard will be given to the potential impact on landscape, nature conservation and wildlife interests of the site and adjoining land, pollution or disturbance to ground or surface water supply or drainage, areas of

historical, cultural and archaeological importance, the likely generation of pollution or contamination, flooding and flood risk, access and traffic generated to and from the site, and the potential for noise, dust and vibration arising from the methods of working.

5.3.128 Policy W3 Waste Management in New Development

Policy W 3

Waste Management in New Development

Proposals for new built development will need to demonstrate that provision is made for the design, layout, storage and management of the waste generated by the development both during the construction phase and occupation.

The following proposals will be required to produce Site Waste Management Plans:

- (a) Residential development for 50 or more dwellings;
- (b) Industrial or commercial development that would generate in excess of 1,000 tonnes of waste per annum;
- (c) Development that would generate hazardous waste.

5.3.129 This policy relates to all new built development including residential, industrial, commercial and retail. Early consideration of the waste management needs for any proposal is essential to ensure planning for waste is considered at the outset.

5.3.130 Where appropriate, Site Waste Management Plans will be required which would state how the waste will be dealt with. An assessment of the waste generated by the development will be required at the planning application stage.

5.4 Transport and Access

“Achieving Sustainable Accessibility”

Transport

5.4.1 Strategic Policy SP20 Transport Network

Policy SP 20

Transport Network

The transport system and infrastructure will be developed in a safe, efficient and sustainable manner through the following measures:

1. Implementing key transport projects and supporting schemes identified in the Joint Transport Plan;
2. Promoting connectivity and access to public transport through improving bus and rail facilities;
3. Supporting enhancements to the walking and cycling network;
4. Promoting park and share schemes along key highway routes;
5. Promoting efficient use and links to the transport network through the identification of a road hierarchy;
6. Restricting development which would have an unacceptable impact on highway safety;
7. Requiring development proposals to be designed to provide safe and efficient access and promote sustainable transport;
8. Requiring appropriate parking provision;
9. Facilitating movement of freight by means other than road.

LDP Objectives: OB 2, OB 21 and OB 22

5.4.2 The strategy seeks to support and develop the transport network to safely and effectively facilitate the movement of people and freight within the County Borough, to reduce reliance on the private car and to improve connectivity to neighbouring areas.

5.4.3 The implementation of key transport projects including Harbour Way (PDR), Coed Darcy Southern Access Road and the integrated transport hub at Port Talbot will help to facilitate projected demographic and economic growth while allowing a more efficient use of the network.

5.4.4 In order to reduce the need to travel and restrict negative impacts of traffic growth, the LDP will assist in developing a sympathetically designed, high quality and well maintained network of public transport, cycle and walking routes in and between communities. The Plan will support the implementation of planned new walking and cycling routes and will give favourable consideration to proposals that will improve the cycle and walking network and public and community transport.

5.4.5 Parking provision for both motor vehicles and bicycles will be required to be incorporated into developments focussing in particular on meeting the needs of residents. In addition, park and share facilities will provide an opportunity for car sharing, reducing road traffic for both leisure and commuting purposes.

5.4.6 The identification of the road hierarchy establishes the most important routes within the County Borough, identifying the main corridors for movement and highlights local roads of significant importance.

5.4.7 The Primary network comprises the M4 motorway, the A465(T) and the A483. These are routes that are fundamental in allowing Neath Port Talbot to function regionally and provide the key network for the movement of people and goods, carrying a substantial amount of traffic. The Core network comprises the A48, A4109, A4107, A474, A4067, A4221 and A4069. These routes are identified in the Joint Transport Plan as the Regional Strategic Highway Network and consist of major roads that provide key routes through the County Borough.

5.4.8 Neath Port Talbot is also well served by alternatives to road transport. The main London to Swansea rail line provides good links across South Wales and is due to be upgraded and electrified within the Plan period bringing

the prospect of improved services, while proposals for Port Talbot Parkway Station and transport interchange will further enhance local and regional travel. There is significant potential for the movement of freight using the harbour, docks, river wharves and rail lines which will help to reduce road congestion and environmental effects. Alternatives to road transport will be supported wherever possible.

5.4.9 Policy TR1 Transport Proposals

Policy TR 1

Transport Proposals

The following key transport schemes are identified:

Highway Network Enhancements

Reference	Site
TR1/1	Baglan Energy Park Link Road
TR1/2	Coed Darcy Southern Access Road
TR1/3	Ffordd Amazon (Stage 2)
TR1/4	Junction 43, M4 Improvements
TR1/5	Harbour Way (PDR)

Public Transport Station Improvements

Reference	Site
TR1/6	Integrated Transport Hub (Port Talbot)

Walking and Cycling Routes

Reference	Site
TR1/7	Amman Valley Cycle Way
TR1/8	Afan Valley Trail (Port Talbot - Afan Valley)

Park and Share Site

Reference	Site
TR1/9	Junction 38 (M4) Margam

Any proposals that would prevent, or have an adverse impact on the implementation of the schemes, will be resisted.

Highway Network Enhancements

5.4.10 These highway schemes will provide improvements to Neath Port Talbot's highway network and support future demographic and economic growth. The implementation of such schemes will help to alleviate road congestion, improve accessibility and will be fundamental in providing appropriate infrastructure to support a number of the Plan's employment, residential and regeneration sites.

5.4.11 The new Baglan Energy Park link road forms part of the Port Talbot to Swansea bus corridor. This project creates a through road to connect the two phases of Baglan Energy Park while retaining the rail freight connection, improving public transport infrastructure, allowing services to flow through both parts of the site. The project will also allow the Park to reach its full employment potential and become more attractive to potential businesses, providing the infrastructure which could aid future economic and employment growth in this area.

5.4.12 The construction of the Coed Darcy Southern Access Road will provide a link between Coed Darcy and Fabian Way and will allow the effective and efficient delivery of the strategic regeneration site at Coed Darcy.

5.4.13 Ffordd Amazon Stage 2 is the final stage of construction of the Ffordd Amazon road. The road will act as a primary public transport link between the Coed Darcy Urban Village and Swansea City Centre.

5.4.14 A series of staged improvements to Junction 43 (M4) are required to facilitate the Coed Darcy Urban Village

development, with the phasing of improvements designed to provide additional capacity for each successive level of the development. Such improvements include adding additional lanes onto the roundabout's gyratory and entry carriageways and the signal control of gyratory entry junctions.

5.4.15 Harbour Way (PDR) is the largest transport project in Wales since the construction of the M4 and involves the creation of a 4.8km link from Junction 38 of the M4 at Margam into Port Talbot and the Harbourside. Construction will help to reduce congestion, reduce the number of local trips on the M4 and provide a vital link which will be able to facilitate future growth.

Public Transport Station Improvements

5.4.16 Neath Port Talbot has a well established rail and bus network although some elements of the bus network have been reduced in recent years due to funding shortages. The planned transport interchange scheme in Port Talbot involves improvements and alterations to Port Talbot Parkway Station and development of an integrated transport hub to provide an interchange facility for different forms of transport.

Walking and Cycling Routes

5.4.17 Land will be safeguarded for the implementation of the Amman Valley Cycle Way where it lies within the County Borough. This scheme is part of a joint Neath Port Talbot and Carmarthenshire project that involves the completion of a rural walking and cycle track between Cwmllynfell and Ammanford.

5.4.18 The Afan Valley Trail will provide a safe and attractive network of foot and cycle paths, linking Aberafan Seafront to Port Talbot, Cwmafan, Pontrhydyfen, the Afan Forest Park and the communities of Cymmer and Glynccorrwg. The tracks, along with the proposed network of paths and bridges, will allow residents and visitors to travel between key destinations, access services and will link into two key tourist destinations, the Afan Forest and Aberafan Seafront. Work to certain sections is part of the Sustrans Connect 2 project.

Park and Share Site

5.4.19 Provision for a Park and Share facility has been made along the A48 layby at Junction 38 of the M4, Margam. Park and Share facilities can provide an opportunity for car users to meet, park and continue their journey in one car. Such provision can reduce pollution and congestion and provide benefits such as reduced fuel costs to users and therefore provide more choice and accessibility to residents. However, such schemes will only be viable if they can be provided in a safe and secure environment.

5.4.20 The implementation and effective functioning of the scheme is important to the future growth of Neath Port Talbot and as such, any development proposals that would hinder or have any detrimental impact on the scheme will not be permitted.

5.4.21 Policy TR2 Design and Access of New Development

Policy TR 2

Design and Access of New Development

Development proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation;
2. Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site allow for the safe manoeuvring of any service vehicles associated with the planned use;
3. The development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes;
4. Transport Assessments and Travel Plans are provided for developments that are likely to create significant traffic generation.

5.4.22 New development will be required to demonstrate that it will have no adverse effect on the existing highway network and traffic or congestion will not be increased to unacceptable levels.

5.4.23 In respect of the Primary network, new direct access will generally not be appropriate unless it can be demonstrated that a new access is required to facilitate wider regeneration initiatives and any development will be expected to demonstrate that the proposal will not be detrimental to the flow of traffic or highway safety. In respect of the Core network, generally the provision of on-street parking, new direct frontage access, and turning movements will be restricted in the interest of highway safety and the efficient movement of traffic.

5.4.24 In the interests of creating more sustainable communities new development proposals should be accessible by a variety of means, not just the private car. Walking, cycling and public transport play an important role in reducing the number of shorter journeys taken by car and contribute towards the Plan’s aim to provide a sustainable and more integrated transport network. Where appropriate, new developments will be required to demonstrate how they connect to existing, adjacent settlements.

5.4.25 The Authority has set out parking and access standards that developments will be required to meet in line with the 2008 County Surveyors Society Wales Parking Standards. Due to the diverse nature and varying characteristics of the County Borough, the Authority has divided the area into parking zones, with respective parking standards applied to each zone. Full details will be set out in Supplementary Planning Guidance.

5.4.26 Larger developments will be required to submit a Transport Assessment in accordance with national guidance. The Transport Assessment will need to identify what the transport impacts of the development will be and set out measures that will be taken to address anticipated transport impacts and how any negative effects can be mitigated.

5.4.27 Policy TR3 Safeguarding of Disused Railway Infrastructure

Policy TR 3

Safeguarding of Disused Railway Infrastructure

Disused or redundant railway infrastructure will be safeguarded and development which would inhibit the re-opening or the re-use for transport purposes will be resisted, unless it can be demonstrated that such re-opening or re-use is not realistic or necessary.

5.4.28 Neath Port Talbot has a number of disused or redundant railway lines which have the potential for redevelopment as transport corridors. In line with national planning policy, disused infrastructure will be safeguarded where there is a realistic prospect of its re-use for transportation, or where it is appropriate to be developed for a walking and cycling route. Development which would inhibit the potential re-opening or re-use will not be permitted unless it is demonstrated that the route is unsuitable for a future transportation use.

5.4.29 Policy TR4 Safeguarding Freight Facilities

Policy TR 4

Safeguarding Freight Facilities

The following will be safeguarded for the transportation of freight:

Reference	Site
TR4/1	Port Talbot Tidal Harbour
TR4/2	Port Talbot Docks
TR4/3	Existing & Potential Wharves
TR4/4	Existing Rail Connections & Sidings

Proposals that would inhibit the use of the above for transport purposes will be resisted, unless it can be demonstrated that the use of the route for movement of freight is not realistic or necessary.

5.4.30 Due to the geographical make up and historic industries of the County Borough, Neath Port Talbot has a variety of means by which freight can be carried. The Port Talbot Tidal Harbour, Port Talbot Docks, Neath River wharves and a number of rail connections and sidings are major freight facilities operating in the County Borough and offer the potential for increased and more varied use.

5.4.31 In accordance with national policy, the policy promotes the integration and coordination of transport and land use planning, by ensuring that adequate provision of storage and processing facilities for minerals is made at docks and railheads. The Port Talbot Tidal Harbour, Port Talbot Docks, existing and potential wharves and the important rail connections and sidings are identified on the Proposals Map. These will be safeguarded in recognition of the important role they have in supporting the local economy and allowing goods to be transported by means other than road, reducing congestion and emissions.

5.4.32 Any development that would prejudice the existing or future use of Neath Port Talbot’s harbours, docks, wharfs and rail connections and sidings for the movement of freight will be resisted, unless it is demonstrated the route is unsuitable for transportation use.



5.5 Culture and Heritage

“Respecting Distinctiveness”

Built Environment and Historic Heritage

5.5.1 Strategic Policy SP21 Built Environment and Historic Heritage

Policy SP 21

Built Environment and Historic Heritage

The built environment and historic heritage will, where appropriate, be conserved and enhanced through the following measures:

1. Encouraging high quality design standards in all development proposals;
2. Protecting arterial gateways from intrusive and inappropriate development;
3. Safeguarding features of historic and cultural importance;
4. The identification of the following designated sites to enable their protection and where appropriate enhancement:
 - (a) Landscapes of Historic Interest;
 - (b) Historic Parks and Gardens;
 - (c) Conservation Areas;
 - (d) Scheduled Ancient Monuments; and
 - (e) Listed Buildings and their curtilage.

LDP Objectives: OB 2, OB 23 and OB 24

5.5.2 The built environment and urban form of Neath Port Talbot is varied and distinctive, with important remaining features from all periods from prehistory onwards, including Iron Age hill forts and burial mounds, Roman military infrastructure and medieval ecclesiastical buildings and farmsteads.

5.5.3 The town of Neath retains the character of a traditional market town, while the key character of most

of the County Borough’s other towns and villages derives from the area’s industrial heritage, from the mining and metal working of the early industrial revolution through to the large scale steel and petro-chemical industries of the 20th Century. The historic heritage of the area is recognised through a range of designations, mostly protected by national policies. Within the County Borough, there are two designated Landscapes of Historic Interest, six Historic Parks and Gardens, six Conservation Areas, 92 Ancient Monuments and 391 Listed Buildings.

5.5.4 Within conservation areas, development proposals will be dealt with in accordance with national policy and guidance, which includes additional controls on demolition and the removal of trees set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council will be preparing a conservation area character appraisal for each conservation area which will outline the elements that contribute to the special character or historic interest of the area and will provide a robust framework for its future management and enhancement. In dealing with applications, full regard will be paid to the effects of proposals on the character of the conservation area as set out in the relevant Conservation Area Appraisal, with the objective of ensuring that all proposals accord with the need to preserve or enhance the area’s identified character, appearance and setting.

5.5.5 Over time, the role and function of settlements has been changing with the loss of many established industries, and there has been a consequent loss of character and distinctive buildings including shops, chapels and churches that played important roles functionally, as well as visually.

5.5.6 In recent years, the County Borough has attracted a new range of industry and employment opportunities including tourism and service industries, leading to new patterns of development such as industrial estates and business parks, especially along the coastal corridor. The

natural environment also remains an important source of employment with minerals and renewable energy developments such as wind farms introducing new types of built environment altering the landscape.

5.5.7 There are also concerns that areas around the main entrances or ‘gateways’ into the County Borough have suffered inappropriate development that have resulted in a poorer image for the area as a whole. The strategic policy therefore seeks to conserve and enhance the built environment and heritage of the whole County Borough including the identified ‘gateways’.



5.5.8 Policy BE1 Design

Policy BE 1

Design

All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;
4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;
5. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;
6. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);

7. It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;
8. It uses resources, including land and energy, as efficiently as possible through:
 - (a) Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;
 - (b) The layout and form of the development does not preclude the reasonable use of other adjacent land;
 - (c) Developing brownfield land in preference to greenfield land where possible;
 - (d) Minimising building exposure while maximising solar gain.
9. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;
10. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.

5.5.9 The design of new development has a major influence on the conservation and enhancement of the character of an area and on people's quality of life. The policy addresses concerns raised about dereliction and loss of character and Plan objectives concerning the built and natural heritage of the County Borough. It aims to ensure that development proposals will complement and enhance the area generally, including its arterial gateways, townscapes, landscape and seascape, and retain existing character where this is desirable.

5.5.10 'Arterial Gateways' are those areas adjacent to the County Borough boundary which are prominent when entering or leaving Neath Port Talbot and help to define the character and image of the area. There are concerns that previous developments within these areas have detrimentally affected the appearance of the locality and consequently the first impressions given to visitors and the overall image of the County Borough.

5.5.11 An analysis has been undertaken of the main routes by which people enter and leave Neath Port Talbot. Such routes include the M4 and mainline railway at Margam in the south east and Lonlas in the north west, along the A483 Fabian Way from Swansea and the A465 Heads of the Valleys trunk road at Glynneath. Other less major routes include the A474 and A4069 into the Amman Valley, the A4067 into the Swansea Valley, the A4107 into the Afan Valley and routes from Maesteg.

5.5.12 Within these gateway areas, new developments will be required to take full account of their visual impact when seen from the main transport arteries, with careful attention being paid to siting, design, appearance, massing and scale to minimise any visual intrusion and where appropriate enhance the visual aspects of the area.

5.5.13 Drainage systems should be designed to ensure that developments have no detrimental effects on the water environment or on flood risk. Normally this will involve the use of Sustainable Drainage Systems (SuDS) techniques.

5.5.14 In order to make the best use of available land, developments should be designed where possible to maximise the accommodation provided while remaining in keeping with the surrounding area. Development below the specified residential density levels will not be permitted unless it can be demonstrated that there are significant constraints associated with a site that prevent development at the specified levels or where development at the density required would have an adverse impact on the character or appearance of the locality or result in the loss of an important site feature. In central locations which

have good access to services, facilities and public transport links, higher density developments will be appropriate. Policy H1 indicates those allocated residential sites where higher densities are considered to be appropriate and will be encouraged.

5.5.15 Where appropriate, new developments will be required to demonstrate how they connect to existing, nearby communities. In the interest of achieving sustainable communities and to promote accessibility, connectivity between communities and facilities will need to be considered and routes to support these principles may need to be included within development proposals.



5.5.16 Good design includes paying regard to general amenity as well as appearance, accessibility and resource use. Where a site is to be developed with a mix of uses, careful consideration will need to be given to the interaction and relationship between the uses to ensure that they are compatible and integrate with one another and existing adjacent uses.

5.5.17 Detailed building design, from overall massing to finishing materials, plays an important role and should take account of and enhance the site's surroundings including other buildings, open spaces and topography. Landscaping has an important effect and is a significant part of the overall design process. The design and layout of new development can also have a significant effect on public safety and the fear of crime. The Local Planning Authority is required to have regard to crime and disorder prevention and the design of development should help to reduce opportunities for crime, disorder and anti-social behaviour.

5.5.18 Further information on design considerations will be given in Supplementary Planning Guidance.

5.5.19 Policy BE2 Buildings of Local Importance

**Policy BE 2
Buildings of Local Importance**

Development proposals that would affect buildings that are of local historic, architectural or cultural importance will only be permitted where:

1. They conserve and where appropriate enhance the building and its setting; or
2. It is demonstrated that the development could not reasonably be accommodated without affecting or replacing the building and the reasons for the development outweigh the heritage importance of the site.

5.5.20 Across the County Borough, there are many examples of buildings that play an important part in defining the character of places, but that do not merit inclusion in the statutory list of buildings of architectural or historic importance.

5.5.21 Buildings may be significant for architectural reasons, giving character and sense of place to local centres and settlements, or may be of particular local historic or cultural importance. Where possible, developments should aim to complement such buildings and incorporate and adapt them within schemes where appropriate.

5.5.22 An inventory of 'Buildings of Local Importance' will be compiled as part of preparing Supplementary Planning Guidance and will include details of the interest of each building.

Section 5 Topic Based Policies

5.5.23 Policy BE3 The Canal Network

Policy BE 3

The Canal Network

1. In order to protect and conserve the canal network, the following lengths of canal will be safeguarded:
 - (a) The Swansea Canal at Trebanos from the County Borough boundary to the southern edge of the playing fields;
 - (b) The Swansea Canal from Pontardawe Town Centre to Godre'r Graig;
 - (c) The Tennant Canal;
 - (d) The Neath Canal from Briton Ferry to Ysgwrfa Bridge, Aberpergwm.

Proposals which would prejudice the conservation, restoration and operation of these safeguarded lengths of canal will be resisted. Proposals will need to demonstrate that they would not adversely affect the setting of the canals or prevent or discourage the use of the canals for recreation and water supply;

2. Developments affecting locations where lengths of canal have been drained, infilled, culverted, obstructed or cut off from the remainder of the network, but where there is the possibility of future reinstatement, will be expected to take into account the historic line of the canal and to avoid the introduction of buildings or structures that would prevent reinstatement.

5.5.24 The canal network is an important part of the County Borough's historic heritage and is also significant for recreation, biodiversity and landscape reasons. There are three principal canals within Neath Port Talbot, comprising the Neath, Tennant and Swansea canals. Significant lengths of these canals have now been restored to navigable standards and they form part of a wider network of green corridors which encourage walking and cycling attracting visitors to the area. There are however gaps in the network



where the line of the canals have been lost, for example through infilling or culverting, or navigation is prevented by obstructions such as low bridges. Aspirations to restore and reinstate further lengths of canal and to link the three principal canals to create an integrated waterway system are supported in principle by the Council in recognition of the potential benefits this would bring, including the enhancement of recreation and tourism interests.

5.5.25 The policy seeks to protect the canals where appropriate, in particular in areas where development could compromise their use and future restoration. Remaining extant lengths of canal and lengths where there is a realistic prospect of restoration are safeguarded by the policy thereby ensuring that they are not adversely affected by future development. Such lengths of canal are identified on the Proposals Map.

5.5.26 The stretches of canal where restoration currently appears to be less likely, but may be feasible in the future, are also protected by the policy to ensure that new development does not cause any physical impediment. These lengths of the canal include:

- (a) From the Pontardawe playing fields, Trebanos to the northern exit/entrance of the subway under the A474 in Pontardawe;

- (b) From the northern exit / entrance to the Swansea Canal Nature Reserve, Godre'r Graig to Woodmans Terrace, Ystalyfera; and
- (c) The Neath Canal from Ysgwrfa Bridge, Aberpergwm to Manor Drive, Glynneath.

Welsh Language

5.5.27 Strategic Policy SP22 Welsh Language

Policy SP 22

Welsh Language

The Welsh language will be safeguarded and promoted in the following language sensitive areas:

1. Amman Valley.
2. Swansea Valley.
3. Pontardawe.
4. The community of Crynant in the Dulais Valley.

LDP Objective: OB 25

5.5.28 On the whole, Neath Port Talbot has a lower percentage of Welsh language speakers compared to the Welsh average. There are however, areas within the County Borough where the language is an integral part of the social fabric and an important element of day to day life. While these areas contain very high levels of Welsh speakers, the erosion of the language in recent years has become a great concern within these communities.

5.5.29 Previously, the former Welsh Language Board⁽²⁶⁾ identified and designated a 'Language Development Area' in Neath Port Talbot which included the communities of Lower Brynamman, Gwaun Cae Gurwen, Cwmllynfell, Ystalyfera and Godre'r Graig. This area is of special linguistic significance, as the main language of daily life is Welsh. As a result of socio-economic factors however, the integrity of the language is under threat.

²⁶ The Welsh Language Board (WLB) was dissolved in March 2012. The majority of the WLB's functions have now transferred to the Welsh Language Commissioner's Office.

5.5.30 In addition, there are a number of other communities where a high proportion of the population speak Welsh and the language in these communities is also considered an intrinsic part of daily life. The strategy therefore seeks to protect the integrity of the Welsh language within the areas identified in the policy, where 25% or more of the population speak the language.

5.5.31 Policy WL1 Development in Language Sensitive Areas

Policy WL 1

Development in Language Sensitive Areas

The following development proposals within the identified language sensitive areas will be required to submit a Language Action Plan, setting out the measures to be taken to protect, promote and enhance the Welsh language:

- (a) Residential development for 10 or more dwellings;
- (b) Retail, commercial or industrial development with a total floorspace of 1,000 sqm or more.

5.5.32 Recent Census data has shown a substantial decrease in the number of Welsh speakers within language sensitive areas in recent decades. A study⁽²⁷⁾ has been undertaken to assess the potential affect that a large housing development may have on the integrity of the language within such an area. This relates to the ability of a community to absorb the potential increase in the number of non-Welsh speakers into an area and whether the character and linguistic balance of a community is affected. The study concluded that larger scale developments can have a negative impact on the Welsh language.

5.5.33 Where appropriate, development proposals will need to be accompanied by a Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language. Planning permission will be subject to conditions or legal agreement requiring the

implementation of the recommendations of the Language Action Plan. Discussion at an early stage with the Authority is advised. Examples of such measures could include:

- Support and funding for local Welsh medium schools to cater for additional numbers of non-Welsh speakers;
- Support and funding for organisations and bodies that provide activities, facilities and education for Welsh speakers and learners (e.g. language classes);
- Ensuring a Welsh language service is provided within any commercial development.

5.5.34 Further details of these requirements will be set out in Supplementary Planning Guidance.

5.5.35 Street and development names within language sensitive areas will need to be in Welsh in order to protect local linguistic character, tradition and promote cultural distinctiveness.



27 Welsh Language Impact Assessment - Menter Iaith Castell Nedd Port Talbot (2012).

Section 6
**Implementation
and Monitoring**



6 Implementation and Monitoring

6.0.1 This section of the Plan considers the following:

- Delivery and Implementation - giving an indication of when proposals are expected to come forward, who will be responsible for implementing the development and sources of funding; and
- Monitoring and Review - including the monitoring framework setting out key indicators, targets and triggers for further action in relation to each policy, thereby forming a basis on which to assess the effectiveness of the Plan's policies.

6.1 Delivery and Implementation

6.1.1 All proposals within the LDP must be realistic and likely to be implemented within the Plan period. It is therefore necessary for the allocations to be supported by evidence to show the deliverability and timescales for all development proposals.

6.1.2 This evidence includes information about who will undertake the development, how it will be funded, its current status and likely phasing. The Council is a major landowner and is actively working with key partners to progress a number of important regeneration initiatives. However, a diverse spectrum of organisations contribute towards delivery. The majority of allocations will ultimately be delivered by the private sector including contributions towards public infrastructure. However, it is acknowledged that this will be significantly influenced by external economic factors.

6.1.3 An Implementation Plan has been prepared which details all the specific proposals for new development included within the LDP and outlines the key stages that will need to be achieved for individual development proposals to be delivered.

6.1.4 Additionally the Implementation Plan outlines the organisations that will be involved and the potential issues that will need to be addressed to enable successful implementation. Emerging from this, is an assessment of when each development proposal is likely to be delivered within the Plan period.

6.1.5 Table 6.1 provides a summary of the key findings. Full details are provided in the Implementation Plan.



Table 6.1 Implementation Plan Summary

Policy Reference	Location	Settlement	Amount of Development	Lead Organisation & Funding	Status 2015	Phasing				
						2011-14	2014-17	2017-20	2020-23	2023-26
Policy CCUC1 - Coastal Corridor University Campus										
CCUC1	Science & Innovation Campus, Fabian Way	Crymlyn Burrows		Swansea University, St Modwen	Commenced					
Policy H1 - Housing Sites										
H1/ 1	Gorffwysfa Care Home	Bryncoch	15	NPT & Private Sector						
H1/ 2	Leiros Park Extension	Bryncoch	200	Private Sector						
H1/ 3	Groves Road (Phase 2)	Cimla	42	Private Sector						
H1/ 4	Ocean View	Jersey Marine	81	David Wilson Homes	Commenced					
H1/ 5	Dwr Y Felin Lower School	Longford	100	NPT & Private Sector						
H1/ 6	Hafod House Care Home	Neath	12	NPT & Private Sector						
H1/ 7	Neath Town Centre Redevelopment	Neath	50	NPT & Private Sector						
H1/ 8	Crymlyn Grove (Phase 2)	Skewen	75	Barratt Homes	Commenced					
H1/ 9	Crymlyn Grove (Phase 3)	Skewen	150	Private Sector						
H1/10	Wern Goch	Skewen	50	Hale Homes	Commenced					
H1/11	Neath Road / Fairyland Road	Tonna	300	Private Sector						
H1/LB/1	Wauinceirch	Bryncoch	13	Waterstone Homes	Complete					
H1/LB/2	Groves Road (Phase1)	Cimla	34	Coastal Group	Commenced					
H1/LB/3	Elba Crescent	Crymlyn Burrows	50	Private Sector						
H1/LB/4	Area 1, Coed Darcy Urban Village	Llandarcy	157	Atlantic Developments	Commenced					
H1/LB/5	Coed Darcy Urban Village	Llandarcy	2,400	St Modwen	Commenced					
		St Modwen & Private Sector. Funding and delivery secured as part of the S.106 agreement with completion scheduled before the occupation of the 501st unit or by July 2017 whichever is the sooner								
TR1/2	Coed Darcy Southern Access Road	Funded through WG, ERDF & St Modwen & supported through NPT. Scheme completed in early 2013								
TR1/3	Ffordd Amazon (Stage 2)	Phased programme of improvements to be funded and delivered in line with the S.106 agreement								
TR1/4	Junction 43, M4 Improvements									
H1/LB/6	Eaglesbush, Melincryddan	Neath	50	Private Sector						
H1/LB/7	Garthmor (Phase 2), Melincryddan	Neath	34	Ballard Homes	Commenced					
H1/LB/8	Briton Ferry Road	Neath	28	Coastal Group	Commenced					
H1/LB/9	The Ropewalk	Neath	12	Coastal Group	Complete					
H1/LB/10	Barrons Court	Neath Abbey	15	Private Sector	Commenced					
H1/LB/11	Cardonnel Road	Skewen	16	Gwalia Housing Association	Commenced					
H1/LB/12	Crymlyn Grove (Phase 1)	Skewen	81	Barratt Homes	Commenced					

Section 6 Implementation and Monitoring

Policy Reference	Location	Settlement	Amount of Development	Lead Organisation & Funding	Status 2015	Phasing				
						2011-14	2014-17	2017-20	2020-23	2023-26
H1/12	Blaenbaglan School (land to the r/o)	Baglan	141	Private Sector						
H1/13	Hawthorn Close	Cwmafan	100	Private Sector						
H1/14	Western Logs	Cwmafan	130	Private Sector						
H1/15	Neath Port Talbot College (Margam Campus)	Margam	70	NPT College						
H1/16	Glanafan Comprehensive School	Port Talbot	50	NPT & Private Sector						
H1/17	Harbourside	Port Talbot	385	NPT, Private Sector & RSLs	Commenced					
		Approx. £108m scheme, WG & Convergence funded and completed in late 2013								
TR1/5	Harbour Way (PDR)	Funded by RTP / JTP and National Stations Improvement Programme which includes WG and Convergence funding. Port Talbot Parkway station under construction and due to be completed during 2016, with the Integrated Transport Hub fully implemented by 2018								
TR1/6	Integrated Transport Hub (Port Talbot)									
H1/18	Afan Lido & Land r/o Tywyn School	Sandfields	150	NPT & Private Sector						
H1/19	Bay View Social Club	Sandfields	23	Private Sector						
H1/20	Purcell Avenue	Sandfields	115	St Modwen						
H1/21	Morfa Afan Care Home	Sandfields	10	NPT & Private Sector						
H1/22	Tir Morfa Road	Sandfields	75	NPT & Private Sector						
H1/LB/13	Blaenbaglan Farm	Baglan	160	Private Sector	Approved					
H1/LB/14	Thorney Road	Baglan	10	Private Sector	Commenced					
H1/LB/15	Stycyllwen	Baglan	24	Private Sector	Commenced					
H1/LB/16	Abbottsmoor	Baglan Moors	42	Barratt Homes	Complete					
H1/LB/17	Farteg Fawr	Bryn	25	Private Sector	Commenced					
H1/LB/18	Copperminers	Cwmafan	90	Barratt Homes	Commenced					
H1/LB/19	Forest Lodge Lane	Cwmafan	12	Private Sector	Commenced					
H1/LB/20	Groeswen	Margam	39	Taylor Wimpey	Complete					
H1/LB/21	Station Road	Port Talbot	14	Coastal Group	Complete					
H1/LB/22	Royal Buildings, Talbot Road	Port Talbot	46	Coastal Group	Complete					
H1/LB/23	Dyffryn Road	Taibach	14	Private Sector	Complete					
H1/LB/24	Maes Marchog	Banwen	16	NPT	Complete					
H1/LB/25	Glyn Dulais Care Home	Crynant	21	NPT & Private Sector	Approved					
H1/LB/26	Heol Y Waun	Seven Sisters	68	Private Sector	Approved					
H1/23	Park Avenue	Glynneath	150	NPT & Private Sector						
H1/LB/27	Heol Y Glyn	Glynneath	81	Private Sector	Approved					
H1/LB/28	Welfare Hall	Glynneath	17	Private Sector	Approved					

Policy Reference	Location	Settlement	Amount of Development	Lead Organisation & Funding	Status 2015	Phasing				
						2011-14	2014-17	2017-20	2020-23	2023-26
H1/LB/29	Ynys Y Nos Avenue	Glynneath	16	WDL Homes	Commenced					
H1/24	Bryn Morgrug (Phase 2)	Alltwen	52	Redrow Homes	Commenced					
H1/25	Ynysymond Road	Alltwen	50	Private Sector						
H1/26	Cwmtawe School (Phase 2)	Pontardawe	32	Private Sector						
H1/27	Waun Sterw / Waun Penlan, Rhydyfro	Pontardawe	115	NPT & Private Sector						
H1/28	Bryn Brych Farm	Rhos	150	Private Sector						
H1/29	Parc Ynysderw	Pontardawe	50	Private Sector						
H1/LB/30	Bryn Morgrug (Phase 1)	Alltwen	56	Redrow Homes	Commenced					
H1/LB/31	Cwmtawe School (Phase 1)	Pontardawe	80	Coastal Group	Commenced					
H1/LB/32	Holly Street	Pontardawe	45	Private Sector						
H1/LB/33	Waun Penlan, Rhydyfro	Pontardawe	19	Private Sector						
H1/LB/34	Glan Yr Afon (Phase 2)	Pontardawe	15	Coastal Group	Complete					
H1/30	Compair / GMF	Ystalyfera	70	Private Sector						
H1/31	Tirbach Washery	Ystalyfera	160	Private Sector						
H1/LB/35	Golwg Y Mynydd	Godre'r Graig	64	Taylor Wimpey Homes	Complete					
H1/LB/36	Graig Newydd (Phase 1)	Godre'r Graig	42	Barratt Homes	Complete					
H1/LB/37	Graig Newydd (Phase 2)	Godre'r Graig	66	Taylor Wimpey Homes	Commenced					
Policy GT 1 - Gypsy & Traveller Site										
GT1	Cae Garw (Phase 1)	Margam	4 Pitches	NPT	Approved					
	Cae Garw (Phase 2)	Margam	7 Pitches	NPT	Approved					
	An appropriate site / Cae Garw		9 Pitches	NPT						
Policy EC 1 - Employment Allocations										
EC1/1	Baglan Bay	Port Talbot	15 Hectares	St Modwen, Private Sector						
TR1/1	Baglan Energy Park Link Road	£7.3 m scheme, funded by RTP / JTP, NPT and developer. Scheme completed in March 2015								
EC1/2	Junction 38 (M4), Margam	Port Talbot	6 Hectares	Welsh Government, Private Sector						
TR1/5	Harbour Way (PDR)	Approx. £108m scheme, WG & Convergence funded and completed in late 2013								
EC1/3	Land within Coed Darcy SRA	Neath	4 Hectares	St Modwen, Private Sector						
TR1/2	Coed Darcy Southern Access Road	St Modwen & Private Sector. Funding and delivery secured as part of the S.106 agreement with completion scheduled before the occupation of the 501st unit or by July 2017 whichever is the sooner								
TR1/3	Ffordd Amazon (Stage 2)	Funded through WG, ERDF & St Modwen & supported through NPT. Scheme completed in early 2013								
TR1/4	Junction 43, M4 Improvements	Phased programme of improvements to be funded and delivered in line with the S.106 agreement								

Section 6 Implementation and Monitoring

Policy Reference	Location	Settlement	Amount of Development	Lead Organisation & Funding	Status 2015	Phasing				
						2011-14	2014-17	2017-20	2020-23	2023-26
EC1/4	Land within Harbourside SRA	Port Talbot	7 Hectares 40,000 sq ft (Phase 1)	Private Sector, Deryn Properties	Phase 1 Complete					
TR1/5	Harbour Way (PDR)	Approx. £108m scheme, WG & Convergence funded and completed in late 2013								
TR1/6	Integrated Transport Hub	Funded by RTP / JTP and National Stations Improvement Programme which includes WG and Convergence funding. Port Talbot Parkway station under construction and due to be completed during 2016, with the Integrated Transport Hub fully implemented by 2018								
Policy R 1 - Retail Allocations										
R1/1	Neath Town Centre Regeneration Scheme	Neath	To be determined	NPT & Private Sector	Phase 1 Commenced					
R1/2	Glanafan Comprehensive School	Port Talbot	To be determined	NPT & Private Sector						
R1/3	Harbourside	Port Talbot	To be determined	Private Sector	Supplementary Planning Guidance prepared					
R1/4	Park Avenue, Glynneath	Neath Valley	To be determined	NPT & Private Sector						
Policy TO 3 - Tourism Led Regeneration										
TO3/1	Rheola Estate, Glynneath	Neath Valley		Private Sector	Outline Planning Permission					
Policy TO 4 - Walking & Cycling Routes										
TO4/1	Wales Coast Path			Funded through NPT, NRW & WEFO	Completed May 2012					
TO4/2	Cognition Mountain Bike Trails			Funded through Convergence ERDF, WG and Western Valleys Strategic regeneration area with Blade element funded by Vatenfall as part of the Pen y Cymoedd Wind farm project	Complete					
TO4/3	Great Dragon Ride Route			Funded through ROWIP grant administered by NRW	Completed May 2012					
Policy TR 1 - Transport Proposals										
TR1/1	Baglan Energy Park Link Road	Baglan		£7.3 m scheme, funded by RTP / JTP, NPT and developer contributions	Complete March 2015					
TR1/2	Coed Darcy Southern Access Road	Llandarcy		St Modwen & Private Sector. Funding and delivery secured as part of the S.106 agreement	Planning permission approved. The Coed Darcy Southern Access Road is scheduled for completion before the occupation of the 501st unit or by July 2017 whichever is the sooner					

Policy Reference	Location	Settlement	Amount of Development	Lead Organisation & Funding	Status 2015	Phasing				
						2011-14	2014-17	2017-20	2020-23	2023-26
TR1/3	Ffordd Amazon (Stage 2)	Llandarcy		Funded through WG, ERDF & St Modwen, supported through NPT	Complete early 2013					
TR1/4	Junction 43, M4 Improvements	Llandarcy		Phased programme of improvements to be funded and delivered in line with the S.106 agreement	Site preparation works complete and highway works commenced					
TR1/5	Harbour Way (PDR)	Port Talbot		Approx. £108m scheme, WG & Convergence funded	Complete late 2013					
TR1/6	Integrated Transport Hub (Port Talbot)	Port Talbot		Funded by RTP / JTP and National Stations Improvement Programme which includes WG and Convergence funding	New Port Talbot Parkway station scheme commenced & due to be completed during 2016					
TR1/7	Amman Valley Cycle Way	Amman Valley		Funded through RTP / JTP	Commenced					
TR1/8	Afan Valley Trail (Port Talbot to Afan Valley)	Port Talbot		VRP, All Wales Coastal Footpath, Tidy Towns, BBC Breathing Spaces, NPT Capital, Forestry Commission, Welsh Water, Barratts S.106	Completed March 2013					
TR1/9	Park & Share, Junction 38 (M4) Margam	Port Talbot		NPT & WG	Masterplan for area to include scheme being prepared					

6.2 Monitoring and Review

6.2.1 The Planning and Compulsory Purchase Act requires authorities to keep under review those matters that may affect the planning and development of their areas. This process of monitoring constitutes the regular, continuous and systematic collection and analysis of information to measure and assess policy implementation, effectiveness and impact through the use of a monitoring framework. The framework establishes a range of issues that need to be addressed and incorporates the gathering, organisation and analysis of information.

6.2.2 Monitoring is an increasingly important aspect of evidence based policy making and monitoring systems are key mechanisms in developing a fuller understanding of the issues that impact upon communities and the extent to which existing policies are meeting their stated objectives leading to more effective future policy formulation. Components of the monitoring framework include:

- Identifying data needs and requirements;
- Data capture;
- Data analysis;
- Identification of targets; and
- Identification of indicators.

6.2.3 The monitoring framework will allow for an ongoing assessment of whether the underlying LDP objectives remain valid or whether the prevailing economic, social or cultural circumstances have significantly altered. It provides the means by which progress towards meeting policy objectives can be measured and whether specific policies are being implemented in the anticipated manner. In essence, the framework will allow an assessment of whether the implementation of the LDP has been, or is being, successfully achieved.

The Annual Monitoring Report

6.2.4 The Authority is required to produce an Annual Monitoring Report (AMR) on its LDP. The AMR will identify any policy that is not being implemented in the anticipated manner. It will outline steps that the Council intends to take to secure the implementation of the policy in question and any revisions to the LDP to replace or amend the policy.

6.2.5 The AMR will provide an assessment of whether the underlying LDP strategy remains sound, the impact of policies at the local and wider level and whether policies and related targets have been met or progress is being made towards meeting them.

Monitoring Indicators

6.2.6 The monitoring framework has been structured around the strategic policies.

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6.2.7 A series of monitoring indicators have been established that will allow the measurement of policy effectiveness and impact. Local Development Plan Regulation 37 prescribes the following two indicators that must be included within the AMR:

- The housing land supply taken from the current Housing Land Availability Study (TAN 1); and
- The number of net additional affordable and general market dwellings built in the LPA area (TAN 2).

6.2.8 Other core indicators are set out in national guidance and have been incorporated into the monitoring framework.

6.2.9 Additionally, a range of further local indicators have been developed which relate to the Neath Port Talbot context and to the specific requirements of individual strategic policies and objectives. Finally, a number of contextual indicators have been included which often relate to broader economic, social or cultural issues that the LDP may not be able to influence to any great degree. Nevertheless, account needs to be taken of these broad factors that may be national or international in nature as they may impact upon the way policy is implemented at the local level.

Targets

6.2.10 Where practicable, realistic and achievable targets are identified for each indicator, together with the identification of the point or level at which any deviation from the identified target will trigger the need for action to be taken.

6.2.11 Targets can be broadly grouped into three principal categories:

- Numerical or Quantum Targets - these might relate to the scale of development proposed (e.g. the level of anticipated housing development) and could be expressed as a single numerical value, as a series or range of values or as a percentage;

- Outcome Targets - these would relate to a particular outcome that the policy or policies in question aim to bring about or to prevent from occurring; and
- Proposal Specific Targets - these relate to specific development proposals (e.g. a highway scheme), where the target will be to deliver the proposal in question within the Plan period or by a specifically defined point in time.

Actions

6.2.12 It is not necessarily anticipated that a failure to meet an established target will automatically result in a review of the policy in question. The first course of action would normally include a thorough analysis of the reason or reasons for the failure and a broader assessment of the implications as far as the successful implementation of the LDP is concerned.

6.2.13 There will be cases where effective policy implementation will be a key factor in determining how successful the LDP will be in achieving the strategic aims and objectives. In such cases (e.g. in relation to new housing development where delivery will need to occur throughout the Plan period), it will be important to ensure that delivery remains on track in order to achieve the policy aims by the end of the Plan period. Here, missing one specifically identified target would represent an opportunity to assess the policy to establish the causes of the lower than anticipated level of performance. However, missing a further target could significantly impact on the ability of the Plan to achieve its stated aims and objectives and would require a review of that particular policy.

Assessment	Action
The indicators point to the successful implementation of the Policy.	No further action required. Monitoring to continue.
LDP policies are not being implemented in the intended manner.	Officer and/or Member training may be required.
Indicators suggest the need for further guidance in addition to those identified in the Plan.	Supplementary Planning Guidance may be required.
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected.	Further research and investigation required.
The indicators are suggesting that the strategic policy is not being implemented.	Following confirmation, the policy will be subject to a review process.
The indicators are suggesting that LDP strategy is not being implemented.	Following confirmation, the LDP will be subject to a review process.

6.2.14 Table 6.2 sets out the Monitoring Framework for the LDP.

Table 6.2 Monitoring Framework

Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP1-Climate Change / Issue: Addressing the causes of climate change through more cohesive and efficient settlements and settlement patterns				
Policy: BE 1 Objective: 1 SA Objectives: 1,2,6,7	Local Indicator: The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved	The average density permitted on sites allocated within Policy H1 falls below 35 units per hectare, unless it aligns with the policy framework	NPTCBC Planning Policy & Development Management Databases
Policy: BE 1 Objective: 1 SA Objectives: 1,2,6,7	Local Indicator: The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	An average density of 30 dwellings per hectare on allocated sites within the VSA should be achieved	The average density permitted on sites allocated within Policy H1 falls below 30 units per hectare, unless it aligns with the policy framework	NPTCBC Planning Policy & Development Management Databases
Policies: SP 16 BE 1 Objective: 1 SA Objectives: 1,2	Local Indicator: Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	The loss of greenfield land contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP1-Climate Change / Issue: Addressing the causes of climate change by encouraging freight & commercial transport by alternatives to road				
Policies: SP 20 TR 4 Objective: 1 SA Objectives: 1,5	Local Indicator: The number of applications permitted within safeguarded freight facility locations	No applications permitted on sites safeguarded for the transportation of freight contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP1-Climate Change / Issue: Addressing the consequences of climate change by guiding development away from land that is at risk from flooding				
Objective: 1 SA Objective: 1	Local Indicator: The number of applications permitted within C1 floodplain areas	No applications permitted for highly vulnerable development within C1 floodplain areas that does not meet all the TAN15 tests	One application permitted for highly vulnerable development that does not meet all the TAN15 requirements	NPTCBC Planning Policy & Development Management Database Natural Resources Wales data
	Local Indicator: The number of applications permitted within C2 floodplain areas	No applications permitted for highly vulnerable development within C2 floodplain areas	One application permitted for highly vulnerable development	NPTCBC Planning Policy & Development Management Databases Natural Resources Wales data
Strategic Policy: SP2-Health / Issue: Addressing health and sickness issues through the retention of accessible leisure, recreational, health, social and community facilities				
Policies: SP 10 OS 2 SC 2 Objective: 2 SA Objectives: 6,7	Local Indicators: The net change, type and spatial distribution of open space & community facilities	No loss of facilities permitted contrary to the policy framework	One facility lost contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases

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Cross Reference	Indicators	Target	Trigger Point	Data Source
Policy: BE 1 Objectives: 23,24 SA Objective: 4	Local Indicator: The number of applications refused on design grounds	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Design	To prepare the SPG relating to Design by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy
Strategic Policy: SP3 - Sustainable Communities / Issue: Promoting sustainable and cohesive communities by identifying a settlement hierarchy				
Policy: SP 2 SC 1 Objectives: 3,4 SA Objectives: 2,6	Core Indicator: Amount of major retail, office and leisure development permitted in town centre & in out-of-town centres	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP3 - Sustainable Communities / Issue: Promoting sustainable and cohesive communities by resisting inappropriate development outside settlement limits				
Policy: SP 2 SC 1 Objectives: 3,4 SA Objectives: 2,6	Local Indicator: The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	One application permitted outside settlement limits contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP4 - Infrastructure / Issue: Infrastructure provision and the impact of new development on existing communities				
Policy: I1 Objectives: 3,4,7,9,22,25 SA Objectives: 2,8	Local Indicator: The number of applications permitted where new or improved infrastructure has been secured through developer contributions	New development will address the impact on communities through the provision of new or improved infrastructure where appropriate	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Planning Obligations	To prepare the SPG relating to Planning Obligations by October 2016	The SPG is not prepared by October 2016	NPTCBC Planning Policy

Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP5 - Development in the Coastal Corridor Strategy Area / Issue: To make provision for the majority of new housing development along the Coastal Corridor				
Policies: SP 7 H 1 Objective: 5 SA Objectives: 2,6	Local Indicator: The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area	Sites have been allocated within Policy H1 for the provision of 5,690 new housing units within the Coastal Corridor Strategy Area over the Plan period Annual Targets: 2011/12: 152 2012/13: 134 2013/14: 216 2014/15: 268 2015/16: 318 2016/17: 379 2017/18: 495 2018/19: 553 2019/20: 518 2020/21: 513 2021/22: 502 2022/23: 468 2023/24: 412 2024/25: 387 2025/26: 375	The number of new housing units provided within the Coastal Corridor Strategy Area falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP5 - Development in the Coastal Corridor Strategy Area / Issue: Allocation of a Strategic Regeneration Area at Coed Darcy				
Policies: SP 7 SRA 1 H 1 Objective: 5 SA Objectives: 2,6,8	Local Indicator: The amount & type of new development permitted & delivered within Coed Darcy Strategic Regeneration Area	To provide 2,400 new housing units by 2026 Annual Targets: 2011/12: 0 2012/13: 3 2013/14: 72 2014/15: 100 2015/16: 125 2016/17: 140 2017/18: 170 2018/19: 190 2019/20: 215 2020/21: 215 2021/22: 215 2022/23: 225 2023/24: 235 2024/25: 245 2025/26: 250	The number of new housing units provided within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases

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Cross Reference	Indicators	Target	Trigger Point	Data Source
Policies: SP 11 SRA 1 EC1/3 Objective: 5 SA Objectives: 2,6,8	Local Indicator: The amount & type of new development permitted & delivered within Coed Darcy Strategic Regeneration Area	A minimum of 4 Ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.66 Ha to be developed over any 2 year period	The amount of land developed for employment uses within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Policy: TR1/2 Objectives: 21,22 SA Objective: 6	Local Indicator: The amount & type of new development permitted & delivered within Coed Darcy Strategic Regeneration Area	To deliver the Coed Darcy Southern Access Road in accordance with the timeframe identified within the S.106 agreement	The Coed Darcy Southern Access Road is not delivered in accordance with the timeframe identified within the S.106 agreement	NPTCBC Planning Policy Other Council Departments
Policy: TR1/4 Objectives: 21,22 SA Objective: 6	Local Indicator: The amount & type of new development permitted & delivered within Coed Darcy Strategic Regeneration Area	To deliver the Junction 43 (M4) Improvements in a phased manner in accordance with the timeframe identified within the S.106 agreement	The Junction 43 (M4) is not delivered in accordance with the timeframe identified within the S.106 agreement	NPTCBC Planning Policy Other Council Departments
Strategic Policy: SP5 - Development in the Coastal Corridor Strategy Area / Issue: Allocation of a Strategic Regeneration Area at Harbourside				
Policies: SP 7 SRA 2 H 1 Objective: 5 SA Objectives: 2,6,8	Local Indicator: The amount & type of new development permitted & delivered within Harbourside Strategic Regeneration Area	To provide 385 new housing units by 2026 Annual Targets: 2011/12: 0 2012/13: 0 2013/14: 0 2014/15: 0 2015/16: 35 2016/17: 0 2017/18: 10 2018/19: 30 2019/20: 30 2020/21: 50 2021/22: 50 2022/23: 50 2023/24: 50 2024/25: 50 2025/26: 30	The number of new housing units provided within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Policies: SP 11 SRA 2 EC1/4 Objective: 5 SA Objectives: 2,6,8	Local Indicator: The amount & type of new development permitted & delivered within Harbourside Strategic Regeneration Area	A minimum of 7 Ha of land will be developed during the Plan period for employment uses with a minimum of 0.46 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 Ha to be developed over any 2 year period	The amount of land developed for employment uses within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Policy: R1/3 Objective: 13 SA Objectives: 2,6,8	Local Indicator: The amount & type of new development permitted & delivered within Harbourside Strategic Regeneration Area	To deliver the retail development at Harbourside SRA in accordance with the Port Talbot Harbourside & Town Centre Development Framework	The retail development at Harbourside SRA is not delivered in accordance with the Port Talbot Harbourside & Town Centre Development Framework	NPTCBC Planning Policy & Development Management Databases

Cross Reference	Indicators	Target	Trigger Point	Data Source
Policy: TR1/4 Objectives: 21,22 SA Objective: 6	Local Indicator: The amount & type of new development permitted & delivered within Harbourside Strategic Regeneration Area	To deliver Harbour Way (PDR)	COMPLETE	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Port Talbot Harbourside & Town Centre Development Framework	To prepare the SPG relating to Port Talbot Harbourside & Town Centre Development Framework by October 2016	The SPG is not prepared by October 2016	NPTCBC Planning Policy
Strategic Policy: SP5 - Development in the Coastal Corridor Strategy Area / Issue: To promote mixed-use regeneration schemes - Neath Town Centre				
Policies: SP 7 CCRS1/1 H 1/7 Objective: 5 SA Objectives: 6,8	Local Indicator: The amount of new development permitted & delivered within Neath Town Centre Mixed-Use Regeneration Scheme	To deliver 50 new housing units with anticipated commencement from 2016/17	The housing development within Neath Town Centre Mixed-Use Regeneration Scheme is not delivered from 2016/17	NPTCBC Planning Policy & Development Management Databases
Policies: SP 12 CCRS1/1 R 1/1 Objective: 5 SA Objectives: 6,8	Local Indicator: The amount of new development permitted & delivered within Neath Town Centre Mixed-Use Regeneration Scheme	To deliver the retail element of the Neath Town Centre Regeneration Scheme: Phase 1 - By 2016 (Currently under construction) Phase 2 - By 2020	The retail element of the Neath Town Centre Regeneration Scheme is not delivered in accordance with the identified timescales	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP5 - Development in the Coastal Corridor Strategy Area / Issue: To promote mixed-use regeneration schemes - Glanafan Comprehensive School				
Policies: SP 7 CCRS1/2 H1/17 Objective: 5 SA Objectives: 6,8	Local Indicator: The amount of new development permitted & delivered within Glanafan Comprehensive School Mixed-Use Regeneration Scheme	To deliver 50 new housing units with anticipated commencement from 2017/18	The housing development within Glanafan Comprehensive School Mixed-Use Regeneration Scheme is not delivered from 2017/18	NPTCBC Planning Policy & Development Management Databases
Policies: SP 12 CCRS1/2 R 1/2 Objective: 5 SA Objectives: 6,8	Local Indicator: The amount of new development permitted & delivered within Glanafan Comprehensive School Mixed-Use Regeneration Scheme	To deliver the retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot by 2020	The retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot is not delivered by 2020	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP5 - Development in the Coastal Corridor Strategy Area / Issue: To promote mixed-use regeneration schemes - Afan Lido				
Policies: SP 7 CCRS1/3 H 1/19 Objective: 5 SA Objectives: 6,8	Local Indicator: The amount of new development permitted & delivered within Afan Lido Mixed-Use Regeneration Scheme	To deliver 150 new housing units with anticipated commencement from 2016/17	The housing development within Afan Lido Mixed-Use Regeneration Scheme is not delivered from 2016/17	NPTCBC Planning Policy & Development Management Databases
Policy: CCRS1/3 Objective: 5 SA Objectives: 6,8	Local Indicator: The amount of new development permitted & delivered within Afan Lido Mixed-Use Regeneration Scheme	To deliver a tourism / recreation development at Afan Lido by 2020	The tourism / recreation development at Afan Lido is not delivered by 2020	NPTCBC Planning Policy & Development Management Databases

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Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP5 - Development in the Coastal Corridor Strategy Area / Issue: To deliver a University Campus at Fabian Way				
Policy: CCUC 1 Objective: 5 SA Objectives: 6,8	Local Indicator: The number of applications permitted at the Bay Campus for uses contrary to the policy framework	The Swansea University Science and Innovation Campus to be delivered by 2015: Work to commence May 2013 First buildings completed May 2014 All non-residential buildings completed May 2015 Student accommodation completed September 2015	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP6 - Development in the Valleys Strategy Area / Issue: To deliver housing development within the Valleys Strategy Area				
Policies: SP 7 VRS 1 H 1 Objective: 6 SA Objectives: 2,6,8	Local Indicator: The number of new housing units permitted and delivered within the Valleys Strategy Area	Sites have been allocated within Policy H1 for the provision of 1,435 new housing units over the Plan period Annual Targets: 2011/12: 61 2012/13: 108 2013/14: 44 2014/15: 60 2015/16: 90 2016/17: 112 2017/18: 92 2018/19: 75 2019/20: 122 2020/21: 125 2021/22: 117 2022/23: 117 2023/24: 112 2024/25: 126 2025/26: 74	The number of new housing units provided within the Valleys Strategy Area falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases

Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP6 - Development in the Valleys Strategic Area / Issue: Pontardawe Strategic Growth Area				
Policies: SP 7 H 1 Objective: 6 SA Objectives: 2,6,8	Local Indicator: The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area	Sites have been allocated within Policy H1 for the provision of 664 new housing units over the Plan period Annual Targets: 2011/12: 0 2012/13: 46 2013/14: 30 2014/15: 38 2015/16: 65 2016/17: 92 2017/18: 72 2018/19: 50 2019/20: 66 2020/21: 50 2021/22: 40 2022/23: 40 2023/24: 35 2024/25: 40 2025/26: 0	The number of new housing units provided within the Pontardawe Strategic Growth Area falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP6 - Development in the Valleys Strategic Area / Issue: Upper Neath Valley Strategic Growth Area				
Policies: SP 7 VRS 1 H 1 Objective: 6 SA Objectives: 2,6,8	Local Indicator: The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area	Sites have been allocated within Policy H1 for the provision of 264 new housing units over the Plan period Annual Targets: 2011/12: 5 2012/13: 0 2013/14: 9 2014/15: 2 2015/16: 0 2016/17: 0 2017/18: 0 2018/19: 0 2019/20: 21 2020/21: 45 2021/22: 37 2022/23: 37 2023/24: 37 2024/25: 36 2025/26: 35	The number of new housing units provided within the Upper Neath Valley Strategic Growth Area falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP6 - Development in the Valleys Strategic Area / Issue: Park Avenue, Glynneath Mixed-Use Regeneration				
Policies: SP 7 VRS 1/1 H 1 Objective: 6 SA Objectives: 2,6,8	Local Indicator: The amount of new development permitted & delivered within the Park Avenue, Glynneath Mixed-Use Regeneration Scheme	To provide 150 new housing units with anticipated commencement from 2020/21	The housing development within the Park Avenue, Glynneath Mixed-Use Regeneration Scheme is not delivered from 2020/21	NPTCBC Planning Policy & Development Management Databases

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Cross Reference	Indicators	Target	Trigger Point	Data Source
Policies: SP 12 VRS 1/1 R 1/4 Objective: 6 SA Objectives: 6,8	Local Indicator: The amount of new development permitted & delivered within the Park Avenue, Glynneath Mixed-Use Regeneration Scheme	To deliver the retail element of a mixed use development at Park Avenue, Glynneath in accordance with the Park Avenue, Glynneath SPG	The retail element of a mixed use development at Park Avenue, Glynneath is not delivered in accordance with the Park Avenue, Glynneath SPG	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Park Avenue, Glynneath	To prepare the SPG relating to Park Avenue, Glynneath by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy
Strategic Policy: SP6 - Development in the Valleys Strategic Area / Issue: Encouraging Employment Uses including Live-Work units				
Policies: SP 11 EC 5 EC 6 Objective: 6 SA Objectives: 6,8	Local Indicator: The number of live-work proposals permitted	An increase in the number of live-work units permitted	No increase in the number of live-work units permitted for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP6 - Development in the Valleys Strategic Area / Issue: Tourism development				
Policies: SP 13 TO3/1 Objective: 6 SA Objectives: 6,8	Local Indicator: The number of applications permitted at Rheola	The allocation at Rheola will be delivered by 2021	The allocation at Rheola is not delivered by 2021	NPTCBC Planning Policy & Development Management Databases
THEME: BUILDING HEALTHY, SUSTAINABLE COMMUNITIES				
Strategic Policy: SP7 - Housing Requirement / Issue: To deliver sufficient housing to meet the economic-led growth strategy				
Policy: SP 2 H 1 Objective: 7 SA Objective: 6	Core Indicator: The number of net additional affordable and general market dwellings built in the LPA area	A total provision of 8,760 new housing units will be made in order to ensure that a minimum of 7,800 new housing units will be delivered by 2026 Annual Targets: 2011/12: 262 2012/13: 287 2013/14: 301 2014/15: 386 2015/16: 486 2016/17: 549 2017/18: 625 2018/19: 686 2019/20: 698 2020/21: 676 2021/22: 647 2022/23: 614 2023/24: 553 2024/25: 542 2025/26: 488	The number of new housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases

Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP7 - Housing Requirement / Issue: To make provision for sufficient land for new housing to meet short, medium and long term needs				
Policy: H 1 Objective: 7 SA Objective: 6	Core Indicator: The housing land supply taken from the current Housing Land Availability Study (TAN 1)	Housing land supply should not fall below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year	The housing land supply falls below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year	Annual Joint Housing Land Availability Study
Strategic Policy: SP8 - Affordable Housing / Issue: To make sufficient provision for affordable housing				
Policies: SP 2 AH 1 Objective: 8 SA Objective: 6	Core Indicator: The number of net additional affordable and general market dwellings built in the LPA area	To deliver 1,200 affordable housing units by 2026 Annual Targets: 2011/12: 7 2012/13: 5 2013/14: 22 2014/15: 37 2015/16: 72 2016/17: 90 2017/18: 115 2018/19: 130 2019/20: 124 2020/21: 120 2021/22: 111 2022/23: 102 2023/24: 90 2024/25: 89 2025/26: 86	The number of new affordable housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: Changes in residual values across the 6 sub-market areas: 1) Port Talbot 2) Neath 3) Pontardawe 4) Neath & Dulais Valleys 5) Swansea & Amman Valley 6) Afan Valley	To deliver the maximum level of affordable housing considered viable	An increase or decrease of 5% of residual value in any sub-market housing area in one year	Development Appraisal Toolkit HM Land Registry House Price Index RICS Building Cost Information Service (BCIS) Tender Prices
Policies: SP 2 AH2	Local Indicator: The number of applications permitted on affordable housing exception sites	An increase in the number of affordable housing exception sites	No increase in the number of affordable housing exception sites permitted for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Affordable Housing	To prepare the SPG relating to Affordable Housing by October 2016	The SPG is not prepared by October 2016	NPTCBC Planning Policy

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Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP9 - Gypsies & Travellers / Issue: To make sufficient Gypsy and Traveller Provision				
Policies: SP2 GT 1 GT 2 Objective: 9 SA Objective: 6	Local Indicators: The number of additional pitches provided at Cae Garw The number of proposals for Gypsy & Traveller sites permitted annually The number of unauthorised Gypsy & Traveller encampments reported annually The need for additional Gypsy & Traveller provision as identified within a GTAA	4 pitches will be provided at Cae Garw by 2017 7 pitches will be provided at Cae Garw by 2022 9 pitches will be provided (on an appropriate site / or Cae Garw) by 2026	Failure to deliver the 4 pitches at Cae Garw by 2017 Failure to deliver the 7 pitches at Cae Garw by 2022 Failure to deliver 9 pitches (on an appropriate site / or Cae Garw) by 2026	NPTCBC Planning Policy & Development Management Databases Other Council Departments
Strategic Policy: SP10 - Open Space / Issue: New Development & Open Space Provision				
Policies: SP 2 OS 1 Objective: 10 SA Objectives: 6,7	Local Indicator: The number of applications permitted for housing development that do not address the open space needs of the occupants	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	One application for new housing development of 3 or more units permitted that does not make provision for open space where there is a quantitative deficiency in open space provision	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP10 - Open Space / Issue: Protection of Existing Open Space				
Policies: SP 2 OS 2 Objective: 10 SA Objectives: 6,7	Local Indicator: The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	One application permitted resulting in the loss of open space contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Open Space & Greenspace	To prepare the SPG relating to Open Space & Greenspace by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy
THEME: PROMOTING A SUSTAINABLE ECONOMY				
Strategic Policy: SP11 - Employment Growth / Issue: To make provision for new and expanding employment developments by allocating land for employment uses				
Policy: SP 2	Local Indicator: The level of Workplace Employment in NPT Contextual Indicators: The change of Workplace Employment for Wales & UK The level & rate of employment in NPT The level & rate of employment for Wales & UK	Principal Target: A net gain of 3,850 jobs up to 2026 Interim Targets: 2011/14: - 1,458 2014/17: +1,326 2017/20: +1,326 2020/23: +1,326 2023/26: +1,326 Annual Target: An average gain of 442 jobs per annum from 2014 over the remainder of the Plan period with a cumulative target of 884 jobs over any 2 year period	The level of jobs growth deviates from the cumulative target of 884 jobs over any 2 year period for 2 consecutive years	Welsh Government / Statswales Business Register Employment Survey ONS Annual Population Survey

Cross Reference	Indicators	Target	Trigger Point	Data Source
Policies: SP 2 EC1/1 EC1/2 EC1/3 EC1/4	Core Indicator: Employment land permitted on allocated sites as a % of all employment allocations	Principal Target: To develop a minimum of 32 Hectares of land on the following sites allocated for employment purposes up to 2026. Baglan Bay : 15 Ha Junction 38 : 6 Ha Coed Darcy SRA : 4 Ha Harbourside SRA : 7 Ha Interim Targets: 2011/14: 1.7 Ha (Actual) 2014/17: 7.6 Ha 2017/20: 7.6 Ha 2020/23: 7.6 Ha 2023/26: 7.6 Ha Annual Target: To develop an average of 2.5 Ha of land for employment purposes per annum over the remainder of the Plan period with a cumulative target of 5 Ha to be developed over any 2 year period	The amount of land developed for employment purposes falls below the cumulative target of 5 Ha to be developed over any 2 year period for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Policies: EC1/1	Local Indicator: The number of applications permitted for employment purposes within Baglan Bay	Principal Target: To develop a minimum of 15 Ha of land at Baglan Bay for employment purposes Interim Targets: 2011/14: 0 2014/17: 2.7 Ha 2017/20: 4.1 Ha 2020/23: 4.1 Ha 2023/26: 4.1 Ha Annual Target: To develop an average of 1.35 Ha of land at Baglan Bay for employment purposes with a cumulative target of 2.7 Ha of land to be developed over any 2 year period	The amount of land developed for employment purposes at Baglan Bay deviates from the cumulative target of 2.7 Ha to be developed over any 2 year period for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases

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Cross Reference	Indicators	Target	Trigger Point	Data Source
Policies: SP 2 EC 1 Objectives: 2, 11,12 SA Objectives: 6,7,8	Local Indicator: The net change in the amount of employment land & floorspace	Principal Target: To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026 Interim Targets: 2011/14: 7,000 sq m 2014/17: 7,000 sq m 2017/20: 7,000 sq m 2020/23: 7,000 sq m 2023/26: 7,000 sq m Annual Target: To develop an average of 2,250 sq m of employment floorspace per annum with a cumulative target of 4,500 sq m to be developed over any 2 year period	The amount of floorspace developed for employment purposes falls below the cumulative target of 4,500 sq m to be developed over any 2 year period for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Policy: SP 2	Local Indicator: The rate of economic activity for NPT Contextual Indicator: The rate of economic activity for Wales & UK	To achieve an increase in the rate of economic activity to 76% by 2026	The rate of economic activity declines for 2 consecutive years	Welsh Government / Statswales Business Register Employment Survey ONS Annual Population Survey
Policy: SP 2	Local Indicator: The rate of unemployment for NPT Contextual Indicator: The rate of unemployment for Wales & UK	To achieve a decrease in the unemployment rate to 6.9% by 2026	The rate of unemployment increases for 2 consecutive years	Welsh Government / Statswales Business Register Employment Survey ONS Annual Population Survey
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework	To prepare the SPG relating to Baglan Bay Development Framework by October 2016	The SPG is not prepared by October 2016	NPTCBC Planning Policy
Strategic Policy: SP11 - Employment Growth / Issue: To support and safeguard existing employment uses				
Policies: SP 2 EC 2 EC 3 EC 4 EC 5 Objectives: 6,11,12 SA Objectives: 6,8	Local Indicator: The number of applications permitted on safeguarded sites contrary to the policy framework	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases

Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP12 - Retail / Issue: The protection of appropriate retail and mixed uses in retail hierarchy				
Policies: SP 2 R 2 R 3 Objective: 13 SA Objectives: 6,8	Local Indicator: The number of applications permitted for retail development contrary to the defined retail hierarchy	No applications permitted for retail development contrary to the policy framework	One application permitted for retail development contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP12 - Retail / Issue: Small scale retail proposals				
Policies: SP 2 R 3 Objective: 6 SA Objectives: 6,8	Local Indicator: The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	No increase in the number of small scale retail proposals permitted for 2 consecutive years	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP13 - Tourism / Issue: Provide a flexible approach to tourism proposals in the open countryside				
Policy: TO 1 Objective: 14 SA Objectives: 6,8	Local Indicator: The number of applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	One application permitted for tourism proposals contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP13 - Tourism / Issue: Resisting proposals which would result in the loss of tourism facilities				
Policy: TO 2 Objective: 14 SA Objectives: 6,8	Local Indicator: The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework	One application permitted resulting in the loss of tourism facilities contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP13 - Tourism / Issue: The provision of new & improved Walking and Cycling Routes				
Policies: SP 2 TO4/1 TO4/2 TO4/3 Objective: 14 SA Objectives: 6,7	Local Indicator: The development of a range of improved walking & cycling routes	Completion of the Wales Coast Path by 2012	COMPLETE	NPTCBC Planning Policy & Development Management Databases
		Completion of the Cognation Mountain Bike Trails by 2013	COMPLETE	NPTCBC Planning Policy & Development Management Databases
		Completion of the Great Dragon Ride Route by 2012	COMPLETE	NPTCBC Planning Policy & Development Management Databases
THEME: VALUING OUR ENVIRONMENT				
Strategic Policy: SP14 - The Countryside & the Undeveloped Coast / Issue: Protection of the Undeveloped Coast, Green Wedges & Special Landscape Areas				
Policies: EN 1 EN 2 EN 3 Objective: 15 SA Objective: 2	Local Indicator: The number of applications permitted within the undeveloped coast, special landscape areas & green wedges contrary to the policy framework	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Landscape and Seascape	To prepare the SPG relating to Landscape and Seascape by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy

Section 6 Implementation and Monitoring

Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP15 - Biodiversity & Geodiversity / Issue: To protect nationally & internationally designated sites & site of regional & local importance				
Policy: EN 6 Objective: 15 SA Objectives: 2,3	Local Indicator: The number of applications permitted on nationally & internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Biodiversity and Geodiversity	To prepare the SPG relating to Biodiversity and Geodiversity by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy
Strategic Policy: SP16 - Environmental Protection / Issue: Environmental protection				
Policies: SP 2 EN 8 Objectives: 16,17 SA Objectives: 2,5	Local Indicator: The number of applications permitted within the AQMA contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP16 - Environmental Protection / Issue: To protect the Central Port Talbot Area from breaches in air quality objectives				
Policies: SP 2 EN 9 Objectives: 16,17 SA Objectives: 5,7	Local Indicator: The number of applications permitted not accompanied by a Construction Management Plan	No breaches of air quality should occur during the construction phase contrary to the submitted and agreed Construction Management Plan	One or more breaches of air quality occurring during the construction phase contrary to the submitted and agreed Construction Management Plan	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Pollution	To prepare the SPG relating to Pollution by October 2016	The SPG is not prepared by October 2016	NPTCBC Planning Policy
Strategic Policy: SP16 - Environmental Protection / Issue: Quiet Areas				
Policies: SP 2 EN 10 Objectives: 16,17 SA Objectives: 5,7	Local Indicator: The number of applications permitted within designated Quiet Areas	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP17 - Minerals / Issue: Maintaining a minimum supply of aggregate throughout the Plan period				
Objective: 18 SA Objective: 2	Core Indicator: The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN) Local Indicator: Aggregates land supply	A 10 year landbank of crushed rock to be retained throughout the Plan period	A 10 year landbank of crushed rock is not retained throughout the Plan period	NPTCBC Planning Policy Database SWRAWP Annual Monitoring Reports

Cross Reference	Indicators	Target	Trigger Point	Data Source
Strategic Policy: SP17 - Minerals / Issue: Safeguarding identified resources				
Policy: M 1 Objective: 18 SA Objective: 2	Local Indicator: The number of applications permitted that would sterilise a mineral resource	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Policy: M 2	Local Indicator: The number of planning applications for extraction of aggregate mineral not in line with Policy M2	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP17 - Minerals / Issue: Development in Mineral Buffer Zones				
Policy: M 3 Objective: 18 SA Objective: 2	Local Indicator: The number of applications permitted within Mineral Buffer Zones	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP18 - Renewable & Low Carbon Energy / Issue: To provide for an appropriate contribution to meeting national renewable energy targets				
Policy: RE 1 Objective: 19 SA Objective: 1	Local Indicator: The number of applications permitted for renewable energy and low carbon technology development	To achieve TAN 8 SSA capacity targets and to encourage where appropriate all forms of renewable energy and low carbon technology development	No increase in the number of renewable energy schemes permitted is recorded	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP18 - Renewable & Low Carbon Energy / Issue: Renewable & Low Carbon Energy in New Development				
Policy: RE 2 Objective: 19 SA Objective: 1	Local Indicator: The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Renewable & Low Carbon Energy	To prepare the SPG relating to Renewable & Low Carbon Energy by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy
Strategic Policy: SP19 - Waste Management / Issue: Waste Management in New Development				
Policy: W 3 Objective: 20 SA Objective: 2	Local Indicator: The number of applications permitted accompanied by Site Waste Management Plans	All new development proposals falling within the terms of the Policy W3 should produce Site Waste Management Plans	One application permitted contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The number of waste facilities permitted and refused on employment sites	To ensure appropriate supply of employment sites for waste	One application refused on an employment site considered suitable for waste	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The amount of land and facilities to cater for waste in NPT	To maintain sufficient land and facilities to cater for waste in NPT (to be confirmed at a regional level in accordance with TAN 21)	Triggers to be established at a regional level in accordance with TAN 21	NPTCBC Planning Policy & Development Management Databases

Section 6 Implementation and Monitoring

Cross Reference	Indicators	Target	Trigger Point	Data Source
THEME: ACHIEVING SUSTAINABLE ACCESSIBILITY				
Strategic Policy: SP20 - Transport Network / Issue: Highway Network Enhancements				
Policies: SP 2 TR1/1 TR1/2 TR1/3 TR1/4 TR1/5 Objectives: 21,22 SA Objective: 6	Local Indicator: The delivery of the Baglan Energy Park Link Road	The Baglan Energy Park Link Road is delivered by early 2015	COMPLETE	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The delivery of the Coed Darcy Southern Access Road	The Coed Darcy Southern Access Road is delivered in accordance with the terms of the S.106 agreement	The Coed Darcy Southern Access Road is not complete before the occupation of the 501st unit or by July 2017 whichever is the sooner	NPTCBC Highways Department
	Local Indicator: The delivery of the Ffordd Amazon (Phase 2)	The Ffordd Amazon (Phase 2) is delivered by 2014	COMPLETE	
	Local Indicator: The delivery of the Junction 43 (M4) Improvements	The Junction 43 (M4) Improvements are delivered in a phased manner in accordance with the terms of the S.106	The Junction 43 (M4) Improvements are not delivered in accordance with the terms of the S.106 (Under construction 2015)	
	Local Indicator: The delivery of the Harbour Way (PDR)	The Harbour Way (PDR) is delivered by 2014	COMPLETE	
Strategic Policy: SP20 - Transport Network / Issue: Public Transport Station Improvements				
Policies: SP 2 TR1/6 Objectives: 21,22 SA Objective: 6	Local Indicator: To deliver the Integrated Transport Hub, Port Talbot	To deliver the project by 2018	The Integrated Transport Hub scheme is not delivered by 2018	NPTCBC Planning Policy Other Council Departments
Strategic Policy: SP20 - Transport Network / Issue: Walking and Cycling Routes				
Policies: SP 2 TR1/7 TR1/8 Objectives: 21,22 SA Objective: 6	Local Indicator: The completion of the Amman Valley Cycle Way project	The Amman Valley Cycle Way project to be delivered by 2014	PART COMPLETE	NPTCBC Planning Policy
	Local Indicator: The completion of the Afan Valley Trail (Port Talbot to Afan Valley)	The Afan Valley Trail (Port Talbot to Afan Valley) to be delivered by 2013	COMPLETE	Other Council Departments
Strategic Policy: SP20 - Transport Network / Issue: Park & Share Site				
Policies: SP 2 TR1/9 Objectives: 21,22 SA Objective: 6	Local Indicator: To deliver a Park & Share facility at Junction 38(M4) Margam	To deliver the project by 2020	The Park & Share facility at Junction 38(M4) Margam is not delivered by 2020	NPTCBC Planning Policy Other Council Departments
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Parking	To prepare the SPG relating to Parking by October 2016	The SPG is not prepared by October 2016	NPTCBC Planning Policy

Cross Reference	Indicators	Target	Trigger Point	Data Source
THEME: RESPECTING DISTINCTIVENESS				
Strategic Policy: SP21 - Built Environment & Historic Heritage / Issue: Safeguarding features of Local Importance				
Policies: BE 2 BE 3 Objectives: 23,24 SA Objective: 4	Local Indicator: The number of applications permitted impacting upon buildings & features of local, architectural or cultural importance	No applications permitted contrary to the policy framework	One application permitted for development contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to The Historic Environment	To prepare the SPG relating to The Historic Environment by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy
Strategic Policy: SP21 - Built Environment & Historic Heritage / Issue: Protecting Conservation Areas & Other Designated Sites				
Policy: BE 1 Objectives: 23,24 SA Objective: 4	Local Indicator: The number of applications permitted within Conservation Areas & other designated sites	No applications permitted contrary to the policy framework	One application permitted for development contrary to the policy framework	NPTCBC Planning Policy & Development Management Databases
Strategic Policy: SP22 - Welsh Language / Issue: Development in Language Sensitive Areas				
Policy: WL 1 Objectives: 6,25 SA Objective: 6	Local Indicator: The number of applications permitted accompanied by a Language Action Plan	No applications permitted within the Language Sensitive Areas without addressing welsh language issues	One application permitted within the Language Sensitive Areas without addressing welsh language issues	NPTCBC Planning Policy & Development Management Databases
	Local Indicator: The preparation of Supplementary Planning Guidance relating to Development & the Welsh Language	To prepare the SPG relating to Development & the Welsh Language by April 2017	The SPG is not prepared by April 2017	NPTCBC Planning Policy



Section 7
**Supplementary
Planning Guidance**



7 Supplementary Planning Guidance

7.0.1 The Council considers that the LDP contains sufficient information and policies to provide the basis for the determination of planning applications through the development management process. Notwithstanding this, opportunities have been identified throughout the Plan for further detailed guidance to be provided on particular issues.

7.0.2 Selective use of Supplementary Planning Guidance (SPG) is a means of setting out more detailed topic or site specific guidance on the way in which the policies of the LDP will be applied in particular circumstances or areas. While only policies in the LDP have special status in determining planning applications⁽²⁸⁾, SPG may be taken into account as a material consideration.

7.0.3 The Council has therefore produced the following list of SPG which it intends to produce and/or update during the course of the Plan period. For clarity, the LDP policy number which the SPG will further clarify is given along with an anticipated date of publication.

7.0.4 Upon adoption and implementation of the LDP it may become apparent that further SPG is required to clarify certain policies in the Plan. The Council therefore may need to issue additional SPG to those outlined in the table.



²⁸ Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Table 7.1 Supplementary Planning Guidance

Policy Reference	Policy Name	Supplementary Planning Guidance	Anticipated Date of Publication
I1	Infrastructure Requirements	Planning Obligations	October 2016
SRA2	Harbourside Strategic Regeneration Area	Port Talbot Harbourside & Town Centre Development Framework	April 2017
VRS1	Valleys Regeneration Scheme	Park Avenue Development Framework	April 2017
AH1	Affordable Housing	Affordable Housing	October 2016
OS1	Open Space Provision	Open Space & Greenspace	April 2017
EC1	Employment Allocations	Baglan Bay Development Framework	October 2016
EN2	Special Landscape Areas	Landscape and Seascape	April 2017
EN6	Important Biodiversity and Geodiversity Sites	Biodiversity and Geodiversity	April 2017
EN8	Pollution and Land Stability	Pollution	October 2016
EN9	Developments in the Central Port Talbot Area		
RE2	Renewable and Low Carbon Energy in New Development	Renewable & Low Carbon Energy	April 2017
SP20	Transport Network	Parking	October 2016
BE1	Design	Design	April 2017
BE2	Buildings of Local Importance	The Historic Environment	April 2017
WL1	Development in Language Sensitive Areas	Development and the Welsh Language	April 2017

Appendices



Appendix A Policy H1 Housing Sites

A.0.1 Central to the strategy is the delivery and implementation of the housing sites listed in Policy H1. Brief descriptions of these sites are provided in the following table together with an overview of site specific delivery and implementation issues, including information, where this is known, of site constraints, necessary mitigation / compensation measures and the potential S106 / infrastructure requirements that will be needed in order to bring the sites forward for development.

A.0.2 It should be emphasised however that the information presented is not definitive and represents a snapshot in time which critically is based on the best available information at the time of LDP adoption. Developers are therefore encouraged to enter into discussions at the earliest possible stage with Development Management officers [planning@npt.gov.uk] prior to submitting a formal planning application. Such pre-application discussions will provide a valuable opportunity for all parties to consider the scope and impact of the development proposal and any site specific constraints and infrastructure requirements that exist.

A.0.3 In respect of those Landbank sites [H1/LB/*] that are either under-construction, nearing completion or complete, all matters relating to site constraints and infrastructure requirements would have been addressed at the detailed planning application stage and/or prior to the construction phase and consequently are not repeated here. In respect of those Landbank sites where the construction phase has not yet commenced, the detail provided has been restricted to, and derived from, the relevant planning consent.



Table A.1 Policy H1 Housing Sites

Site	Site Description	Site Characteristics - Opportunities & Constraints
NEATH SPATIAL AREA		
H1/1 Gorffwysfa Care Home, Bryncoch	<p>The brownfield site is located on the northernmost edge of the settlement of Bryncoch and is adjacent to the A474 Neath Road, which is the principal route between urban Neath and Pontardawe to the north.</p> <p>The site offers a redevelopment opportunity on land which is currently occupied by a number of buildings which comprise the Gorffwysfa Residential Care Home. The facility is scheduled to close as a result of the Council's 'Transforming Older Person's Services Scheme' and residents are to transfer to a new purpose built facility in the locality.</p>	<ul style="list-style-type: none"> ● Highways - access required from Llys Gwynfryn; minor footpath improvement works required. ● Biodiversity - potential for protected species in buildings and hedgerows on site, which may require mitigation. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - high pressure gas line runs to the north of the site which requires an appropriate buffer; overhead power cable and a low pressure gas main located on site; separate means of foul and surface water disposal required. ● Contamination - desktop study required. ● Open Space Provision - financial contribution required. ● Education Provision - potential financial contribution required.
H1/2 Leiros Park Extension, Bryncoch	<p>The greenfield site adjoins an established residential area on the north eastern edge of Bryncoch with good access to Neath Town Centre and the more local facilities and services on offer.</p>	<ul style="list-style-type: none"> ● Highways - off-site highway improvements required; two points of access (Daphne Road & Leiros Park Drive) required to enable a looped highway arrangement; ● Public Transport / Connectivity - key linkages for Public Transport / cycling / pedestrian connectivity required. ● Public Rights of Way - retain landscaped buffers at elevated / prominent locations to protect vistas / views from network; ● Biodiversity - hedgerows / stone walls provide means of connectivity; retain appropriate buffer to the Rhyddings Canal; trees along the green lane are protected by a Tree Preservation Order; ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - part of site crossed by overhead power cable; hydraulic modelling / assessment required to overcome issues with water supply and connections to the sewerage network. ● Contamination - desktop study required. ● Archaeology - assessment required prior to the determination of any planning application; line of historic canal will need to be preserved. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/3 Groves Road (Phase 2), Cimla	<p>The greenfield site adjoins an established residential area and adjacent to an existing development which is under-construction [H1/LB/2 - Groves Road (Phase 1)].</p>	<ul style="list-style-type: none"> ● Highways - access to the site via the adjacent Phase 1 development. ● Biodiversity - retain appropriate development free buffer to Eastland Brook; woodland / hedgerows provide means of connectivity and should be retained where possible; potential for various species to be present. ● Affordable Housing Provision - 25% on-site requirement. ● Open Space Provision - financial contribution required. ● Education Provision - potential financial contribution required.
H1/4 Ocean View, Jersey Marine	<i>Site under-construction / nearing completion.</i>	

Site	Site Description	Site Characteristics - Opportunities & Constraints
<p>H1/5 Dwr Y Felin Lower School, Longford</p>	<p>The brownfield site is located within the existing settlement of Longford.</p> <p>The site offers a redevelopment opportunity on land which was previously occupied by Dwr Y Felin Lower School which closed as part of the Council's 'Strategic Schools Improvement Programme'.</p>	<ul style="list-style-type: none"> ● Highways - two points of access required to enable a looped highway arrangement. ● Public Transport - key linkages for Public Transport / cycling / pedestrian connectivity required. ● Public Rights of Way - retain landscaped buffers at elevated / prominent locations to protect vistas / views from network. ● Biodiversity - narrow strip of woodland adjacent to the site boundary should be retained where possible. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - part of site crossed by overhead power cable and public sewer; potential requirement to reinforce gas network; integrated drainage strategy required. ● Contamination - desktop study required. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
<p>H1/6 Hafod House Care Home, Neath</p>	<p>The brownfield site is located close to Neath Town Centre.</p> <p>The site offers a redevelopment opportunity on land which is currently occupied by a number of buildings which comprise the Hafod House Residential Care Home. The facility is scheduled to close as a result of the Council's 'Transforming Older Person's Services Scheme' and residents are to transfer to a new purpose built facility in the locality.</p>	<ul style="list-style-type: none"> ● Highways - existing means of access can be utilised. ● Biodiversity - trees on site protected by a Tree Preservation Order. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - low pressure gas main / underground electricity cables on site; separate means of foul and surface water discharge will be required. ● Contamination - desktop study required. ● Open Space Provision - financial contribution required. ● Education Provision - potential financial contribution required.
<p>H1/7 Neath Town Centre Redevelopment, Neath</p>	<p>The brownfield site comprises the land associated with the former Council offices, surface car park, Magistrates Court, Multi-story car park and two retail stores below, the row of demolished terrace houses on Water Street, land between the pedestrian path adjacent to St David's Church including the service yard, retail units and pub fronting Water Street and the Social Services building on Wind Street. It also includes the Rosser Street and High Street Car parks and a parcel of land off Wind Street.</p>	<ul style="list-style-type: none"> ● Environment - the site is in close proximity to Victoria Gardens Conservation Area, Historic Park and Garden and a number of historic buildings (e.g. St David's Church Tower) which will need careful consideration. ● Biodiversity - may be present within existing buildings, surveys required prior to demolition work. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - water main / public sewer / gas main / electricity supply cross the site. ● Contamination - desktop study required. ● Archaeology - part of the site is located within the medieval town of Neath, although significant major development may have already destroyed or substantially damaged archaeological features. An assessment or evaluation will be required. ● Noise - Church Place & Victoria Gardens are adopted quiet areas which will need careful consideration. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Education Provision - potential financial contribution required.

Site	Site Description	Site Characteristics - Opportunities & Constraints
H1/8 Crymlyn Grove (Phase 2), Skewen	<i>Site under-construction / nearing completion.</i>	
H1/9 Crymlyn Grove (Phase 3), Skewen	The greenfield site is located to the rear of the Crymlyn Parc Estate and adjacent to the LDP housing allocation (H1/8).	<ul style="list-style-type: none"> ● Highways - two points of access required to enable a looped highway arrangement. ● Biodiversity - existing hedgerows / stone walls should be retained where possible for connectivity; the north eastern part of the site is important for connectivity for reptiles and invertebrates, further assessment of reptiles, badgers and Himalayan Balsam is required; trees on the northern part of the site should be retained to screen development from the M4 Motorway - an assessment of noise in respect of the proximity of the site to the M4 will be required; the impact of site drainage on Crymlyn Bog SAC will need to be considered in detail at the planning application stage. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - an appropriate buffer to the high pressure gas pipeline will be required; overhead power lines cross the site; part of the site is at an elevation where mains water pressure cannot be guaranteed and consequently a water main supply may be required at the cost of the developer; on-site mains potentially required for sewerage connection; drainage scheme comparable with adjacent site potentially required. ● Contamination - desktop study required. ● Open Space Provision - on-site requirement; existing children's playground may need relocating to an accessible location with safe cycle / pedestrian links. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/10 Wern Goch, Skewen	The greenfield site is partly under-construction, with planning consent having been granted for the first two phases of the development, Phase 1 has been constructed and Phase 2 is under-construction.	<ul style="list-style-type: none"> ● Highways - access from Crymlyn Road restricted to 50 units; traffic-calming measures required along Crymlyn Road. ● Biodiversity - trees / hedgerows should be retained with appropriate buffer; an appropriate buffer to the watercourse will be required; careful consideration will need to be given to site drainage to determine the direction of drainage and whether there will be any effect on Crymlyn Bog SAC. ● Environment - due to proximity of the site to the M4, properties should be set back to ensure dispersal of NO₂ and a noise assessment will be required. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - water main crosses the site. ● Contamination - desktop study required. ● Connectivity - feasibility of providing a pedestrian link from the site to Tennant Park and a link to the adjacent cycle route should be considered. ● Open Space Provision - financial contribution required. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3.

Site	Site Description	Site Characteristics - Opportunities & Constraints
H1/11 Neath Road / Fairyland Road, Tonna	The gently sloping greenfield site lies adjacent to the 'Hunters Ridge' and 'Paddocks' development in Tonna and is bordered to the west by Neath Road and the south by Fairyland Road.	<ul style="list-style-type: none"> ● Highways - two points of access required to enable a looped highway arrangement; Traffic Regulation Orders may be required in order to address local highway and parking problems along Park Street and Llantwit Road. ● Biodiversity - hedgerows / boundary features should be retained where feasible; conservation verge on Fairyland Road, if affected by development, will require mitigation measures or compensation. A landscape buffer should be provided to Fairyland Road. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - electricity power lines cross the site; improved drainage scheme required; reinforcement of the gas main potentially required; hydraulic modelling / assessment required with potential improvements required to the water supply / sewerage system. ● Contamination - desktop study required. ● Archaeology - a minor archaeological restraint exists at Cefn Y Don, work will be required prior to the positive determination of a planning application. ● Connectivity - consideration should be given to the creation of a pedestrian link between the site and the children's playground on the adjacent Hunter's Ridge development. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/LB/1 Waunceirch, Bryncoch	<i>Site is complete.</i>	
H1/LB/2 Groves Road (Phase 1), Cimla	<i>Site under-construction / nearing completion.</i>	
H1/LB/3 Elba Crescent, Crymlyn Burrows	The flat, brownfield site is located adjacent to the settlement of Crymlyn Burrows and adjoins both an area of existing housing and employment.	<ul style="list-style-type: none"> ● Highways - access required off Elba Crescent along with off-site highway improvement works. ● Biodiversity - ecological survey / reptile survey required with potential requirement for mitigation. ● Environment - noise assessment / acoustic barrier fence is required; 10 metre wide landscaped buffer to site boundary required; scheme for the eradication of invasive species required. ● Affordable Housing Provision - 20% on-site requirement. ● Utilities - public sewer crosses the site; potential requirement for on / off-site water mains. ● Contamination - assessment required together with a remediation scheme as necessary. ● Open Space Provision - financial contribution required.
H1/LB/4 Area 1 Coed Darcy, Llandarcy	<i>Site under-construction.</i>	
H1/LB/5 Coed Darcy Urban Village, Llandarcy	<i>Site under-construction.</i>	

Site	Site Description	Site Characteristics - Opportunities & Constraints
H1/LB/6 Eaglesbush, Neath	The predominantly greenfield site is located at the eastern edge of Melincryddan. There are existing buildings on site which would need to be demolished.	<ul style="list-style-type: none"> ● Highways - a maximum of 50 dwellings on site; off-site highway improvement works required along with Traffic Regulation Orders. ● Biodiversity - surveys of existing buildings required; a 10 metre buffer to the adjacent woodland is required; a number of existing trees protected by a Tree Preservation Order. ● Affordable Housing Provision - requirement. ● Utilities - gas / electricity infrastructure crosses the site; a culvert exists under part of the site; potential requirement for on / off-site water mains and associated infrastructure. ● Contamination - desktop study required. ● Archaeology - potentially present on site, a programme of historic building recording / analysis and a programme of work will need to be agreed. ● Open Space Provision - financial contribution required.
H1/LB/7 Garthmor(Phase 2), Neath	<p>The elongated greenfield site represents the final phase of a larger development.</p> <p>The site is located in the established residential area of Melincryddan.</p>	<ul style="list-style-type: none"> ● Highways - traffic management scheme required. ● Biodiversity - a number of existing trees protected by a Tree Preservation Order. ● Environment - scheme for the eradication of invasive species required. ● Affordable Housing Provision - requirement. ● Utilities - public sewer / water main crosses the site; potential requirement for on / off-site water mains and associated infrastructure. ● Open Space Provision - requirement.
H1/LB/8 Briton Ferry Road, Neath	<i>Site under-construction / nearing completion.</i>	
H1/LB/9 The Ropewalk, Neath	<i>Site under-construction / nearing completion.</i>	
H1/LB/10 Barrons Court, Neath Abbey	<p>This greenfield site is located within Neath Abbey and forms part of the existing Barrons Court development.</p> <p>The site lies adjacent to the Cwrt Herbert Sports complex and existing residential development.</p>	<ul style="list-style-type: none"> ● Environment - scheme for the eradication of invasive species required. ● Affordable Housing Provision - S106 requirement for ongoing Affordable Housing Viability Assessments.
H1/LB/11 Cardonnel Road, Skewen	The brownfield site is located close to the southern edge of Skewen. It comprises a dwelling and large garden, which is to be demolished to facilitate the development.	<ul style="list-style-type: none"> ● Highways - improvements works required along with Traffic Regulation Orders. ● Environment - scheme for the eradication of invasive species required; appropriate buffer to watercourse required. ● Affordable Housing Provision - 100% affordable housing. ● Utilities - drainage scheme required; sewer crosses site; potential requirement for on / off-site water mains and associated infrastructure.
H1/LB/12 Crymlyn Grove (Phase 1), Skewen	<i>Site under-construction / nearing completion.</i>	

Site	Site Description	Site Characteristics - Opportunities & Constraints
PORT TALBOT SPATIAL AREA		
H1/12 Blaenbaglan School (land to the rear of), Baglan	The greenfield site wraps around part of the eastern edge of the established residential area of Baglan and immediately to the rear of the school. The site is sloping and in an elevated location.	<ul style="list-style-type: none"> ● Highways - access points are required off Darren Wen, Tyn y Twr and Maes Ty Canol; off-site highway improvement works required. ● Public Transport / Connectivity - key linkages for Public Transport / cycling / pedestrian connectivity required. ● Biodiversity - hedgerows / boundary features should be protected where possible; species of interest associated with the northern area of woodland which requires protection by an appropriate buffer. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - mains water pressure cannot be guaranteed due to elevated location resulting in a requirement for a new water pumping station; hydraulic modelling / assessment required to overcome issues with water supply and connections to the sewerage network; likely requirement for off-site sewerage infrastructure; reinforcement of gas infrastructure potentially required; overhead power lines cross the site. ● Environment - requirement for greenfield run-off rates to be maintained. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/13 Hawthorn Close, Cwmafan	The greenfield site is located to the south east of Cwmafan, adjoining existing development and in close proximity to the allocated Western Logs site (H1/14).	<ul style="list-style-type: none"> ● Highways - highway improvements required; access off the A4107; full Transport Assessment required. ● Biodiversity - loss of LBAP habitat as a result of development will require mitigation; hedgerows should be retained where possible; appropriate buffer to watercourse / woodland required. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - hydraulic modelling / assessment required to overcome issues with water supply and connections to the sewerage network; overhead power lines cross the site. ● Environment - appropriate buffer required to protect existing open culvert. ● Contamination - desktop study required; potential mining legacy on-site, mitigation works potentially required. ● Open Space Provision - on-site requirement. ● Connectivity - pedestrian / cycle linkages to Cwmafan will be required. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.

Site	Site Description	Site Characteristics - Opportunities & Constraints
H1/14 Western Logs, Cwmafan	The brownfield site is located to the south east of Cwmafan and in close proximity to the allocated Hawthorn Close site (H1/13).	<ul style="list-style-type: none"> ● Highways - highway improvements required; access off the A4107; full Transport Assessment required. ● Biodiversity - the northern and eastern boundaries have some biodiversity value (mixed woodland) which are important for connectivity and should be retained where possible. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - hydraulic modelling / assessment required to overcome issues with water supply and connections to the sewerage network; overhead power lines cross the site. ● Environment - appropriate buffer required to protect existing open culvert. ● Contamination - desktop study required; potential mining legacy on-site, mitigation works potentially required. ● Open Space Provision - on-site requirement. ● Connectivity - pedestrian / cycle linkages to Cwmafan will be required. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/15 Neath Port Talbot College (Margam Campus), Margam	The brownfield site is located in the established residential area of Margam. The site offers a redevelopment opportunity on land which is currently occupied by buildings which comprise the College Campus. The higher education facility is scheduled to be relocated to the Harbourside area and once relocated, the site will become available for development.	<ul style="list-style-type: none"> ● Highways - access required off Beechwood Road and College Green. ● Biodiversity - survey of existing buildings required. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - electricity / sewer infrastructure crosses the site; separate means of foul and surface water disposal required. ● Contamination - desktop study required. ● Environment - 10 metre buffer required to M4 Motorway. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3.
H1/16 Glanafan Comprehensive School, Port Talbot	The brownfield site is located in central Port Talbot on the main shopping street of Station Road. The site offers a redevelopment opportunity on land which is currently occupied by Glanafan Comprehensive School which is to be relocated as part of the Council's Strategic Schools Improvement Programme.	<ul style="list-style-type: none"> ● Highways - a maximum of 50 dwellings on site; access off Ty Draw Street. ● Biodiversity - survey of existing buildings required. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - electricity infrastructure on site; separate means of foul and surface water disposal required. ● Contamination - desktop study required. ● Environment - site constrained by DAM Flood Zone C1, detailed Flood Consequences Assessment required; due to prominent location in the Town Centre careful consideration to the design of Station Road facade will be required; a Construction Management Plan (CMP) will be required in accordance with Policy EN9. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3.

Site	Site Description	Site Characteristics - Opportunities & Constraints
<p>H1/17 Harbourside, Port Talbot</p>	<p>Port Talbot 'Harbourside' is allocated as a Strategic Regeneration Area and is an extensive area of brownfield former dockland located immediately adjacent to Port Talbot Town Centre.</p> <p>The site provides an important opportunity for a comprehensive mixed use development in a sustainable central location, comprising residential, employment and retail elements.</p>	<ul style="list-style-type: none"> ● Highways - access will vary depending on location of development plots. ● Biodiversity - parts of the site contain areas of interest including rivers / streams, reed beds and 'regenerated' previously developed land; riverside development would require a riparian zone; survey of existing buildings required. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - electricity / water / sewer infrastructure crosses the site, easements required where appropriate; separate means of foul and surface water disposal required; off-site water mains infrastructure potentially required; assessment of the Newbridge Road Sewage Pumping Station required to establish necessary improvements. ● Contamination - desktop study required. ● Archaeology - minor archaeological restraint on parts of site which may require archaeological work prior to the positive determination of any planning application. ● Environment - part of site (Site 3: Byass Works & Site 13: Green Park) is constrained by DAM Flood Zone C1, detailed Flood Consequences Assessment required; due to the proximity to the Margam / Taibach Air Quality Management Area, a Construction Management Plan (CMP) will be required in accordance with Policy EN9; noise generated by neighbouring land uses will need careful consideration. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
<p>H1/18 Afan Lido and land to the rear of Tywyn School, Sandfields</p>	<p>The brownfield site comprises the site of the former Afan Lido sports centre and swimming pool and adjacent land at the rear of Tywyn School which is in temporary use as a car park.</p> <p>The site offers a redevelopment opportunity following the Council's decision to build a replacement sports facility on nearby land.</p>	<ul style="list-style-type: none"> ● Highways - Transport Assessment is required to establish the impact on the Victoria Road signals and at Harbour Way / Water Street. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - sewer infrastructure on site; separate means of foul and surface water disposal required. ● Contamination - desktop study required. ● Environment - 5 metre buffer required to Princess Margaret Way. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.

Site	Site Description	Site Characteristics - Opportunities & Constraints
H1/19 Bay View Social Club, Sandfields	The relatively small brownfield site offers a redevelopment opportunity on land which was formerly occupied by the Bay View Social Club on Aberafan Seafront.	<ul style="list-style-type: none"> ● Highways - access required off Promenade View. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - sewer infrastructure crosses the site. ● Contamination - desktop study required. ● Open Space Provision - financial contribution required. ● Education Provision - potential financial contribution required.
H1/20 Purcell Avenue, Sandfields	The greenfield site is located on the western edge of the established residential area of Sandfields.	<ul style="list-style-type: none"> ● Biodiversity - as the site meets the criteria to be designated a Site of Interest for Nature Conservation (SINC), on-site mitigation or off-site compensation will be required. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - hydraulic modelling / assessment required to overcome potential issues with connections to the sewerage network; separate means of foul and surface water disposal required. ● Contamination - desktop study required. ● Environment - 5 metre buffer required to main road. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/21 Morfa Afan Care Home, Sandfields	<p>The brownfield site offers a redevelopment opportunity on land which is currently occupied by a number of buildings which comprise the Morfa Afan Residential Care Home.</p> <p>The facility is no longer in use as a result of the Council's 'Transforming Older Person's Services Scheme' with residents transferring to a new purpose built facility in the locality.</p>	<ul style="list-style-type: none"> ● Highways - access required off Dalton Road. ● Biodiversity - survey of existing buildings required. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - electricity / gas infrastructure on site; separate means of foul and surface water disposal required. ● Contamination - desktop study required. ● Open Space Provision - financial contribution required. ● Education Provision - potential financial contribution required.
H1/22 Tir Morfa Road, Sandfields	The greenfield site is located in the heart of the established residential area of Sandfields.	<ul style="list-style-type: none"> ● Highways - two points of access are required off Princess Margaret Way and Tir Morfa Road. ● Biodiversity - loss of dune grassland will require on-site mitigation through appropriate landscaping. ● Affordable Housing Provision - 25% on-site requirement. ● Utilities - combined sewer crosses the site. ● Contamination - desktop study required. ● Open Space Provision - on-site requirement or financial contribution required. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3.

Site	Site Description	Site Characteristics - Opportunities & Constraints
H1/LB/13 Blaenbaglan Farm, Baglan	<p>The greenfield site wraps around part of the eastern edge of the established residential area of Baglan. The site is sloping and in an elevated location.</p> <p>The site benefits from an extant consent and Certificate of Lawful Development.</p> <p>The site also adjoins the residential allocation H1/12 (Blaenbaglan School, land to the rear of, Baglan).</p>	<ul style="list-style-type: none"> ● Biodiversity - hedgerows / native woodland / parkland / stream should be retained where possible. ● Utilities - gas / water infrastructure crosses the site; consent included a number of conditions requiring the submission of further details relating to sewerage / drainage. ● Environment - consent included a number of conditions requiring the submission of further details relating to mining subsidence and phasing; proximity to Scheduled Ancient Monument (Plas Baglan) requires careful consideration. ● Open Space Provision - on-site requirement.
H1/LB/14 Thorney Road, Baglan	<i>Site under-construction / nearing completion.</i>	
H1/LB/15 Stycyllwen, Baglan	<i>Site under-construction / nearing completion.</i>	
H1/LB/16 Abbottsmoor, Baglan Moors	<i>Site under-construction / nearing completion.</i>	
H1/LB/17 Farteg Fawr, Bryn	<i>Site under-construction.</i>	
H1/LB/18 Copperminers, Cwmafan	<i>Site under-construction / nearing completion.</i>	
H1/LB/19 Forest Lodge Lane, Cwmafan	<i>Site under-construction.</i>	
H1/LB/20 Groeswen, Margam	<i>Site is complete.</i>	
H1/LB/21 Station Road, Port Talbot	<i>Site is complete.</i>	
H1/LB/22 Royal Buildings, Talbot Road, Port Talbot	<i>Site is complete.</i>	
H1/LB/23 Dyffryn Road, Taibach	<i>Site is complete.</i>	
DULAIS VALLEY SPATIAL AREA		
H1/LB/24 Maes Marchog, Banwen	<i>Site is complete.</i>	
H1/LB/25 Glyn Dulais Care Home, Crynant	<p>The brownfield sites is centrally located in the established settlement of Crynant.</p> <p>The site offers a redevelopment opportunity following the closure of the Care Home.</p>	<ul style="list-style-type: none"> ● Highways - a maximum of 25 dwellings on site; off-site highway improvement works required. ● Biodiversity - reptile survey required. ● Affordable Housing Provision - requirement. ● Utilities - electricity / sewer infrastructure crosses the site. ● Open Space Provision - financial contribution required.
H1/LB/26 Heol Y Waun, Seven Sisters	This gently sloping greenfield site is located at the northern end of the established settlement of Seven Sisters.	<ul style="list-style-type: none"> ● Biodiversity - survey for Marsh Fritillary is required; consent includes a Section 106 requirement for the purchase and maintenance of an area of Marsh Fritillary habitat. ● Utilities - sewer crosses the site; potential requirement for on / off-site water mains and associated infrastructure. ● Open Space Provision - consent includes a Section 106 requirement for the purchase and maintenance of an area of open space.

Site	Site Description	Site Characteristics - Opportunities & Constraints
NEATH VALLEY SPATIAL AREA		
H1/23 Park Avenue, Glynneath	<p>The predominantly greenfield site, located to the south of Park Avenue in Glynneath, is being promoted as a mixed use regeneration scheme comprising retail and residential elements.</p> <p>The sizeable site is located close to the centre of Glynneath. Whilst the site is predominantly flat, it is transversed by the remains of the A465 (T) embankment</p>	<ul style="list-style-type: none"> ● Highways - principle point of access required off Park Avenue; highway improvements required, including signalled junction off Park Avenue. ● Biodiversity - as the site meets the criteria to be designated a Site of Interest for Nature Conservation (SINC), on-site mitigation or off-site compensation will be required. ● Affordable Housing Provision - no requirement. ● Utilities - sewer infrastructure crosses the site; off-site water mains infrastructure required. ● Contamination - desktop study required. ● Archaeology - assessment required prior to the determination of any planning application. ● Environment - the adjacent Glynneath Woollen Mill Conservation Area requires careful consideration in the design and layout of any development; part of site is constrained by DAM Flood Zone C2, detailed Flood Consequences Assessment required; an appropriate 7 metre buffer to the watercourse is required; the historic line of the Neath Canal transverses part of the site and should be retained as a feature in any development. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/LB/27 Heol Y Glyn, Glynneath	The relatively small, gently sloping site is centrally located in an established residential area of Glynneath.	<ul style="list-style-type: none"> ● Highways - access required off Heol Y Glyn with a ghost right turn lane. ● Biodiversity - trees to the periphery of the site protected by Tree Preservation Order. ● Utilities - off-site foul drainage improvement works required, no dwellings to be occupied until complete. ● Archaeology - Archaeologist to observe ground profiling works. ● Environment - scheme for the eradication of invasive species required; ground profiling works required. ● Open Space Provision - financial contribution required.
H1/LB/28 Welfare Hall, Glynneath	The site is centrally located in an established residential area of Glynneath.	<ul style="list-style-type: none"> ● Highways - highway improvements required; Traffic Regulation Order required to restrict parking at the junction on Park Avenue; relocation of Bus Stop on Park Avenue potentially required. ● Utilities - potential requirement for on / off-site water mains and associated infrastructure; appropriate easement to sewer infrastructure required. ● Environment - scheme for the eradication of invasive species required; application to register a Public Right of Way on the land.
H1/LB/29 Ynys Y Nos Avenue, Glynneath	<i>Site under-construction.</i>	

Site	Site Description	Site Characteristics - Opportunities & Constraints
PONTARDAWE SPATIAL AREA		
H1/24 Bryn Morgrug (Phase 2), Alltwen	<i>Site under-construction.</i>	
H1/25 Ynysymond Road, Alltwen	The gently sloping greenfield site is located at the south western end of the established settlement of Alltwen.	<ul style="list-style-type: none"> ● Highways - a maximum of 50 dwellings on site; access required off Ynysymond Road; pedestrian access to Derwen Road is required. ● Biodiversity - as the site meets the criteria to be designated a Site of Interest for Nature Conservation (SINC), on-site mitigation or off-site compensation will be required. ● Affordable Housing Provision - 10% on-site requirement. ● Utilities - potential requirement for on / off-site water mains and associated infrastructure; reinforcement of gas infrastructure potentially required; overhead power lines cross the site. ● Contamination - desktop study required. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Welsh Language - a Language Action Plan will be required in accordance with Policy WL1. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3.
H1/26 Cwmtawe School (Phase 2), Pontardawe	<p>The elevated, greenfield site is located to the north east of the town of Pontardawe.</p> <p>The site adjoins the allocation H1/LB/31 (Phase 1) which is currently under-construction.</p>	<ul style="list-style-type: none"> ● Highways - access required off Alltycham Drive and via Phase 1 of the development. ● Biodiversity - woodland / hedgerows to the site boundaries should be retained where possible; an appropriate buffer will need to be maintained to the area of biodiversity provided as mitigation for the development of Phase 1. ● Affordable Housing Provision - 10% on-site requirement. ● Utilities - separate means of foul and surface water disposal required. ● Contamination - desktop study required. ● Open Space Provision - on-site requirement or financial contribution required. ● Education Provision - potential financial contribution required. ● Welsh Language - a Language Action Plan will be required in accordance with Policy WL1.

Site	Site Description	Site Characteristics - Opportunities & Constraints
<p>H1/27 Waun Sterw / Waun Penlan, Rhydyfro</p>	<p>The greenfield site is located at the northern end of Rhydyfro, adjoining an established residential area.</p> <p>The site lies adjacent to the allocation H1/LB/33 (Waun Penlan). The site slopes in a northerly direction.</p>	<ul style="list-style-type: none"> ● Highways - a right turn access off the A474 will be required with links created to Heol Penlan and Waun Sterw. ● Biodiversity - the southern portion of the site meets the criteria to be designated a Site of Interest for Nature Conservation (SINC), on-site mitigation or off-site compensation will be required; areas of Ancient Woodland (with appropriate buffer) to the site periphery will need to be excluded from developable area. ● Affordable Housing Provision - 10% on-site requirement. ● Utilities - potential requirement for off-site water mains and associated infrastructure. ● Environment - appropriate buffer to watercourse will be required; due to the proximity of the site to the Frondeg SSSI, care will need to be taken to ensure associated drains, ditches and watercourses are not affected by development; greenfield run-off rates / SuDS will be required. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Welsh Language - a Language Action Plan will be required in accordance with Policy WL1. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
<p>H1/28 Bryn Brych Farm, Rhos</p>	<p>The greenfield site is centrally located in the established settlement of Rhos.</p> <p>The site lies adjacent to the A474 and opposite Rhos Primary School.</p>	<ul style="list-style-type: none"> ● Highways - principle access required off A474. ● Biodiversity - any site drainage regime will be required to ensure no adverse effect on the adjacent Rhos Bends Bog; trees / hedgerows should be retained where possible. ● Affordable Housing Provision - 10% on-site requirement. ● Utilities - hydraulic modelling / assessment required to overcome potential issues with connections to the sewerage network; potential requirement for on / off-site water mains and associated infrastructure; overhead power lines cross the site; appropriate buffer to land drains / issues required. ● Contamination - desktop study required. ● Environment - greenfield run-off rates / SuDS will be required. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Welsh Language - a Language Action Plan will be required in accordance with Policy WL1. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.

Site	Site Description	Site Characteristics - Opportunities & Constraints
H1/29 Parc Ynysderw, Pontardawe	This flat, brownfield site is located in a highly sustainable location, close to a range of services and facilities in Pontardawe Town Centre.	<ul style="list-style-type: none"> ● Highways - access required off Ynysderw Road, with road widening required. No frontage development / direct access off Ffordd Parc Ynysderw. ● Affordable Housing Provision - 10% on-site requirement. ● Utilities - gas infrastructure located on site. ● Archaeology - given the historic use of the site (Ynysderw Tinplate Works), assessment / works required prior to the determination of any planning application. ● Contamination - desktop study required. ● Open Space Provision - on-site requirement or financial contribution required. ● Education Provision - potential financial contribution required. ● Welsh Language - a Language Action Plan will be required in accordance with Policy WL1. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3.
H1/LB/30 Bryn Morgrug (Phase 1), Alltwen	<i>Site under-construction.</i>	
H1/LB/31 Cwmtawe School (Phase 1), Pontardawe	<i>Site under-construction.</i>	
H1/LB/32 Holly Street, Pontardawe	The brownfield site offers a redevelopment opportunity close to the centre of Pontardawe.	<ul style="list-style-type: none"> ● Highways - highway improvement works required together with Traffic Regulation Orders; Transport Assessment submitted alongside planning application. ● Affordable Housing Provision - requirement. ● Contamination - ground investigation works required. ● Environment - scheme for the eradication of invasive species required; an appropriate 7 metre buffer to the canal required; Flood Consequences Assessment submitted alongside planning application.
H1/LB/33 Waun Penlan, Rhydyfro	This site is located at the northern edge of Rhydyfro in an established residential area and lies adjacent to the Primary School and allocation H1/27 (Waun Sterw / Waun Penlan).	<ul style="list-style-type: none"> ● Highways - highway improvement works required. ● Biodiversity - an appropriate buffer to the watercourse is required. ● Utilities - potential requirement for on / off-site water mains and associated infrastructure; water infrastructure crosses the site.
H1/LB/34 Glan Yr Afon (Phase 2), Ynysmeudwy	<i>Site is complete.</i>	

Site	Site Description	Site Characteristics - Opportunities & Constraints
SWANSEA VALLEY SPATIAL AREA		
H1/30 Compair / GMF, Ystalyfera	The brownfield / greenfield site is located at the southern end of Ystalyfera, in close proximity to the A4067 and the newly constructed Asda Food Store.	<ul style="list-style-type: none"> ● Highways - two access points required with principle access off the A4067. ● Biodiversity - a portion of the site meets the criteria to be designated a Site of Interest for Nature Conservation (SINC), on-site mitigation or off-site compensation will be required. ● Affordable Housing Provision - no requirement. ● Utilities - water infrastructure crosses the site; potential requirement for on / off-site water mains and associated infrastructure; a managed system for surface water disposal is required. ● Contamination - desktop study required. ● Archaeology - assessment required prior to the determination of any planning application. ● Environment - part of site is constrained by DAM Flood Zone C2, detailed Flood Consequences Assessment required; an appropriate 10 metre buffer to the A4067 is required. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Welsh Language - a Language Action Plan will be required in accordance with Policy WL1. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3.
H1/31 Tirbach Washery, Ystalyfera	This brownfield site is located at the north eastern edge of the settlement, adjacent to the administrative boundary and close to the services and facilities on offer in Ystalyfera.	<ul style="list-style-type: none"> ● Highways - signalised junction required onto the A4067; improvements to the access road from the A4067 required; realignment of the existing haul road adjacent to the site required including the need to redirect the route into part of the site. ● Affordable Housing Provision - no requirement. ● Biodiversity - potential for various species, including those that are protected. Surrounding areas support open mosaic habitats on previously developed land, river and woodland (all BAP/S42 habitat). There is a watercourse SINC to the eastern site boundary and an Ancient Woodland SINC located to the north of the site. ● Utilities - hydraulic modelling assessment would be required to establish whether anticipated flows from the site could be accommodated by local infrastructure. Site is crossed by water related infrastructure which potentially requires diversion. ● Contamination - desktop study required. ● Open Space Provision - on-site requirement. ● Education Provision - potential financial contribution required. ● Welsh Language - a Language Action Plan will be required in accordance with Policy WL1. ● Waste - a Site Waste Management Plan will be required in accordance with Policy W3. ● Energy - an Energy Assessment will be required in accordance with Policy RE2.
H1/LB/35 Golwg Y Mynydd, Godre'r Graig	<i>Site is complete.</i>	
H1/LB/36 Graig Newydd (Phase 1), Godre'r Graig	<i>Site is complete.</i>	
H1/LB/37 Graig Newydd (Phase 2), Godre'r Graig	<i>Site under-construction.</i>	

Abbreviations and Acronyms

This list of Abbreviations and Acronyms provides terms and references which will be of use whilst reading this document.

AH	Affordable Housing
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
CCRS	Coastal Corridor Regeneration Scheme
CCSA	Coastal Corridor Strategy Area
CHP	Combined Heat and Power
CIL	Community Infrastructure Levy
DAM	Development Advice Map
DPH	Dwellings Per Hectare
EfW	Energy from Waste
ESDGC	Education for Sustainable Global Citizenship
GTAA	Gypsy and Traveller Accommodation Assessment
HIA	Health Impact Assessment
HRA	Habitats Regulations Appraisal
IMADP	Interim Marine Aggregates Dredging Policy
IMAECA	Implementing the Methodology for Assessing the Environmental Capacity for Primary Aggregates
JTP	Joint Transport Plan
KI	Key Issue
LBAP	Local Biodiversity Action Plan
LDP	Local Development Plan
LHS	Local Housing Strategy
LNR	Local Nature Reserve
LPA	Local Planning Authority
MPA	Mineral Planning Authority
MREC	Materials Recovery and Energy Centre
MTAN	Minerals Technical Advice Note
NNR	National Nature Reserve
NPTCBC	Neath Port Talbot County Borough Council
NRW	Natural Resources Wales
OB	Objective
PBA	Peter Brett Associates
PDR	Peripheral Distributor Road

PPW	Planning Policy Wales
PV	Photovoltaic
R&D	Research & Development
RIGS	Regionally Important Geodiversity Sites
RSL	Registered Social Landlord
RTP	Regional Transport Plan
RTS	Regional Technical Statement
S106	Section 106 Agreements
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SINC	Sites of Interest for Nature Conservation
SIP	Single Integrated Plan
SLA	Special Landscape Area
SMP	Shoreline Management Plan
SP	Strategic Policy
SPG	Supplementary Planning Guidance
SuDS	Sustainable Drainage Systems
SGA	Strategic Growth Area
SRA	Strategic Regeneration Area
SSA	Strategic Search Area
SSSI	Site of Special Scientific Interest
SWRAWP	South Wales Regional Aggregates Working Party
TAN	Technical Advice Note
TIA	Traffic Impact Assessment
UK	United Kingdom
VARP	Valley Area Regeneration Plan
VSA	Valleys Strategy Area
WG	Welsh Government
WPA	Waste Planning Assessment
WSP	Wales Spatial Plan

Glossary

This Glossary provides terms and references which will be of use whilst reading this document.

2004 Act / The Act	The Planning and Compulsory Purchase Act 2004
Adoption	The point at which the final agreed version of a document formally comes into use by the Council for planning purposes.
Air Quality Management Area	The Environment Act 1995 requires Local Authorities to review and assess the quality of air in the areas against national air quality standards and objectives. Where the UK air quality objectives are not being met and members of the public are affected, Local Authorities are required to declare an AQMA.
Affordable Housing	Housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.
Allocation	Land identified in the Plan for a specific land use purpose.
Annual Monitoring Report	Following formal adoption of the LDP, this is a report submitted to the Welsh Government which assesses the effectiveness of the LDP against a set of indicators and targets.
B1 Use Class	Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 Use Class	General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Use Class	Storage and distribution - including open air storage.
Biodiversity	The whole variety of life on earth. It includes all species of plants and animals and the ecosystems and habitats they are part of.
Brownfield Sites (brownfield and/or previously developed land)	Brownfield land, or previously developed land, is defined in Planning Policy Wales 2016 as that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. Exclusions and detailed notes are fully described in Fig. 4.1 of PPW.
Buffer	An area of land which separates or screens potentially incompatible uses, usually an area of landscaping or open space.
Candidate Sites	In the preparation of the Plan, landowners, developers and others with an interest in land were invited to submit sites they wish to be considered for development or other uses through the LDP.
Climate Change	Long-term fluctuations in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Coastal Corridor	The narrow coastal strip extending around Swansea Bay where the main centres of population exist.
Combined Heat and Power	A power plant or heat engine designed to produce both heat and electricity from a single source.
Community Infrastructure Levy	A method of developers financially contributing toward the improvements to physical infrastructure. This will implement the financial sums requested from Section 106 which make development proposals achievable and deliverable. The levy will include an action plan which will set out priorities on how the money collected will be spent.
Delivery Agreement	An agreement between the Local Planning Authority and the Welsh Government containing a timetable for Plan preparation and a Community Involvement Scheme setting out how the Authority intends to engage with the public and stakeholder organisations.
Density	In the case of residential development, a measurement of the number of dwellings per hectare.
Deposit Plan	The version of the LDP which is submitted to the Welsh Government for public examination.
Ecology	The study of how plants and animals relate to one another and their surroundings.
Evidence Base	The information and data gathered by the Local Planning Authority to justify the "soundness" of the policy approach set out in the Local Development Plan, including physical, economic, and social characteristics of an area.
Flood Zone	Area of low-lying land alongside watercourses or in coastal areas that are liable to flooding.
Geodiversity	The variety of earth materials, forms and process that constitute and shape the earth including minerals, rocks, sediments, fossils, soils and water.

Green Wedge	A landscape designation used by Local Planning Authorities to (1) prevent the coalescence (or joining together) of settlements; and (2) protect the setting of urban areas.
Greenfield Sites	Land upon which no previous development has taken place. Usually grassland, farmland or heath.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family's or dependants education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.
Habitats Regulations Appraisal	An assessment of the impacts of development proposals / policies on Natura 2000 sites (these are Special Areas of Conservation and Special Protection Areas).
Health Impact Assessment	An assessment of the impacts of policies / proposals on health.
Independent Examination	A process by which the soundness of the LDP is tested in public.
Infrastructure	In planning terms the physical structures that are required for a community to operate and be sustainable in the long term. Infrastructure typically refers to matters such as roads, water supply, sewers, electricity and other social elements such as education, recreation and health facilities.
Inspector's Report	The findings of the Inspector, following an independent examination of the LDP, set out in a report that is binding upon the Local Planning Authority.
Landfill	Sites where household, commercial and industrial waste are disposed of in the ground.
LANDMAP	A common methodology for the Landscape and Decision Making Process (LANDMAP) in Wales which seeks to integrate the assessment of the various components of landscape. These include geology and landforms (including hydrology), vegetation and habitats, visual, sensory and spiritual perception, historical, rural land use (such as agriculture and forestry), settlement and development, artistic and folklore.
Language Sensitive Area	An area where the Welsh Language is an important part of the social fabric of the community.
Live-work Unit	A property that is specifically designed for dual use, combining both residential and employment space.
Listed Building	A building with special legal protection which is on the list of Buildings of Special Architectural and Historic Interest compiled by Cadw.
Local Biodiversity Action Plan	This aims to ensure that species and their habitats of national, regional and local importance are protected from inappropriate development.
Local Development Plans Wales (LDPW)	Planning policy guidance document from the Welsh Government on the preparation of Local Development Plans.
Local Housing Market Assessment	A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.
Mineral Buffer Zone	A zone around permitted or proposed mineral workings in order to establish a separation distance between potentially conflicting land uses.
Mitigation	Measures to avoid, reduce or offset significant adverse effects.
Mixed Use	Developments or proposals comprising more than one land use type on a single site.
Objective	A statement of what is intended, specifying the desired direction of the change in trends.
Open Space	Refers to publicly accessible recreational space and includes playing fields, sports pitches and courts, children's play areas, facilities for older children, informal open space, greenspace, parks and allotments.
Phasing	Controls the release of land for development in stages.
Planning Application	An application to the Local Planning Authority for permission to carry out development of a specified nature or a particular site/building, usually requiring the payment of a specified fee.
Planning Condition	Planning permission can be granted subject to planning conditions to ensure that development is, or is not carried out in a certain way.
Planning Obligation	This can be a legal undertaking by a developer only, or a legally-binding agreement with the Local Planning Authority. Planning obligations are finalised before planning permission is granted. They are used to ensure a development is carried out in a certain way.
Planning Permission	Permission granted for the carrying out of specified development on a particular site. Permission can be given either conditionally or unconditionally.

Glossary

Planning Policy Wales	This is the primary planning policy document produced by the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs) and together with other guidance in form of circulars etc, provides a comprehensive context for sustainable land use planning policy in Wales. In sum or in part they may be material considerations in planning decisions and appeals, and local planning authorities must have appropriate regard to national policy when formulating their Plans and Policies.
Plan Period	The period of time a plan covers. The Neath Port Talbot Local Development Plan (LDP) covers the period 2011 to 2026.
Policies	Can generally operate in three ways: (1) guiding the direction and nature of future growth; (2) promoting particular parcels of land in order to stimulate or bring forward development by making clear allocations; (3) ensuring that proposals brought forward by developers conform to national policies, regional guidance and the adopted strategy of the Plan.
Pre-Deposit	The first formal stage of Plan preparation in which individuals and organisations can make representations to the LDP.
Proposals Map	A component of the Local Development Plan showing the geographical distribution of proposals on an Ordnance Survey base map.
Renewable Energy	Energy which occurs naturally and repeatedly in the environment, for example from the sun, the wind and the fall of water.
Representation	Comments in support of, or in opposition to, the Local Development Plan.
Registered Social Landlords	Non-profit making organisations that provide low cost "social housing". They provide housing for rent as well as shared ownership schemes to help those who cannot afford to buy a home outright.
Sustainability Appraisal	A systematic and iterative process undertaken during the preparation (and review) of a plan which identifies and reports on the extent to which implementation of the plan will achieve on environmental, social and economic objectives.
Secondary Sources	These are usually by-products of other industrial processes, or the arisings from non-aggregates extractive operations, that have been processed to meet the specification requirements for construction aggregate materials.
Section 106 Agreement	A legal agreement under Section 106 of the 1990 Town & County Planning Act. Section 106 agreements are legal agreements between a Planning Authority and a developer, or undertakings offered unilaterally by a developer which ensures that certain extra works related to a development are undertaken.
Settlement Limit	For designated settlements in the LDP. These define the edge of the urban area beyond which lies countryside.
Settlement Protection Zone	Within 500m of settlements surface coal operations will need to demonstrate that exceptional circumstances as set out in MTAN2 can be fully justified.
Shoreline Management Plan	Outlines the strategies for coastal defence in the County Borough.
Sites of Importance for Nature Conservation	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Sites of Special Scientific Interest	These are sites which have been recognised for the importance either for their biological, geological or landscape value.
Soundness	The concept against which an LDP is examined by the Inspector at Independent Examination, irrespective of whether or not representations have been received, under the general headings of procedure, consistency & coherence and effectiveness. A Framework for assessing the soundness of LDPs has been developed by the Planning Inspectorate.
Spatial Planning	A modern approach to land use planning looking beyond immediate effects upon a locality to consider the wider implications of development including how proposals integrate with and deliver wide strategies and objectives.
Special Area of Conservation	A site designated under the European Community Habitats Directive to protect internationally important natural habitats and species.
Special Landscape Area	A landscape designation used by Local Planning Authorities to protect areas of high landscape value, Such areas have additional protection over and above 'normal planning policies' for the protection of the countryside.
Stakeholders	Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the view of many people.
Strategic Environmental Assessment	Generic terms used internationally to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive (2001/42/EC) requires a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use".

Strategic Search Area	Areas of search that have been identified by the Welsh Government as suitable for large scale wind farm developments.
Submission	Formal stage when the LDP is submitted to the Welsh Government for independent examination by a government-appointed planning inspector.
Supplementary Planning Guidance	A means of setting out more detailed topic or site specific guidance on the way in which the policies of the LDP will be applied in particular circumstances or areas.
Sustainable Development	In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage Systems	Drainage systems which are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
Technical Advice Notes	Documents produced by the Welsh Government giving detailed technical guidance to Local Planning Authorities on particular planning issues. TANs should be read in conjunction with Planning Policy (Wales) and taken into account by Local Planning Authorities in the preparation of development plans. They may also be material planning considerations in the determination of individual planning applications.
Transport Corridors	These are the main routes identified in the County Borough for the movement of people or goods.
Topography	The arrangement of the physical features of the landscape.
Use Class	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes', relating to the type of activity taking place on property or land.
Vision	How Neath Port Talbot is envisaged to change over the Plan period.
Wales Spatial Plan	A plan prepared and approved by the Welsh Government which sets out the strategic framework to guide future development across Wales.
Windfall Sites	A site for new housing development which is currently unallocated but has the potential to come forward for development during the Plan period.



Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cyngor Bwrdeistref Sirol

www.npt.gov.uk/ldp

