



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# Replacement Local Development Plan

2023-2038

Urban Capacity Study

December 2024





# **1. Introduction**

## **1.1. Context**

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

## 1.2. Urban Capacity

- 1.2.1. National planning policy (Planning Policy Wales (PPW), Edition 12, 2024) says that local planning authorities should maintain a register of suitable sites which fall below the threshold for allocation in the LDP.
- 1.2.2. National planning policy also requires local authorities to prioritise the use of suitable and sustainable previously developed sites and/or underutilised sites prior to the consideration of sites on the edge of settlements, Greenfield sites or sites in the open countryside. In order to do this, national planning policy says that planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development.
- 1.2.3. In order to do this, national planning policy requires the Council to prepare an Urban Capacity Study (UCS) to inform the identification of site allocations and assist to demonstrate delivery of the windfall allowance in the Plan.
- 1.2.4. National planning guidance (Development Plans Manual (DPM), Edition 3, 2020) identifies the following factors which can be considered within an Urban Capacity Study:
- Vacant land within a settlement boundary;
  - Subdivision of existing housing;
  - Flats over shops;
  - Empty homes;
  - Previously developed vacant and derelict land and buildings (non-housing) i.e. underutilised/ derelict employment sites, petrol stations, public houses, hotels, community buildings;
  - School closure programme/ public body disposal strategy;
  - Open space surplus to requirements;
  - Intensification of existing housing areas;
  - Redevelopment of car parks; and
  - Conversion of commercial buildings.

- 1.2.5. **Please note** that as with all urban capacity studies, estimating the potential for housing indicates what is possible, not necessarily what will happen in practice. Therefore, the density assumptions and indicative housing figures within this report should be seen as an estimate and not prescriptive if development does come forward on these sites.
- 1.2.6. This Report **does not** seek to allocate sites for housing and the inclusion or exclusion of a site from this study does not mean that a site will be allocated or successfully achieve planning consent. Conversely, there may be sites that come forward for residential development which have not been included in this study.
- 1.2.7. **Please note** that the identification of sites within this report should not be considered a substitute for planning permission and should not be seen as confirmation that planning permission would be granted.

## **2. Policy and Guidance**

### **2.1. Policy**

2.1.1. National Planning Policy (PPW, Edition 12, 2024) says that when developing their spatial strategy, local planning authorities must prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for all types of development.

2.1.2. When identifying sites in development plans, PPW states that planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at the next stage.

2.1.3. PPW recognises that not all sites of this nature will be suitable for all types of development and says that where there is a need for sites, but it has been clearly demonstrated that there is no previously developed land or underutilised sites (within the authority or neighbouring authorities), consideration should then be given to suitable and sustainable greenfield sites within or on the edge of settlements.

2.1.4. PPW further states that the identification of sites in the open countryside, including new settlements, must only be considered in exceptional circumstances and subject to the considerations above and in Paragraph 3.50 below. The evidence to identify suitable areas and sites for development should not be confined by local authority boundaries. It should reflect the realities like housing markets, travel to work areas, retail catchments and the nature of all activity or development itself. This will ensure that the best use is made of previously developed land and the loss of greenfield sites is minimised.

2.1.5. Paragraph 3.50 advises that a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and

community facilities (including libraries, schools, doctor's surgeries and hospitals) within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.

## 2.2. Guidance

### Development Plans Manual (Edition 3, 2020)

2.2.1. National planning guidance (DPM, Paragraph 5.63) says that an urban capacity study can inform the identification of site allocations and assist to demonstrate the delivery of the windfall allowance in the Plan.

2.2.2. It says that this can be a useful resource to developers and Small and Medium-sized Enterprises (SMEs) identifying potential development opportunities not specifically allocated in the Plan and identifies the following list of what could be considered within the UCS:

- Vacant land within a settlement boundary;
- Subdivision of existing housing;
- Flats over shops;
- Empty homes;
- Previously developed vacant and derelict land and buildings (non-housing) i.e. underused/ derelict employment sites, petrol stations, public houses, hotels, community buildings;
- School closure programme/ public body disposal strategy;
- Open space surplus to requirements;
- Intensification of existing housing areas;
- Redevelopment of car parks; and
- Conversion of commercial buildings.



## 2.3. Relevant Documents

### Tapping the Potential: Best Practice in Assessing Urban Capacity

2.3.1. The Urban and Development Group's (1999) Report 'Tapping the Potential: Best Practice in Assessing Urban Housing Capacity' produced for The Department of the Environment, Transport and the Regions outlines the following methodology to assess urban capacity:

- Identify capacity sources:
  - Identify urban areas to be assessed; and
  - Consider all sources of supply.
- Survey the capacity:
  - Quantifying the capacity;
  - Start with what you know;
  - Use existing data;
  - Survey methodologies;
  - Comprehensive surveys;
  - Priority area studies; and
  - Typical urban area studies.
- Assessing yield:
  - Using land efficiently;
  - Density multipliers;
  - Design-led approaches; and
  - Yardsticks.
- Discounting potential:
  - Moving from unconstrained capacity;
  - How to discount;



- Discounted capacity; and
- Testing.

2.3.2. In terms of sources of supply, the report identifies the following:

- Subdivision of existing housing;
- Flats over shops;
- Empty homes;
- Previously developed vacant and derelict land (non-housing);
- Intensification of existing areas;
- Redevelopment of existing housing;
- Redevelopment of car parks;
- Conversion of commercial buildings;
- Review of existing housing allocations in Plans; and
- Vacant land not previously developed.

### Housing and Economic Land Availability Assessment (HELAA)

2.3.3. Whilst not guidance for Wales, the Department of Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government's 'Housing and Economic Land Availability Assessment' (HELAA) guidance outlines the following potential types of sites and potential data sources:

Table 1: HELAA Guidance

Type of Site	Potential Data Source
Existing housing and economic development allocations and site development briefs not yet with planning permission.	Local and neighbourhood plans; planning application records; development briefs
Planning Permissions for housing and economic development that are unimplemented or under construction.	Planning application records; development starts and completions records.
Planning applications that have been refused or withdrawn.	Planning application records.
Land in the local authority's ownership.	Local authority records.
Surplus and likely to become surplus public sector land.	National register of public sector land; engagement with strategic plans of other public sector bodies such as county councils, central government, National Health Service, police, fire services, utilities services, statutory undertakers.
Sites with permission in principle and identified brownfield land.	Brownfield Land Registers (Parts 1 and 2); National Land Use Database; valuation office database; active engagement with sector.
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. offices to residential).	Local authority empty properties register; England Housing Survey; National Land Use Database; Commercial property databases (e.g. estate agents and property agents); valuation office

Type of Site	Potential Data Source
	database; active engagement with sector; brownfield land registers.
Additional opportunities for unestablished uses (e.g. making productive use of under-utilised facilities such as garage blocks).	Ordnance Survey maps; aerial photography; planning applications; site surveys.
Business requirements and aspirations.	Enquiries received by local planning authority; active engagement with sector.
Sites in rural locations; large scale redevelopment and redesign of existing residential or economic areas; sites in adjoining villages and rural exceptions sites; and potential urban extensions and free-standing settlements.	Local and neighbourhood plans; planning applications; Ordnance Survey maps; aerial photography; and site surveys.

### Neath Port Talbot LDP Settlement Topic Paper

2.3.4. The Neath Port Talbot previous Settlement Topic Paper (2013) outlines the following methodology which was previously used for the settlement review/urban capacity study:

- Stage 1: Assessing the role and function of settlements;
- Stage 2: Assessing the capacity of land within existing settlements; and
- Stage 3: Assessing the potential for settlement expansion.

2.3.5. With regards to Stage 2 'Assessing the capacity of land within existing settlements' the initial step was to incorporate any relevant boundary updates into tightly drawn settlement limits (i.e. a 'cling film' approach). Such boundary updates involved the inclusion of curtilages of dwellings where these were

considered to be functionally and visually part of the settlement pattern and also the inclusion of any relevant extant planning consents.

2.3.6. The next step was to identify sites within the tightly drawn settlement limit that represented either small scale infill opportunities or larger scale development opportunities and at the same time estimate the potential number of dwellings that could be developed. This involved the identification of:

- Sites with existing planning permission (either full or outline) and those that were under construction;
- Undeveloped/ greenfield land;
- Derelict land; and
- Opportunities for the intensification of existing areas (also known as 'garden-grabbing').

### 3. Methodology

3.1. The Council used the following methodology to identify and assess urban capacity sites/:

- Task 1: Identification of Sites
  - a) Undeveloped land;
  - b) Sites with planning permission;
  - c) Review previously identified sites;
  - d) Review of commercial premises;
  - e) Field work survey;
  - f) Community engagement;
  - g) Surplus land and premises;
  - h) Regeneration plans; and
  - i) Candidate Sites.
- Task 2: Engagement with site promoters
- Task 3: Fundamental constraints filter
- Task 4: Detailed assessment (suitability, deliverability and integrated sustainability appraisal (ISA)).

## 4. Task 1: Identification of Sites

### 4.1. Undeveloped Land

- 4.1.1. The Council has used GIS to review areas within and adjoining the urban area in order to identify sites for potential development. As part of this assessment the following 154 sites were identified.
- 4.1.2. During the identification of these sites the Council looked at the fundamental constraints in the authority. No sites were therefore subsequently excluded for fundamental constraints. The Map and Table below detail the identified sites.

Figure 1: Potential Sites

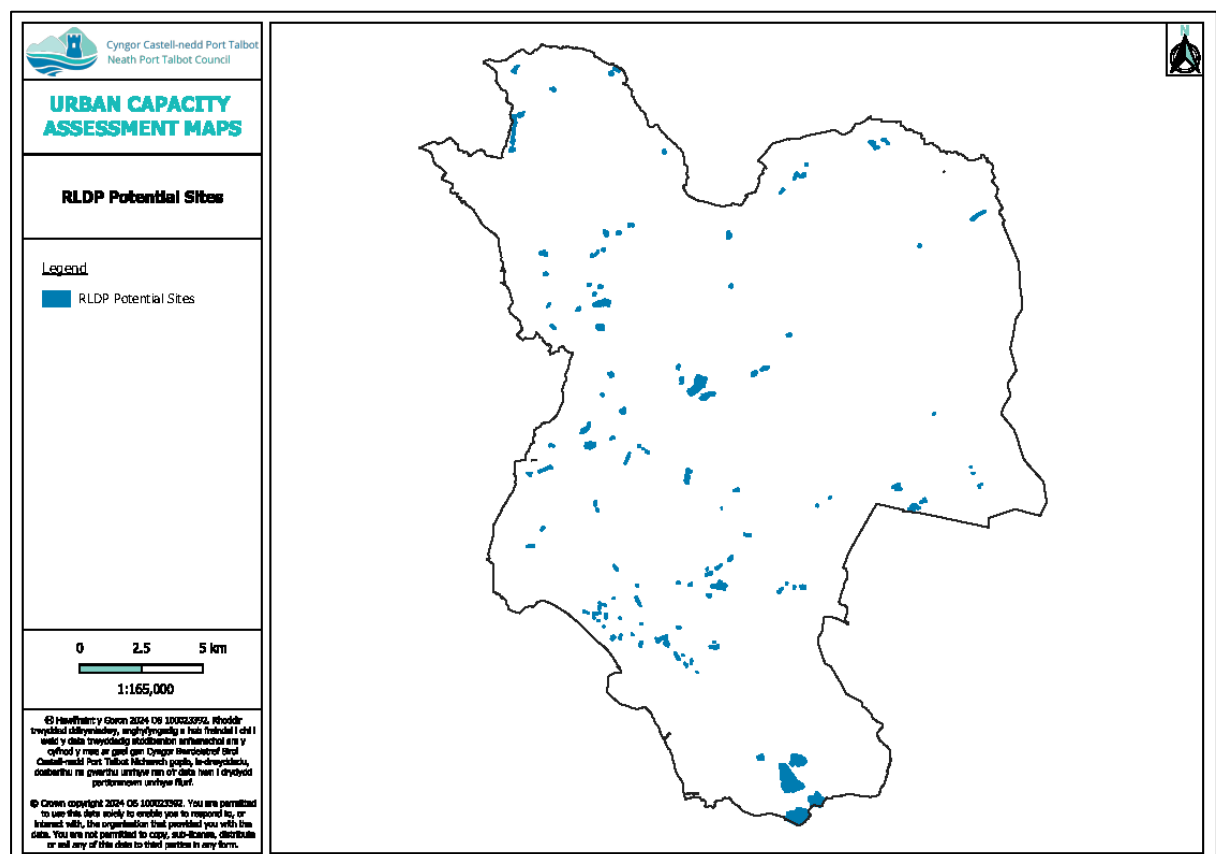


Table 2: Undeveloped Land

Site Name
Land off Letty Dafydd
Land opposite Coed Hirwaun
Land at Coed Hirwaun
Land at Coed Hirwaun
Land at Bryn Brych Farm
Land adjacent to Rhyd-y-fro Primary School
Land off Main Road
Land adjacent to Dyffryn Cellwen Cemetery
Land adjacent to Maes Y Gwaelod Farm
Land off Greenwood Drive
Land adjacent to Cwmgors Community Centre
Land off Brynneuadd
Land off St Davids Road
Land from Pyle Road to Longlands Farm
Graig Madoc
Land adjacent to Garwed Gardens
Velindre Community Special School
Land at Theodore Road
Land at Pontneathvaughn Road
Land off Chain Road
Land off New Road
Land off Moorlands
Land at Heol y Felin
Land at Heol Hen Parcel 2
Land at Heol Hen Parcel 1
Land off Martyns Avenue
Land off Dulais Road
Land at Neath Road
Land off Starvin Hill
Land off Village Gardens



Site Name
Land off Heol y Gors Parcel 2
Land off Heol y Gors Parcel 1
Former Swelco Eighty Ltd
Land off Golwg y Cwm
Land at Llwyn Nant
Land at Lewis Avenue
Land off Is y Bryniau
Land off Harris Road
Land at Pen yr Allt
Land at Gnoll Road
Land at Graig Road
Land off Cilmaengwyn Road
Land at Maengwyn
Western Garage
Land off Commercial Road
Land at Gelligron Road
Land at Ynysmeudwy Road Parcel 2
Land at Bethesda Road
Land at Ynysmeudwy Road Parcel 1
Land at Ynys y Mond Road Parcel 2
Land at Ynys y Mond Road Parcel 1
Land at Bryn Llewelyn
Land adjacent to Bryn Morgrug
Land at Gelli Geiros
Land at New Road
Land adjacent to Neath Road
Garages Acacia Avenue
Garages at Pier Way
Garages at Crimson Close
Garages Marine Drive
Garages St Asaph Drive

Site Name
Garages Silver Close
Garages at Greig Close
Garages Western Avenue
Garages Southdown View
Garages Chopin Road
Garages Kern Close
Land between 20 and 23 Jersey Road
Land at Jersey Road
Land at Scotch Street
Land adjacent to Waun Street
Land at Commercial Street
Land at Gwynfi Street
Land within Croeserw Industrial Estate
Land at Hillcroft Crescent
Garages Fairfield Road
Land off Nant y Fedw Road
Land at Heol yr Afan
Garage Margam Street
Land at Brytwn Road
Land behind Margam Street
Cymmer Afan Comprehensive School
Land at Afan Road
Land at Pentwyn Road
Land at Glan Pelenna
The Barracks
Land at Goytre Close
Land R/O Goytre Road
Land at Pen y Bryn
Land adjacent to Afan Landscapes
Land at Wood Street
Aldi, Neath

Site Name
Land at Richmond Place
Land at Alma Terrace
Land at Upper West End
Bypass works
Land at Cramic Way
Land north of Cramic House
Land R/O 83 to 127 Station Road
Garages Wyvern Avenue
Garages Vivian Park Drive
Garages Citrine Close
Garages Sable Road
Garage compound Parry Road
Garages Stratus Road
Garages at Scarlett Avenue
Naval Social Club
Land at Rhodes Avenue
Land adjacent to Aberavon Seaside Social Club
Land at Aberavon Seafront
Carpark Green Park Street
Land adjacent to the Power Station
Land adjacent to The Red Dragon
Land at Sandy Close Parcel 2
Land at Sandy Close Parcel 1
Land at Forest Lodge Lane
Land at Western Logs and Hawthorne Close
Land at Nant y Boda
Land off B4282
Land at Varteg Row
Land at Brynsiriol
Land off Tarren Terrace
Rofton Bungalows

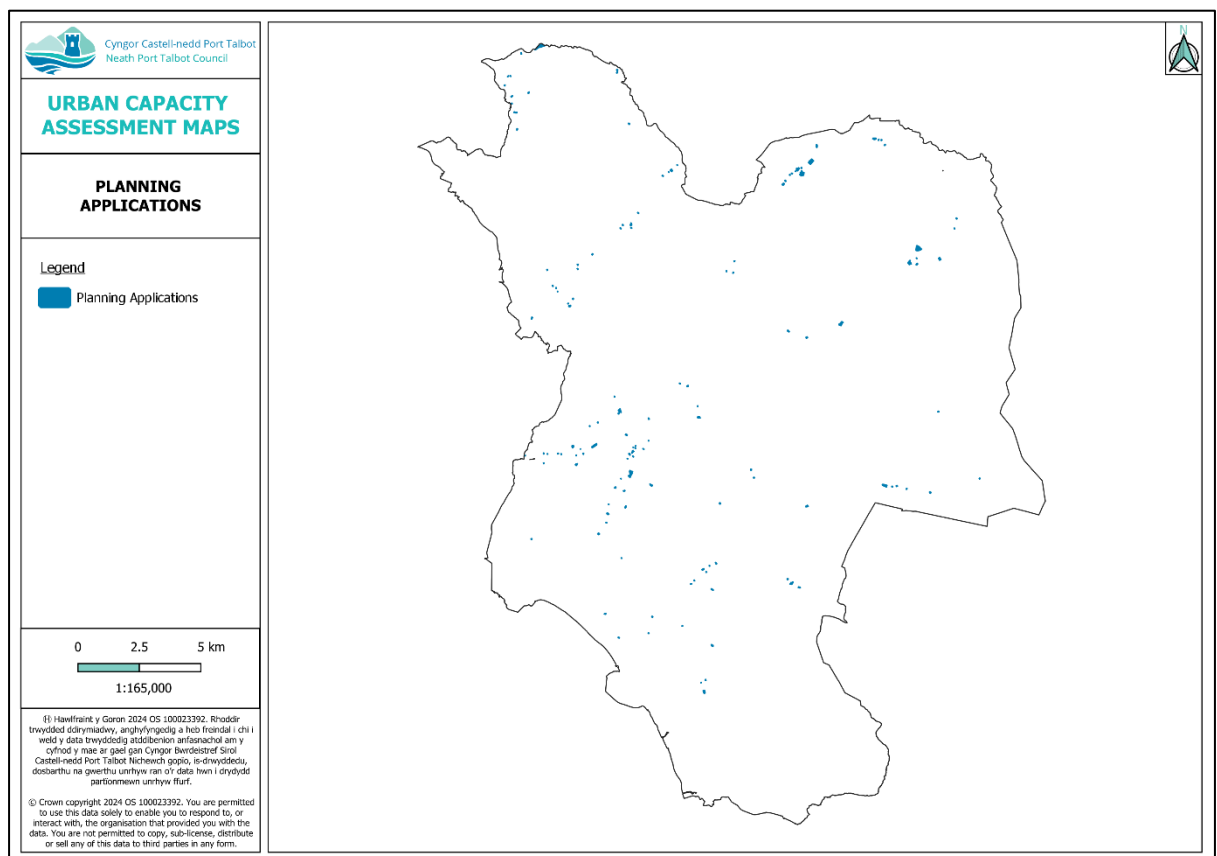
Site Name
Land to the rear of Heol Talesin
Land at Heol Tabor
Land adjacent to Nant y Clais Court
Land at Pine Valley
Land at Velindre School Parcel 1
Land at Rowan Tree Avenue
Land at Smallwood Road
Land at Fforest Farm Parcel 3
Land at Brynteg
Land at Parc Newydd
Milland Road Carpark
Land at Castle Street
Land off Prince of Wales Drive
Land at High Street Parcel 2
Land at High Street Parcel 1
Land at Dyfed Road
Land at Ynysygerwn
Land adjacent to Derwen Fawr
Land off Allt y Felin
Land adjacent to Blaenhonddan Primary School
Land adjacent to Former Gorffwysfa Care Home
Land at Dyffryn Road
Land adjacent to Longford Farm
Land at Neath Abbey
Land at Drummau Road
Land at Pinewood Terrace
Land off Crymlyn Road Parcel 2
Land off Crymlyn Road Parcel 1
Land adjacent to Allt y Grug
Land at Ffordd Amazon
Land at Galltwn Terrace

- 4.1.3. The Council also identified a number of other sites through our later field work study, these are detailed in Section 4.5.

## 4.2. Sites with planning permission

- 4.2.1. The Council undertook a review of all planning permissions granted since 2011 that had either lapsed or not been developed. As part of this assessment the Council identified 167 sites. We reviewed the sites to see whether other uses have come forward/ whether the site has been developed for other uses.

Figure 2: Sites with Planning Permission



4.2.2. The Table below details the results of our initial assessment:

Table 3: Planning Permission Review

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2011/0322	Land adjacent to 24 Curwen Close, Pontrhydyfen	Expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2006/0476 granted June 2006 for outline residential development. Variation of Condition 3 of Planning Permission P2006/0476 to extend the period of time for submission of reserved matters.</li> <li>• Planning permission P2011/0322 granted June 2011 for detached three storey dwelling.</li> <li>• Planning permission P2006/1091 granted June 2017 for two semi-detached split-level dwellings.</li> <li>• Planning permission P2017/0908 refused November 2017 for two semi-detached split-level dwellings with associated car parking and engineering works.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>Google Street View shows that the site is heavily overgrown.</li> <li>Planning permission P2018/0098 granted June 2018 for detached split level dwelling with garage and associated engineering works. Details discharged August 2021.</li> <li>The neighbouring site is currently being developed.</li> <li>The landowner has confirmed that the site was sold at auction earlier this year.</li> </ul>
P2011/1084	Playground adjacent to Highbury Johns Terrace, Tonmawr	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2011/1084 granted February 2012 for the construction of a split-level dwelling. (Outline).</li> <li>Google Street View is not up to date but suggests that the parcel is overgrown.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2015/0268	Land between Ael-y-Bryn and 30 Blaenafon Terrace, Tonmawr	Expired	4	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission N1995/0189 granted June 1995 for residential development.</li> <li>• Planning permission P2011/0884 granted December 2011 for construction of two detached dwellings. (Outline).</li> <li>• Planning permission P2015/0268 granted August 2015 for two detached dwellings. (Outline).</li> <li>• Planning permission P2021/0380 granted January 2022 for two residential development plots (including layout and scale).</li> <li>• Google Street View is not up to date.</li> </ul>
P2016/0771	Penybryn Efail Fach, Pontrhydyfen, Port Talbot	Expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning permission associated with this site.</li> <li>• Planning permission P2008/0301 granted June 2008 for residential development. (Outline). Details approved September 2009.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2016/0771 granted November 2016 for two detached bungalows and associated engineering works.</li> <li>• Planning permission P2019/5552 granted January 2020 for detached dormer bungalow. Conditions discharged August 2021.</li> </ul>
P2018/0098	Site adjacent to 24 Curwen Close, Curwen Close, Pontrhydyfen	Not expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2018/0098 granted June 2018 for a detached split-level dwelling. Details discharged August 2021.</li> <li>• The landowner has confirmed that the site was sold at auction earlier this year.</li> </ul>
P2019/5552	Penbryn Curwen Close, Pontrhydyfen, Port Talbot	Not expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning history.</li> <li>• Outline planning permission P2008/0301 granted June 2008 for residential development. Details for Planning permission P2008/0301 approved September 2009.</li> <li>• Planning permission P2016/0771 granted November 2016 for two detached dormer bungalows.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>Planning permission P2019/5552 granted January 2020 for detached dormer bungalow. (Full planning permission). Details for planning permission P2019/5552 approved August 2021.</li> </ul>
P2012/0807	The Old Chapel, Pentwyn Road, Cynonville	Expired	9	<ul style="list-style-type: none"> <li>Extensive planning history associated with the site.</li> <li>Planning permission P1989/7397 submitted October 1989 for change of use from chapel to dwelling house.</li> <li>Planning permission P2006/0840 approved July 2007 for change of use to a residential dwelling plus rear extension.</li> <li>Planning permission P2012/0807 granted August 2013 for change of use of chapel to dwelling house including side extension and detached garage. Non-material amendment P2017/1115 approved December 2017.</li> <li>Google Street View shows that the chapel is in a poor state of repair and that the parcel of land is overgrown.</li> <li>Website searches suggest that the site has recently been sold.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2012/0569	49 Brytwn Road, Cymmer	Expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2012/0569 granted November 2012 for construction of one end terrace dwelling house. (Outline).</li> <li>• Google Street View shows that the site has been cleared and gravelled is now used for the parking of 2 vehicles.</li> </ul>
P2014/0796	Land adjacent to 49 Brytwn Road, Cymmer	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2009/0118 withdrawn February 2010 for outline residential development.</li> <li>• Planning permission P2014/0796 granted October 2014 for the demolition of the former boxing gym and erection of three</li> <li>• Google Street View shows that the site is overgrown and undeveloped.</li> <li>• The neighbouring site has been redeveloped.</li> </ul>
P2015/1000	Allotment opposite 82 Margam Street, Cymmer	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2005/1440 granted February 2006 for two proposed dwellings.</li> <li>• Planning permission P2015/1000 granted February 2016 for detached bungalow and associated parking.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>Google Street View and website searches suggest that the site is currently for sale.</li> </ul>
P2016/0116	14 Lloyds Terrace, Cymmer	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2016/0116 granted July 2016 for one dwelling. (Outline).</li> <li>Google Street View shows that the site is currently used as a garden.</li> </ul>
P2017/0217	Land off A4107 Cymmer	Not expired	27	<ul style="list-style-type: none"> <li>Planning permission P2017/0217 granted August 2017 for nine dwellings. Given that the planning permission has not yet been implemented it is considered unlikely that units will be brought forward.</li> </ul>
P2020/1035	Nebro Independent Chapel, Bryn Road, Glyncorwg	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2020/1035 granted January 2021 for change of use of existing chapel to residential use and conversion/ refurbishment into new home.</li> <li>Planning permission P2020/0833 granted February 2021 for temporary outbuilding to house applicants whilst works to Chapel are undertaken.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2019/5576	Nant Y Fedw Farm, Eastern Avenue Lane to Nant Y Fedw, Cymmer	Not expired	4	<ul style="list-style-type: none"> <li>Planning permission P2019/5576 granted January 2020 for conversion of Grade 2 Listed Longhouse and Stable to living accommodation.</li> <li>Planning permission P2022/0195 awaiting determination for two storey side/rear extension, single storey rear extension, new access steps to rear elevation, raised platform, steps and safety rail to ground floor side elevation and new parking area.</li> </ul>
P2014/0981	Site of former Great Western Hotel, Station Road, Blaengwynfi	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2014/0981 granted April 2015 for three-storey block of three 2-bed apartments with associated car parking. (Outline).</li> <li>Google Street View shows that the site has not been developed.</li> </ul>
P2005/1802	Land adjacent to 14 Lwyn Hen Road, Cwmgors	Expired	2	<ul style="list-style-type: none"> <li>There is an extensive planning history associated with the site.</li> <li>Planning permission P2005/1802 granted February 2006 for detached dwelling. (Outline). Variation of Condition of Planning permission P2005/1802 to extend the period of time</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<p>for the submission of reserved matters approved March 2009. (P2008/1562). Variation of Conditions 3 and 4 of Planning permission P2008/1562 granted April 2012 to extend the period of time for the submission of reserved matters. (P2012/0241). Variation of Conditions 3 and 4 of Planning permission P2008/1562 to extend the time for the submission of reserved matters withdrawn May 2014.</p> <ul style="list-style-type: none"> <li>• Planning permission P2017/0371 granted May 2017 to vary conditions to extend the time period for the submission of reserved matters for Planning permission P2014/0289. Reserved matters approved April 2014.</li> <li>• Google Street View shows that an access road has been constructed.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2008/0798	Forge Washery, Lower Brynamman	Not expired	72	<ul style="list-style-type: none"> <li>• Outline planning permission P2008/0798 allowed on appeal. Decision issued August 2016.</li> <li>• Outline planning permission P2017/0007 upheld.</li> <li>• Planning application P2017/0455 to vary a number of conditions including the number of units the application is restricted to allowed on appeal. Decision issued June 2018. As a result of this appeal the site is not restricted to 25 dwellings.</li> <li>• Reserved matters (planning permission P2021/0591) awaiting determination. This application is for 30 dwellings.</li> <li>• Planning permission P2021/0592 also awaiting determination to vary condition 2 of P2017/0455 to extend the period of submission of reserved matters by a further 12 months also awaiting determination.</li> </ul>
P2011/1117	Seion Chapel, Heol y Gors, Cwmgors	Expired	3	<ul style="list-style-type: none"> <li>• Planning permission P2011/1117 granted June 2012 for demolition of the existing church and erection of one dwelling with detached garage. (Outline).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>Google Street View 2022 shows that this is complete</li> </ul>
P2015/0135	Land opposite 6 Lower Colbren Road, Gwaun Cae Gurwen	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2015/0135 granted June 2015 for two semi-detached two storey dwellings. (Outline all matters reserved).</li> <li>Google Street View shows that the site is overgrown but that works may have started.</li> </ul>
P2014/0787	Plot 1 Huwel Drive off New Road, Caenewydd, Gwaun Cae Gurwen	Expired	2	<ul style="list-style-type: none"> <li>There is an extensive planning history associated with the site.</li> <li>Planning permission P2004/0905 granted November 2004 for two dwellings. (Outline).</li> <li>Planning permission P2006/1478 granted December 2006 for one 4-bedroom dwelling. Discharge of conditions approved September 2007, November 2008.</li> <li>Planning permission P2007/0189 granted April 2007 for one new dwelling. (Outline). Discharge of conditions July 2007.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2009/0480 granted September 2009 for detached two storey houses.</li> <li>• Planning permission P2014/0787 granted November 2014 for detached two storey dwelling.</li> <li>• Google Street View is not up to date.</li> </ul>
P2014/0876	Land rear of 18 Leyshon Road, Gwaun Cae Gurwen	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2010/1139 granted February 2011 for residential development of two dwellings. (Outline).</li> <li>• Planning permission P2014/0876 granted August 2015 for two detached dwellings. Non-material amendment approved January 2020.</li> <li>• Planning permission P2021/0616 granted December 2021 for retention and completion of two dwellings and associated works commenced under previously approved planning permission P2021/0616.</li> <li>• Google Street View shows that one unit is nearing completion and works have commenced on the other site.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>Planning permission P2003/0274 granted April 2003 for new dwelling. (Outline).</li> </ul>
P2018/0487	Land off Park Howard Road, Cwmgors	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2018/0097 granted April 2018 for detached dwelling (Outline).</li> <li>Planning permission P2018/0487 granted October 2018. This is a full planning permission for a detached dwelling rather than reserved matters following the outline consent.</li> </ul>
P2019/5383	The Carmel Chapel, Heol Cae Gurwen, Gwaun Cae Gurwen	Not expired	4	<ul style="list-style-type: none"> <li>Planning permission P2019/5383 granted October 2019 for proposed change of use of ground floor former chapel into residential unit.</li> </ul>
P2020/0677	Land between 75 and 78 Leyshon	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2020/0677 granted October 2020 for two storey detached dwelling.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Road, Gwaun Cae Gurwen			
P2020/0614	Land at 15 Glyn Road, Lower Brynamman	Not expired	3	<ul style="list-style-type: none"> <li>Planning permission P2020/0614 granted November 2020 for detached dwelling. Conditions discharged July - November 2021.</li> <li>Construction of retaining walls and ground works approved December 2021.</li> </ul>
P2020/0843	Land between 2a and 4 Neuadd Road, Gwaun Cae Gurwen	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2020/0843 granted December 2020 for residential development. (Outline).</li> </ul>
P2008/0418	Seven Sisters, Neath	Expired	51	<ul style="list-style-type: none"> <li>Planning permission P2008/0418 granted June 2012 for 60 residential dwellings. (Outline).</li> <li>Google Street View is not up to date. It however shows that in 2011 the site is overgrown.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2012/0129	Land rear of 32 Main Road, Dyffryn Cellwen	Expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2012/0129 for the demolition of existing building and construction of one detached dwelling granted December 2012. (Outline).</li> <li>• Google Street View not up to date.</li> </ul>
P2012/0319	8 High Street, Seven Sisters, Neath	Expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2012/0319 granted August 2012 for change of use of existing shop to dwelling.</li> <li>• From google street view 2022 I think this may be complete</li> </ul>
P2011/0700	Land rear of 1 Martyns Avenue, Seven Sisters	Expired	1	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2006/1069 refused October 2006 for the erection of one dwelling. (Outline).</li> <li>• Planning permission P2007/0917 refused April 2008 for one pair of semi-detached dwellings.</li> <li>• Planning permission P2007/0041 granted April 2007 for one dwelling. (Outline).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2011/0700 granted November 2011 for detached dwelling house. Non-material amendment withdrawn August 2015. Details approved November 2016.</li> <li>• Google Street View suggests that the site is overgrown.</li> </ul>
P2013/1118	Land between 14 and 16 Martyns Avenue, Seven Sisters	Not expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2013/1118 granted August 2014 for the development of one house (outline).</li> <li>• Planning permission P2017/0738 granted August 2017 to vary Conditions 3 and 4 of Planning permission P2013/1118 to extend the timeframe for the submission of reserved matters. This timeframe ends August 2022.</li> </ul>
P2013/0963	Former Canolfan Sheltered Housing Complex, High	Expired	16	<ul style="list-style-type: none"> <li>• Prior notification approval for the proposed demolition of the former sheltered housing complex issued November 2010. (P2010/0802).</li> <li>• Planning permission P2013/0963 granted September 2015 for residential development for up to 19 units. (Outline).</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Street, Seven Sisters			<ul style="list-style-type: none"> <li>• Planning permission P2018/0754 Variation of Condition 3 and 4 of outline planning permission P2013/0963 withdrawn.</li> <li>• Google Street View shows that the site is overgrown.</li> </ul>
P2016/0137	Plot adjacent to 1 Moorlands/ 4 Cross Road, Dyffryn	Expired	1	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2004/1547 granted February 2005 for 5 dwellings. Details discharged August 2007, October 2007 and April 2008.</li> <li>• Planning permission P2016/0137 granted August 2016 for detached two storey dwelling.</li> <li>• Google Street View shows that the site is overgrown.</li> </ul>
P2015/0864	37 Main Road, Crynant	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2015/0864 granted October 2016 for one detached two storey dwelling.</li> <li>• Planning permission P2017/0740 granted September 2017 for two storey side extension, plus detached garage.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2015/0192	Plot adjacent to 27 Dulais Road, Seven Sisters	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2015/0192 granted August 2015 for detached bungalow.</li> <li>Google Street View shows that the site is overgrown.</li> </ul>
P2017/0831	Land adjacent to 6 The Square, Crynant	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2017/0831 granted November 2017 for one dwelling (outline).</li> </ul>
P2017/0460	Land adjacent to 11 Station Terrace, Seven Sisters	Not expired	1	<ul style="list-style-type: none"> <li>There is an extensive planning history associated with the site.</li> <li>Planning permission P2017/0460 granted July 2017 for the development of a detached bungalow. This permission expired July 2022.</li> <li>This application follows outline planning permission P2010/0243 approved May 2020 for one detached dwelling and planning permission P2014/0335 granted April 2015 to</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				vary conditions 3 and 4 of planning permission P2010/0243 to extend the time period for the submission of reserved matters and commencement of development.
P2017/0025	Land at Main Road, Dyffryn Cellwen	Not expired	13	<ul style="list-style-type: none"> <li>Outline planning permission P2017/0025 granted August 2017 for the development of 6 dwellings.</li> <li>Reserved matters application P2020/0703 granted April 2021.</li> </ul>
P2018/0126	Site of Former Glyndwr Bungalow, Ty Newydd	Expired	4	<ul style="list-style-type: none"> <li>Planning permission P2018/0126 granted June 2018 for one detached dwelling.</li> </ul>
P2018/0196	Plot adjacent to 16 Martyns Avenue, Seven Sisters	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2018/0196 granted July 2018 for a detached dwelling.</li> <li>Building Control initial notice submitted March 2022.</li> </ul>
P2019/0719	Site of Bethany	0	3	<ul style="list-style-type: none"> <li>Planning permission P2018/0719 granted October 2018 for a detached dwelling. (Outline all matters reserved).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Chapel, Church Road, Seven Sisters			<ul style="list-style-type: none"> <li>Prior notification for the demolition of the Chapel decided September 2018. The chapel has since been demolished.</li> </ul>
P2012/0239	Land adjacent to 19 Maes Mawr Road, Crynant	Expired	1	<ul style="list-style-type: none"> <li>There is an extensive planning history associated with the site.</li> <li>Planning permission P2006/0904 granted August 2016 for one dormer bungalow. (Outline).</li> <li>Planning permission P2012/0239 granted May 2012 for a detached dormer bungalow. (Outline).</li> <li>Planning permission P2014/0037 granted February 2014 for the demolition of single storey extension and construction of part single part two storey rear extension.</li> <li>S.73 approved June 105 to vary conditions 3 and 4 to allow for an additional three years for the submission of reserved matters of Planning Permission P2012/0239.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2017/0212 granted May 2017 for a detached garage.</li> <li>• Google Street View shows that a garage has been built on the site.</li> </ul>
P2007/1376	Land at Heol y Waun, Seven Sisters	Expired	57	<ul style="list-style-type: none"> <li>• Planning permission P1998/0676 granted February 1999 for residential development. (Outline).</li> <li>• Planning permission P2001/1283 granted December 2001 for renewal of planning permission P1998/0676.</li> <li>• Variation of condition of Planning permission P2001/1283 to extend the time period for submission of reserved matters for a further three years granted October 2004.</li> <li>• Planning permission P2007/1376 granted May 2012 for 68 residential dwellings.</li> <li>• Google Street View suggests that the site is overgrown.</li> <li>• Planning permission P2021/0515 granted October 2021 for the demolition of the former Jersey Marine Community Centre and</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<p>proposed construction of two detached dwellings and associated parking.</p> <ul style="list-style-type: none"> <li>• H1/LB/26</li> </ul>
P2018/0817	Land west of Sunny Bank Ty Newydd, Seven Sisters	Not expired	3	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Outline planning permission P2011/0029 granted April 2011 for the development of one unit.</li> <li>• Outline planning permission P2015/0877 granted December 2015 for one detached dwelling.</li> <li>• Planning permission P2018/0817 granted November 2018 for a detached dwelling and detached garage.</li> <li>• Amendments to Planning permission P2018/0817 approved July 2019.</li> </ul>
P2013/0690	Plot adjacent to 83a Church Road, Seven Sisters	Expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2013/0690 granted December 2013. (Outline).</li> <li>• Google Street View shows that the site is currently used as garden.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2019/5662	28 Dulais Road, Seven Sisters	Not expired	4	<ul style="list-style-type: none"> <li>Planning permission P2019/5662 granted January 2020 for detached dwelling house. (Outline).</li> </ul>
P2020/0662	Former Salem Chapel, Brynhyfryd Terrace, Seven Sisters	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2020/06623 granted January 2021 for conversion of chapel to a dwelling.</li> </ul>
P2021/0797	Land Southeast of 78 Main Road, Banwen, Neath	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2021/0797 granted January 2022 for the construction of one pair of semi-detached houses.</li> <li>Non-material amendment granted March 2022.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2012/0808	Land at Cefn yr Allt, Aberdulais	Expired	5	<ul style="list-style-type: none"> <li>• Planning permission P2012/0808 granted July 2014 for demolition of existing buildings and construction of three dwellings. (Outline).</li> <li>• Variation of Condition 3 to extend the period for submission of reserved matters by one year and removal of Conditions 7, 8 and 9 of planning permission P2012/0808. (P2017/0626).</li> <li>• Reserved matters approved June 2019. (P2018/0426).</li> <li>• Website searches suggest that the site has recently been marketed.</li> <li>• Google Street View shows that the site is overgrown.</li> <li>• Planning permission P2021/0444 granted June 2021 for a four-bedroom detached dwelling.</li> </ul>
P2018/0361	13 New Road, Cilfrew	Not expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2018/0361 granted October 2018 for one detached dwelling. (Outline with all matters reserved).</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2008/0782	Land to the rear of 54 Heol y Gors, Cwmgors	Expired	9	<ul style="list-style-type: none"> <li>• Planning permission P2008/0726 granted July 2008 for two semi-detached dwellings. (Outline).</li> <li>• Planning permission P2009/0669 granted September 2009 for detached residential dwelling.</li> <li>• Planning permission P2014/0782 granted October 2014 for detached dwelling. (Outline).</li> <li>• Google Street View shows that the site is undeveloped.</li> </ul>
P2017/1077	Land opposite Tyla Morris Farm, Pant Howell Ddu Road, Ynysmaerdy	Not expired	3	<ul style="list-style-type: none"> <li>• Planning permission P2017/1077 granted March 2018 for detached bungalow. (Full permission).</li> </ul>
P2018/0338	Land to the east side of Tyla Morris	Not expired	6	<ul style="list-style-type: none"> <li>• Planning permission P2018/0338 granted August 2018 for a detached bungalow</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Farm, Pant Howell Ddu Road, Briton Ferry			
P2019/5256	Station House, Station Road, Briton Ferry	Not expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2019/5256 granted September 2019 for change of use of first floor from office/ storage to self-contained flat plus two-storey side extension.</li> <li>• The site is currently marketed for sale.</li> </ul>
P2020/0055	36 Rockingham Terrace, Briton Ferry	Not expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2020/0055 granted March 2020 for change of use of detached rear garage to a private flat. This application follows Planning permission P2018/0867 for change of use of single dwelling into two separate flats and discharge of condition application P2019/0250 granted on appeal for the removal of condition 3 of Planning permission P2018/0867 to remove the restriction on the change of use of garage for the parking of motor vehicles.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2016/0499	Former Chapel and Car Sales/ Servicing, Church Street and Kennel Row, Briton Ferry	Not expired	6	<ul style="list-style-type: none"> <li>Planning permission granted June 2021.</li> </ul>
P2013/0326	Land to the rear of New Road, Bryncoch	Not expired	23	<ul style="list-style-type: none"> <li>Planning permission P2013/0326 granted December 2019 for nine detached dwellings.</li> </ul>
P2017/0132	10 Elias Road, Bryncoch	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2017/0132 granted March 2017 for a two-storey dwelling (outline with all matters reserved).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2020/0189 granted April 2020 to vary condition 3 and 4 of Planning permission P2017/0132 to allow a further three years to submit the reserved matters.</li> <li>• Planning permission P2022/0522 submitted June 2022 and awaiting determination for the construction of a new two-storey dwelling.</li> <li>• Website searches show that the site has recently been marketed for sale and that it has been sold subject to contract.</li> </ul>
P2014/0487	10 Main Road, Bryncoch	Expired	3	<ul style="list-style-type: none"> <li>• Planning permission P2014/0487 granted October 2014 for demolition of existing bungalow and construction of two 2-storey detached dwellings.</li> <li>• Google Street View shows that the site has not been developed.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2017/0416	Bronleigh Day Centre, 6 Cadoxton Road, Neath	Not expired	7	<ul style="list-style-type: none"> <li>• Planning permission P2017/0416 granted May 2017 for change of use of day centre to a residential dwelling.</li> <li>• The site is currently used as a health and wellbeing centre.</li> <li>• Given that the site is currently used as a health and wellbeing centre, it is not considered that the site will come forward for development.</li> </ul>
P2020/0386	Tanybryn, Main Road, Cadoxton	Not expired	3	<ul style="list-style-type: none"> <li>• Planning permission P2020/0386 granted August 2020 for proposed detached house with associated works, creation of access and car parking.</li> <li>• Non-material amendment refused September 2020.</li> <li>• Subsequent planning permission P2021/0925 refused December 2021.</li> </ul>
P2008/1547	Land adjoining 161b New Road, Skewen	Expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2008/1547 granted August 2009 for detached two storey blocks of two flats.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Variation of Condition 1 to allow for a further 5 years of commencement of development of planning permission P2008/1547 granted October 2014.</li> <li>• Google Street View shows that the site remains undeveloped.</li> </ul>
P2010/0690	Land adjacent to 112 New Road, Skewen	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2010/0690 granted November 2010 for two detached dwelling houses.</li> <li>• Variation of Condition 1 of Planning Permission P2010/0690 to extend the period of time for the commencement of development for a further 5 years approved January 2016.</li> <li>• Google Street View shows that the site is overgrown.</li> </ul>
P2018/0724	Land Rear Of 11-19 Castle Street, Neath	Not expired	8	<ul style="list-style-type: none"> <li>• Outline planning permission P2018/0724 granted October 2019 for 5 dwellings.</li> <li>• The site has been submitted as a Candidate Site as part of the Council's recent Call for Candidate Sites.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>As part of this the landowner has confirmed that a potential buyer has recently come forward and that the site will be developed within the Plan period.</li> <li>As part of this exercise the landowner has confirmed that the land is up for sale for development with Peter Alan and that an interested party has been undertaking various studies to check on viability etc. and whilst a price has been agreed in principle it is not yet confirmed.</li> </ul>
P2020/0982	Dunstan Memorial Hall, Bethlehem Road, Skewen	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2020/0982 granted March 2021 for the change of use from storage of costumes and props to dwelling.</li> <li>Website searches suggest that the unit has recently been marketed.</li> <li>The landowner has confirmed that the property is currently for sale by auction.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2020/0900	Land adjacent to 161b New Road, Skewen	Not expired	1	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2008/1547 granted August 2009 for detached two storey blocks of flats.</li> <li>• Planning permission P2014/0011 allowed on appeal February 2015 for variation of Condition 1 to allow a further five years for the commencement of development of Planning permission P2008/1547.</li> <li>• Planning permission P2014/0711 allowed on appeal October 2014 for variation of Condition 1 to allow a further 5 years for the commencement of development of Planning permission P2008/1547.</li> <li>• Planning permission P2020/0900 allowed on appeal July 2021 for two residential flats.</li> <li>• The site has not been re-submitted as a Candidate Site as part of the Council's recent Call for Sites.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2013/0079	54 Lucy Road, Lonlas	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2013/0079 granted July 2013 for a replacement detached bungalow plus retaining works.</li> <li>Google Street View shows that the bungalow has been demolished and that the site is overgrown.</li> </ul>
P2015/0862	Land to the rear of 18 Siding Terrace, Skewen	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2015/0862 granted November 2015 for one detached split-level dwelling with associated off streetcar parking.</li> <li>Google Street View shows that the site is overgrown.</li> </ul>
P2018/0433	74-75 Dynevor Road, Skewen	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2018/0433 granted June 2018 for the conversion of existing detached house into a pair of semi-detached dwellings and alterations to fenestration.</li> </ul>
P2012/0944	Rear Gardens of 53 and 54 Park Avenue, Lonlas	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2012/0944 granted December 2012 for detached dormer bungalow. (Outline).</li> <li>Google street view not available.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2020/0555	Woodlands, Dynevor Road	Not expired	8	<ul style="list-style-type: none"> <li>Planning permission P2020/0555 granted March 2021 for the demolition of the existing dwelling and construction of a detached dwelling. (Outline).</li> </ul>
P2011/1058	Land between 3 and 5 Coombe Tennant Avenue, Skewen	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2011/1058 granted March 2012 for the construction of a two-storey detached dwelling.</li> <li>Planning permission P2021/1145 granted May 2022 for the subdivision of curtilage and the construction of an additional detached dwelling.</li> <li>Google Street View is not up to date.</li> </ul>
P2021/0515	Jersey Marine Community Centre (Former), School Road, Jersey Marine	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2021/0515 granted October 2021 for the demolition of the former Jersey Marine Community Centre and proposed construction of two detached dwellings and associated parking.</li> <li>Google Street View shows that the unit has recently been sold.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2003/0092	Rockfield Estate, Longford Road, Neath	Expired	29	<ul style="list-style-type: none"> <li>•</li> </ul>
P2006/0180	Land adjoining 14 Rhydhir, Neath	Not expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2003/0274 granted April 2003 for new dwelling. (Outline).</li> <li>• Planning permission P2006/0180 granted April 2006 for new dwelling. (Outline).</li> <li>• Variation of condition of Planning permission P2006/0180 granted June 2009 to allow for an extension of time for commencement of development.</li> <li>• Reserved matters approved July 2012.</li> <li>• The planning permission does not have an expiry date.</li> <li>• Website searches suggest that the site has recently been sold.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2005/1469	3 The Highlands, Neath Abbey	Not expired	0	<ul style="list-style-type: none"> <li>• Planning permission P2005/1469 granted November 2005 for two detached dwellings.</li> <li>• Section 73 P2008/1465 granted February 2009 to allow an additional period or the submission of the reserved matters.</li> <li>• Planning permission P2014/0140 granted September 2014 to vary condition 3 and 4 to allow for an extension of time for the submission of reserved matters.</li> <li>• Planning permission P2017/0811 granted October 2017 to vary condition 3 and 4 to allow for an additional period for the submission of the reserved matters.</li> </ul>
P2013/0710	20 St Johns Terrace, Neath Abbey	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2013/0710 granted December 2013 for change of use of existing garage and store to a 2-bed flat.</li> <li>• Google Street View shows that the garages have not been converted.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2013/0448	Glynfelin House, Land from Longford Road to Taillwyd Road, Longford	Expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2013/0448 granted February 2014 for demolition of existing dwelling and construction of two-storey detached 6-bedroom replacement dwelling. Details approved December 2014, April 2015, May 2015 and October 2015.</li> <li>• Non-material amendment approved May 2015. Amendment to planning permission approved October 2015.</li> <li>• Google Street View not up to date.</li> <li>• Planning permission P2021/0599 granted July 2021 for change of use from shop to a flat.</li> </ul>
P2011/0162	Land adjacent to 20 Dan y Graig Road, Neath	Expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2005/0372 granted June 2005 for residential development. (Outline).</li> <li>• Planning permission P2006/0560 granted June 2006 for residential development. (Outline).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2011/0162 granted April 2011 for the construction of a pair of semi-detached dwellings. (Outline).</li> <li>• Variation of Conditions 3 and 4 of Outline Planning Permission P2011/0162 to extend the time period for the submission of reserved matters approved April 2014. (P2014/0289).</li> <li>• Variation of Conditions 3 and 4 of Outline Planning Permission P2014/0289 granted May 2017 to extend the time period for the submission of reserved matters.</li> <li>• Planning permission P2020/0676 granted December 2020 for pair of semi-detached 2-bedroom houses.</li> </ul>
P2011/0550	3 Richamond Street, Neath	Expired	0	<ul style="list-style-type: none"> <li>• Planning permission P2011/0550 granted November 2011 for conversion of dwelling into two self-contained flats.</li> <li>• Google Street View suggests not developed.</li> </ul>
P2015/0336	Plots 7 and 8 Landsdown	Not expired	5	<ul style="list-style-type: none"> <li>• Outline planning consent P2015/0336 granted August 2017 for the development of two detached dwellings.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Court, Old Road, Neath			
P2020/0676	20 Dan y Graig Road, Neath	Not expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission N978/0184 withdrawn 1978 for 3 pairs of standard dwellings.</li> <li>• Planning permission P2005/0372 granted June 2005 for residential development.</li> <li>• Outline consent for semi-detached and terraced low-cost housing.</li> <li>• Planning permission P2006/0560 granted June 2006 for outline residential development.</li> <li>• Planning permission P2010/0733 refused October 2010 for the construction of two dwellings.</li> <li>• Planning permission P2011/0162 granted April 2011 for the construction of a pair of semi-detached dwellings.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2014/0289 granted April 2014 to vary Conditions 3 and 4 of Planning permission P2011/0162 to extend the time period for the submission of reserved matters.</li> <li>• Planning permission P2017/0371 granted May 2017 to vary conditions to extend the time period for the submission of reserved matters for Planning permission P2014/0289.</li> <li>• Planning permission P2020/0676 granted December 2020 for a pair of semi-detached houses.</li> <li>• Enforcement enquiry July 2020 as land was being cleared.</li> </ul>
P2016/0696	44 Walters Road, Neath	Expired	0	<ul style="list-style-type: none"> <li>• Planning permission P2013/0573 granted August 2013 for change of use from single dwelling to two self-contained one-bedroom flats.</li> <li>• Planning permission P2016/0696 granted September 2016 for conversion of dwelling into 2 flats.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2017/0232	Building plot adjacent to 17 Gardiners Lane, Neath	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2017/0232 granted May 2017 for detached dwelling (Outline all matters reserved).</li> <li>Planning permission P2020/0268 granted May 2020 to vary conditions 3 and 4 of Planning permission P2020/0268 to extend the time period for the submission of reserved matters and commencement of development.</li> <li>Planning permission P2022/0341 submitted April 2022 and awaiting determination for the construction of a detached bungalow.</li> </ul>
P2012/0813	36 Windsor Road, Neath	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2012/0813 granted October 2012 for change of use of first and second floors from ancillary retail storage to two 1-bedroom flats.</li> <li>Planning permission P2019/5483 granted November 2019 for change of use of rear ground floor and first and second floors from retail to three flats together with external alterations and</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<p>parking provision (retail retained to front section of ground floor).</p> <ul style="list-style-type: none"> <li>Internal alterations to facilitate the change of use of ground floor flat and create a mixed-use hairdresser/ tanning salon approved April 2022.</li> </ul>
P2012/1009	2 Lletty Nedd, Pen Y Dre, Neath	Expired	0	<ul style="list-style-type: none"> <li>Planning permission P2012/1009 granted December 2012 for conversion of ground floor from retail to residential to create a two storey 2-bedroom apartment.</li> </ul>
P2017/0175	Gadsby Ltd. 5 Wind Street, Neath	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2017/0175 granted March 2017 for change of use from first floor retail to 2 bedroomed residential flat.</li> <li>Planning permission P2017/0736 granted September 2017 for change of use of 1st, 2nd and 3rd floor from offices to dance studio, rehearsal studio and theatre school.</li> <li>Website searches suggest that the upper floors are now used as a dance studio.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2015/0380	40 Windsor Road, Neath	Expired	0	<ul style="list-style-type: none"> <li>Planning permission P2015/0380 granted March 2016 for change of use of first and second floors to provide 7 self-contained residential flats.</li> </ul>
P2018/0311	13 Old Market Street, Neath	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2017/0890 granted November 2017 for the conversion of first and second floors to provide 4 self-contained flats. Condition discharged April 2018.</li> </ul>
P2014/0119	Flat 28a Windsor Road, Neath	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2014/0119 granted July 2014 for the insertion of rear dormer window and external alterations to facilitate change of use from 4-bedroom flat to 3 self-contained flats.</li> </ul>
P2012/1002	12 New Street, Neath	Expired	0	<ul style="list-style-type: none"> <li>Planning permission P2012/1002 granted January 2013 for change of use of an existing 2-bedroom first and second floor flat to a 1-bedroom first floor flat and 1-bedroom second floor flat.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2018/0504	29 Gnoll Park Road, Neath	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2018/0504 granted September 2018 for change of use from single dwelling into two self-contained flats.</li> </ul>
P2020/0122	16 Alfred Street, Neath	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2020/0122 granted May 2020 for change of use of the ground floor premises to A1 retail with ground floor self-contained flat at rear, first floor extension to first floor flat, alterations to fenestration on rear elevation and new shop front.</li> </ul>
P2019/5417	30 Ropewalk, Neath	Not expired	0	<ul style="list-style-type: none"> <li>Planning permission P2019/5417 granted October 2019 for change of use from photographic studio into one residential dwelling.</li> <li>Planning permission was granted following a number of years in which the unit was vacant.</li> <li>The unit has subsequently been occupied as a lounge.</li> <li>It is therefore not considered that the permission will be implemented at this time.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2021/0214	8 Queen Street, Neath	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2021/0214 granted May 2021 for the creation of a self-contained two-bedroom flat above the existing restaurant.</li> </ul>
P2021/0106	5 The Ropewalk, Neath	Not expired	0	<ul style="list-style-type: none"> <li>Planning permission P2021/0106 granted May 2021 for change of use from office to residential accommodation.</li> <li>Website searches show that the unit has recently been sold.</li> </ul>
P2021/1213	20 Queen Street, Neath	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2021/1213 granted February 2022 for alterations to existing commercial building to create two first floor apartments.</li> </ul>
P2006/0777	Land bordered by Bryn Road, Dan y Graig Road and Foundry Road, Neath	Expired	43	<ul style="list-style-type: none"> <li>Planning permission P2006/0777 granted October 2011 for residential development. (Outline).</li> <li>Google Street View shows that the site is overgrown.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2015/0092	13 Beacons View, Cimla	Expired	3	<ul style="list-style-type: none"> <li>Planning permission P2015/0092 granted March 2015 for change of use from respite home to residential dwelling.</li> <li>Google Street View is not up to date.</li> </ul>
P2021/0506	Site adjacent to 15 Cae Rhys Ddu Road, Cimla	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2021/0506 granted August 2021 for construction of two storey detached dwelling.</li> <li>Application to discharge conditions are awaiting determination.</li> </ul>
P2014/0581	Land adjacent to Anchorite, Pen y Bryn	Expired	1	<ul style="list-style-type: none"> <li>There is an extensive planning history. Planning permission N1996/0058 granted March 1996 for a dwelling.</li> <li>Planning permission P1999/0337 granted April 1999 for renewal of outline planning permission for dwelling house.</li> <li>Planning permission P2005/0316 granted June 2005 for renewal of outline planning for one private dwelling.</li> <li>Planning permission P2008/0152 granted April 2008 for renewal of outline planning for one dwelling.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2011/0240 granted June 2011 for construction of a single dwelling. (Outline).</li> <li>• Planning permission P2014/0581 granted July 2014 for a new dwelling. (Outline).</li> <li>• Google Street View shows that the site is currently used as a garden.</li> </ul>
P2020/0238	89 Wenallt Road, Tonna	Not expired	12	<ul style="list-style-type: none"> <li>• Planning permission P2020/0238 granted April 2020 for the demolition of existing bungalow and construction of 1.5 storey replacement dwelling with associated car parking, driveway and engineering works.</li> <li>• Conditions discharged June 2021.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2008/1086	40 Parish Road, Blaengwrach	Expired	5	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2004/0020 granted July 2004 for the construction of a bungalow with lower ground floor garaging.</li> <li>• Conditions approved November 2004.</li> <li>• Planning permission P2005/1281 granted November 2005 for the erection of a bungalow.</li> <li>• Planning permission P2007/1186 granted January 2008 for the erection of a dwelling.</li> <li>• Variation of Condition of Planning permission P2012/1102 granted January 2013 to allow for an extension of time to commence development.</li> <li>• Details approved January 2017.</li> <li>• Non-material amendment approved March 2017.</li> <li>• Google Street View shows that the site has not been developed.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2010/0121	Land adjacent to Ty Maes Y Gwair Heol Nedd, Cwmgwrach	Expired	11	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P1998/0027 granted February 1998 for residential development.</li> <li>• Planning permission P2001/0106 granted June 2001 for renewal of planning permission P1998/0027.</li> <li>• Planning permission P2010/0121 granted July 2010 for 6 dwellings. (Outline).</li> <li>• Variation of Conditions 3 and 4 of P2010/0121 to extend the period for submission of reserved matters and commencement of reserved matters granted July 2013.</li> <li>• Variation of Conditions 3 and 4 of planning permission P2013/0444 granted January 2017 for the period of submission of reserved matters and commencement of development.</li> <li>• Variation of Conditions 3 and 4 of Planning Permission P2016/0410 to extend the date for the submission of reserved</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<p>matters for a further 12 months and the time for development commencement granted February 2018.</p> <ul style="list-style-type: none"> <li>Planning permission P2021/0400 refused January 2022 for one detached dwelling.</li> </ul>
P2014/0083	Land at Chain Road, Glynneath	Not expired	81	<ul style="list-style-type: none"> <li>Outline planning permission granted January 2021.</li> <li>Due to the departure from the development plan the application is conditioned with a two-year restriction in order to bring forward reserved matters.</li> <li>It is understood that there is interest in bringing the site forward for development.</li> </ul>
P2017/0245	Building plot adjacent to 7 Heol Y Graig, Cwmgwrach	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2017/0245 granted June 2017 for a detached three storey dwelling.</li> <li>The site has not been re-submitted as a Candidate Site as part of the Council's recent Call for Candidate Sites.</li> </ul>
P2014/1137	Land to the front of 23	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2014/1137 granted July 2015 for detached dormer bungalow with associated car parking.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Heol Wenallt, Cwmgwrach, Neath			<ul style="list-style-type: none"> <li>Google Street View shows that the site is undeveloped.</li> </ul>
P2018/0272	15 High Street, Cwmgwrach	Not expired	0	<ul style="list-style-type: none"> <li>Planning permission P2018/0272 granted June 2018 for proposed change of use from post office to residential accommodation.</li> </ul>
P2021/0019	37 Parish Road, Blaengwrach	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2021/0019 permitted February 2021 for detached dwelling.</li> <li>Planning permission P2022/0495 awaiting determination for construction of a dwelling house.</li> <li>The site is currently being marketed for sale.</li> </ul>
P2020/1131	Plot adjacent to 15 Fothergill Road, Fothergill	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2020/1131 granted February 2021 for one detached dwelling.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Road, Cwmgwrach			
P2021/1206	Plot 1 Glannant Place, Cwmgwrach	Not expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2021/1206 granted February 2022 for two-storey detached dwelling with parking and associated works.</li> <li>• Application to discharge conditions awaiting determination.</li> </ul>
P2010/0275	76/78 High Street, Glynneath	Expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2008/1039 granted September 2008 for two dwellings. (Outline).</li> <li>• Planning permission P2010/0275 granted May 2010 for the construction of 2 dwelling houses.</li> <li>• Google Street View shows that there has been some development on site, but this has long since stopped.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2015/0802	12 Heol Y Glyn, Glynneath	Expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2004/0651 granted July 2004 for residential dwelling. (Outline).</li> <li>• Reserved matters (planning permission P2005/0252) granted April 2005.</li> <li>• Planning permission P2010/0587 granted December 2010 for detached dwellinghouse.</li> <li>• Planning permission P2015/0802 granted October 2015 for detached dwelling.</li> <li>• Planning permission P2021/1101 granted December 2021 for split-level dwelling.</li> </ul>
P2021/1101	Land adjacent to 12 Heol y Glyn, Glynneath	Not expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2021/1101 granted December 2021 for split-level detached dwelling with parking and associated works.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2013/1007	1 The Bungalows Lane Between 6 and 7 Edwards Terrace, Abergarwed	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2013/1007 granted January 2014 for the demolition of existing modular bungalow and replacement with detached bungalow, outbuilding and associated works.</li> <li>Google Street View not available.</li> </ul>
P2019/0302	Land between 4 Forest View and 100 Neath Road	Not expired	5	<ul style="list-style-type: none"> <li>Outline planning permission (P2019/0302) approved December 2019 for 5 detached dwellings.</li> <li>It is understood that there has been discussion with the Council's Building Control team with regards to reserved matters.</li> <li>Full planning permission P2022/0491 awaiting determination.</li> </ul>
P2018/0039	Land adjacent to The Rise, Glynneath	Not expired	8	<ul style="list-style-type: none"> <li>Planning permission P2018/0039 granted May 2018 for a detached dwelling.</li> <li>Details discharged March 2019.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2013/0310	The Rise, Glyncastle, Resolven	Expired	32	<ul style="list-style-type: none"> <li>Planning permission P2013/0310 granted January 2015 for the demolition of existing outbuildings and erection of 3 detached dwellings (outline).</li> <li>Google Street View is not up to date.</li> </ul>
P2019/5153	Land adjacent to 1 Neath Road, Abergarwed	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2019/5153 granted August 2019 for detached dwelling. (Full permission).</li> </ul>
P2007/0751	Land adjoining Glen View, High Street, Alltwen	Expired	7	<ul style="list-style-type: none"> <li>Planning permission P2007/0751 granted January 2009 for residential development. (Outline).</li> <li>Reserved matters granted March 2012.</li> <li>Google Street View not up to date.</li> </ul>
P2014/0096	35 Alltwen Hill, Alltwen, Pontardawe	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2008/1070 granted November 2008 for two 3-bedroom dwelling houses.</li> <li>Planning permission P2014/0096 granted March 2014 for two storey detached dwelling.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>Google Street View shows that the site is overgrown.</li> </ul>
P2019/5111	Land adjacent to 31 Dyffryn Road, Pontardawe	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2019/5111 granted October 2019 for detached dwelling. (Outline with all matters reserved).</li> </ul>
P2019/5565	16 High Street, Pontardawe	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2019/5565 granted February 2020 for change of use of former bank to café/ wine bar with living accommodation to upper floors (2 flats) and construction of a single storey rear extension and alterations.</li> <li>Variation of condition and discharge of condition applications submitted January 2022.</li> </ul>
P2011/0391	29 Cefn Llan Road, Rhydyfro, Pontardawe	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2011/0391 granted August 2011 for subdivision of one dwelling to two 3-bedroom dwellings.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2013/0487 and P2014/0889	7 Compass Row, Pontardawe	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2013/0487 granted July 2013 for the conversion of existing detached dwelling into a pair of semi-detached dwellings and associated alterations.</li> <li>• Planning permission P2014/0889 granted January 2015 for one residential dwelling.</li> <li>• Planning permission P2017/0645 granted October 2017 for construction of a dwelling.</li> <li>• Non-material amendment approved February 2019.</li> <li>• Discharge of conditions approved May 2019.</li> <li>• Conditions re-submitted and withdrawn May-October 2019.</li> <li>• Website searches show that the site has recently been advertised for sale.</li> </ul>
P2014/0889	Plot between 7 and 10 Compass	0	1	<ul style="list-style-type: none"> <li>• Planning permission P2014/0889 granted January 2015 for one storey residential dwelling and associated parking.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Row, Pontardawe			
P2014/0731	Jasmine Cottage, Llanguicke Road, Pontardawe	Expired	3	<ul style="list-style-type: none"> <li>Planning permission P2014/0731 granted April 2015 for the retention and completion of detached 2 bed bungalows, outbuilding including air source heat pump, solar panels and associated car parking.</li> <li>Google Street View shows that the site is overgrown.</li> </ul>
P2013/0673	Land adjacent to 35 New Road, Ynysmeudwy	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2013/0673 granted January 2014 for the development of one detached dwelling.</li> <li>Planning permission P2018/0694 granted October 2018 for variation of Condition 1 of Planning application P2013/0673 to allow a further three years for the commencement of development.</li> <li>Planning permission P2021/03311 granted May 2021 to allow a further two years for the commencement of development.</li> <li>The site is currently being actively marketed by Astleys.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2019/0003	Plot Rear Of 83 Ynysmeudwy Road, Pontardawe	Not expired	2	<ul style="list-style-type: none"> <li>• Outline planning permission P2019/0003 granted July 2019 for two dwellings.</li> <li>• Google street view shows that the site has been cleared.</li> </ul>
P2009/0234	Land to the rear of 83 Ynysmeudwy Road, Ynysmeudwy	Expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2004/0783 granted 2004 for two 4-bedroom dwellings.</li> <li>• Planning permission P2008/0046 refused April 2008 for four 2-bed starter homes. (Outline).</li> <li>• Planning permission P2009/0234 granted April 2009 for detached dormer bungalow.</li> <li>• Amendment to planning permission P2009/0234 granted September 2010.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2019/0003 granted July 2019 for two detached dwellings. (Outline).</li> <li>• Google Street View shows that there has been some work on site.</li> </ul>
P2021/0409	29 Herbert Street, Pontardawe	Not expired	0	<ul style="list-style-type: none"> <li>• Planning permission P2021/0409 granted June 2021 for the proposed change of use of first floor from residential to provision of office space.</li> </ul>
P2014/0141	Adjacent to Plot No. 11 Dan y Graig Road, Trebanos	Expired	3	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission L1979/0684 refused January 1980 for the erection of a dwelling.</li> <li>• Planning permission P1999/0607 granted July 199 for dwelling house.</li> <li>• Planning permission P2002/1423 granted February 2003 for a dwelling. (Outline).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2006/0171 granted March 2006 for renewal of outline planning permission P2002/1423.</li> <li>• Planning permission P2014/0141 granted July 2015 for one detached split-level dwelling. (Outline).</li> <li>• Planning permission P2022/0054 awaiting determination for detached split level dwelling. (Outline).</li> </ul>
P2020/0303	Land adjacent to 1a Julian Terrace, Port Talbot	Not expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2020/0303 granted March 2022 for a ground floor retail unit and two apartments.</li> </ul>
P2021/1205	46 Sycamore Crescent, Baglan	Not expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2021/1205 granted February 2022 for change of use from a minimum support residential unit to one private dwelling.</li> </ul>
P2020/1106	16 Wellfield Road, Baglan	Not expired	3	<ul style="list-style-type: none"> <li>• Planning permission P2020/1106 granted February 2021 for one detached dwelling.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2006/0819	1 Ffawyddden, Cwmavon	Expired	1	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2006/0819 granted October 2006 for a new dwelling. (Outline)</li> <li>• Variation of Condition 1 of Planning permission P2006/0819 to extend period of time for commencement of development by a further 5 years. (Planning permission P2011/0800).</li> <li>• Variation of Condition 1 of planning permission P2011/0800 to extend the period of time for commencement of development for a further 5 years. (Planning permission P2016/0886).</li> <li>• Google Street View not up to date.</li> <li>• Planning permission P2005/0372 granted June 2005 for residential development. Outline consent for semi-detached and terraced low-cost housing.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2006/1813	Land adjacent to Tewgoed Fach, Heol y Graig	Expired	4	<ul style="list-style-type: none"> <li>• Planning permission P2006/1813 granted March 2007 for construction of a split-level dwelling.</li> <li>• Variation of Condition 1 to extend the period of time for the start of work of planning application P2006/1813 granted May 2012.</li> <li>• Conditions discharged March 2012 Planning permission P2020/0730 approved October 2020 for split-level detached dwelling.</li> <li>• Conditions discharged May-June 2021.</li> <li>• Planning permission P2019/5565 granted February 2020 for change of use of former bank to café/ wine bar with living accommodation to upper floors (2 flats) and construction of a single storey rear extension and alterations.</li> <li>• Google Street View shows that the site was under construction June 2022.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2010/1056	Land adjacent to Ysgubor Y Derw, Forest Lodge Lane, Cwmavon	Expired	4	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site. Planning permission P1998/1032 granted October 1998 for the construction of a detached dwelling house and Garage.</li> <li>• Planning permission P2004/0762 granted October 2004 for residential development. (Outline).</li> <li>• Planning permission P2010/1056 granted November 2011 for detached dwelling with single garage.</li> <li>• Planning permission P2020/0850 granted November 2020 for one detached residential unit.</li> </ul>
P2012/0500	The Copper House, Heol Crwys, Cwmavon	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2011/0238 granted May 2011 for change of use from public house to a single dwellinghouse.</li> <li>• Variation of conditions approved December 2011.</li> <li>• Planning permission P2012/0500 granted September 2012 for the subdivision of single dwelling to form an additional self-contained dwelling.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>Google Street View suggests that the site has been converted from a public house into a dwelling.</li> </ul>
P2015/0788	4 Rowland Cottages, Varteg Row, Bryn	Expired	1	<ul style="list-style-type: none"> <li>Planning permission P2015/0788 granted May 2016 for one detached dwelling. (Outline).</li> <li>Google Street View shows that the site remains undeveloped.</li> </ul>
P2017/0322	Land at Varteg Row, Bryn	Not expired	14	<ul style="list-style-type: none"> <li>Planning permission P2017/0322 granted August 2018 for the development of 5 dwellings.</li> </ul>
P2017/1127	Land adjacent to 27 Heol Tabor, Cwmavon	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2017/1127 granted May 2018 for a detached dwelling (Outline).</li> <li>Non-material amendment approved November 2018.</li> <li>Planning permission P2020/0967 approved January 2021 for detached dwelling (Full permission)</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2019/0060	Plot adjacent to Dan Y Bryn, Bryn	Not expired	6	<ul style="list-style-type: none"> <li>Planning permission P2019/0060 granted March 2019 for a detached dwelling with attached annex and parking. (Full permission).</li> </ul>
P2019/5429	Carmel Welsh Independent Chapel, Bryngyfnos Street, Bryn	Not expired	3	<ul style="list-style-type: none"> <li>Planning permission P2019/5429 granted October 2019 for change of use of ground floor into 2 self-contained flats, construction of a first floor to provide 1 self-contained flat with external stairway access and solar panels to roof; provision of off-streetcar parking and 2.8m high retaining wall.</li> </ul>
P2021/0536	Land adjacent to 1 Ffordd Dinas, Cwmavon, Port Talbot	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2021/0536 granted August 2021.</li> <li>Discharge of condition discharged December 2023.</li> <li>Non-material amendment approved December 2023.</li> </ul>
P2021/0444	5 Park Row, Cwmavon	Not expired	5	<ul style="list-style-type: none"> <li>Planning permission P2021/0444 granted June 2021 for a four-bedroom detached dwelling.</li> <li>Application to discharge conditions are awaiting determination.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2020/0698	Plot 23 Parc Pen y Bryn, Goytre, Port Talbot	Not expired	4	<ul style="list-style-type: none"> <li>Planning permission P2020/0698 granted September 2020 for detached dwelling.</li> <li>Discharge of conditions approved April 2021.</li> </ul>
P2019/5613	Land adjacent to 1 Lansbury Avenue, Margam	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2019/5613 granted January 2020 for one detached dwelling. (Outline).</li> </ul>
P2021/0108	Land West of Pant Celydd, Margam	Not expired	17	<ul style="list-style-type: none"> <li>There is an extensive planning history associated with the site.</li> <li>Planning permission P1997/0081 withdrawn March 1997 for the development of eight 3-bed and ten 2-bed units for residential use.</li> <li>Planning permission P2007/0095 granted March 2007 for outline residential development.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2021/0108 granted September 2021 for 25 affordable units.</li> <li>• Conditions awaiting discharge.</li> </ul>
P2021/0599	148a Margam Road, Taibach	Not expired	0	<ul style="list-style-type: none"> <li>• Planning permission P2021/0599 granted July 2021 for change of use from shop to a flat.</li> <li>• Google Street View shows that the unit is no longer used as a shop July 2022.</li> </ul>
P2020/0009	Saron Chapel Vestry, Pen Y Cae Road, Port Talbot	Not expired	1	<ul style="list-style-type: none"> <li>• Planning permission P2020/0009 granted August 2020 for partial demolition and proposed conversion of disused chapel vestry to residential dwelling, retention and completion of vehicle access, hardstanding and associated works.</li> <li>• Website searches indicate that the site has been sold.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2013/0976	Dunes Hotel, Wyvern Avenue, Sandfields	Expired	3	<ul style="list-style-type: none"> <li>• Planning permission P2013/0976 granted January 2014 for change of use of first floor flat into one 2-bedroom self-contained flat and one 1-bedroom self-contained flat.</li> <li>• Planning permission P2017/0768 granted September 2017 for construction of two storey rear extension of public house to provide beer cellar and mezzanine storage place, two storey extension a rear to provide ancillary storage accommodation and office space to serve permitted change to convenience store and first floor extension to facilitate subdivision of existing residential accommodation into 3 residential units.</li> <li>• Planning permission P2019/0153 granted April 2019 for change of use of first floor to 1 number self-contained flat and a flat of multiple occupation (5 bedrooms).</li> <li>• The site is no longer used as a public house.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2019/0153	Dunes Public House, Wyvern Avenue, Sandfields	Not expired	3	<ul style="list-style-type: none"> <li>Planning permission P2019/0153 granted April 2019 for change of use of first floor to one self-contained flat and a flat of multiple occupation.</li> </ul>
P2017/0719	Land rear of 118-132 Fairway, Sandfields	Not expired	0	<ul style="list-style-type: none"> <li>Planning permission P2017/0719 granted August 2017 for two flats.</li> </ul>
P2019/0413	The Red Dragon, Moorland Road, Sandfields	Not expired	3	<ul style="list-style-type: none"> <li>Outline planning permission P2019/0413 granted June 2019 for two dwellings.</li> <li>Further full planning application P2022/0351 awaiting determination for two dwellings.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2008/0681	The Former British Legion, 30 Commercial Street, Ystalyfera	Expired	11	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2008/0681 granted February 2009 for demolition of club function room and outline for 18 two storey/ three storey flats with associated parking.</li> <li>• Planning permission P2009/1128 withdrawn May 2013 for part demolition of British Legion Club to facilitate construction of part single/ part two storey day nursery.</li> <li>• Planning permission P2019/5532 awaiting determination for change of use from club to 5 apartments with external alterations, together with the construction of 2 semi-detached and 2 detached dwellings. G</li> <li>• oogle Street View shows that the site has not been developed.</li> <li>• Website searches suggest that the site is under offer.</li> </ul>
P2012/0672	Land adjacent to 52 Rhiw	Expired	3	<ul style="list-style-type: none"> <li>• Planning permission P2012/0672 granted August 2012 for one dwelling. (Outline).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
	Road, Rhiwfawr			<ul style="list-style-type: none"> <li>Google Street View shows that the land parcel is overgrown.</li> </ul>
P2015/0886	Land off Lewis Avenue, Cwmllynfell	Expired	3	<ul style="list-style-type: none"> <li>Planning permission L1995/0166 granted June 1995 for residential development.</li> <li>Planning permission P2015/0886 granted November 2015 for two detached residential dwellings. (Outline).</li> <li>Google Street View not up to date</li> </ul>
P2017/0325	9 Wern Road, Ystalyfera	Not expired	0	<ul style="list-style-type: none"> <li>Planning permission P2017/0325 granted March 2018 for change of use of part of the existing building to provide 5 self-contained residential units.</li> <li>Conversion of shop unit granted under planning permission P2017/0323.</li> </ul>
P2017/0867	Land adjoining 3 Tirbach Road, Ystalyfera	Not expired	1	<ul style="list-style-type: none"> <li>Planning permission P2017/0867 granted October 2017 for one detached dwelling (outline).</li> <li>This planning permission is due to expire October 2022.</li> </ul>



Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2019/0275	Land between 59 and 62 Gough Road, Ystalyfera	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2019/0275 granted July 2019 for one dwelling. (Outline all matters reserved).</li> </ul>
P2018/0024	44 Gwilym Road, Cwmllynfell	Not expired	2	<ul style="list-style-type: none"> <li>Planning permission P2018/0024 granted April 2018 for the erection of a two-storey detached building.</li> <li>Planning permission P2021/0194 granted May 2021 to vary Conditions 3 and 4 of Planning permission P2018/0024 to extend the action date of the decision by three and five years respectively.</li> </ul>
P2014/0923	106 Graig Road, Godre'r Graig, Swansea	Expired	2	<ul style="list-style-type: none"> <li>Planning permission P2005/1291 granted October 2005 for one replacement dwelling. (Outline).</li> <li>Planning permission P2014/0923 granted December 2014 for detached two storey dwelling. (Outline).</li> <li>Google Street View shows that the site is overgrown.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2016/0717	Land adjacent to 261 Graig Road, Gofre'r Graig	Not expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2016/0717 granted June 2017 for a detached split-level dwelling.</li> <li>• Conditions submitted and withdrawn November 2017 – March 2018.</li> <li>• Conditions re-submitted and withdrawn May-October 2019.</li> <li>• Conditions approved May 2021.</li> <li>• Building control submitted March 2022.</li> <li>• Google Street View shows that clearance works are starting to be undertaken April 2022.</li> </ul>
P2018/0321	Plot A, Land at Graig Road, Godre'grraig	Expired	2	<ul style="list-style-type: none"> <li>• There is an extensive planning permission associated with this site.</li> <li>• Planning permission P2008/0544 granted January 2009 for one residential dwelling. (Outline).</li> <li>• Planning permission P2014/0963 granted May 2015 for one residential dwelling. (Outline).</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
				<ul style="list-style-type: none"> <li>• Planning permission P2016/0808 granted November 2016 for split level dwelling and associated works granted November 2016.</li> <li>• Planning permission P2018/0832 granted May 2018 for detached split level dwelling and associated works granted May 2018.</li> </ul>
P2014/0495	Land adjacent to 22 Gnoll Road, Godre'r Graig, Swansea	Expired	8	<ul style="list-style-type: none"> <li>• There is an extensive planning history associated with the site.</li> <li>• Planning permission P2002/1193 granted March 2003 for residential development.</li> <li>• Details planning permission P2004/1460 approved 2006.</li> <li>• Planning permission P2014/0495 granted October 2015 for four detached split-level dwellings.</li> <li>• Variation of Condition 1 of Planning permission P2014/0495 awaiting determination.</li> <li>• Google Street View shows that the site is overgrown.</li> </ul>

Planning Permission Reference	Site Name	Planning Permission Status at Time of Assessment	Number of Dwellings Proposed	Planning Permission Review
P2014/0342	42 Gnoll Road, Godre'r Graig, Swansea	Expired	2	<ul style="list-style-type: none"> <li>• Planning permission P2011/0297 granted May 2012 for two storey detached dwelling. (Outline).</li> <li>• Planning permission P2014/0342 granted July 2014 for detached two storeys dwelling and associated shared drive.</li> <li>• Planning permission P2022/0239 awaiting determination for two storey detached dwelling with attic room.</li> <li>• Google Street View shows that the site is currently overgrown.</li> </ul>

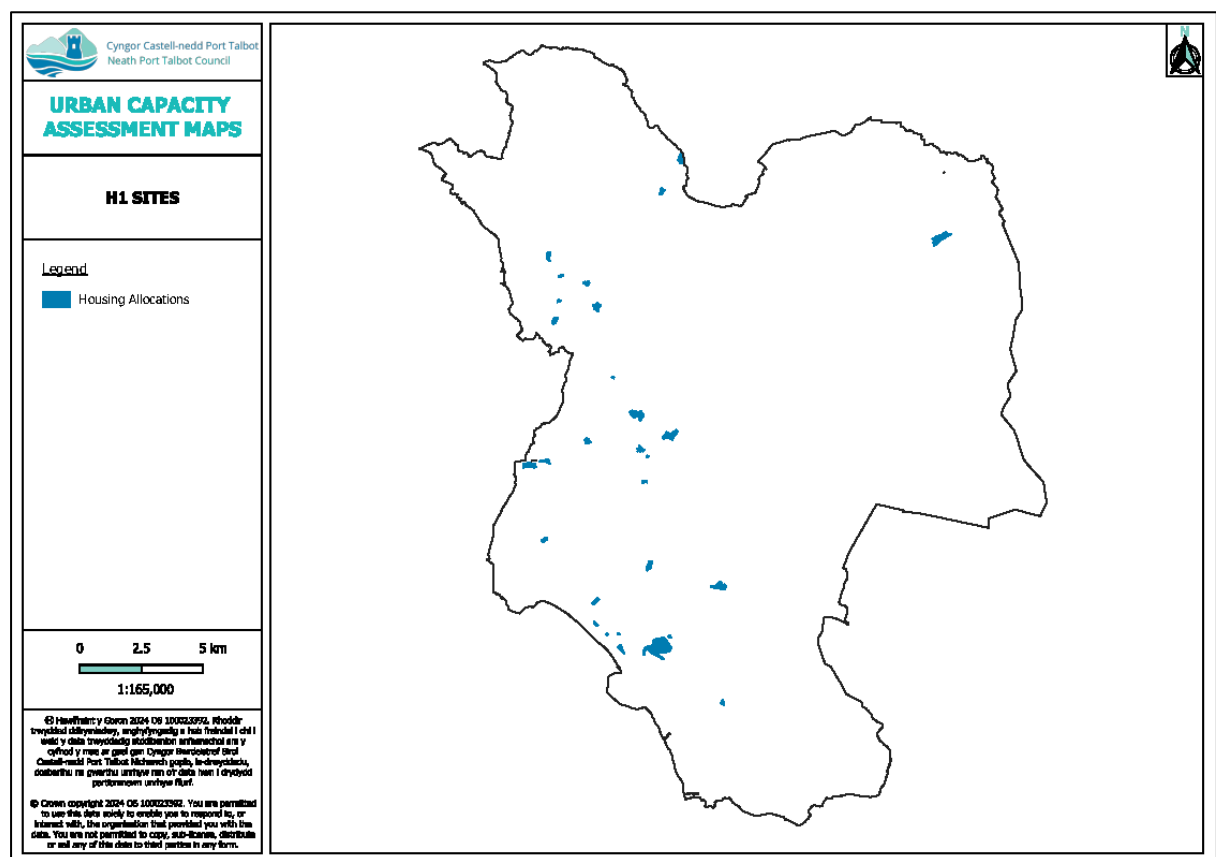
## 4.3. Review previously identified housing sites

- 4.3.1. The Council reviewed sites allocated in the current LDP for housing which have not come forward for development, landbank sites in the current LDP which have not come forward for development, and sites that were promoted as Candidate Sites for housing in the previous LDP which have not come forward for development.

### LDP Housing Allocations

- 4.3.2. The map below shows sites previously allocated for housing in the current LDP:

Figure 3: Housing Allocations



4.3.3. The Table below details our findings of the initial assessment work undertaken for sites previously allocated in the current LDP:

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/1	Gorffwysfa Care Home	15	Not developed	Yes	The site has been re-promoted as a Candidate Site. It is understood that there has been interest from medium house builders and that the intention is to bring the site forward during the Plan period.
H1/2	Leiros Park Extension	200	Not developed	Yes	Planning permission has been withdrawn due to concerns regarding viability. Understood further work is being undertaken. From the information submitted it is understood that works are anticipated to commence end-2023 and complete end-2028. The site has been re-promoted as a Candidate Site.

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/3	Groves Road (Phase 2)	42	Complete	N/A	
H1/4	Ocean View	81	Complete	N/A	
H1/5	Dwr y Felin Lower School	100	Not developed	Yes	New primary school has been built on approx. two thirds of the site. Remaining approx. third has been re-promoted with adjoining Longford Recreation Ground. From the information submitted as part of the Call for Candidate Sites, it is understood that there is national developer interest in the site and that it is intended that the site will be brought forward during the Plan period.
H1/6	Hafod House Care Home	12	Complete	N/A	

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/7	Neath Town Centre Redevelopment	50	See notes	No	Planning permission (P2018/0765) completed for a three-storey mixed use block comprising five commercial units and 12 residential units with associated works, including changes to existing service yard and public realm improvements. There have been a number of changes to the regeneration scheme within Neath town centre – a new leisure centre, commercial units and library have recently opened.
H1/8	Crymlyn Grove (Phase 2)	75	Complete	N/A	



LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/9	Crymlyn Grove (Phase 3)	150	Not developed	Yes	The site (plus an area to the north) has been promoted as part of the Call for Candidate Sites. As part of this submission, it has been noted that there have been discussions with a Registered Social Landlord, and it has been suggested that works will commence on site end-2023 and be completed by end-2026.
H1/10	Wern Goch	50	Complete	N/A	
H1/11	Neath Road/ Fairylane Road	300	Partly developed	No	Planning permission P2015/0011 has been completed providing 138 units. It is understood that landowner circumstances have changed since the promotion of the site. The remainder of the site has not been re-promoted as a Candidate Site.

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/12	Blaenbaglan School (and Land to the rear of)	141	Not developed	Yes	The site has been re-promoted as a Candidate Site. As part of this it has been suggested that there has been national developer interest in the site and that it is intended that the site will be brought forward over the Plan period.
H1/13	Hawthorn Close	100	Not developed	No	The site has not been brought forward over the Plan period and was not re-promoted as part of the original 2022 Call for Candidate Sites. It is understood that the landowner may nonetheless be looking to bring the site forward for redevelopment and it has now been re-promoted as part of the Urban Capacity Study.

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/14	Western Logs	130	Not developed	No	<p>The site has not been brought forward over the Plan period and was not re-promoted as part of the original 2022 Call for Candidate Sites.</p> <p>It is understood that the landowner may nonetheless be looking to bring the site forward for redevelopment and it has now been re-promoted as part of the Urban Capacity Study.</p>

H1/15	Neath Port Talbot College (Margam Campus)	70	Not developed	Yes	<p>The site has been re-promoted as part of the Call for Candidate Sites along with neighbouring land. The College is in the process of developing a new premise on Harbourside.</p> <p>There have been delays in progressing the replacement college with Welsh Government, although it is understood that the project is now moving forward, with a relocation date of mid/late 2026 anticipated. The SOC for the new site has been approved by Welsh Government and received ministerial approval.</p> <p>The adjacent office use within the Andrew Scott HQ at College will cease on site in coordination with the college relocation.</p> <p>Both elements are anticipated to be vacant by late-2026. It is understood that it is anticipated that planning permission will be in place and all pre-commencement conditions discharged in readiness for a start on site late-2026.</p>
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LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/16	Glanafan Comprehensive School	50	Complete	N/A	
H1/17	Harbourside	385	Partly complete	No	Planning permission P2014/0046 for the demolition of the existing industrial buildings and replacement with 34 residential units completed. The remainder of the site has not been re-promoted as a Candidate Site for housing development.
H1/18	Afan Lido and Land to the Rear of Tywyn School	150	Under construction	N/A	Planning permission P2021/0226 under construction for the development of 137 residential units. The site is being developed by Persimmon Homes West Wales.
H1/19	Bay View Social Club	23	Complete	N/A	

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/20	Purcell Avenue, Port Talbot	114	Not Started	No	Whilst there is understood to have been developer interest in bringing the site forward for development, the site has not been brought forward for development in the Plan period to date. The site is in the process of being sold (as part of a much larger site) to Welsh Government who has re-promoted the larger site (including this area) as a Candidate Site for employment uses.
H1/21	Morfa Afan Care Home	10	Complete	N/A	

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/22	Tir Morfa Road, Port Talbot	75	Not Started	Yes	It is understood that the site has not been brought forward for development as the landowner (the Council) chose to prioritise the Afan Lido site first. The site has been re-promoted as a Candidate Site, as part of this submission it has been suggested that there is interest from a national developer and a Registered Social Landlord and that it is intended that the site will be brought forward for development in the Plan period.

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/23	Park Avenue, Glynneath	150	Not Started	Partially	The site has not been brought forward for the development envisaged and has not been re-promoted for the scale of development envisaged. Part of the old A465 road is within the site. A small part of the site has been re-promoted for residential and employment uses as part of the Call for Candidate Sites. As part of this it has been noted that there has been past interest as part of the larger development site; that it would be placed on the open market; and that it is intended that the site will be brought forward during the Plan period.
H1/24	Bryn Morgrug (Phase 2)	52	Complete	N/A	



LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/25	Ynys y Mond Road	50	Not Started	No	Whilst there is understood to have been developer interest in the site to date, the site has not been re-promoted as part of the Call for Candidate Sites.
H1/26	Cwmtawe Phase 2 (Parc y Dderwen)	32	Complete	N/A	

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/27	Waun Sterw/ Waun Penlan, Rhydyfro	11	Partly permissioned	Partly	<p>Planning permission P2019/5543 granted for 35 units on part of the site. Remainder of the site has been re-promoted as part of the Call for Candidate Sites.</p> <p>As part of this it is understood that there have been Land Registry issues around access which have now been fully resolved.</p> <p>The site has been recently marketed and exchange was expected to be completed Summer 2022. To date, the development has not yet commenced.</p>

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/28	Bryn Brych Farm	150	Partly completed	Partly	Planning permission P2019/5543 completed delivering 79 residential units. Remainder of the site has been re-promoted (along with other land adjoining the site) by two national house builders. As part of these submissions, it is suggested that the site will be brought forward for development within the Plan period.
H1/29	Parc Ynysderw	50	Not Started	No	The new Lidl store has been built partly on this allocation; however, it is considered that there is still scope to deliver 50 residential units. The site has not been re-promoted as a Candidate Site.

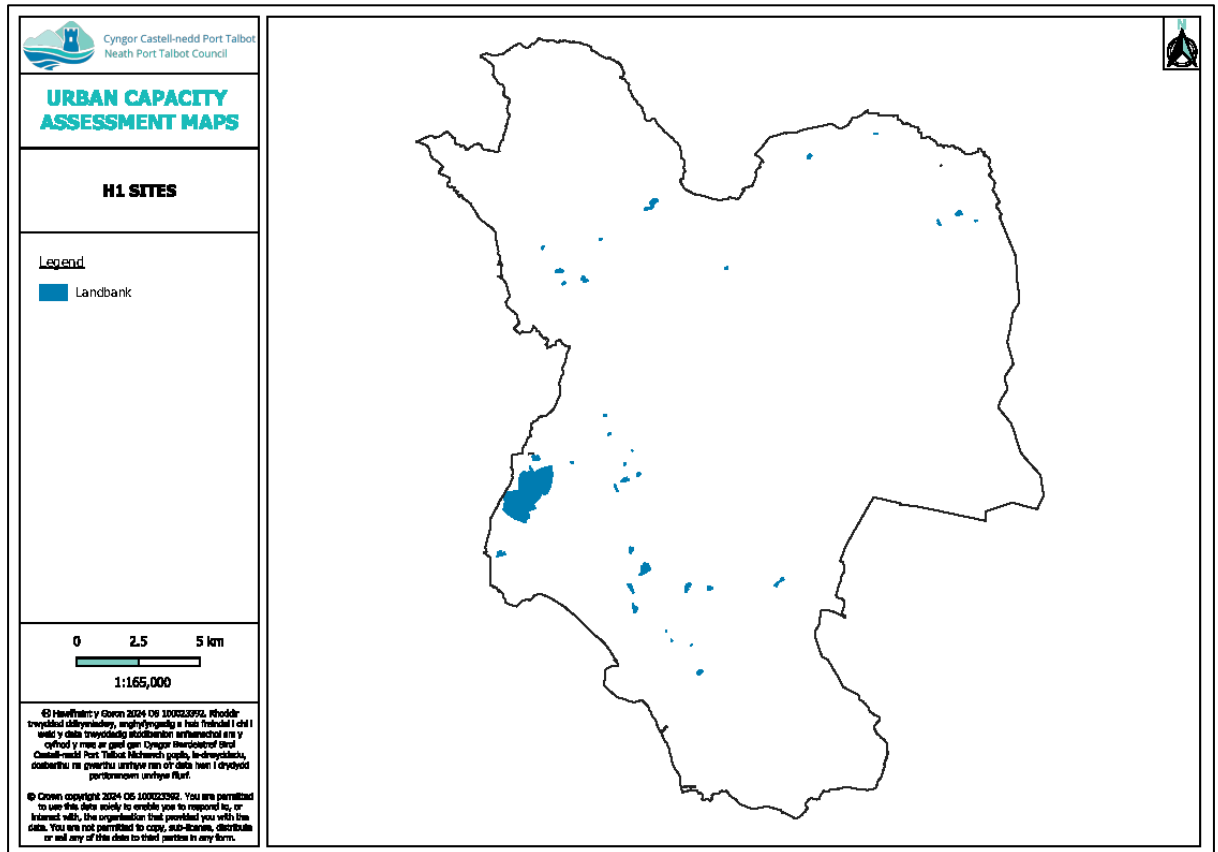
LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/30	Compare/ GMF	70	Not Started	No	Planning permission P2013/0737 is awaiting determination. A new design/ consultant team are now leading the project. It is understood that there has been significant progress made recently with regards to achieving an appropriate scheme on the site which is acceptable to the Council and statutory consultees. It is understood that the site is envisaged to be built out by a developer/ Registered Social Landlord. It is understood that works are anticipated to commence early-2024.

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site (2022)	Review
H1/31	Tirbach Washery	160	Not Started	Yes	Whilst no planning permission has been submitted, pre-application discussions have taken place and it is understood that a significant amount of pre-development survey work has been completed. It is understood that there have been discussions with a regional construction company and a Registered Social Landlord. It is understood that PAC is anticipated to take place Autumn 2022 with an outline planning submission thereafter.

## LDP Landbank Housing Allocations

4.3.4. The map below shows landbank housing sites in the current LDP:

Figure 4: LDP Landbank Allocations



4.3.5. The Table below details our findings of the initial assessment work undertaken for landbank housing sites in the current LDP:

*Table 4: Landbank Sites*

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/1	Waunceirch	13	Complete	N/A	
H1/LB/2	Groves Road (Phase 1)	34	Complete	N/A	

H1/LB/3	Elba Crescent	50	Not Started	Yes	<p>Planning permission P2004/1554 granted June 2005 for residential development.</p> <p>Planning permission P2008/0514 granted September 2011 for mixed use development comprising business (B1, B2 and B8) and residential use with associated car parking, landscaping and infrastructure requirements.</p> <p>Planning permission P2012/0582 granted November 2014 to vary Condition 31 to amend the details of the landscape buffer including its size.</p> <p>Planning permission P2017/0800 granted December 2018 to vary condition 3 and 4 of Planning Permission P2012/0581 to allow for an extension of time for the submission of reserved matters until 27th May 2019.</p> <p>Outline planning application P2022/0563 awaiting determination for the development of up to 165 dwellings (including affordable housing), associated infrastructure, public open space and landscaping.</p> <p>The site has been re-promoted as part of the Call for Candidate Sites.</p>
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					<p>As part of this it is understood that there have been discussions with developers and Registered Social Landlords and that it is envisaged that marketing on the site will commence in early-2023.</p> <p>It is understood that the site has not been brought forward to date as around 5 years ago the landowners were in advanced discussions with Persimmon Homes and negotiations broke down and the planning permission subsequently expired. It is noted that the area immediately surrounding the site has undergone extensive change in the last 10 years with the development of Swansea University's Bay Campus which has had a positive knock-on effect on the surrounding area making it a more desirable place to live.</p>
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LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/4	Area 1, Coed Darcy Urban Village	157	Under Construction	N/A	
H1/LB/5	Coed Darcy Urban Village	2,400 (of 4,000 total)	Under Construction	Yes	Under delivery of housing within the LDP period. There is a current, undetermined planning application.

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/6	Eaglesbush, Melyncryddan	52	Permissioned – Not Started	No	<p>Outline planning permission P2004/1730 withdrawn February 2005 for residential development and associated infrastructure.</p> <p>Outline planning permission P2005/1808 granted March 2009 for a residential development and associated infrastructure.</p> <p>Planning permission P2012/0151 granted July 2016 to vary condition 3 of Planning Permission P2005/1808 to extend the period of the submission of reserved matters for three years.</p> <p>Planning permission P2019/5209 withdrawn November 2021 for the variation of conditions 3 and 4 of Planning Permission P2012/0151 to extend the period to submit reserved matters for three years and to extend the time limit for the commencement of development for a further 5 years.</p>

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
					<p>Planning permission P2021/0428 granted December 2021 for the development of 52 affordable dwellings and associated access, landscaping and site infrastructure.</p> <p>The site is being developed for Tai Tarian and conditions and non-material amendments approved/ in the process of being approved.</p>

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/7	Garthmor (Phase 2)	36	Partly completed and partly permissioned – not started	No	<p>Planning permission P1998/0724 granted August 1998 for residential development.</p> <p>Planning permission P2001/0854 granted September 2001 for amendment of condition to extend time to submit reserved matters for Planning permission P1998/0724.</p> <p>Planning permission P2006/1363 withdrawn May 2007 for twenty dwellings.</p> <p>Planning permission P2007/0613 granted November 2008 for 24 dwellings.</p> <p>Planning permission P2008/1352 granted April 2011 for 36 residential units. This planning permission was partly developed (21/36 units completed).</p> <p>Planning permission P2021/0780 granted May 2022 for 8 units. Conditions and non-material amendment approved.</p>

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/8	Briton Ferry Road	28	Completed	N/A	
H1/LB/9	The Ropewalk	12	Completed	N/A	
H1/LB/10	Barrons Court	15	Completed	N/A	
H1/LB/11	Cardonnel Road	16	Completed	N/A	
H1/LB/12	Crymlyn Grove (Phase 1)	81	Completed	N/A	
H1/LB/13	Blaenbaglan Farm	160	See notes	Yes	<p>Planning permission P1992/8571 granted April 1992 for 219 residential units and a number of conditions were discharged in April 1997.</p> <p>Planning permission P1997.1379 refused January 1999 to renew Planning permission P1992/8571.</p> <p>A Lawful Development Certificate was issued on appeal in November 2000 which confirmed that the implementation of Planning permission P1992/8571 is lawful.</p>

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
					The site has been promoted as a Candidate Site. As part of this it is understood that a national developer is currently in the process of progressing an option agreement on the site and that it is envisaged that the site will be brought forward within the RLDP Plan period.
H1/LB/14	Thorney Road, Baglan	10	Completed	N/A	
H1/LB/15	Stycyllwen	24	Completed	N/A	
H1/LB/16	Abbottsmoor	42	Completed	N/A	
H1/LB/17	Farteg Fawr	25	Under Construction	No	The site is being brought forward on a self-build basis.
H1/LB/18	Copperminers	90	Complete	N/A	
H1/LB/19	Forest Lodge Lane	12	Under Construction	No	The site is being brought forward on a self-build basis.
H1/LB/20	Groeswen	39	Complete	N/A	

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/21	Station Road	14	Complete	N/A	
H1/LB/22	Royal Buildings	46	Complete	N/A	
H1/LB/23	Dyffryn Road	14	Complete	N/A	
H1/LB/24	Maes Marchog	16	Complete	N/A	
H1/LB/25	Glyn Dulais Care Home	21	Under Construction	N/A	Planning permission P2016/0090 granted March 2018 for 22 residential units. Conditions have been discharged and the units are being marketed for sale.
H1/LB/26	Heol Y Waun	68	Not Started	No	Planning permission P1998/0676 granted February 1999 for residential development. Planning permission P2001/1283 granted December 2001 for renewal of Planning permission P1998/0676. Planning permission P2004/1247 granted October 2004 to vary condition 3 of Planning permission P2001/1283 to extend the time period for submission of reserved matters for a further 3 years.



LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
					<p>Planning permission P2007/1376 granted May 2012 for 66 residential dwellings.</p> <p>The site has not been re-promoted as a Candidate Site.</p> <p>Google streetview not up to date – looks very overgrown</p>
H1/LB/27	Heol y Glyn	81 (80)	Under Construction	Yes	<p>The site has been recently acquired by Short Bros Homes.</p> <p>Whilst works are not currently being progressed, a material start has been made on site.</p> <p>Variation of a number of conditions have been recently discharged.</p> <p>The site has been re-promoted as a Candidate Site.</p> <p>Planning permission P1990/0129 granted September 1991 for 44 residential units.</p>

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
					<p>Planning permission P1997/1040 granted September 1997 for compliance with condition 4 of Planning permission P1990/0129.</p> <p>Planning permission P2003/1330 granted July 2005 for residential development (81 units, amended to 80).</p>
H1/LB/28	Welfare Hall, Glynneath	17	Under Construction	N/A	<p>Planning permission P2-11/0486 granted December 2019 for 10 residential units.</p> <p>Number of conditions discharged/ awaiting determination.</p>
H1/LB/29	Ynys Y Nos Avenue	16	Complete	N/A	
H1/LB/30	Bryn Morgrug (Phase 1)	56	Complete	N/A	
H1/LB/31	Cwmtawe Phase 1	80	Complete	N/A	

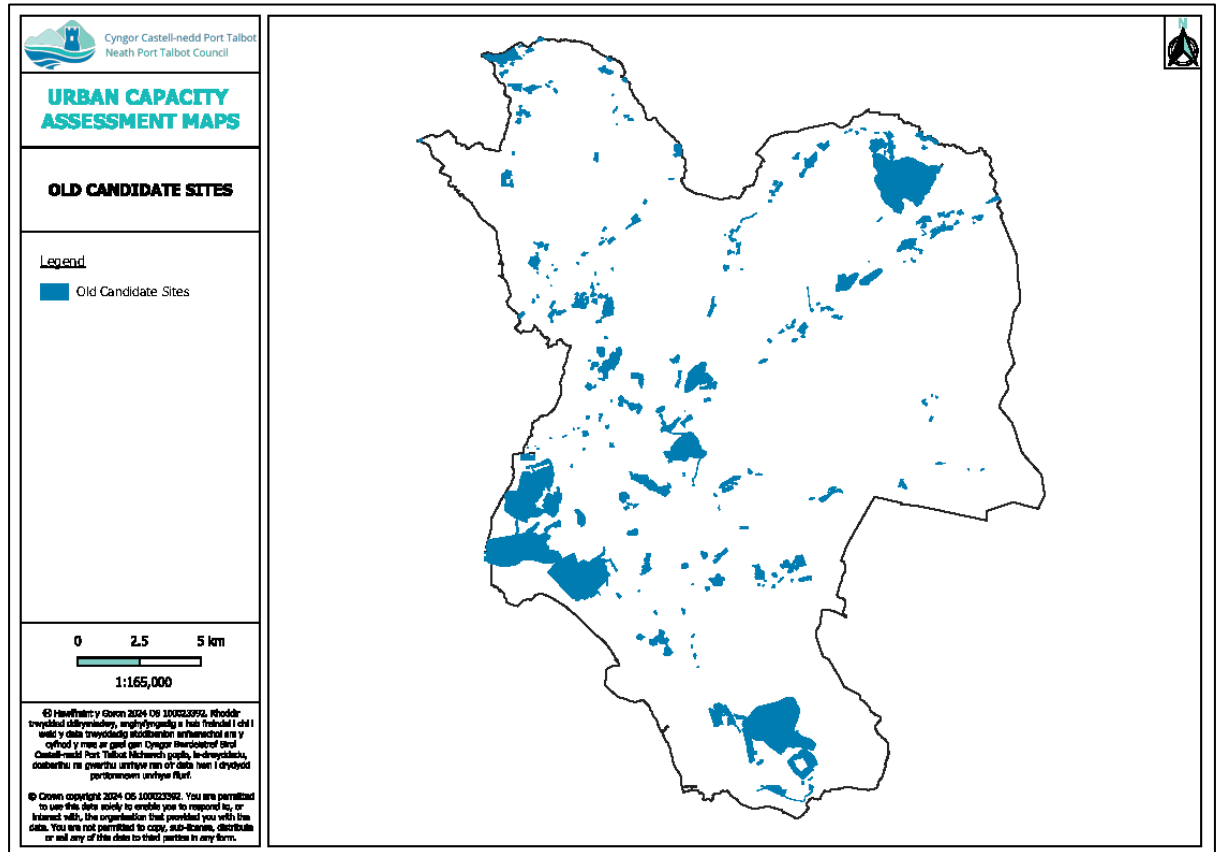
LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/32	Holly Street, Pontardawe	45	Not Started	No	<p>Outline planning permission P2007/0215 granted June 2008 for residential development.</p> <p>Planning permission P2008/1337 refused December 2008 for the removal of Condition 11 of Planning permission P2007/0215 in respect of the provision of affordable housing.</p> <p>It is understood that a Registered Social Landlord was involved/ interested in the site.</p> <p>It is also understood that there have been air quality issues but that these have been resolved/ are in the process of being resolved.</p> <p>The site has not been promoted as a Candidate Site.</p>
H1/LB/33	Waun Penlan, Rhydyfro	19	Not Started	No	<p>Planning permission P2006/0654 granted August 2006 for 19 residential units.</p> <p>Planning permission P2007/0281 granted May 2007 for 19 residential units.</p>

LDP Reference	Site name	Proposed number of residential units	Status	Has the site been promoted as a Candidate Site	Planning Permission Review
H1/LB/34	Glan Yr Afon (Phase 2)	15	Complete	N/A	
H1/LB/35	Golwg Y Mynydd	64	Complete	N/A	
H1/LB/36	Graig Newydd (Phase 1)	42	Complete	N/A	
H1/LB/37	Graig Newydd (Phase 2)	66	Complete	N/A	

## Previous Call for Sites

4.3.6. The map below shows sites previously promoted for development as part of the Call for Sites for the current LDP:

*Figure 5: Previous Call for Sites*



4.3.7. The Table below details our findings of the initial assessment work of sites previously promoted for development as part of the Call for Sites for the current LDP:

*Table 5: Previous Call for Sites*

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM10	Land off Neuadd Road, Gwaun Cae Gurwen	No	No	Yes	The eastern part of the site is within the settlement limit. Needs RLDP/AMV/0004 to come forward.
AM12	Land at Cwmgors, Gwaun Cae Gurwen	No	No	Yes	Potential topography, access, SINC constraints.
AM14	Lower end of Neuadd Road, Gwaun Cae Gurwen Site A	No	No	No	Access constraints, divorced from settlement.
AM15	Lower end of Neuadd Road, Gwaun Cae Gurwen Site B	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM19	Off Park Lane, Lower Brynamman	No	No	Yes	Site adjoins the settlement limit on the northern boundary. Forms part of East Pit planning applications.
AM20	Gors Goch Road/ Cannon Street, Lower Brynamman	No	No	Yes	Arboriculture constraints.
AM21	Off Amman Road, Lower Brynamman	No	No	Yes	Topography constraints.
AM24	Land at Lon Brynneuadd, Lower Brynamman	No	No	Yes	
AM28	Land to the north of 1-29 Glyn Road, Lower Brynamman	No	No	Yes	Topography and access constraints.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM29	Land off Bro-Nant-Fer, Gwaun Cae Gurwen	No	No	Yes	Adjoins RLDP AMV/0004
AM32	Cemetery Road, Cwmgors	No	No	Yes	
AM34	Cemetery Road, Cwmgors	No	No	Yes	The south and western boundaries of the site adjoin the settlement limit. Possible self-build opportunity.
AM35	Cemetery Road, Cwmgors	No	No	N/A	The site is located within the settlement limit.
AM36	Abernant Road, Cwmgors	No	No	Yes	Small part of the site (entrance adjoining Abernant Road) is within the settlement limit.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Topography and access potential constraints.
AM4	St Davids Rd Tairgwaith	No	No	Yes	Flat. Possible access constraints. Adjoins settlement limit.
AM5	Forge Washery, Lower Brynamman	No	No	No	Planning permission P2001/1318 withdrawn February 2002 for residential development. Outline planning application P2008/0798 allowed at appeal August 2016 for residential development.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					<p>Planning permission P2017/0455 granted on appeal June 2018.</p> <p>Variation of Condition 2 of Planning permission P2017/0445 to extend the period of submission of reserved matters by a further 12 months awaiting determination.</p> <p>Application for reserved matters awaiting determination.</p>
AM6	Land adjacent to 54 Neuadd Road, Ammanford	No	No	N/A	The site lies within the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM7	Land adjacent to Neuadd Road, Garnant	No	No	No	Divorced from settlement.
AM9	Grazing land at Brook Terrace, Tairgwaith, SA18 1YB	No	No	Partly	Part of the site (northern parts) are within the settlement limit.
AV1	Trem y Coedwig, Old Stone Row, Glyncorrwg	No	No	No	Topography, trees and access constraints.
AV10	Red Field changing rooms, Maesteg Road, Cymmer	No	No	No	
AV11	Sardis Road, Efail Fach	No	No	No	
AV12	Land at Heol Treharne, Blaengwynfi	No	No	No	The land parcel appears to be quite steep. Not near settlement.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AV16	Land part of Hendre Owen Farm, Dyffryn Rhondda	No	No	Yes	Small parts of the site along Pentwyn Road are within the settlement limit. Topography constraints.
AV17	Land at Cwm Pelenna (between Tonmawr and Pontrhydyfen)	No	No	Yes	Not near settlement. Ancient woodland.
AV18	Land off Pentwyn Road, Cynnonville (Adjacent to Travancore)	No	No	N/A	Potential small site opportunity. The site adjoining has a history of planning permissions. Planning permission (P2005/1577) granted

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					outline planning permission December 2005. P2007/1062 Reserved Matters, P2007/1718 Reserved Matters and P2010/1176 granted November 2011 – outline permission for 20 dwellings.
AV19	Land to the southeast of Tonmawr Road, Tonmawr	No	No	N/A	Potential small site opportunity. There are three relatively new large homes opposite.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					May also be potential for another dwelling on the other side of the road.
AV2	Land adjacent to Brookside, 5 Macpelah, along B4287 (Cerrig Llwydion), Pontrhydyfen	No	No	N/A	The site and the adjoining land to the north is within the site limit. Potential small site.
AV20	Land off Caroline Street, Blangwynfi	No	No	Yes	Site adjoins the settlement limit on the south and western boundaries. Very steep site.
AV21	Land to the southwest of Heol Bryn Gwyn	No	No	Yes	Part of the site is within the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AV22	Blaen Nant Du Farm, Glyncorrwg	No	No	No	
AV23	Land opposite St Gabriels Court, Graig Road, Abergwynfi	No	No	No	
AV24	Heol Hamdden, Tonmawr	No	No		
AV25	Land adjoining Tonmawr Road, Pontrhydyfen	No	No	Yes	Topography constraint
AV27	Land adjoining Tonmawr Road, Pontrhydyfen	No	No	Yes	
AV28	Land alongside the B4287 Pontrhydyfen	No	No	Yes	Edge of settlement. Potential biodiversity constraints Part of the site is located within the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AV4	Glyncorrwg, R/O Heol y Derym, adjacent to 'Glan-yr-allt', the Forester's House	No	No	Yes	The southern boundary of the site adjoins the settlement limit.
AV7	Grazing Land at Ynyscorrwg, Glyncorrwg	No	No	Yes	Parts of the northern and western boundaries of the site adjoin the settlement limit.
AV9	The Barracks Site adjoining River Afan, Pontrhydyfen	No	No	Yes	Topography, SINC and access constraints.
DV1	Land adjacent to, and opposite Cefn Coed Museum, Neath Road, Crynant	No	No	No	



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV14	Site of South Wales Forklift Trucks, Main Road, Crynant	No	No	N/A	Looks as if the unit has been re-occupied. Adjoins DV71.
DV16	Y Berllan Treforgan Rd Crynant	No	No	Partly	The northern boundary of the site adjoins the settlement limit.
DV17	Rear of dwellings on Roman Road, Banwen	No	No	Yes	
DV18	Top of School Road, Banwen	No	No	No	Could provide access to DV/0011
DV19	Rear houses on Main Road, Banwen	No	No	See notes	Tree belt between site and settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Looks as if there are a lot of trees on site.
DV2	Car Sales Garage, Main Road, Crynant	No	No	N/A	<p>There have been a number of recent planning permissions that have been withdrawn/ returned to applicant:</p> <p>P2019/5064: Change of use.</p> <p>P2020/0506: No information.</p> <p>P2022/0599: Change of use from car sales to office, storage and laundering for a cleaning</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					and property maintenance building.
DV20	Off Golwg y Brym, Seven Sisters (Adj Hedd Aberth Aberhenwaun Uchaf and Nant-y-Mynydd)	No	No	Yes	
DV22	Land North of Onllwyn Road	No	No	No	SINC. Not within or near settlement
DV24	Grazing land at Bryndulais Row, Seven Sisters (near Church Road)	No	No	Yes	There is a larger bit of land here that is in the settlement limit and a part to the south that has a planning permission that is

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					possibly extant (P2004/0946). Old fire station. Pylons on site
DV28	Industrial zones land at Nant y Cafn, (Off Dulais Road), Seven Sisters	No	No	Part	Biodiversity constraints.
DV3	Cefn Coed Colliery Museum Site	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV37	Land at Nant y Cafn, Seven Sisters	No	No	N/A	<p>Part of the site has been brought forward for development.</p> <p>The remainder of the site is in the urban area.</p> <p>The remainder of the site would not probably deliver that many houses but interesting with the bit also promoted as Candidate Site.</p> <p>Too small - part of site developed.</p> <p>Trees.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV41	Land rear of Heol Berllan and Heol Las Fawr Crynant	No	No	Yes	SINC Topography constraints.
DV44	Rear of Roman Road, fronting Sarn Helen, near Dove Workshops, Banwen	No	No	No	Outside of settlement. SINC.
DV46	Ynysticlau Road, Seven Sisters	No	No	No	The site does look possibly previously developed. Google Streetview not available.
DV48	Junction of Roman Road and the A4109, Banwen (Site 2)	No	No	No	Not near settlement
DV49	Junction of Roman Road and the A4109, Banwen (Site 3)	No	No	No	SINC

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV50	Off Main Road, Onllwyn	No	No	No	GCRE
DV54	Former Maesgwyn Opencast Mine, Glynneath	No	No	No	Not near settlement.
DV55	Land adjacent to the intervalley Road (A4109) near Banwen	No	No	No	Detached from settlement.
DV57	Adjacent to the existing golf driving range, Seven Sisters (Site A)	No	No	Yes	
DV58	Upper Plateau area at the Former Maesgwyn Opencast Mine, Glynneath	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV59	Former Maesgwyn Opencast Mine, Glynneath	No	No	No	<p>Not near settlement.</p> <p>Lawful development certificate (P2017/0464) issued August 2017 for an existing use of land for (a) motor vehicle testing, driving training and associated activities; and (b) motor car and motorcycle racing including trails of speed, and practising for these activities.</p> <p>Planning permission (P2011/0978) withdrawn</p>



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					July 2017 for use of land for motor vehicle events, motor vehicle testing, training, training and associated activities.
DV60	Land at the former Blaenant Colliery, A4109, Neath Road, Crynant	No	No	No	
DV62	Rear of Cemetery, Crynant	No	No	Yes	The site does look quite overgrown.
DV63	Land near Banwen accessed from the A4109 Intervalley Road	No	No	No	Not near settlement
DV64	Former Maesgwyn Open Cast Mine, Glynneath	No	No	No	Not near settlement

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV66	Land at Seven Sisters (R/O Heol Heddwch, Marigold Place, Pen y Bryn and Heol y Waun)	No	No	Yes	The site adjoins LDP allocation H1/LB/26 which hasn't been brought forward for development. Topography constraints.
DV68	Nant y Cafn, Business Park (Land adjacent to the health Centre)	No	No	Partly	SINC Mature biodiversity on site. Constraint.
DV7	Scout Hall, Maes-Mawr Road, Crynant	No	No	N/A	Question whether used.
DV70	North of Dove Workshop Banwen	No	No	No	Divorced from settlement limits.
DV71	Former St John's Ambulance Hall and part of	No	No	N/A	Adjoins DV14.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
	Land adjoining 27 School Road, Crynant				
DV72	No. s 1 and 2 Pen Pentre, Brynawel Road, Crynant	No	No	No	
DV73	Land at Roman Road Banwen	No	No	N/A	
DV74	Land East of Roman Road Banwen	No	No	No	Not near settlement limits.
DV75	Dove Workshop Building, Bridleway 17, off Roman Road, Banwen	No	No	No	There is a community centre on the site.
DV76	East of Roman Rd Banwen	No	No		There is playpark adjacent to the site.
DV77	East of Roman Road Banwen	No	No	No	Divorced from settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV78	South of Roman Rd Banwen	No	No	N/A - Less than 243	The site adjoins the settlement limit on the northern boundary.
DV79	Roman Road, Banwen, North of Roman Roadhouses on the eastern side of the road	No	No	No	Planning permission (N1974/0375) for four terraced houses. Planning permission (P1998/0625) for conversion and extension of disused hotel to a private residential home for the elderly. Planning permission (P2012/0284) for two pairs of semi-detached

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					dwellinghouses. This has been implemented and completed.  There is land adjoining here that is within the settlement limit.
DV8	Land adjacent to highway near Ty'm Wern Farm, Crynant	No	No	No	
DV80	Northeast Roman Rd Banwen	No	No	No	Detached from settlement

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV81	Site B between Main Road, Dyfryn Cellwen, Maple House off Main Road, Roman Road bridge and Nant-Cellwen stream	No	No	N/A	Planning permission (P2009/0704) granted January 2010 for single-storey detached shop/ office building (A1/B1 use) and single-storey detached workshop (B2 use) with associated car parking areas and access road.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV82	West of Roman Rd Banwen	No	No	Partly	Planning permission (P2009/0704) granted January 2010 for single-storey detached shop/ office building (A1/B1 use) and single-storey detached workshop (B2 use) with associated car parking areas and access road. The northern and eastern boundaries of the site adjoin the settlement limit.
DV83	Land adjoining 21 Nant Celyn, Neath	No	No	No	Potential to add to CS

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV84	Land adjacent to Onllwyn Football ground	No	No	No	The site adjoins the football ground. Areas around the site have been promoted as Candidate Sites. Car park?
N1	Land off Darren Close and to the west of Penshannel	No	No	Yes	The eastern boundary of the site and part of the southern boundary of the site adjoins the settlement limit.
N10	Security House Old Road Skewen SA10 7LT	No	No	N/A	The site is occupied by an industrial building (Abbey Services).



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N100	Glendale Close, Glendale, Bryncoch	No	No	Yes	Part of the eastern boundary of the site and the southern boundary of the site adjoins the settlement limit. Potentially TPOs in this area.
N102	Cilfrew Neath, Access off The Pines	No	No	Yes	Very dense trees.
N104	Land at New Road, Cilfrew, Neath	No	No	Yes	The site adjoins the road which is in the settlement limit.
N110	Pant Howell Ddu Road, Briton Ferry	No	No	No	Not near settlement.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Topography and access constraints.
N111	Gilfach Quarry, The Rhyddings, Gilfach Road, Neath	No	No	No	
N13	Land at Pant Howell Ddu Briton Ferry	No	No	Yes	
N14	Land at Pant Howell Briton Ferry	No	No	Yes	
N15	Land at Pant Howell Ddu Briton Ferry	No	No	Yes	
N16	South side of B4242 Aberdulais	No	No	No	Ancient woodland
N17	Ynys-y-Gerwyn Woodlands, North of B4242 Aberdulais	No	No	No	Topography and woodland constraints.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N19	Land at Manor Way/ Pant Howell Ddu Briton Ferry	No	No	Yes	Trees and ancient woodland constraints.
N2	Crymlyn Rd Skewen	No	No	Yes	
N20	Near Ferry Boat, Earlswood, Jersey Marine	No	No	No	
N3	Land fronting Primrose Bank, Bryncoch	No	No	No	
N31	Pant y Sais Riding Stables, Jersey Marine, Neath	No	No	No	Planning permission (P2012/0840) refused November 2012 for 6 residential dwellings and 2 community buildings and conversion, and alteration of a former blending shed to shop/

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					bike hire/ workshop/ storage/ cafe building with associated highway and drainage infrastructure. Previously developed land. Topography, trees and SINC constraints. Divorced from settlement
N32	Land formerly known as Highlands Playground, Dyffryn, SA10 6PJ	No	No	Yes	Formerly open space Site adjoins the settlement limit on the south and western boundaries.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N33	Land formerly known as Highland's playground, Dyffryn. SA10 6PJ	No	No	Yes	Part of the site is within the planning application boundary for Planning permission N1988/0739. Planning permission P2004/1268 withdrawn and disposed of under Article 29 June 2019 for outline residential accommodation. The western and southern boundaries of the site adjoin the settlement limit.
N37	Land off Quarry Road, Tonna (Site A)	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N39	Land at Quarry Road, Tonna (Site CD)	No	No		
N4	Land adjacent to Slebech Cottage, Dyffryn Arms, Bryncoch	No	No	No	Planning permission P2008/0758 refused August 2008 for one dwelling.
N40	Land adjoining Henfaes Terrace, Tonna (Site D)	No	No	No	
N41	Land adjoining Henfaes Terrace	No	No	No	
N45	Land at Tyllwyd Road, Bryncoch	No	No	Yes	
N48	Land at Tyllwyd Road, Dyffryn, Bryncoch	No	No	No	The site is not in the settlement area/ adjoining the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N49	Adjacent to the Pines, Cilfrew	No	No	Yes	The site adjoins the settlement limit on the south and west.
N50	Land at Taillywd Rd Bryncoch	No	No	No	Divorced from settlement due to river. Access via TPO area. South part of site within HSE buffer
N51	Site at Bryn Derwen, Drymmau Road, Skewen	No	No	No	
N52	Land adjacent to Gilfach Quarry, The Rhyddings, Neath	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N54	South of Crymlyn Road, Skewen	No	No	Yes	Proximity to Crymlyn Bog
N56	Land adjacent to Blaenhonddan Primary School, Bryncoch	No	No	N/A	Site with planning permission for 9 dwellings.
N58	Land at Park Crescent/ Park Drive, Lonlas – Site A	No	No	Yes	The site adjoins the settlement limit on the eastern and southern boundaries.
N59	Land at Park Crescent/ Park Drive, Lonlas – Site B	No	No	N/A	Lonlas Youth Club here is vacant and overgrown.
N60	Land at Park Crescent/ Park Drive, Lonlas – Site C	No	No	N/A	



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N61	Adjacent to Llandarcy Playing Fields, Llandarcy	No	No	No	
N62	Adjacent to the playing fields at BP Llandarcy	No	No	No	
N63	Land behind Woodview Cimla	No	No	No	
N65	Cydgoed Quarry, Land above Mount Pleasant, Tonna	No	No	No	Outline planning permission (P2007/1173) refused April 2008 for dwelling. Appeal (A2008/0019) dismissed. Outline planning permission (P2010/0894) refused November 2010 for

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					construction of one dwelling. Appeal (A2011/0001) dismissed.
N66	Land at Brynnau Farm, Cimla	No	No	No	Ancient woodland. Green Wedge. Constraints mean development would be divorced from settlement
N67	Land adjacent St Matthew's Church, Dyffryn, Bryncoch	No	No	No	Access constraints. Not in settlement, or adjacent to a settlement. Site adjacent has been promoted as part of the

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					RLDP Call for Candidate Sites (RLDP/N/0026).
N68	Cefn Cwrt Reservoir, Briton Ferry	No	No	No	
N69	Land at Glannant Farm, Cimla, Neath	No	No	Yes	The southern boundary of the site adjoins the settlement limit.
N70	Land at Glannant Farm, Cimla	No	No	Yes	The southern boundary of the site adjoins the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N71	Old Piggery, adj. Ocean View, Jersey Marine	No	No	No	Biodiversity
N72	West of Swansea Bay Golf Club accessed via Ashleigh Terrace Jersey Marine	No	No	No	Divorced from settlement. SINC.
N75	Land at Longford Court, Longford, Neath	No	No	Partly	Part of the site falls within the urban area.
N80	Land at Pant Howell Ddu Road, Briton Ferry	No	No	Yes	Western boundary of the site adjoins the settlement limit.  Looks as if there are air shafts here.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N82	Land off B4242, Ynysgerwyn Farm Aberdulais Neath	No	No	No	Adjoins settlement.
N83	Opp Duffryn Arms Bryncoch	No	No	No	Detached from settlements. Whilst the site has not been re-promoted for housing development, the site adjoining has (RLDP/N/0011).
N84	Land along A4109 Ynysgerwyn Neath	No	No	No	Whilst the site has not been re-promoted for housing development, the sites adjoining have

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					(RLDP/N/0005 and RLDP/N/0006).
N87	Land at 65 Cardonnel Road Skewen	No	No	Partly	Planning permission (P2013/1010) granted December 2013 for one detached dwelling. Completed. Partly within settlement limit.
N88	r/o Ynysmaerdy Farm	No	No	No	Access
N89	Pinetum Dyffryn Neath	No	No	No	
N9	Lonlas Cottage off Park Drive, Lonlas, Skewen	No	No	No	
N90	Land at Quarry Road, Tonna, Neath Site 3	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N91	Land at Quarry Road, Tonna Site G	No	No	No	
N92	Land at Quarry Road, Tonna Site 2	No	No	No	
N93	Land at Quarry Road, Tonna, Site 1	No	No	No	No settlement. TPO area. Ancient woodland.
N94	Land fronting Drymma Road, Skewen	No	No	No	
N95	Site A Private Gardens of Waunceirch House, Dwr-Y-Felin, Neath	No	No	N/A	Biodiversity. Large site in urban area.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N96	Site B – Private Gardens of Waunceirch House, Dwr y Felin, Neath, SA10 7RT	No	No	N/A	
N98	Land a Parsons Lane, Tonna	No	No	N/A	
NV1	Tydu Farm and land to the West Clyne Neath SA11 4BW	No	No	No	May be too divorced.
NV10	Land at Heol y Graig (Site 1), Cwmgwrach	No	No	Yes	The southern and northern boundaries of the site adjoin the settlement limit. The site appears to be quite steep.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV11	Land at Heol y Graig (site 2), Cwmgwrach, Neath	No	No	Yes	Access constraints.
NV12	Land off Hays Crescent, Glynneath	No	No	Yes	The site adjoins the urban area to the east and south. Ancient woodland.
NV13	Land at Heol Wenallt, Cwmgwrach	No	No	No	The site does appear to be occupied in part by a car garage. Previously developed.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV14	Land at Lon y Bryn, Glynneath	No	No	Yes	
NV15	Land at Gelliceibryn, Glynneath	No	No	Yes	A small part of the southern boundary joins the urban area.
NV21	Land adjoining 47 Morfa Glas, Glynneath, SA11 5RP	No	No	Yes	<p>The site adjoins the settlement on the western boundary.</p> <p>The site also partly adjoins the settlement on the southern boundary.</p> <p>Would be a logical settlement extension but there is a stream running through the parcel.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV28	Land at rear of Empire Avenue, Cwmgwrach, Blaengwrach, SA11 5SY	No	No	Yes	<p>The northern and eastern part of the site adjoins the settlement limit.</p> <p>The northern boundary of the site adjoins the settlement limit.</p> <p>The majority of the western/southern boundary of the site also adjoins the settlement limit.</p>
NV3	Land at Angel Farm, Pontneathvaughan, Glynneath	No	No	No	<p>The site has changed from a tourist information centre to restaurant and accommodation.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					There are also agricultural buildings here.
NV33	Part of garden of 8 Edwards Terrace, Abergarwed	No	No	No	Planning permission (P2006/0618) refused. There are houses here that aren't in the settlement limit. If re-drew to include them then it would make a logical settlement expansion opportunity.
NV34	Land off Neath Road (B4434) opposite Cemetery, Melincourt	No	No	Yes	A small part of the site in the south is within the existing settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Areas to the south of the site adjoin the settlement limit. Adjoins settlements. Identified potentially as open space.
NV38	Nant Hir Road to A465	No	No	N/A	
NV4	Land at Angel Farm, Pontneathvaughan, Glynneath	No	No	N/A	Flooding constraints.
NV43	Site of old swimming baths next to Lancaster Avenue	No	No	N/A	There is also a carpark here.
NV46	Land at 1 The Bungalow, Abergarwed, SA11 4DD	No	No	No	There are houses here that aren't in the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					If re-drew to include them then it would make a logical settlement expansion opportunity.
NV48	Former Maesgwyn Opencast Mine, Glynneath	No	No	Np	Not near settlement
NV5	Land at Pentreclwydau, Resolven, SA11 4DU	No	No	No	
NV52	Upper Plateau area at the Former Maesgwyn Opencast Mine, Glynneath	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV53	Former Maesgwyn Opencast Mine, Glynneath	No	No	No	<p>Not near settlement.</p> <p>Lawful development certificate (P2017/0464) issued August 2017 for an existing use of land for (a) motor vehicle testing, driving training and associated activities; and (b) motor car and motorcycle racing including trails of speed, and practising for these activities.</p> <p>Planning permission (P2011/0978) withdrawn</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					July 2017 for use of land for motor vehicle events, motor vehicle testing, training, training and associated activities. Windfarm development.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV55	Former Maesgwyn Open Cast Mine, Glynneath	No	No	No	<p>Not near settlement.</p> <p>Lawful development certificate (P2017/0464) issued August 2017 for an existing use of land for (a) motor vehicle testing, driving training and associated activities; and (b) motor car and motorcycle racing including trails of speed, and practising for these activities.</p> <p>Planning permission (P2011/0978) withdrawn</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					July 2017 for use of land for motor vehicle events, motor vehicle testing, training, training and associated activities.
NV58	Land to the northwest of Glynneath Road, Resolven	No	No	No	
NV59	Land off Glyncastle, Resolven	No	No	No	
NV60	Land off the B4434 adjacent to the A465 at Resolven Roundabout	No	No	No	
NV61	Hydroelectric scheme A land between Old Rheadr Colliery	No	No	No	Outside settlement Access constraints.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
	and Craig Clwyd Colliery, Glynneath				
NV62	Land from Rheola Forest down to the Old A465 (Neath Road), Glynneath (Scheme B)	No	No	No	
NV69	Land on the south side of Neath Road, Abergarwed	No	No	Yes	The northern part of the site adjoins the settlement limit. There is a lot of land here. Part floods, part trees, remainder to be assessed as RLDP site assessment.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV70	Land rear of Morfa Glas, Glynneath	No	No	Yes	Southern part of the site adjoins the settlement limit. Proximity to Aberpergwm. Potential topography constraint.
NV71	Merthyr Road Pontwalby	No	No	No	Access constraint. The site partly adjoins the settlement boundary on the western side of the site.
NV72	Land to North and East of Ynysnos Avenue, Pontwalby, Glynneath	No	No	Yes	Western boundary of the site adjoins the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV74	Lon y Nant, Glynneath	No	No	No	<p>Planning permission (N1985/0134) granted May 1985 for residential dwellinghouse.</p> <p>Planning permission (N1985/0772) granted February 1986 for one residential dwelling house.</p> <p>Planning permission (P1996/1429) refused September 1996 for one residential dwelling house.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV75	On the B4242 in the village of Abergarwed	No	No	Yes	Part of the western boundary of the site adjoins the settlement limit. Previously developed site.
NV76	Land on the B4242 between Resolven and Glynneath	No	No	No	Former Abergarwed Service Station
NV79	Land at Northernmost end of Hirfynydd Mountain	No	No	No	
NV8	1 Merthyr Road, Pontwalby, SA11 5LR	No	No	Yes	The site partly adjoins the settlement on the northwest boundary. The site looks very steep with lots of trees.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P1	The Vicarage (adjacent garden) 10 Uplands, Pontardawe, SA8 4JE	No	No	N/A	
P11	Land adjoining A474, Rhos, Pontardawe	No	No	Yes	Dismantled tramway. Ecology constraint: High value, blanket bog
P12	Land to the rear of 172-174 Ynysmeudwy Road, Cwmdru Bridge, Ynysmeudwy, SA8 4QJ	No	No	Partly	The majority of the site is within the settlement limit. There is a parcel of land next to H1/LB/34 which had outline planning permission (P2008/0860) - in settlement limit.
P17	Pheasant Road, Trebanos, Swansea	No	No	No	Ancient woodland Access constraint.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P18	Pheasant Road, Trebanos, Swansea	No	No	No	Mostly high ecology value. Access through Ancient woodland. Not near settlement limits.
P20	Land at Alltwen (Site C) Ganol Farm Alltwen	No	No	Yes	Ecology – hedgerows, woodland, grassland constraints.
P21	Land at Alltwen (Site B) Alltwen Ganol Farm Alltwen Pontardawe	No	No	Yes	Ecology – hedgerows, woodland, grassland constraints.
P22	Land at Alltwen (Site A) Ganol Farm Alltwen Pontardawe	No	No	Yes	Ecology – hedgerows, woodland, grassland constraints.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P23	Land between Maes-Y-Cornel (New Road, Rhos) and Trem-yWawr SA8 3EA	No	No	Yes	Some Ecology Value. Frontage within settlement limit. Candidate Site SINC.
P25	Glanrhyd Site – original walled garden	No	No	No	
P27	54, 56 and 58 Glyn-Meirch Road, Trebanos	No	No	No	
P28	Ynysymond Road Alltwen	No	No	Yes	Further investigation required.
P29	Land off New Road, Ynysmeudwy, Pontardawe	No	No	Partly	Outline planning permission (P2004/0076) refused July 2004. Pre-app 2013 for one dwelling.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					<p>There is access into the site so development would not impact the street scene.</p> <p>The entrance into the site is within the settlement limit and land to the west is also.</p> <p>May be a logical extension to settlement limit.</p> <p>There is also a vacant building opposite by car garage.</p>
P31	Land adjacent to Tyrwaun, Rhos, Pontardawe	No	No	Yes	Adjoining CS RLDP/P/0027

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P32	Land adjoining Cwrt y Waun, Pontardawe	No	No	N/A	This parcel has been fenced off. The parcel is entirely within the settlement limit.
P33	Glyn-Meirch Road, Trebanos	No	No	No	
P36	Land to the south side of Pen yr Alltwen, Pontardawe	No	No	Yes	The site adjoins the settlement limit on the eastern boundary. Land to the south has been promoted as a candidate site (RLDP/P/0024).
P39	Land rear of Nos 57-69 Pen-yr-Alltwen, Rhos	No	No	No	SINC. Contains reservoir.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P40	Land at New Primrose House, Rhos	No	No	No	High ecology value. Incorporate with northern site for access.
P42	Land at the former Glanyrafon Hotel, Ynysmeudwy Rd, Ynysmeudwy, Pontardawe	No	No	No	
P45	Land adjacent to 43 Graig Rd, Trebanos, Pontardawe	No	No	Yes	Most high value ecology. Constraint.
P47	Land at Tir Uchaf Cottage, Derwen Road, Alltwen	No	No	Partly	Part of the site is within the settlement limit. Land to the north has been promoted as a Candidate Site for residential

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					accommodation (RLDP/P/0008).
P48	Mynydd y Gwair, Swansea	No	No	No	Not near settlement limits.
P49 (Formerly AM27)	Site of the former Abernant Colliery	No	No	No	
P51	Land north of Gwrhyd Specialist Stone Quarry, Rhiwfawr, Swansea	No	No	No	
P52	Land adjacent to Rhydyfro Primary School Rhydyfro	No	No	Yes	Adjoins CS
P54	Neath Road Forest Goch	No	No	No	No settlement limit. Hazard pipeline area. Green wedge.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Frontage of site proposed for settlement boundary – RLDP/P/0028
P55	Ynysmeudwy Field next to the Ynysmeudwy Arms	No	No	Yes	Access within settlement limits but requires demolition. Grassland and Woodland. Some/High ecological value. Identified as RLDP site. Additional part of site floods (excluded from RLDP boundary)

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P57	Land at Neath Rd Forest Goch	No	No	N/	Planning permission (L1991/0573) refused for construction of one dwelling. Outline planning permission (P2004/0384) refused for one detached dwelling.
P58	Land at Neath Road Forest Goch	No	No	N/A	
P59	Land forming part of Pen yr Alltwen Farm Rhos The site is outlined in red on attached plan No.1	No	No	Yes	Some ecology value.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P61	Land at Heol Las, Ynysmeudwy, Pontardawe	No	No	Yes	Ecology - hedgerows. Topography and access constraints. Ancient woodland.
P62	North of Hazeldene House, Pheasant Rd, Trebanos, Swansea	No	No	No	Ecology - hedgerows. Access through ancient woodland.
P63	Land at Cwm Nant Llwyd Road, Gellinudd, Pontardawe	No	No	Yes	Planning permission (L1987/0499) granted January 1988 for the proposed erection of one dwelling. Planning permission (P2005/1719) outline for one dwelling refused.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					The northern boundary of the site adjoins the settlement limit.
P64	Land adjoining 28 New Road and opposite Retail and Service Station premises, New Road, Gellinudd	No	No	No	High Ecology Value
P65	Land adjoining 28 New Road and opposite retail and service station premises, New Road, Gellinudd	No	No	Yes	The site adjoins the settlement limit on the eastern and northern boundaries. The site would possibly make a logical extension to settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P66	Land adjoining 28 New Road and opposite retail and service station premises, New Road, Gelinudd	No	No	Yes	The site adjoins the settlement limit on the northern side and partly on the eastern side.
P67	Land within Village Area A, Land immediately adjacent village Area B – Land adjoining the Laurels, Cilybebyll	No	No	No	
P68	Site B Land at Church Rd Cilybebyll	No	No	N/A	
P69	Site C Land off Church Road Cilybebyll	No	No	N/A -	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P7	Land adjacent to Graig View, Graig Road, Trebanos	No	No	No	Outline planning permission (P2007/1015) for one dwelling refused. There are properties here that could in theory be put into the settlement limit. Potential for landslides.
P70	Land along James Street, Gelligron Hlll, Pontardawe	No	No	Yes	
P71	Immediately adjacent to converted property of which was "the Old Star Inn" situated on the outskirts of Cwmgors Village, but falling within the Abernant area	No	No	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P8	Land adjacent to 39 New Road (Rhos Meadow Garage), Gellinudd, Pontardawe	No	No	No	Small site - Settlement boundary review potential. Outside sign for Gellinudd. Adjoins petrol station. Potential contamination would need investigation. Currently used as caravan storage. Ecology - hedgerow
PT10	Land adjoining B4282 Forest Lodge Cwmafan	No	No	Yes	Topography and proximity to SM. Adjoins settlement limits. SLA. SAM – Pen y Castell. Ecology Grassland

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT100	Land at Fernfield, Baglan	No	No	No	<p>Planning permission (P2004/0581) for the construction of a dwelling, refused.</p> <p>Planning permission (P2005/1882) outline consent for the construction of a dwelling, refused.</p> <p>There are dwellings here that are not in the settlement limit. If included, then would make a logical extension.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT103	Grazing land fronting Cornish Row, Cwmavon SA12 9PT	No	No	Yes	Not promoted as CS. Adjoining Settlement limit. Ecology – grassland & scrub
PT104 (Formerly AV26)	Land adjacent to 2 Underbridge, Pontrhydyfen	No	No	Yes	The western boundary of the site adjoins the settlement limit. Planning permission (P2006/0197) outline consent for residential development refused.
PT19	Land at Forest Lodge Cwmafan Port Talbot	No	No	Yes	Hammerhead of Forest lodge lane goes into site. P2020/0580 - 1

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					dwelling part in site refused. Adjoins settlement. Access constraints potentially.
PT2	Land off Meadow Rd Bryn	No	No	No	Not near settlement. SINC.
PT2	Land west of Meadow Road, Bryn, Port Talbot	No	No	No	Open land but not far from settlement limits. Other candidate sites promoted nearby to include Meadow Row within settlement limits. Poor quality agricultural land.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Not far from Bryn Colliery. Ecology – Healthland & Grassland – LBAP habitat. Adjoins site PT4.
PT21	Land opposite Glan yr Afon, Varteg Rd, Bryn	No	No	Yes	Agricultural land. Opposite settlement limits. SLA. P2006/0625 for 1 dwelling refused. Ecology – Woodland, River
PT24	Land adjacent to B4282 Road, Bryn, SA13 2RP	No	No	No	Not adjacent to settlement. SINC.
PT25	Land adjacent to B4282 Road, Bryn, SA13 2RP	No	No	No	Ecology - Stream. Not near settlement.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					SINC
PT27	Land adjacent to B4282 Road, Bryn, SA13 2RP	No	No	No	
PT28	Land off Wellfield Road, Baglan, Port Talbot	No	No	Yes	Ecology – Grassland/Woodland. Access and topography constraints.
PT29	Land at Rutherglen Yard, Velindre, Port Talbot	No	No	Yes	Planning permission (P2003/1497) outline for three dwellings refused. Planning permission (P2003/0252) outline for three dwellings refused. The site adjoins an area of land being promoted as a

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Candidate Site (RLDP/PT/0054). The site adjoins the urban area on the eastern boundary.
PT36	Land at the R/O Elba Avenue, Margam	No	No	Yes	The site adjoins the settlement limit on the southern boundary and part of the eastern boundary. Possibly make a logical settlement expansion.
PT38	Land lying on the west side of Longlands Farm, Pyle	No	No	No	SLA Green wedge

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					High ecology value. Access constraints. Ancient woodland
PT39	Land lying to west side of Longlands Farm Site B	No	No	No	Grassland - Agricultural
PT4	Off Meadow Row Bryn	No	No	No	Divorced from settlement
PT41	Along B4282 between Bryn and Cwmavan	No	No	No	
PT42	Land to the rear of Alma Terrace and Salem Rd, Cwmafan	No	No	Yes	Ecology – Grassland, hedges, ancient field system
PT43	Old Brickyard Cottages site in Brynbryddan, (market allotment gardens on plan)	No	No	No	Allotments? Slightly detached from Cwmafan settlement limit. Access constraints.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Divorced from settlement limits.
PT45	Land to the rear of Brynna Road, Cwmafan, Port Talbot	No	No	Yes	Ecology – Grassland, hedges. P2007/0955 - Outline Resi refused. P2013/0542 - EIA Screening for solar farm.
PT49	Lakeside Country Inn, Water Street, Margam	No	No	No	Lawful development certificate (existing) for Class A3 restaurant issued October 2016. Adjoins Candidate Site - potential logical extension that also provides access

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT5	Land west of Bryn along B4282	No	No	Yes	Part of site is within settlement limits. P2003/0239 could restrict northern access to development. Recent development of 5 houses adjoining – The Willows – RSL development. Ecology – Grassland habitat
PT50	Land at Caegarw Farm, near Pyle	No	No	No	
PT51	Land to the north of Ten Acre Wood, Margam	No	No	No	SLA Green wedge

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Gorsedd Stones Ecology – Woodland/Hedges. Divorced from settlement limit.
PT56	Former Newlands Colliery, Near Pyle	No	No	No -	Divorced from settlement
PT57	Land north of Margam Crematorium, Margam	No	No	No	Highway verge
PT58	Land to the east of Margam Park, Margam	No	No	No	Not near settlement
PT60	New link road from Kenfig Industrial Estate to the A48 North of Pyle	No	No	No	New link road -not for residential

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT64	Land to the west of Station Terrace / Galltcwm Terrace, Bryn	No	No	Yes	Within Settlement limit
PT66	Land at Bryn - north and west of Meadow Road	No	No	No	Not near settlement
PT7	Land opposite 16-21 Dyffryn Road, Taibach, Port Talbot	No	No	Yes	P2008/1181 – residential outline refused. Adjoins settlement limit. Ecology – Bracken & Trees. SLA
PT70	Land at Dyffryn Road, Port Talbot	No	No	Yes	The western boundary of the site adjoins the settlement limit. The site is very steep and has a pylon in the middle.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Include to facilitate access to H1/25.
PT71	Penhydd Waelod Farm, Bryn (Site A)	No	No	No	
PT72	Penhydd Waelod Farm, Bryn (Site B)	No	No	No	
PT73	Penhydd Waelod Farm, Bryn (Site C)	No	No	No	
PT74	Land at Bryn Newydd Colliery, Bryn	No	No	No	
PT75	Land at Bryn - north and west of Meadow Road	No	No	No	Not near settlement



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT8	Off Bwlch Road, Cimla, Neath (Cefn Crynallt Farm)	No	No	Yes	Site adjoining has been promoted for housing (RLDP/N/0038 etc.) and N/0017. Additional land if wanted to promote.
PT80	Adjacent to Junction 38 of the M4 (between M4 and biomass plant) - Site B	No	No	No	
PT82	Land North of Coed Hirwaun, Margam	No	No	Yes	Not promoted as CS. SLA Green wedge. Pipeline.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT84	Land at Coed Hirwaun, Margam	No	No	No	Not promoted as CS, not far from Coed Hirwaun but doesn't adjoin settlement limit. SLA Green wedge. Ecology – Woodlands, grassland
PT89	Maesteg Road Bryn Port Talbot	No	No	Yes	Within settlement limits. Ecology – high value
PT91	North of Inkerman Row Taibach	No	No	No	Divorced from settlement
PT92	Land adjoining Maesteg Road, Bryn	No	No	No	There is lots of vacant land.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Some looks as if it is previously developed. Outside of settlement limits but adjacent to Bryn Village Hall.
PT95	Land at Inkerman Row Taibach Port Talbot SA13 2UE	No	No	No	Topography and access constraints.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT96	Land at Brunel Industrial Estate, Cwmafan	No	No	N/A	<p>Existing employment area – not designated.</p> <p>Outline planning permission for residential development granted July 2007 (P2007/0754).</p> <p>Outline planning permission for four commercial units granted February 2012 (P2011/0754).</p> <p>Planning permission (P2013/0065) granted July 2013 for the retention of use of land as car wash</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					<p>and tyre fitting bay (sui generis) together with the siting of three no. Tyre storage containers, one car wash storage container, one office office/ reception container and the siting of a mobile catering van (Class A3).</p> <p>Planning permission (P2015/0903) granted February 2016 for the retention of existing as a tyre bay, car wash, burger bar and ancillary storage.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT97	Land at Inkerman Row East, Taibach	No	No	No	
PT98	Land at Constant Hill	No	No	No	
PT99	No. 6 Inkerman Row, Taibach, Port Talbot	No	No	No	
SV1	Land R/O 10 Tirbach Road, Ystalyfera	No	No	No	
SV16	Land adjoining 8-32 Maengwyn, Godre'r Griag	No	No	Yes	Looks as if there is possibly a very old planning permission to the north (P1972/8345). Adjoins the settlement to the south and west. Tree boundary to the east.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Potential Open Space for wider site
SV18	Adjacent to 50 Pen y Rhiw, Rhiwfawr	No	No	No	Rhiwfawr not within settlement limit. There are a number of properties here. Planning permission (P2003/1465) outline for one dwelling, refused.
SV19	Wern House, Bryn Road, Coedffaldau, Rhiwfawr	No	No	No	Possibly previously developed.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
SV20	North of Pen y Bryn, Cwmllynfell	No	No	Yes	Site adjoins East Pit. Some of the East Pit planning applications include the southern part of the parcel being promoted. The site partly adjoins the settlement limit on the northern and western boundaries.
SV23	Coedffaldy area, Rhiwfawr	No	No	No	Information in the folder suggests that this was possibly a house.
SV24	Pen y Rhiw, Rhiwfawr	No	No	No	There is a storage barn in the parcel.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
SV25	Off Rhiw Road, Rhiwfawr	No	No	No	The village is not within the settlement limit. It does however adjoin the existing dwellings.
SV26	Land at Cilmaengwyn, Ynysmeudwy	No	No	Partly	The site partly joins the settlement limit on the western boundary. Looks like part of the site is now used for storage. Remainder bee friendly.
SV27	Deri Uchaf, Dderi Road, Rhiwfawr	No	No	No	Looks as if there may be a former building on the site.
SV28	The Rock, Gwrhyd Road, Rhiwfawr	No	No	No	Biodiversity Access constraints.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					No settlement limits. Common land
SV29	Cwmllynfell Farm	No	No	No	N/A
SV3	Land Southeast of Graig Road, Godregraig	No	No	No	
SV5	Garden of 10 Clyngwyn Road, Ystalyfera	No	No	No	Potentially some previously developed land.
SV6	North of Gwrhyd Specialist Stone Quarry	No	No	No	Quarry
SV8	North of Rhiw Road Penrhiwfawr	No	No	Further investigate	As part of settlement hierarchy review
SV9	Land to the north of Pen y Bryn, Cwmllynfell	No	No	Yes	Site adjoins the settlement limit to the south and east. SINC.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N21	Earlswood Jersey Marine	No	Partly	No	Divorced from settlement limits. Part of site floods.
NV24	Former Heol Tonmaen Playground, Resolven, SA11 4LW	No	Partly	Yes	
P30	Ty Gwyn Farm, west of A474, Gelli Gron, Pontardawe	No	Partly	No	High ecological value. Ancient woodland. Access constraints. Flooding. Topography.
P56	Land R/O Tesco Stores, Pontardawe (Possible name Gwynn's Drift)	No	Partly	Yes	Flooding. Trees

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT44	Whitford Point adjoining Baglan Bay Energy Park and Power Station	No	Partly	No	Baglan Burrows
SV12	Land adjoining grazing site C, south of A4067	No	Partly	No	No settlement limit. Flooding.
DV21	Off Treforgan Road, Treforgan	No	Yes	Yes	Site adjoins the river.
DV4	Land at Penybont, Crynant	No	Yes	Yes	
DV53	Rear of Cemetery, Crynant	No	Yes	Yes	Flooding access
DV56	Adjacent to the existing golf driving range, Seven Sisters (Site B)	No	Yes	Yes	Flooding
DV61	Ynysfadog Farm, Crynant	No	Yes	Yes	Flooding
DV65	Land at the rear of Pen y Bont, Crynant	No	Yes	Yes	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N23	Fabian Way/ A483 roundabout, Jersey Marine, Neath	No	Yes	No	
N30	Fabian Way/ A483 roundabout, Jersey Marine, Neath	No	Yes	No	The site forms part of the Tidal Lagoon Generating Station Order 2015.
N73	South of Fabian Way (Site B)	No	Yes	Partly	The site is within the Swansea Bay Tidal Generating Station order 2015. The western boundary of the site adjoins the Swansea University Bay Campus.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N79	Land off Main Road, adjacent to Nursery Gardens, Cadoxton	No	Yes	No	Planning permission (N1974/0108) approved May 1974 for levelling off the ground. Flooding constraint. Divorced from settlement.
N8	Neath Abbey Road, Neath SA10 7DF	No	Yes	N/A	Part of the site is vacant; part of parcel is the remains of an industrial building. Remainder is employment businesses. Surrounds are employment uses. Flooding.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N81	Land at Fabian Way	No	Yes	Parts will adjoin the settlement limit.	This Candidate Site includes a large area of Jersey Marine and Crymlyn Burrows.
NV19	Land at the rear of 1-4 High Street, Blaengwrach, SA11 5SY	No	Yes	Yes	The site partly joins the settlement boundary on the western boundary.
NV2	Maes Y Berllan G/Neath	No	Yes	No	Flood Zone 2 / 3. It does look as if part of the site is possibly previously developed.
NV22	Land at Cwmgwrach, adjacent to the rugby ground, Blaengwrach SA11 5SY	No	Yes	Yes	The western boundary of the site joins the settlement boundary. Trees.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Ancient woodland. Flooding
NV26	Land between River Neath and the A465 Glynneath (accessed via Oddfellows Street)	No	Yes	No	
NV36	rear of Maes-y-Dre Glynneath	No	Yes	No	Flooding
NV39	Land on the outskirts of Cwmgrwach along the A465 known locally as the Borrow Pits	No	Yes	No	Flooding
NV44	Underneath flyover at end of Bethania Street, Glynneath.	No	Yes	No	Site is not accessible by car.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
	Known locally as the Lagey – on the map Pwll y Ddau				Site is located between A465 and River Neath.
NV45	Old washery site, Aberpergwm	No	Yes	No	The site has been brought forward as a healthcare facility (Planning permission P2013/0947). Flooding
NV57	Land at Resolven off Heol Tonmaen and Ynys Fawr Avenue	No	Yes	Yes	
NV7	Land across the river Neath, opposite High Street, Glynneath	No	Yes	No	The site is the other side of the river from the settlement limit.
P26	Land at Tyn-y-Cwm Farm, Neath Road, Rhos	No	Yes	Yes, partly	Green Wedge SAM

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Western side Candidate Site.
PT59	Corus Sports and Recreation Ground, Margam, Port Talbot	No	Yes	Yes	Tata Sports & Social Club. P2001/0983 - Small industrial estate
PT76	Land adjacent to Victoria Road, Port Talbot	No	Yes	N/A	Large quantity of previously developed land. Coastal owed Dewi Sant House.
SV10	Land adjoining Grazing Site B, South of the A4067, Godre'r Graig, SA9 2PA	No	Yes	No	
SV2	Alongside A4067 Cilmaengwyn	No	Yes	No	Flooding

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV63	Land at the Vale of Neath Supplier Park, Resolven	Part of the site is located within a designated employment area.	Partly	Partly	Part of the site is within the designated employment area (EC2/16). Request for EIA screening option issued November 2018.
NV9	Dre Hir Farm, Resolven	Part of the site is located within a designated employment area.	Partly	Partly	Part of the site is within the designated employment area (EC2/16). Request for EIA screening option issued November 2018. Relationship to settlement
N108	Land at Crymlyn Parc, Skewen	Site has been developed	N/A	N/A	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P24	Land fronting Ysgol Gynraedd Gymraeg Pontardawe	Site has been developed	N/A	N/A	There is quite a lot of land in the settlement limit here.
P60	Land at junction of Commercial Road and Baran Road, Rhydyfro	Site has been developed	N/A	N/A	The site has been brought forward for development. 3 dwellings have been completed.  There is a lot of land around here that is in the settlement limit and not developed/ has extant planning.
N97	Wernddu Bungalow, Tyllwyd Road, Bryncoch	Site is being developed	N/A	No	The site is under construction.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM11	Land at Cwmgors, Gwaun Cae Gurwen, SA18 1RE	Yes - Duplicate	N/A	Partly	The site adjoins the settlement limit on the western and parts of the northern and southern site limits.
AV13	Land at Heol Treharne, Blaengwynfi, SA13 3AJ	Yes - Duplicate	N/A	No	
AV3	Glyncorrwg, rear of Heol y Deryn, adjacent to “Glan-yr-allt”, the Forester’s House	Yes - Duplicate	N/A	Yes	
AV8	Grazing Land at Ynyscorrwg, Glyncorrwg, SA13 3AA	Yes - Duplicate	N/A	Partly	
DV10	Cefn Coed Colliery Museum, Crynant	Yes - Duplicate	N/A	No	The southern part of the site has been promoted as

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					a Candidate Site (RLDP/DV/0001).
DV11	Cefn Coed Colliery Museum, Crynant	Yes - Duplicate	N/A	No	The southern part of the site has been promoted as a Candidate Site (RLDP/DV/0001).
DV13	Lat at Ynysforgan rear of Main Road Crynant	Yes - Duplicate	N/A	No	Flooding
DV15	Site of South Wales Forklift Trucks, Main Road, Crynant	Yes - Duplicate	N/A	N/A	Looks as if the unit has been re-occupied. Adjoins DV71.
DV23	Land North of Onllwyn Road	Yes - Duplicate	N/A	No - Duplicate	DUPLICATE
DV26	Land rear of 12-32 Main Rd Onllwyn	Yes - Duplicate	N/A	No - Duplicate	The site was brought forward as a landbank

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					allocation H1/LB/24 Maes Marchog in the LDP. The site has been brought forward for development and has been built out.
DV27	Industrial zoned land at Nant y Cafn, Seven Sisters (off Dulais Road)	Yes - Duplicate	N/A	Partly	Part of the site is within the existing settlement, and this has been re-promoted as a Candidate Site for employment uses. The remainder of the site is not within the settlement limit and has not been re-promoted as a Candidate Site.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV31	Land between Blaen Cwm and Pen y Bryn, Seven Sisters, Neath	Yes - Duplicate	N/A	Yes	<p>The western and northern boundary of the site adjoins the settlement limit.</p> <p>The site has been re-promoted as part of the Candidate Sites process for housing development (RLDP/DV/0018).</p> <p>The planning application boundary for Bryn Bedd Estate includes some of the land potentially (P2001/0571).</p>



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					There is also a planning application (P2003/0980) which is for demolition of some units on part of this site.
DV33	Land at Bryndulais Row, Seven Sisters (Near Church Road)	Yes - Duplicate	N/A	Yes	
DV38	Land @ Nant Y Cafn Seven Sisters	Yes - Duplicate	N/A	No - Duplicate	DUPLICATE
DV40	Glyn Dulais HFA, Golwg yr Graig, Crynant, SA10 8RU	Yes - Duplicate	N/A	Yes	The site is located within the urban area, was allocated as part of the current LDP (H1/LB/25)

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					and is in the process of being developed.
DV42	Land rear of Heol Berllan and Heol Las Fawr, Crynant, SA10 8PB	Yes - Duplicate	N/A	No	
DV69	Land at Nant y Cafn Seven Sisters	Yes - Duplicate	N/A	N/A	This is the same site as DV37.
DV9	Cefn Coed Colliery Museum, Crynant	Yes - Duplicate	N/A	No	The southern part of the site has been promoted as a Candidate Site (RLDP/DV/0001).

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N101	Heol Penlan, Neath Abbey	Yes - Duplicate	N/A	N/A	<p>The site was allocated for residential development in the current LDP (H1/5). The majority of the site is the location of the new Abbey Primary School. Planning permission P2019/5679 granted February 2020.</p> <p>The remainder of the site (and adjoining land) has been promoted for housing development (RLDP/N/0028)</p>
N103	Land off Bwlch Rd Cimla	Yes - Duplicate	N/A	No - Duplicate	DUPLICATE

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N22	Pant y Sais Riding Stables, Jersey Marine, Neath SA10 6JF	Yes - Duplicate	N/A	No	
N25	Land at Hillside, Neath, SA11 1UL	Yes - Duplicate	N/A	Yes	There are a number of sites being promoted as part of the recent Call for Candidate Sites (RLDP/N/0036-0043). The northern boundary of the site adjoins the settlement limit.
N28	Earlswood, Jersey Marine	Yes - Duplicate	N/A	No	
N29	Earlswood, Jersey Marine	Yes - Duplicate	N/A	No	
N38	Land off Quarry Road, Tonna (site B)	Yes - Duplicate	N/A	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N43	Between van hire garage and No. 3 Neath Road, Tonna	Yes - Duplicate	N/A	Partly	<p>The front part of this site is within the settlement limit.</p> <p>The adjoining garage which is within the settlement limit looks to be vacant from google street view – possible urban site.</p> <p>There is an established row of trees at the front of the site.</p> <p>Opposite new homes in Tonna.</p> <p>Biodiversity comments from before say that they had no objections.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N44	off Greenwood Drive, Cimla	Yes - Duplicate	N/A	Yes	The site would now be more encompassed by the school due to the re-organisation of the site as part of its development. Would however still stick out into countryside.
N5	Neath Abbey Road, Neath, SA10 7DF	Yes - Duplicate	N/A	N/A	Part of the site is a vacant building.
N53	Off Oakview (Ty Draw Farm), Cilfrew Lane, Cilfrew	Yes - Duplicate	N/A	Yes	
N57	North of Crymlyn Park Estate, Skewen	Yes - Duplicate	N/A	N/A	Part of the site is allocated in the current LDP (H1/9). Pre-application discussions have taken place.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Understood that the site will be brought forward shortly.
N6	Neath Abbey Road, Neath, SA10 7DF	Yes - Duplicate	N/A	N/A	Part of the site is vacant.
N7	Neath Abbey Road, Neath, SA10 7DF	Yes - Duplicate	N/A	N/A	Part of the site is vacant.
NV20	Land at the R/O 1-4 High Street, Blaengwrach, SA11 5SY	Yes - Duplicate	N/A	Yes	The southern boundary of the site adjoins the settlement limit. A large part of the western boundary of the site also adjoins the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV23	Land at Cwmgwrach, land adjacent to the rugby football ground, Blaengwrach, SA11 5SY	Yes - Duplicate	N/A	Yes	A small part of the western boundary of the site adjoins the settlement limit.
NV25	Former playground, Heol Tonmaen, Resolven, SA11 4LW	Yes - Duplicate	N/A	Yes	The southern part of the site adjoins the settlement boundary. The site was formerly a playing field. Previously promoted by the Council.
NV27	Land at the rear of Empire Avenue, Cwmgwrach	Yes - Duplicate	N/A	Yes	The northern boundary of the site adjoins the settlement limit.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					The majority of the western/southern boundary of the site also adjoins the settlement limit.
NV35	Old A465, Land Opposite the Lamb and Flag Inn, to the R/O Park Avenue, Glynneath	Yes - Duplicate	N/A	Partly	
NV37	rear of Maes-y-Dre Glynneath	Yes - Duplicate	N/A	No - Duplicate	Duplicate
P16	Land at The Graig, off Bryn Llewellyn, Alltwen, Pontardawe	Yes - Duplicate	N/A	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P72	Immediately adjacent to converted property of which was "the Old Star Inn". Situated on the outskirts of Cwmgors Village, but falling within the Abernant area	Yes - Duplicate	N/A	No	
PT17	Tyn-y-Caeau, Margam Road, Port Talbot	Yes - Duplicate	N/A	No	
PT33	Tyn-y-Caeau, Margam Road, Margam	Yes - Duplicate	N/A	No	Planning permission (P2005/0449) granted May 2005 for proposed guest house including the construction of an extension and the

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					refurbishment of existing studios. Lawful development certificate not issued to confirm commencement of works in accord with Condition 1 of Planning Permission P2005/0449.
PT65	Land at Blaen Baglan Farm, Baglan	Yes - Duplicate	N/A	Yes	Ecology – Hedges, grassland
PT69	Tyn y Caeau, Margam Road, Margam	Yes - Duplicate	N/A	No	
PT81	Land at Junction 38 Margam (between the M4 and the	Yes - Duplicate	N/A	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
	biomass power station) Site C				
PT9	Western Logs Afan Valley Road Cwmafan Port Talbot	Yes - Duplicate	N/A	No	Opportunity to improve B4282 & A4107 junction. Ecology – Part Woodland. P2014/0253 - CoU log cabins to holiday accommodation
SV11	Land adjoining grazing site B, south of A4067, Godre'r Griag, SA9 2PA	Yes - Duplicate	N/A	No	
SV13	Land adjoining grazing site C, south of A4067, Godre'r Graig, SA9 2PA	Yes - Duplicate	N/A	No	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
SV17	Land adjoining 8-32 Maengwyn, Godre'r Graig, SA8 4QY	Yes - Duplicate	N/A		
DV12	Lat at Ynysforgan rear of Main Road Crynant	Yes - Duplicate	N/A	No - Duplicate	Duplicate
AV6	Land west of Maesteg Road, Cymmer	Yes - Part of the site has been re-promoted as a Candidate Site.	No	Yes	Cymmer Afan Comprehensive School Site adjacent to here has been demolished. Not promoted as a candidate site. The site has been partly promoted as a Candidate Site for residential accommodation.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Site was previously used for allotments. Topography
PT37	Llewellyn's Quay, Port Talbot Docks, SA13 1RF	Yes - Site forms part of a designated employment area.	N/A	N/A	Designated employment area (EC2/10).

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P3	Land opposite Alltwen Quarry, Alltwen	Yes - Site has been promoted as a Candidate Site.	N/A	Yes	<p>Planning permission (P2005/0640) for one dwelling refused.</p> <p>The site is also included within the site boundary for planning permission (P2011/0187) associated with Alltwen Quarry – to vary condition 2 to allow for the extension of time for tipping operations for a period of two years.</p> <p>A small part of the northern boundary of the site</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					<p>adjoins the settlement limit.</p> <p>The site has been re-promoted as a Candidate Site (RLDP/P/0006) for residential accommodation.</p> <p>Looks from the appearance of the site that it is currently used as car parking and that it possibly may have been used for other development (large walls). Possibly therefore previously developed.</p>



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N64	Land at Leiros Park, Neath	Yes - site is allocated in the current LDP and has been re-promoted as part of the Call for Candidate Sites.	N/A	N/A	
NV51	Land off Park Avenue, Glynneath, SA11 5EY	Yes - site is allocated in the current LDP and has been re-promoted as part of the Call	N/A	N/A	The site is allocated in the existing LDP (H1/23). Part of the site has been re-promoted as a Candidate Site for housing and employment uses.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
		for Candidate Sites.			(RLDP/NV/0002 and RLDP/NV/0003).
PT101	Land to Northeast of Blaenbaglan Primary School	Yes - site is allocated in the current LDP and has been re-promoted as part of the Call for Candidate Sites.	N/A	Yes	H1/12
PT35	Land adj Blaenbaglan Primary School Baglan	Yes - site is allocated in the current LDP and has been re-promoted as	N/A	N/A - Candidate Site and allocation	Allocation, candidate site

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
		part of the Call for Candidate Sites.			
DV25	Land rear of 12-32 Main Rd Onllwyn	Yes - Site is allocated within the current LDP.	N/A	No	Developed. The site was allocated in the existing LDP (H1/LB/24) and has been brought forward for housing development. There is a site adjacent to this that has an outline permission with RM Tai Tarian (P2012/0922).

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV39	Glyn Dulais HFA, Golwg yr Graig, Crynant	Yes - Site is allocated within the current LDP.	N/A	N/A	The site is located within the urban area, was allocated as part of the current LDP (H1/LB/25) and is in the process of being developed.
DV5	Glyndulais Nursing Home, off The Crescent, Crynant	Yes - Site is allocated within the current LDP.	N/A	N/A	Site allocated in the existing local plan for housing development (H1/LB/25). Planning permission (P2011/0931) granted July 2012 for 21 dwellings (outline).

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Planning permission (P2016/0090) granted March 2018 for 22 residential developments. These are currently under construction.
DV6	Glyndulais Nursing Home, off The Crescent, Crynant	Yes - Site is allocated within the current LDP.	N/A	N/A	Site allocated in the existing local plan for housing development (H1/LB/25). Planning permission (P2011/0931) granted July 2012 for 21 dwellings (outline).

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Planning permission (P2016/0090) granted March 2018 for 22 residential developments. These are currently under construction.
N35	Land between B4434 Neath Rd and Fairyland Rd, Neath	Yes - Site is allocated within the current LDP.	N/A	Partly	Part of this wider Candidate Site was allocated for development in the existing LDP (H1/11). Part of this allocation has been brought forward for development; the

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					remainder is awaiting build out however it is understood that the landowner's intentions have changed.
NV16	Land fronting Mill Terrace, Glynneath	Yes - Site is allocated within the current LDP.	N/A	N/A	<p>The site forms part of a wider site allocated in the existing LDP (H1/26). The wider site has not been brought forward for development.</p> <p>A small part of the existing allocation (not including this land) has been re-</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					promoted as a Candidate Site for housing and employment uses.
P13	Land between Ynysymond Road and Derwen Road, Alltwen, Pontardawe	Yes - Site is allocated within the current LDP.	N/A	Yes	Access constraint – gradient too steep – needs an alternative access. High ecology value, grassland, hedgerows.
P9	Land adjoining the A474, Bryn Brych Farm, Rhos, Pontardawe	Yes - Site is allocated within the current LDP.	N/A	Yes	Part of allocation H1/28. Adjoining site promoted RLDP/P/0022



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT102	Port Talbot Docks between Cramic Way and Hellbron Way	Yes - Site is allocated within the current LDP.	N/A	N/A	<p>The site is identified as forming part of the Harbourside Strategic Regeneration Area (SRA). This includes housing allocation (H1/17) and employment allocation (EC1/4).</p> <p>Housing allocation.</p> <p>Flood zone 2.</p> <p>Site currently builder's merchant.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT15	Western Logs Afan Valley Road, Cwmafan	Yes - Site is allocated within the current LDP.	N/A	N/A	The site is currently allocated for housing development in the existing LDP (H1/14). The site has not been brought forward for development and has not been re-promoted as a Candidate Site.
PT16	Land adjoining A4107 and Hawthorn Close Cwmafan Port Talbot	Yes - Site is allocated within the current LDP.	N/A	No	Allocated site, undeveloped not re-promoted
SV4	Glan Yr Afon Ystalyfera	Yes - Site is allocated within the current LDP.	N/A	No - Not suitable	Flooding

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM1	Land off Neuadd Road, Brynamman	Yes - Site promoted as Candidate Site.	N/A	Yes	
AM13	Land at New Road, Gwaun Cae Gurwen	Yes - Site promoted as Candidate Site.	N/A	Yes	
AM16	New Road, Gwaun Cae Gurwen	Yes - Site promoted as Candidate Site.	N/A	Yes	
AM17	Twyn yr Efail Place, Gwaun Cae Gurwen	Yes - Site promoted as Candidate Site.	N/A	Yes	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM18	R/O Brook Terrace, Tairgwaith	Yes - Site promoted as Candidate Site.	N/A	Yes	Land adjoining the site has been re-promoted (RLDPAMV/0014). Both could potentially go together. Site looks as if it could be previously developed. Site adjoins the settlement limit on the eastern boundary.
AM2	Land off Cannon Street/ Park Street, Brynamman	Yes - Site promoted as Candidate Site.	N/A	Yes	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM22	King Edward Road, Tairgwaith Site A	Yes - Site promoted as Candidate Site.	N/A	Yes	
AM23	King Edward Road, Tairgwaith Site B	Yes - Site promoted as Candidate Site.	N/A	Yes	
AM25	Land off Neuadd Road, Gwaun Cae Gurwen	Yes - Site promoted as Candidate Site.	N/A	Yes	A small part of the site lies within the settlement boundary.
AM3	Land off Glyn Road/ Heol Godfrey, Brynamman	Yes - Site promoted as Candidate Site.	N/A	Yes	
AM30	Land west of Maes Y Glyn Lower Brynamman	Yes - Site promoted as Candidate Site.	N/A	No	Access, part SINC

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AM31	Land west of Maes Y Glyn Lower Brynamman	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	Access, SINC, Candidate Site
AM8	Grazing Land at Brook Terrace, Tairgwaith	Yes - Site promoted as Candidate Site.	N/A	Yes	The north-eastern part of the site is within the settlement limit.
AV14	Land at Railway Terrace, Blaengwynfi	Yes - Site promoted as Candidate Site.	N/A	Yes	
AV15	Rear of School Road/ Station Road/ Maesteg Road, Cymmer	Yes - Site promoted as Candidate Site.	N/A	Yes	A small part of the site adjoining station road is within the settlement boundary.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
AV5	Land at Pentwyn Road, Cynonville	Yes - Site promoted as Candidate Site.	N/A	Yes	The site promoted as part of the recent Call for Candidate Sites is smaller and does not include the land that is within the settlement limit in the previous Candidate Site submission. Potential mining, Edge of settlement
DV29	Industrial zoned land at Nant y Cafn Seven Sisters (off Dulais Road)	Yes - Site promoted as Candidate Site.	N/A	Yes	
DV30	Land between Blaen Cwm and Pen y Bryn Seven Sisters	Yes - Site promoted as Candidate Site.	N/A	Yes	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV32	Land east of Nant Celyn, Crynant	Yes - Site promoted as Candidate Site.	N/A	Yes	A larger area has been promoted as part of the recent Call for Candidate Sites.
DV34	Land opposite Ynyswen Terrace, Crynant	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been re-promoted as a Candidate Site. The other side of the road is in the settlement limit.
DV35	Land north of Onllwyn Road, Onllwyn, SA10 9HG – Site B	Yes - Site promoted as Candidate Site.	N/A	No	The site has been re-promoted as part of the Candidate Sites process for residential development.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV36	Land north of Onllwyn Road, Onllwyn	Yes - Site promoted as Candidate Site.	N/A	No	
DV43	Nant y Cafn Business Park (alongside Health Centre)	Yes - Site promoted as Candidate Site.	N/A	Partly	The site has been promoted as a Candidate Site for residential accommodation. The site includes land within the settlement limit, this is partly serviced (road access installed) and this area has been re-promoted as a Candidate Site.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Land to the north outside of the settlement limit has not been re-promoted.
DV45	Heol Heddwch, Seven Sisters	Yes - Site promoted as Candidate Site.	N/A	Yes	<p>The western boundary of the site adjoins the settlement limit.</p> <p>The majority of the northern boundary of the site also adjoins the settlement limit.</p> <p>A large part of the site has been re-promoted as part of the Candidate Sites process for housing</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					development (RLDP/DV/0018). The planning application boundary for Bryn Bedd Estate includes some of the land(P2001/0571). There is also a planning application (P2003/0980) which is for demolition of some units on part of this site.
DV47	Junction of Roman Road and the A4109, Banwen (Site 1)	Yes - Site promoted as Candidate Site.	N/A	No	The site, as part of a larger site, has been re-promoted as a Candidate Site.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
DV51	Junction of Roman Road/ Heol y Gaer Banwen	Yes - Site promoted as Candidate Site.	N/A	Yes	The site has been re-promoted as a Candidate Site as part of the GCRE development.
DV52	Adjacent to the A4109 between Crynant and Aberdulais	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been re-promoted as a Candidate Site for employment uses (RLDP/DV/0001).
DV67	Land at and adjoining Cefn Coed Colliery Museum, Crynant	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been re-promoted for employment development.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N105	Oak View, Cilfrew, Neath	Yes - Site promoted as Candidate Site.	N/A	Yes	
N106	Coed Darcy Urban Village	Yes - Site promoted as Candidate Site.	N/A	N/A	Part of the site has been brought forward for housing development.
N107	R/o Main Rd Cilfrew Neath	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	Candidate Site
N109	Land East of Pen-Twyn Farm, Skewen	Yes - Site promoted as Candidate Site.	N/A	N/A	
N11	Main Road, Cilfrew	Yes - Site promoted as Candidate Site.	N/A	Yes	The site adjoins the settlement limits to the north, south and west.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N12	Land at Beverley Gardens, Dyffryn Bryncoch	Yes - Site promoted as Candidate Site.	N/A	No	The site has been re-promoted as part of a larger Candidate Site for residential and employment accommodation as part of the most recent Call for Candidate Sites.
N18	Former Tudor Inn Cae Rhys Ddu Road Cimla Neath	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	Part of the site is within the existing settlement limit. The site has been re-promoted as a Candidate Site.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N24	Land at Cae Rhys Ddu Cimla	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	There are a number of sites being promoted as part of the recent Call for Candidate Sites (RLDP/N/0036-0043). The northern boundary of the site adjoins the settlement limit.
N26	Land at Hillside, Neath	Yes - Site promoted as Candidate Site.	N/A	Yes	
N27	Land at Cae Rhys Ddu Cimla	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	Candidate Site

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N34	Land at Ocean View Jersey Marine	Yes - Site promoted as Candidate Site.	N/A	Yes	The site adjoins Ocean View which was allocated in the existing LDP (H1/4). This site has been brought forward for development.
N36	Land east of Heol Y Glo, Tonna	Yes - Site promoted as Candidate Site.	N/A	Yes	
N42	Land at Gelli Bwch Farm, Llandarcy	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been re-promoted as a Candidate Site.
N46	Land near Forest Goch, off Neath Road Bryncoch	Yes - Site promoted as Candidate Site.	N/A	No	The site is not in the settlement area/ adjoining the settlement limit.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N47	Land at Pant Glas Farm Bryncoch	Yes - Site promoted as Candidate Site.	N/A	No	The site is not within the settlement limit/ adjoining the settlement limit.
N55	Adjacent to Leiros Park Estate, Bryncoch	Yes - Site promoted as Candidate Site.	N/A	Yes	Part of the site is allocated within the current LDP (H1/2). There have been efforts to bring the site forward for planning permission but there are understood to be viability issues. This part has been re-promoted.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
N76	Field and Paddock at Tyllwyd Newydd, Tyllwyd Road, Neath	Yes - Site promoted as Candidate Site.	N/A	No	
N77	Land Southeast of Cae Rhys Ddu and NW of Bwlch Lane, Cimla, Neath - Site A	Yes - Site promoted as Candidate Site.	N/A	No	
N78	Land Southeast of Cae Rhys Ddu and NW of Bwlch Lane, Cimla, Neath - Site B	Yes - Site promoted as Candidate Site.	N/A	No	
N85	Land between A4109 and Cefnyr-Allt/Forest Hill, Aberdulais Neath	Yes - Site promoted as Candidate Site.	N/A	No	
N86	Land at Bryncoch Farm	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	From the information in the folder looks as if the

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Council may own part of this site.
N99	Land at Bryncoch Farm	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	Candidate Site
NV17	Former Glan yr Afon Caravan Park, Glynneath, SA11 5HA	Yes - Site promoted as Candidate Site.	N/A	Yes	
NV18	Former Glan yr Afon Caravan Park, Glynneath, SA11 5HA	Yes - Site promoted as Candidate Site.	N/A	N/A	The site lies within the settlement boundary.
NV29	Coves Field Melincourt SA11 4AT	Yes - Site promoted as Candidate Site.	N/A	N/A	N/A

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV30	Coves Field, Melincourt, SA11 4AT	Yes - Site promoted as Candidate Site.	N/A	Yes	N/A
NV31	Lant at Morfa Glas, Glynneath, SA11 5RP	Yes - Site promoted as Candidate Site.	N/A	N/A	
NV32	Lant at Morfa Glas, Glynneath, SA11 5RP	Yes - Site promoted as Candidate Site.	N/A	N/A	
NV40	Lant at Morfa Glas, Glynneath, SA11 5RP	Yes - Site promoted as Candidate Site.	N/A	N/A	
NV54	Brynhyfryd, Glynneath	Yes - Site promoted as Candidate Site.	N/A	N/A	The site has a live planning permission.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					New planning team involved in bringing forward the site for development.
NV56	Land on the south side of Neath Road Abergarwed	Yes - Site promoted as Candidate Site.	N/A	Yes	Looks as if there is potentially some vacant buildings/ vacant brownfield land on the other side here. Some are part of RLDP/NV/0017. There are historic planning permissions associated with this site (P1998/1253 for 75 dwellings).

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV6	Land adjacent to: Brynfelin House Melincourt Neath SA11 4AY	Yes - Site promoted as Candidate Site.	N/A	No	Residential garden
NV64	Land off B4242, Old Washery Site, Glynneath	Yes - Site promoted as Candidate Site.	N/A	No	The site was allocated for employment (A2, B1, B2 and B8 Use Classes) in the Unitary Development Plan. The site has been re-promoted as a Candidate Site for employment uses.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV65	Land at Lon y Bryn, Glynneath	Yes - Site promoted as Candidate Site.	N/A	No	<p>The site has been re-promoted as a Candidate Site for residential accommodation.</p> <p>There are houses here not in the settlement limit, would possibly make a logical extension to include a house here and neighbouring properties.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV66	Land off B4242 south of Canal (Site A) Glynneath Business Park	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been brought forward for development (Vale of Neath Medical Practice and Pharmacy). (Outline planning permission P2009/0516).  The remainder of the site has been re-promoted as a Candidate Site.
NV67	Glynneath Business Park (Site B)	Yes - Site promoted as Candidate Site.	N/A	No	The site has been re-promoted as a Candidate Site for employment uses.



NV68	Glynneath Business Park (Site C)	Yes - Site promoted as Candidate Site.	N/A	No	<p>The site was allocated for employment (A2, B1, B2 and B8 Use Classes) in the Unitary Development Plan. Outline planning permission (P1997/1408) granted March 1998 for use classes B1, B2, B8, A3, C1 and petrol service station.</p> <p>Outline planning permission (P1999/0453) for Use Classes B1, B2, B8, A3, C1 and petrol service station granted March 1998.</p> <p>Planning application (P2016/0117) refused August 2016 for roadside service area comprising of petrol filling station and</p>
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					<p>kiosk, drive-thru coffee shop, car parking, vehicular access and associated works.</p> <p>Planning Appeal (A2016/0013) dismissed April 2017.</p> <p>Planning permission (P2016/0254) refused August 2016 for proposed pub/ restaurant, access, car parking, layout and associated works August 2016 and appeal (P206/0014) dismissed August 2017.</p> <p>Certificate of lawfulness (P2018/0336) for petrol station and restaurant not issued August 2018.</p>
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					<p>The site has been re-promoted as a Candidate Site for employment uses (RLDP/NV/0009).</p>
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Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV73	Land at Lon y Bryn, Glynneath	Yes - Site promoted as Candidate Site.	N/A	No	The site has been re-promoted as a Candidate Site for residential accommodation.

NV77	Land on the B4242 – Rheola Estate	Yes - Site promoted as Candidate Site.	N/A	No	<p>There is an extensive planning history associated with the site.</p> <p>Planning permission (N1983/0506) withdrawn August 1983 for change of use retail trade public house warehousing and ancillary car parking and demolition of parts of existing buildings.</p> <p>No certificate issued October 1983 for Section 53 tipping of minced fell (N1983/0503).</p> <p>Planning permission (N1984/0207) granted July 1984 for tourism and leisure park.</p> <p>Planning permission (N1986/0490) refused</p>
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					<p>September 1986 open air market Saturdays 9-4.</p> <p>Planning permission (N1986/0744) refused February 1987 for part change of use to retail.</p> <p>Planning permission (N1987/0462) decided to be permitted development for open air market festival.</p> <p>Reserved matters (P1998/0301) approved November 1998 for Planning Permission P1997/1076. Planning permission (P1998/0097) approved June 1998 for levelling of land with inert material to facilitate industrial redevelopment.</p>
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					<p>Request for formal screening opinion in respect of an environmental impact assessment for recycling centre (P2004/0050) decided July 2004.</p> <p>Request for screening opinion for proposed mixed residential, leisure, retail and commercial development (P2010/1175) decided December 2010.</p> <p>Scoping opinion (P2011/0114) under Regulation 10 of The Environmental Impact Assessment Regulations 1999 for a mixed-use development comprising residential, holiday</p>
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					<p>accommodation, tourism and recreation and hotel/ restaurant together with associated works decided April 2011.</p> <p>Outline application (P2011/1147) awaiting decision for mixed use development comprising of up to 60 residential units, up to 100 units of holiday accommodation, up to 350sqm retail and up to 1,000sqm of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services.</p> <p>Prior notification (P2012/0263) decided to</p>
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					<p>not be required April 2012 for proposed demolition of former aluminium works factory. The site was allocated in the existing LDP for tourism (TO3/1). The Explanatory Text (Paragraph 5.2.62) says that “this tourism led development will comprise up to 100 units of holiday accommodation, up to 350sqm of retail premises and up to 1,000sqm of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services”. The site is</p>
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					<p>within new ownership. The site has been re-promoted for tourism (RLDP/NV/0012) and housing development (RLDP/NV/0013).</p>
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Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV78	Land at The Rise, Glyn Caste, Resolven	Yes - Site promoted as Candidate Site.	N/A	No	The southern part of the site has been re-promoted as a Candidate Site. Not adjacent or in settlement, access, part of site has planning permission for 1 dwelling
P10	Land adjoining Plas Road, Rhos, Pontardawe	Yes - Site promoted as Candidate Site.	N/A	Yes	Significant ecology value – may have changed due to more recent farming practices. L/1979/0963 resi refused
P14	Land at Derwen Road, Alltwen, Pontardawe	Yes - Site promoted as Candidate Site.	N/A	Yes	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P15	R/o Heol y Parc, Alltwen, Pontardawe	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology value
P19	Land at The Graig, off Bryn Llewellyn, Alltwen	Yes - Site promoted as Candidate Site.	N/A	No	The site has been re-promoted as a Candidate Site for renewable energy.
P2	Alltwen Quarry (Site 1) Alltwen Pontardawe	Yes - Site promoted as Candidate Site.	N/A	Yes	Parts of site promoted as candidate sites: RLDP/P/0004 & RLDP/P/0007. Ecology Hedges. Settlement limits either side of site.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					Part of the site used by electrical company / parking. P2004/0282 Outline residential refused. P2011/0187 withdrawn.
P34	Grazing land at Plas Road, Rhos	Yes - Site promoted as Candidate Site.	N/A	Yes	
P35	Grazing land at Plas Rd Rhos	Yes - Site promoted as Candidate Site.	N/A	Yes	Some ecology value
P37	Land off Tramway Road, Gellinudd	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – hedges, grassland

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P38	Land rear of Nos 79-91 Pen-yr-Alltwen, Rhos	Yes - Site promoted as Candidate Site.	N/A	N/A - Candidate Site	Candidate Site
P4	Land forming part of Pen yr Alltwen Farm Rhos Nr Pontardawe Outlined in red on attached Plan no. 1 Additional land in ownership outlined in Blue on attached Plan no. 1	Yes - Site promoted as Candidate Site.	N/A	Yes	Settlement limit opposite site of road. Part of site re-promoted – RLDP/P/0001
P41	Land at Commercial Rd Rhydyfro, Pontardawe	Yes - Site promoted as Candidate Site.	N/A	Yes	Frontage within settlement limit. Some/High ecology value

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P43	Land to the east of March Hywel, Rhos, Pontardawe	Yes - Site promoted as Candidate Site.	N/A	Yes	
P46	Land to the southeast of Ynys y Mond Rd, Alltwen	Yes - Site promoted as Candidate Site.	N/A	Yes	Some ecology value - hedgerows
P5	Land known as Pen yr Alltwen Farm Rhos Nr Pontardawe outlined in red on attached plan no. 1	Yes - Site promoted as Candidate Site.	N/A	No	Ecology - Woodland, Grassland. Parts of the site re-promoted RLDP/P/0001 & RLDP/P/0024 Green wedge. SINC Highways.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P50 (Formerly AM26)	Abernant Colliery, Cwmgors	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been re-promoted for employment uses. EIA scoping opinion submitted for part of the site for solar PV array (P2015/0111). part of the site is within the boundary for request for scoping opinion – extension of time and amended restoration profile at Pwllfawarkin landfill site.



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
P53	Land adjacent to Waun Penlan, Rhydyfro, Pontardawe SA8 3BB	Yes - Site promoted as Candidate Site.	N/A	Yes	Drainage constraints. Hedgerow boundary
P6	Land off James Street, Pontardawe	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology constraints – Woodland. Settlement boundary either side
PT1	Manor Yard Margam Port Talbot	Yes - Site promoted as Candidate Site.	N/A	No	Green wedge & SLA. Overgrown, part of Margam Country Park. Pavement. Part woodland, ecology.
PT11	Land to the south of Abbotts Close and adjoining A48 Margam Road Margam Port Talbot	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – Grassland & Trees; P2004/1276 - Small industrial estate; Part former filling station

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT12	Lakeside driving range Margam Port Talbot	Yes - Site promoted as Candidate Site.	N/A	No	Green wedge; Ecology - Boundary hedges; P2003/0517 - 32 units refused
PT13	Lakeside driving range Margam Port Talbot	Yes - Site promoted as Candidate Site.	N/A	No	Green wedge; Ecology - Boundary hedges; P2003/0517 - 32 units refused
PT14	Land to the south of Abbotts Close and adjoining A45 Margam Road, Margam	Yes - Site promoted as Candidate Site.	N/A	No	Previously developed site. Planning permission (P2001/0983) granted December 2001 for small industrial estate. (Outline). Planning permission (P2004/1276)

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					<p>granted November 2004 for small scale industrial estate for B1 and B8 use. (S73 application). Planning permission (P2015/0616) returned to applicant for change of use of land to car sales and car valeting with the erection of two tents and the siting of an associated demountable building.</p>

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT85	Land at Port Talbot Docks (Site B)	Yes - Site promoted as Candidate Site.	N/A	Yes	

PT18	Tyn-y-Caeau, Margam Road, Margam	Yes - Site promoted as Candidate Site.	N/A	Yes	<p>The southern boundary of the site adjoins the settlement limit. The site has been re-promoted as a Candidate Site for employment facilities. (RLDP/PT/0043). Planning permission (P1984/4806) granted December 1984 or change of use from house to guest house. Planning permission (P2005/0449) granted May 2005 for proposed guest house including the construction of an extension and the refurbishment of existing studios. Planning permission (P2006/1396) granted November 2006 for proposed guest house</p>
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					<p>extension and refurbishment. Planning permission (P2020/0601) refused October 2020 for change of use from dwelling house and annex building into a mixed-use development consisting of guest house accommodation, with associated bar, café and spa facilities, and truck stop with 21 HGV parking spaces. Certificate of lawful development (existing) not issued February 2022 to confirm a commencement of works in accord with condition No. 1 of Planning Permission P2005/0449 relating to a</p>
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					change of use to guest house accommodation including the construction of an extensions and refurbishment of studios.
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Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT20	Land adjoining Windsor Village, Baglan Moors SA12 7EU	Yes - Site promoted as Candidate Site.	N/A	No	Part developed as Llys y Seren Assisted Living. Within Settlement boundary
PT22	Land at Broomhill, Port Talbot, SA13 2US	Yes - Site promoted as Candidate Site.	N/A	Yes	SLA: P1991/8239 - 3 houses refused; Old stables converted to 1 house; Steep gradient; Ecology - woodland
PT23	Land along B4282 between Cwmavon and Bryn	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been re-promoted as a Candidate Site for renewable energy (RLDP/PT/0025). Planning permission (P2010/0997)



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					withdrawn June 2011 for agricultural prior notification for a farm track.
PT26	Land adjacent to Penrhiw Street, Bryn, SA13 2SA	Yes - Site promoted as Candidate Site.	N/A	No	Recent development of 5 houses adjoining – The Willows – RSL development. Ecology – Grassland habitat

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT3	Land adjoining Crud yr Awel, Bryn, Port Talbot	Yes - Site promoted as Candidate Site.	N/A	No	The site forms part of a much larger area which has been promoted as a Candidate Site for housing development. Outline planning permission (P2021/0299) for one residential dwelling, returned to applicant. There are a number of houses here that are not within the settlement limit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT30	Land at Rutherglen Yard, Velindre, Port Talbot	Yes - Site promoted as Candidate Site.	N/A	No	P2003/0252 - 3 dwellings refused. Ecology - Woodland

PT31	Tyn-y-Caeau, Margam Road, Margam	Yes - Site promoted as Candidate Site.	N/A	Yes	<p>The southern boundary of the site adjoins the settlement limit. The site has been re-promoted as a Candidate Site for employment facilities. (RLDP/PT/0043). Planning permission (P1984/4806) granted December 1984 or change of use from house to guest house. Planning permission (P2005/0449) granted May 2005 for proposed guest house including the construction of an extension and the refurbishment of existing studios. Planning permission (P2006/1396) granted November 2006 for proposed guest house</p>
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					<p>extension and refurbishment. Planning permission (P2020/0601) refused October 2020 for change of use from dwelling house and annex building into a mixed-use development consisting of guest house accommodation, with associated bar, café and spa facilities, and truck stop with 21 HGV parking spaces. Certificate of lawful development (existing) not issued February 2022 to confirm a commencement of works in accord with condition No. 1 of Planning Permission P2005/0449 relating to a</p>
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					change of use to guest house accommodation including the construction of an extensions and refurbishment of studios.
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PT32	Tyn-y-Caeau, Margam Road, Margam	Yes - Site promoted as Candidate Site.	N/A	Yes	<p>The southern boundary of the site adjoins the settlement limit. The site has been re-promoted as a Candidate Site for employment facilities. (RLDP/PT/0043). Planning permission (P1984/4806) granted December 1984 or change of use from house to guest house. Planning permission (P2005/0449) granted May 2005 for proposed guest house including the construction of an extension and the refurbishment of existing studios. Planning permission (P2006/1396) granted November 2006 for proposed guest house</p>
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					<p>extension and refurbishment. Planning permission (P2020/0601) refused October 2020 for change of use from dwelling house and annex building into a mixed-use development consisting of guest house accommodation, with associated bar, café and spa facilities, and truck stop with 21 HGV parking spaces. Certificate of lawful development (existing) not issued February 2022 to confirm a commencement of works in accord with condition No. 1 of Planning Permission P2005/0449 relating to a</p>
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					change of use to guest house accommodation including the construction of an extensions and refurbishment of studios.
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Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT34	Land north of Heol Tabor, Cwmafan	Yes - Site promoted as Candidate Site.	N/A	No	Detached from settlement limit. T1983/4454 - 11KV diversion. Access restricted? P2022/0740 Variation of condition of P2020/0967 - dwelling; Ecology – Bracken/scrub
PT40	Land at Danygraig, Coed Hirwaun, Margam	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – Grassland & Hedgerows. Ancient Woodland. SLA & Green wedge.
PT46	Baglan Bay accessed from Seaway Parade	Yes - Site promoted as Candidate Site.	N/A	N/A	The site is allocated/ designated in the current LDP (EC2/6 and EC1/1).

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT47	Land to the west of Water Street/ Lakeside Golf Course, Margam	Yes - Site promoted as Candidate Site.	N/A	No	
PT48	Land at Junction 38 of the M4, Margam	Yes - Site promoted as Candidate Site.	N/A	No	The site has been promoted for employment (RLDP/PT/0040).
PT52	Land to the southwest of Coed Hirwaun, Margam	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – Woodland, hedges
PT53	Land at Afan Landscapes, Water Street, Margam	Yes - Site promoted as Candidate Site.	N/A	No	SLA, Green wedge; Afan landscapes business; Minerals; Ecology - Hedges

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT54	Land at Junction 38 of the M4 Margam – adjacent to railway line	Yes - Site promoted as Candidate Site.	N/A	No	The site has been promoted for mixed uses.
PT55	Land at Lakeside Golf Course, Water Street, Margam	Yes - Site promoted as Candidate Site.	N/A	No	SLA/Green wedge. Ecology - Hedgerows
PT6	Land adjacent to Bryn Primary School, Bryn	Yes - Site promoted as Candidate Site.	N/A	Yes	Adjoins settlement limit & former Bryn school being developed for 12 units – Old School Court. Narrow access road. Agricultural land. Ecology – Hedges to be retained.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT62	Land to the southeast of Coed Hirwaun, Margam	Yes - Site promoted as Candidate Site.	N/A	Yes	Ancient woodland part; Ecology – Woodland, grassland; SLA, Green wedge
PT63	Land to the northeast of Coed Hirwaun	Yes - Site promoted as Candidate Site.	N/A	No	Ancient woodland part; Ecology – Woodland, grassland; SLA, Green wedge
PT67	Land at Inkerman Row, Taibach	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site is re-promoted as a Candidate Site (RLDP/PT/0058). Planning permission (P2004/0258) seeking outline consent for one unit, refused.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT68	Land off Junction 38 (between the M4 and the biomass power station) - Site A	Yes - Site promoted as Candidate Site.	N/A	Yes	Part of the site has been promoted for employment uses (RLDP/PT/0046). A small part of the site forms part of strategic allocation EC1/2. Part of the site is within the settlement limit. Areas in the southern and western parts of the site adjoin the settlement limit.
PT77	Land at Port Talbot Docks (Site A)	Yes - Site promoted as Candidate Site.	N/A	Yes	

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT83	Land to East of Coed Hirwaun, adjacent to A48 Margam Port Talbot	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – Woodlands & grassland, arable land. SLA, Green wedge
PT85	Land at Port Talbot Docks – Site B	Yes - Site promoted as Candidate Site.	N/A	N/A	The site has been promoted for employment development (RLDP/PT/0051) and education (RLDP/PT/0050)
PT86	Land at Port Talbot Docks - Site A Port Talbot	Yes - Site promoted as Candidate Site.	N/A	Yes	Port Talbot Industrial Estate – 1 plot developed – Network Rail IP Delivery. Ecology – Previously developed land – High ecological value

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
PT87	Nant y Boda Bryn Port Talbot	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – Woodland, grassland
PT88	Land at Bryn Garage adjacent to B4282 Bryn	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – High value
PT90	Nant y Boda Bryn Port Talbot	Yes - Site promoted as Candidate Site.	N/A	Yes	Ecology – Woodland, grassland
PT93	Land north of Inkerman Row Taibach Port Talbot	Yes - Site promoted as Candidate Site.	N/A	No	RLDP/PT/0058
PT94	Caer Ffynnon, Cwmafan, Port Talbot	Yes - Site promoted as Candidate Site.	N/A	No	



Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
SV14	Land adjoining grazing site A, opposite Gnoll Road, Godre'r Graig, SA9 2PA	Yes - Site promoted as Candidate Site.	N/A	No	
SV15	Land adjoining Grazing Site A, off Gnoll Road, Godre'r Graig, SA9 2PA	Yes - Site promoted as Candidate Site.	N/A	No	
SV21	Gwilym Road, Cwmllynfell (Site A)	Yes - Site promoted as Candidate Site.	N/A	No	Part of the site has been re-promoted as part of a larger candidate site for biodiversity/ protection. There are a number of planning permissions associated with East Pit.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
SV22	Gwilym Road Cwmllynfell - Site B	Yes - Site promoted as Candidate Site.	N/A	Yes	The site has been promoted for residential development. The southern boundary of the site adjoins the settlement limit.
SV7	The Old Tirbach Washery, Tirbach Road, Ystalyfera	Yes - Site promoted as Candidate Site.	N/A	N/A	
N74	Land south of Fabian Way, Crymlyn Burrows	Yes - Site was allocated in current LDP.	N/A	N/A	The site was allocated as part of the Coastal Corridor University Campus. The site also forms part of the Swansea Bay Tidal Generating Station Order.

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
NV41	Old Cinema, Park Avenue, Glynneath	Yes - Site was allocated in current LDP.	N/A	N/A	The site forms part of a much larger site allocation in the LDP which has not been brought forward for development. Some of the remainder of the parcel has been re-promoted for housing and employment development.
NV42	Old Cinema Site, Park Avenue, Glynneath	Yes - Site was allocated in current LDP.	N/A	N/A	The site forms part of a much larger site allocation in the LDP which has not been brought forward for development. Some of the remainder of the parcel has

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					been re-promoted for housing and employment development.
NV47	Land to the south of Park Avenue, Glynneath	Yes - Site was allocated in current LDP.	N/A	N/A	This site forms part of the wider site allocation (H1/23). Land within the wider existing allocation has been re-promoted as a Candidate Site. This part has not.
NV49	Land off Park Avenue, Glynneath, SA11 5EY	Yes - Site was allocated in current LDP.	N/A	N/A	The site hasn't been re-promoted for housing development in its entirety. A small part on the western boundary has been re-

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					promoted for housing and employment uses.
NV50	Land off Park Avenue, Glynneath	Yes - Site was allocated in current LDP.	N/A	Yes	
PT79	Land at Port Talbot Docks (Site C)	Yes - Site was allocated in current LDP.	N/A	N/A	Improvement works to Port Talbot Magistrates Court. It is now occupied by KeyTree, Land to the rear of the Magistrates Court has been developed into a new research and development campus (Planning permission P2012/0128). Part of the

Previous Candidate Site Reference	Site Address	Has the site been promoted as part of CS 2022 or allocated in LDP?	Are there fundamental constraints?	Does the site adjoin the existing settlement?	Initial Assessment
					site has been re-promoted as a Candidate Site for employment. Port Talbot Distributor Road has been constructed. Strategic emp area, SINC, part candidate site

## **4.4. Review of Commercial Premises**

4.4.1. In order to identify potential commercial redevelopment opportunities, the Council:

- a) Engaged with the Council's Environmental Health and Business Rates Teams;
- b) Reviewed the town centres in the authority to identify potential vacant premises above commercial premises;
- c) Reviewed the town centres in the authority to identify vacant premises within the town centre more generally;
- d) Reviewed the district and local centres in the authority in order to identify vacant premises within these areas; and
- e) Used the most recent retail survey undertaken for the Planning Policy team in order to identify any other vacant premises in the authority.

4.4.2. This Task involved the identification of a number of duplicate sites which have been flagged and removed to avoid repetition.

### **A. Engagement with the Council's Environmental Health and Business Rates Teams**

4.4.3. Through engagement with the Council's Environmental Health and Business Rates team, the Council's Planning Policy team identified the following sites.

4.4.4. The Table below details the findings of our initial assessment:

Table 6: Commercial Premise Review

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1173	St Ives, Old Market Street, Neath	No	No	Potential: The site is a former public house located in the designated Neath town centre adjacent to the primary shopping centre. The site is a Grade II Listed Building. There is both residential and retail adjacent.	Section 53 (N1982/0689) permitted development 1983 for conversion of basement from kitchen alley and beer cellar to a disco and new cellar bar. Planning permission (P2005/1945) and Listed Building Consent (P2005/1951) granted April 2006 to demolish the front elevation to Old Market Street to first floor level and rebuild, new Welsh slate roof and structure, new shop frontage and internal refurbishment. Planning permission (P2013/0838) granted



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					November 2013 for change of use of part of first floor to provide 5 en-suite rooms for ancillary bed and breakfast accommodation. Other planning permissions relate to internal modifications and signage.
UC1212	Village Centre Pub, Port Talbot	No	No	Further investigation required. Listed building located within settlement limit. Former Glyncorrwg Workingmen's Institute and Memorial Hall.	Planning permission (T1978/2210) granted October 1978 for change of use to betting office. Planning permission P1995/10205 granted January 1996 for change of use from club basement to public house.
UC1104	Co-op Funeral Services, Cwrt Sart	No	No	Further investigation required. Listed building. Located within settlement limit.	No relevant planning history.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1205	Unit 4-5 Riverside Walk	No	No	Further investigation required. Number of vacant units within primary shopping street of Port Talbot town centre.	
UC1202	Unit 3 Riverside Walk	No	No	Further investigation required. Number of vacant units within primary shopping street of Port Talbot town centre.	
UC1196	Unit 2 Riverside Walk	No	No	Further investigation required. Number of vacant units within primary shopping street of Port Talbot town centre.	
UC1180	Tabernacl Welsh Independent Chapel, Tabernacle Street, Skewen	No	No	Needs further investigation. Grade II listed chapel within settlement limit.	No planning history.
UC1146	Gorphwysfa New Road, Skewen	No	No	Needs further investigation. The site includes a Grade II listed building within the settlement limit.	No relevant planning history.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1095	Bethania Chapel, London Road, Neath	No	No	Needs further investigation. The site is a former chapel which closed in 2022. It is a listed building located in the settlement limit.	Planning permission and listed building consent (N1989/0339 and N1989/0340) granted July 1989 for rebuilding of toilets with access from chapel hall lobby on yard to rear.
UC1174	Calfaria Chapel, Stanley Road, Skewen	No	No	Needs further investigation. The site is a listed building former chapel in settlement limit.	No relevant planning history.
UC1154	Parc Y Werin Bowling Greem	No	No	Needs further investigation. The site is vacant bowling green within Parc y Werin. The site is located within the settlement limit.	Planning permission (L1995/0411) granted November 1995 for demolition of defective bowls pavilion and erection of new purposed built bowls pavilion.

UC1050	38-42 Wind Street, Neath	No	No	Planning permission P2022/0692 awaiting determination for demolition of existing building and construction of residenital dwellings.	<p>Planning permission (N1992/0274) approved July 1992 to extend car park to area containing house and disused retail shops.</p> <p>Planning permission (P1997/0324) approved June 1997 for extension to existing club to provide lounge bar and larger function room.</p> <p>Planning permission (P2000/0051) approved March 2000 for new roof extension to protect existing flat roof area.</p> <p>Planning permission (P2006/0438) approved July 2006 for two storey extension to provide games room and function suite.</p> <p>Planning permission (P2009/0203) granted</p>
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					<p>September 2009 for singe storey extension/ smoking shelter to lounge/ bar area.</p> <p>Planning permission (P2012/0863) granted January 2013 for first floor open side smoking shelter and raised parapet walling to facilitate use of roof area, together with the enclosure of the external staircase.</p> <p>Planning permission (P2022/0692) awaiting determination for demolition of existing building and construction of residential development comprising 36 apartments with cycle storage, refuse storage and communal amenity areas.</p> <p>Planning permissions granted</p>
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					for advertisement, signage, re-roofing and internal alterations approved.
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UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1058	46 Wind Street, Neath	No	No	Planning permission P2022/0925 awaiting determination for ground floor alterations and residential conversion of upper floors.	<p>Planning permission (N1978/0274) approved July 1978 for continuation of use as a restaurant and café.</p> <p>Planning permission (P2021/0535) approved December 2021 for retention of ground floor retail (A1) unit and creation of 8 no. self-contained flats on ground and first floor.</p> <p>Planning permission (P2022/0925) awaiting determination for subdivision of existing ground floor unit (Class A1) including provision of new shopfronts to create four commercial units (Class A1, A2 or A3) and change of use of first floor to create four flats (3 x 1-</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					<p>bed, 1 x 2-bed) including new bin and cycle storage areas on ground floor.</p> <p>Planning permissions approved for signage and poster display.</p>



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1088	Ambulance Station, Margam Street, Cymmer	No	No	Potential - The site is occupied by the former ambulance station. Potential for conversion - Planning permission (P2012/0440) granted April 2013 for change of use of former ambulance station to two self-contained flats, together with first floor side/ rear extension, two storey rear extension, single storey side extension and replacement of existing mono pitched roof with ridged roof, swimming pool and associated car parking. Site is located within the settlement limit.	Planning permission (P2012/0440) granted April 2013 for change of use of former ambulance station to two self-contained flats, together with first floor side/ rear extension, two storey rear extension, single storey side extension and replacement of existing mono pitched roof with ridged roof, swimming pool and associated car parking.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1122	First Floor, Cimla RFC, Moorland Road	No	No	Potential: First floor premises Cimla RFC Social Club. The site is located within the settlement limit.	Planning permission (N1977/0550) refused March 1978 for extension to club premises. Planning permission (N1979/0188) granted April 1982. Planning permission (N1982/0481) granted August 1982 for lounge extension first floor.
UC1175	Station Road Garage, Skewen	No	No	Potential: Former garage in settlement limits adjacent to railway line.	Planning permission (N1985/0023) granted May 1985 for change of use to showroom and garage. Planning permission (P2001/0375) granted June 2001 to convert showroom into self-contained flat.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1141	Miners Welfare Hall, Station Road, Crynant	No	No	Potential: Former Miners Welfare Club. The club provided a hall, games room, committee rooms and a cinema. Vacant building in poor state of repair. Site is located within the Crynant Local Centre.	Planning permission (N1974/0470) granted February 1975 for lounge extension. Planning permission (N1980/0146) granted March 1980 for entrance porch.
UC1145	Neuadd Hended, Ynysderw Road, Pontardawe	No	No	Potential: Former Pontardawe senior citizens welfare hall	
UC1217	White House, Neath	No	No	Potential: Former public house within settlement limit.	
UC1184	The Brit, London Row, Port Talbot	No	No	Potential: Former public house within settlement limit.	Planning permission (P2014/0059) granted March 2014 for demolition of existing single storey side extensions. Erection of single storey side extension, front porch and external staircase, and the change of use of part of first

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					floor from a residential unit to a mangers accommodation and cycling bunk house.
UC1169	Smiths Arms, Main Road, Neath	No	No	Potential: Former public house within settlement limit.	Planning permission (N1984/0007) granted May 1984 for proposed alterations and extension to skittle alley new toilets and trade kitchen.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1035	26 Windsor Road, Neath	No	Partly - needs further investigation	<p>Potential: Former retail/ office unit. The site is located within the settlement limit.</p> <p>The site is located within Neath Town Centre designated boundary. The adjoining units are also vacant.</p>	<p>Planning permission (N1976/0264) granted June 1976 for offices on the first floor.</p> <p>Planning permission (N1992/0647) granted February 1993 for conversion of shop, offices and flat to offices and flats (office to be used by Swansea Housing Association).</p> <p>Planning permission (N1993/0285) granted August 1993 for knock down and re-build rear plus two additional flats.</p> <p>Planning permission (N1993/0284) granted August 1993 to knock down and re-build one shop and seven flats.</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					Planning permission for shop front, signage and extension.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1047	32 Main Road, Crynant	No	No	Potential: Former shop located in a building with what appears to be residential accommodation. Google Street View suggests that the shop has been empty for a number of years. Adjacent to both residential and retail. The site is located within the settlement limit in close proximity to Crynant Local Centre.	No planning history.
UC1168	Skewen Mini Skips, Llandarcy	No	No	<p>Potential: Former skip yard adjacent to BP Playing Fields. The site is located adjacent to the BP Playing Fields.</p> <p>The site is not located within the urban area.</p> <p>The site is located adjacent to the Crymlyn Bog/ Crymlyn Burrows/ Llandarcy Green Wedge.</p>	Certificate of lawfulness (P2004/1370) granted November 2004 for an existing use/ operation as a skip hire contractors depot.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1084	89-91 Margam Road	No	No	Potential: Large site empty for 15+ years in a prominent location on main road. Site was substantially gutted by fire in 2019 and partially demolished for safety reasons by Building Control. The site is located within the settlement limit.	Planning permission (T1979/2675) withdrawn July 2979 for change of use from shop to car sales. Planning permission (T1979/2654) granted July 1979 for change of use from shop to electrical wholesaling. Section 53 (T1988/6699) granted September 1988 for change of use of chapel of rest to showroom for telephones. Prior notification (P2019/5406) not required September 2019 for the demolition of the building.
UC1105	Crown House, Oakwood Street	No	No	Potential: Residential conversion. Standalone commercial premise in settlement limit.	No planning history.



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1098	Boxing Club, Brytwn Road	No	No	Potential: The site includes the former boxing club in Glyncorrwg. Standalone community premises within settlement limit. The neighbouring site has recently been brought forward for housing development.	Outline planning permission (P2009/0118) withdrawn February 2010 for residential development. Outline planning permission (P2014/0796) granted October 2014 for the demolition of the former boxing gym and erection of three dwellings. All matters reserved.
UC1079	8 Bridge Street, Glyncorrwg	No	No	Potential: The site is a former café. The site is located within the settlement limit. The site is not located within a designated centre.	Planning permission (T1978/2323) granted November 1978 for extension single storey. Planning permission (P2001/0324) granted May 2001 for change one house into two houses. Planning permission (P2007/0603) granted June

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					2007 for conversion of first floor store over existing shop/ diner to a one bed flat with the addition of two no. New windows. Planning permission for advertisement.
UC1221	Yr Hen Bont, 11 Gurnos Road	No	No	Potential: The site is a former care home. The property is empty and derelict and has been subject to multiple break ins, fires and use as a cannabis factory. The site is located within the settlement limit.	
UC1149	Old Coach House, Cadoxton	No	No	Potential: The site is a former chiropractic clinic. The site is not within the settlement limit.	No planning history.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1015	1 Old Market Street, Neath	No	No	<p>Potential: The site is a former commercial unit which appears to have been vacant for a number of years.</p> <p>The site is a Grade II Listed Building and is located within the primary shopping streets of Neath town centre.</p> <p>The building appears in relatively good condition.</p> <p>The adjoining premise is also vacant (46 Wind Street).</p> <p>Within close proximity of the new town centre development.</p> <p>Potential for residential on ground floor given no current active frontage</p>	<p>Planning permission (N1983/0175 and N1983/0716) granted April 1983 for construction of a new outside toilet and laundry cupboard and new bathroom extension over rear yard at first floor level.</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1061	49 Groves Road, Cimla	No	No	Potential: The site is a former convenience store between a vacant unit and a take-away in a predominantly residential area. The site is located in the settlement limit. It is not located within a designated retail area.	
UC1081	82 Church Road, Seven Sisters	No	No	Potential: The site is a former dentist's surgery. It is a standalone premise located within settlement limit.	Planning permission (P2000/0023) granted February 2000 for change of use to dental surgery.
UC1018	11a Hendre, Onllwyn	No	No	Potential: The site is a former funeral director within the settlement limit outside of a designated centre.	No planning history associated with the site.
UC1038	28 Dunraven Street, Glyncorrwg	No	No	Potential: The site is a former retail unit within the settlement limit. Not located within a designated centre.	Planning permission (P2006/0279) granted June 2006 for change of use from storage unit into take-away.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1033	20a Victoria Road, Port Talbot	No	No	Potential: The site is a former supermarket. The site is located within the settlement limit but not within a designated retail centre.	Planning permission (P2002/0046) granted February 2002 for the demolition of existing outside WC and provision of new facility attached to main building, incorporating access for disabled staff and new roof to adjacent boiler house.  Remaining planning permissions relate to fascia and shopfront.
UC1034	21 Commercial Road, Resolven	No	Partly - needs further investigation	Potential: The site is a former take-away and restaurant located within the settlement limits. The site is not located within the Resolven Local Centre.	Planning permission (N1978/0376) granted September 1978 for change of use to fish and chips shop. Section 53 issued February 1986 for café with minor take-away use. Permitted development.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					<p>Planning permission (L1996/1107) granted July 1996 for erection of a store.</p> <p>Other planning history limited to illumination/ fascia.</p>
UC1171	Somerset Arms	No	No	<p>Potential: The site is a large former public house site with carparking on Commercial Road, main A48.</p> <p>The site is recently vacant and is currently being marketed for sale. The site is located within the settlement limit.</p>	<p>There are a number of planning permissions from 1970s that do not have proposal descriptions.</p> <p>Planning permission (P1985/5138) granted August 1985 for conversion of garage to pool room and darts area and other minor alterations.</p> <p>Signage applications.</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1125	G & L Staircases, Jenkins Road	No	No	Potential: The site is a large vacant factory located in a key location along Old Road, Skewen. There are employment buildings adjacent and also a former industrial building opposite. There are also residential premises adjacent. The site is not located within a designated employment area. The site is located within the settlement limit.	Planning permission (N1989/0774) granted April 1990 for office extension. Planning permission was refused May 2017 for erection of 2.3m high security fencing.
UC1068	59 Heol Cae Gurwen, GCG	No	No	Potential: The site is a retail unit that is understood to have been vacant for a number of years. The site is located within the settlement limit. The site is not located within Gwaun Cae Gurwen Local Centre (R2/1).	There is no planning history associated with the site. The neighbouring unit has recently been sold and planning permission (P2022/0347) for adaptation and redevelopment to specialist building for disabled people and palliative care has

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					been recently returned to applicant.
UC1051	39 Swan Road, Baglan	No	No	Potential: The site is a standalone employment premise within the settlement limit outside of a designated employment area.	
UC1078	72 Gwilym Road, Cwmllynfell	No	No	Potential: The site is a vacant butchers located within the settlement limit. The site is not located within a designated centre.	No planning history associated with the unit.
UC1074	67A Gurnos Road, Ystalyfera	No	No	Potential: The site is a vacant hairdresser. The site is located within the settlement limit. It is not located within a designated centre.	No planning history.
UC1049	34 Forge Road, Port Talbot	No	No	Potential: The site is a vacant unit within the Port Talbot designated town centre.	No planning history.



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1039	28 Forge Road, Port Talbot	No	No	Potential: The site is a vacant unit within the Port Talbot designated town centre.	Planning permission (P2014/0857) granted October 2014 for change of use of ground floor retail unit to solicitor's office (Use Class A1 to Use Class A2).
UC1056	42 Windsor Road, Neath	No	No	Potential: The site is located on the edge of the designated Neath Town Centre.	Planning permission (N1985/0625) granted November 1985 for fitness centre. Planning permission (N1988/0364) granted June 1988 for change of use to estate agent office with associated building security agency ground floor only.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1131	Ground, First & Second Floors, 13 Old Market Street, Neath	No	No	<p>Potential: The site is located within Neath Town Centre designated boundary (R2/1).</p> <p>The site is located within Neath Town Centre Conservation Area (SP21/4c).</p> <p>The site is not located within the Neath Primary Shopping Street (R2/3).</p>	
UC1143	Moose Hall, Neath	No	No	Potential: The site is located within the settlement limit within close proximity of Neath town centre.	Planning history relates to windows.
UC1150	Old Fire Station, Bryndualis Row, Seven Sister	No	No	Potential: The site is located within the settlement limit.	No relevant planning history.
UC1116	Fire Station, Bryndulais Row, Seven Sisters	No	No	Potential: The site is located within the settlement limit.	No relevant planning history.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1159	Power House Garage, Leyshon Road	No	No	Potential: The site is located within the settlement limit.	Planning permission (L19181/0114) granted April 1981 for garage workshop extension.
UC1030	2 Upper Coelbren Road	No	No	Potential: The site is located within the settlement limit.	No relevant planning history.
UC1160	R John, Short Street, Neath	No	No	Potential: The site is located within the settlement limit.  The site is not within a designated employment area.	No planning history.
UC1085	9 Herbert Street, Pontardawe	No	No	Potential: The site is located within the settlement limit. The site is located within the designated boundary of Pontardawe town centre (R2/1).	Planning permission (P2003/0597) granted June 2003 for change of use to sports injury clinic.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1076	7 Herbert Street, Pontardawe	No	No	Potential: The site is located within the settlement limit. The site is located within the designated boundary of Pontardawe town centre (R2/1).	Planning permission (P2003/0597) granted June 2003 for change of use to sports injury clinic. Planning permission (P2020/0283) granted August 2020 for change of use of 5-9 Herbert Street from vacant A1 unit and funeral directors to restaurant (Class A3) with 8 no. Guest bedrooms and 1 no. Guest suite on first floor, alteration of fenestration on rear elevation, extraction flue and new fire escape at rear of premises.
UC1094	Basement, 27 Herbert Street, Pontardawe	No	Partly - needs further investigation	Potential: The site is located within the settlement limit. The site is located within the designated	Planning permission (L1983/0090) granted May 1983 for conversion of retail shop to

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
				boundary of Pontardawe town centre (R2/1).	<p>betting shop.</p> <p>Planning permission (L1983/0091) granted May 1983 for proposed additional shop unit and new shop front.</p> <p>Planning permission (L1984.0378) granted September 1984 for change of use of shop to accommodate extension to adjoining betting office.</p> <p>Planning permission (P2021/0409) granted June 2021 for proposed change of use of first floor from residential (C3) to provision of office space (A2).</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1137	Lonlas Village Workshops	No	No	Potential: The site is located within the settlement limit. Vacant and overgrown former Lonlas and Mooretown Youth and Welfare Club.	Planning permission (N1981/0258) granted May 1981 for extension to existing boys club.
UC1182	Tawe House, Ynysmeudwy	No	No	Potential: The site is two vacant units (ground and first floor). The site is located within the settlement limit. The site is not located within a designated centre. The site is identified in the Council's Buildings of Local Importance.	Planning permission (P1987/6313) granted January 1988 for conversion of former Co-Op to nursing old age home. Planning permission (P1988/6458) unknown for change of use for a proprietary club May 1988. Planning permissions associated with illuminated signage, alterations etc.
UC1065	54a Jersey Road, Blaengwynfi	No	No	Potential: The site is vacant retail unit within the settlement limit. The	Existing use certificate (T1979/2902) issued December 1979 for retail shop.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
				site is not located within a designated centre.	
UC1062	5 Bethania Terrace, Cwmavon	No	No	Potential: The site is vacant retail unit within the settlement limit. The site is not located within a designated centre.	Planning permission (P1997/0786) refused September 1997 for hot foot take-away. Planning permission for shop front.
UC1041	3 Bethania Terrace, Cwmavon	No	No	Potential: The site is vacant retail unit within the settlement limit. The site is not located within a designated centre.	Planning permission (P1997/0786) refused September 1997 for hot foot take-away. Planning permission for shop front.
UC1027	1a Dan Y Bryn Road, Port Talbot	No	No	Potential: The site is vacant retail unit within the settlement limit. The site is not located within a designated centre.	Section 64 application to use existing glass shop as hairdressers issued March 1992. Planning permission for signage.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1021	131 London Road, Neath	No	Partly - needs further investigation	Potential: The site is within close proximity of Neath Town Centre. The site was formerly a car garage which has subsequently been used as a tire garage and exhaust fitting centre and for car valeting and hand car-washing facilities. Surroundings incorporate mixed uses, including residential. The site is located within the settlement limit.	<p>Planning permission (P2016/0025) granted March 2016 for change of use from tyre and exhaust fitting centre to mixed use car valeting/ hand car-washing facility and tyre fitting centre.</p> <p>Planning permission (P2016/1036) granted January 2017 for change of use from tyre and exhaust fitting centre to mixed use car valeting/ hand car-wash facility and tyre fitting centre.</p> <p>Planning permissions for advertising.</p>
UC1044	3 Orchard Street Neath	No	No	Potential: The site lies within the designated Neath Town Centre.	Planning permissions for signage and shop front granted.



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1148	Old Brewery, High Street	No	No	Potential: Two units within the old brewery complex. The site is located within the settlement limit.	<p>Planning permission (L1980/0740) granted May 1981 for change of use from car repair garage to building materials.</p> <p>Planning permission (L1984/0566) granted January 1985 for change of use to motor body repair workshop.</p> <p>Planning permission (L1987/0575) granted February 1987 for proposed levelling additional car park.</p> <p>Planning permission (L1990/0280) unknown September 1990 for proposed taxi waiting room parking area with office above.</p> <p>Planning permission (L1992/0450) unknown February</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					1993 for construction of store building to house sales vehicles. Planning permission (P2008/0155) dismissed at appeal April 2008 for demolition of existing garage and new residential development.
UC1066	57 Commercial Road, Rhydyfro	No	No	Potential: Vacant basement within the settlement limit.	No relevant planning history.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1118	First Floor, 26 Church Place, Neath	No	No	Potential: Vacant first floor accommodation. The site is located within Neath Town Centre designated boundary. The site is located within Neath Town Centre Conservation Area.	Planning permission (N1989/0176) unknown January 1990 for change of use from office to ground floor shop tearoom with first floor flat.
UC1139	Lower Ground Floor, 1 High Street, Seven Sisters	No	No	Potential: Vacant lower ground floor unit within the settlement limit.	Section 53 (N1982/0360) certificate not issued for new shop front unit, general repairs and improvements. Planning permission (N1982/0432) granted August 1982 for new shop front, general repairs and improvements. Planning permission (N1995/0114) granted May 1995 for change of use to hot food take-away.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1101	Castle Buildings, Neath	No	No	Potential: Vacant office accommodation. The site is located within Neath Town Centre designated boundary. The site is also located within Neath Town Centre Conservation Area.	No planning history.
UC1219	5 Wind Street, Neath	No	No	Potential: Vacant retail unit within primary shopping street of neath town centre.	Planning permissions for retail uses.
UC1063	50 Wern Road, Ystalyfera	No	No	Potential: Vacant retail unit within the settlement limit.	No relevant planning history.
UC1029	2 Lletty Nedd, Neath	No	No	Potential: Vacant unit on the edge of a parade adjacent to residential accommodation. The site is located within the settlement limit.	Planning permission (P2012/1009) granted December 2012 for conversion of ground floor from retail to residential to create a two-storey, two-bedroom apartment.
UC1220	Workshop, Pheasant Road, Trebanos	No	No	Potential: Vacant unit within settlement limit.	No relevant planning history.

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1037	27a Forge Road	No	Partly - needs further investigation	The site is a vacant building. It is located within the primary retail streets of Port Talbot town centre but on the edge of the town centre and retail designation.	<p>Planning permission (T1977/1765) withdrawn September 1977 for residenital hotel.</p> <p>Planning permission (P1985/5137) refused July 1985 for restaurant, cocktail bar, pub and nightclub.</p> <p>Planning permission (P1986/5600) refused August 1986 for change of use from shop to shop and light manufacturing.</p> <p>Planning permission (P1987/6228) granted November 1987 for change of use the manufacture of bridal and evening wear.</p> <p>Planning permission</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
					<p>(P1988/6356) unknown decision March 1988 for change of use to aerobics club.</p> <p>Planning permission</p> <p>(P1990/7889) unknown decision November 1990 for change of use to change part of retail to café and video arcade.</p> <p>Planning permission</p> <p>(P1991/8548) unknown decision March 1992 for change of use to wine bar.</p> <p>Planning permission</p> <p>(P1997/0639) unknown decision July 1997 for retail premises.</p>

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1181	Taibach Workingman's Club	No	No	Potential: The site is located within settlement limit.	No planning history.
UC1223	Tank Farm Road, Llandarcy	Yes	N/A	N/A	N/A
UC1216	Western Logs, Ynys Y Gwas	Yes	N/A	N/A	N/A
UC1156	Pinetree Cars	Yes	N/A	N/A	N/A
UC1151	Old School, Cwmgors	Yes	N/A	N/A	N/A
UC1147	New Road, Skewen	Yes	N/A	N/A	N/A
UC1136	Kitty's, James Street, Pontardawe	Yes	N/A	N/A	N/A
UC1114	Enterprise House, 49 Talbot Road	Yes	N/A	N/A	N/A
UC1112	Earl of Jersey, 73 Neath Road, Briton Ferry	Yes	N/A	N/A	N/A
UC1111	Dulais Rock, Aberdulais	Yes	N/A	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1110	Cymric House, Port Talbot	Yes	N/A	N/A	N/A
UC1103	Clyne Stores, Tonclwyda	Yes	N/A	N/A	N/A
UC1100	Burrows Yard	Yes	N/A	N/A	N/A
UC1087	20-21 Alfred Street, Neath	Yes	N/A	N/A	N/A
UC1077	71 Briton Ferry Road, Neath	Yes	N/A	N/A	N/A
UC1075	69 Neath Road, Briton Ferry	Yes	N/A	N/A	N/A
UC1072	62 Commercial Road, Port Talbot	Yes	N/A	N/A	N/A
UC1070	6 James Street, Pontardawe	Yes	N/A	N/A	N/A
UC1060	48 Gnoll Park Road, Neath	Yes	N/A	N/A	N/A
UC1059	47 Neath Road, Briton Ferry	Yes	N/A	N/A	N/A



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1053	40 Neath Road, Briton Ferry	Yes	N/A	N/A	N/A
UC1045	30 High Street, Neath	Yes	N/A	N/A	N/A
UC1043	3 Davies Road, Neath	Yes	N/A	N/A	N/A
UC1036	26-28 New Road, Ynysmeudwy	Yes	N/A	N/A	N/A
UC1032	20-21 Alfred Street, Neath	Yes	N/A	N/A	N/A
UC1026	1a Brookville Drive, Skewen	Yes	N/A	N/A	N/A
UC1020	131 Briton Ferry Road, Neath	Yes	N/A	N/A	N/A
UC1215	Water Street Business Centre	No	Yes	N/A	N/A
UC1213	Villiers Street, Briton Ferry Neath	No	Yes	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1210	Unit1c Isaacs Place, Port Talbot	No	Yes	N/A	N/A
UC1206	Unit 5d, Ema Evans Business Centre, Pontardawe	No	Yes	N/A	N/A
UC1195	Unit 2 Quay Road	No	Yes	N/A	N/A
UC1190	Unit 10 Cwmtawe Business Park	No	Yes	N/A	N/A
UC1185	The Full Moon, 22 The Parade	No	Yes	N/A	N/A
UC1183	Tennant Canal Pumphouse, Jersey Marine	No	Yes	N/A	N/A
UC1179	Suites 2a & 2b, Second Floor, Market Chambers, 8 The Parade, Neath	No	Yes	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1178	Suite G Jistcourt House, Llewellyns Quay	No	Yes	N/A	N/A
UC1177	Suite A Jistcourt House, Llewellyns Quay	No	Yes	N/A	N/A
UC1172	St David's House, Station Road, Port Talbot	No	Yes	N/A	N/A
UC1166	Second Floor, 8a New Street, Neath	No	Yes	N/A	N/A
UC1164	Retired Employees Association, Talbot Road	No	Yes	N/A	N/A
UC1163	Renewal Area Office, Wellington Place	No	Yes	N/A	N/A
UC1161	R/O 16 Queen Street, Neath	No	Yes	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1152	Oswalds, 6 Station Road	No	Yes	N/A	N/A
UC1144	Neath Market	No	Yes	N/A	N/A
UC1140	Medical Centre, Hunter Street	No	Yes	N/A	N/A
UC1135	Kenworth Building, Llewellyns Quay, Port Talbot	No	Yes	N/A	N/A
UC1130	Ground floor, 18 Station Road, Port Talbot	No	Yes	N/A	N/A
UC1128	Ground Floor, 104 Windsor Road, Neath	No	Yes	N/A	N/A
UC1124	Former Taylor & Sons, Briton Ferry	No	Yes	N/A	N/A
UC1121	First Floor, 79 Station Road, Port Talbot	No	Yes	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1120	First Floor, 4 Queen Street, Neath	No	Yes	N/A	N/A
UC1119	First Floor, 35 Green Street, Neath	No	Yes	N/A	N/A
UC1117	First Floor, 18 Queen Street, Neath	No	Yes	N/A	N/A
UC1115	Felstead Kennels, Foundry Road	No	Yes	N/A	N/A
UC1113	Energy Resource Centre, Cefn Gwrgan Road, Margam	No	Yes	N/A	N/A
UC1108	Cwmgors workshops	No	Yes	N/A	N/A
UC1106	CSN Precision Engineering, Neath Abbey Road	No	Yes	N/A	N/A
UC1097	Bluebell Hotel, The Parade, Neath	No	Yes	N/A	N/A
UC1096	Bethany Chapel	No	Yes	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1092	Barclays, 48 Station Road	No	Yes	N/A	N/A
UC1086	Aberafan Shopping Centre	No	Yes	N/A	N/A
UC1083	83a High Street, Glynneath	No	Yes	N/A	N/A
UC1080	8 Wind Street, Neath	No	Yes	N/A	N/A
UC1073	62 Station Road, Port Talbot	No	Yes	N/A	N/A
UC1071	60 Station Road, Port Talbot	No	Yes	N/A	N/A
UC1069	6 Green Street, Neath	No	Yes	N/A	N/A
UC1067	57 Wind Street, Neath	No	Yes	N/A	N/A
UC1064	54 Wind Street, Neath	No	Yes	N/A	N/A
UC1057	43 New Henry Street	No	Yes	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1055	42 Queen Street, Neath	No	Yes	N/A	N/A
UC1052	4 Herbert Street, Pontardawe	No	Yes	N/A	N/A
UC1048	32 Queen Street, Neath	No	Yes	N/A	N/A
UC1046	30 Queen Street	No	Yes	N/A	N/A
UC1042	3 Croft Road, Neath	No	Yes	N/A	N/A
UC1040	29 Herbert Street, Pontardawe	No	Yes	N/A	N/A
UC1031	20 Victora Gardens	No	Yes	N/A	N/A
UC1024	19 Green Street, Neath	No	Yes	N/A	N/A
UC1023	188 Water Street, Port Talbot	No	Yes	N/A	N/A
UC1022	14 Queen Street, Neath	No	Yes	N/A	N/A
UC1019	12 Green Street, Neath	No	Yes	N/A	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1017	10 Queen Street, Neath	No	Yes	N/A	N/A
UC1016	1-4 New Street, Neath	No	Yes	N/A	N/A
UC1013	1 Bailey Street, Port Talbot	No	Yes	N/A	N/A
UC1014	1 High Street, Glynneath	No	Partly - needs further investigation	N/A - planning permission granted for change of use November 2022.	N/A
UC1082	82 Fairwood Drive, Baglan	No	No	Not suitable - the site is a former hair salon. It is located in the centre of a parade in Fairwood Drive/ Lodge Drive, Baglan Local Centre.	N/A
UC1134	Keepers Cottage, Llandarcy, Neath	No	No	Not suitable - the site is located outside of settlement limits and is located within the sports academy ground.	N/A



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1090	Baglan Bay Innovation Centre	No	No	Not suitable - the site is located within the Baglan Energy Park designated employment area.	N/A
UC1142	Ministry of Furniture, Brunel Park	No	No	Not suitable - Vacant unit within a designated employment area.	N/A
UC1107	Cwm Nant Lleici Quarry	No	No	Not suitable for residential development - quarry.	N/A
UC1165	Santander, Bay Campus	No	No	Not suitable. The site is located within the Coastal Corridor University Campus (CCUC1).	N/A
UC1025	1940s Swansea, Elba Crescent	No	No	Not suitable. The site is located within the Fabian Way designated employment area.	N/A
UC1093	Basement Crynant RFC	No	No	Not suitable. The site is located within the settlement limit. The site is a basement store within Crynant RFC.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1153	Palm Court, Crymlyn Burrows	No	No	Not suitable: The site is not located within the Fabian Way designated employment area.	
UC1109	Cycle Hire, Afan Argoed	No	No	Not suitable: Cycle hire centre within Afan Argoed County Park.	N/A
UC1133	Junction 38, Margam	No	No	Not suitable: The site is allocated for employment uses.	N/A
UC1155	Pentreclwyda, Resolven	No	No	Not suitable: The site is located outside of settlement limits and does not adjoin settlement limits.	N/A
UC1211	Units within 2 Brunel Park	No	No	Not suitable: The site is located within designated employment area.	N/A
UC1207	Unit 7 Mardon Park	No	No	Not suitable: The site is located within designated employment area.	N/A
UC1158	Plot, Vale of Neath Business Park, Resolven	No	No	Not suitable: The site is located within designated employment area.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1222	Zone 3 Kenfig Industrial Estate	No	No	Not suitable: The site is located within Kenfig designated employment area.	N/A
UC1200	Unit 3 Kenfig Industrial Estate	No	No	Not suitable: The site is located within Kenfig designated employment area.	N/A
UC1157	Plot 3 land 3 & 4 Kenfig Industrial Estate	No	No	Not suitable: The site is located within Kenfig designated employment area.	N/A
UC1203	Unit 3, Cwmgors Industrial Estate	No	No	Not suitable: The site is located within the Alloy designated employment area.	N/A
UC1170	Solar Centre, Baglan Energy Park	No	No	Not suitable: The site is located within the Baglan Energy Park designated employment area.	N/A
UC1132	Hi-Lex Cables, Baglan energy Park	No	No	Not suitable: The site is located within the Baglan Energy Park designated employment area.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1091	Baglan Power Station	No	No	Not suitable: The site is located within the Baglan Energy Park designated employment area.	N/A
UC1204	Unit 39 Endeavour Close	No	No	Not suitable: The site is located within the Endeavour Close designated employment area.	N/A
UC1197	Unit 20 Endeavour Close	No	No	Not suitable: The site is located within the Endeavour Close designated employment area.	N/A
UC1194	Unit 19 Endeavour Close	No	No	Not suitable: The site is located within the Endeavour Close designated employment area.	N/A
UC1193	Unit 18 Endeavour Close	No	No	Not suitable: The site is located within the Endeavour Close designated employment area.	N/A
UC1192	Unit 17 Endeavour Close	No	No	Not suitable: The site is located within the Endeavour Close designated employment area.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1198	Unit 2E, 4 Cramic Way, Port Talbot	No	No	Not suitable: The site is located within the Harbourside employment allocation.	N/A
UC1028	1d Cramic Way, Port Talbot	No	No	Not suitable: The site is located within the Harbourside employment allocation.	N/A
UC1138	Lonlas Youth & Welfare Club	No	No	Not suitable: The site is located within the Lonlas Village Workshops designated employment area.	N/A
UC1191	Unit 13a Neath Abbey Business Park	No	No	Not suitable: The site is located within the Neath Abbey Business Park employment area.	N/A
UC1186	Trade Centre House	No	No	Not suitable: The site is located within the Neath Abbey Business Park employment area.	N/A
UC1123	First Floor, Niberian House, Neath Abbey	No	No	Not suitable: The site is located within the Neath Abbey Business Park employment area.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1054	40 Victoria Gardens	No	Partly - needs further investigation	Not suitable: The site is located within the settlement limit. Planning permission P2018/0225 granted for change of use from accountants to women's support centre. Works appear to be being undertaken.	N/A
UC1201	Unit 3 Neath Vale Supplier Park	No	Partly - needs further investigation	Not suitable: The site is located within the Vale of Neath Supplier Park designated employment area.	N/A
UC1089	Aquasplash Kiosk	No	No	Not suitable: The site is the kiosk in Aquasplash.	N/A
UC1126	Glyncorwg Workshops	No	No	Not suitable: The site is within Glyncorwg Workshops designated employment area.	N/A
UC1188	Training Kitchen, Croeserw Community Enterprise Centre	No	No	Not suitable: Training kitchen within Croeserw community enterprise centre.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1209	Unit 9 Llan Coed Court, Llandarcy	No	No	Not suitable: Two vacant industrial/ warehouse units within the Llancoed Court Business Park which forms part of the Coed Darcy SRA. The site is also located within the Land within Coed Darcy SRA employment allocation.	N/A
UC1208	Unit 8 Llan Coed Court, Llandarcy	No	No	Not suitable: Two vacant industrial/ warehouse units within the Llancoed Court Business Park which forms part of the Coed Darcy SRA. The site is also located within the Land within Coed Darcy SRA employment allocation.	N/A
UC1214	Visitors Centre, Gnoll Country Park	No	No	Not suitable: Vacant reception office within the visitor centre in the Gnoll Estate Country Park. The site is located outside of settlement limits.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1102	Castle Street, Skewen	No	No	Outline planning permission (P2018/0724) granted September 2018 for 5 dwellings.	N/A
UC1187	Training Centre, Tirbah Road, Ystalyfera	No	No	Planning permission P2018/0546 granted July 2018 for retention of use as a residential dwelling.	N/A
UC1129	Ground Floor, 110 London Road, Neath	No	Partly - needs further investigation	Planning permission P2021/0580 granted August 2021 for change of use to residential accommodation.	N/A
UC1218	William Knox House, Llandarcy	No	No	<p>The site is identified on the Council's schedule of Buildings of Local Importance.</p> <p>The site is located within the Llandarcy Urban Village Strategic Regeneration Area (SRA).</p> <p>The site is also located within the Land within Coed Darcy SRA employment allocation. The site includes a number of units within</p>	N/A



UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
				William Knox House, the site would therefore not be suitable for development in current form.	
UC1199	Unit 3 Charlesville Place, Neath	No	Partly - needs further investigation	<p>The site is located within Neath town centre designated boundary.</p> <p>The site is located within the Neath Town Centre Conservation Area.</p> <p>The site would not be suitable for development given that it is only a number of vacant units within an office building. Would need to be all vacant.</p>	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1099	Britannic House, Llandarcy	No	No	<p>The site is located within the Llandarcy Urban Village Strategic Regeneration Area (SRA).</p> <p>The site is also located within the Land within Coed Darcy SRA employment allocation. The site includes a number of vacant units in Britannic House and therefore would not be suitable for conversion in current form.</p>	N/A
UC1167	Shaw Trust, The Courtyard, D'Arcy Business Centre, Llandarcy	No	No	<p>The site is located within the Llandarcy Urban Village Strategic Regeneration Area (SRA).</p> <p>The site is also located within the Land within Coed Darcy SRA employment allocation. The site includes various accommodation within Shaw Trust Disability Action</p>	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
				Centre, therefore wouldn't be suitable for development.	
UC1176	Suite 2 & 3, First Floor, Briton Ferry Library	No	No	The site is located within the Neath Road District Centre. The site is a Grade II listed building. The site would not be suitable for development in its current form as vacant units within a building. Remainder of building would need to be converted to be potentially suitable.	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
UC1189	Unit 1 Neath Railway Station	No	No	<p>The site is located within the settlement limit.</p> <p>The site is adjacent to the designated Neath Town Centre boundary. The site is not suitable for development as it is a vacant retail unit within Neath Station.</p>	N/A
UC1162	Rear Store, Second Floor, 27 Victoria Gardens, Neath	No	No	<p>The site is located within the settlement limit.</p> <p>The site is located within the Neath Town Centre Conservation Area.</p> <p>The site would not be suitable for development as it is a vacant store within second floor.</p>	N/A
UC1127	Ground Floor & Top Right First Floor, Percival House, 119 London Road, Neath	No	No	<p>The site is located within the settlement limit. The site would not be suitable for development in current position as number of vacant</p>	N/A

UCS Reference	Name	Duplicate?	Fundamental Constraints?	Initial Assessment	Planning History
				units within building. Would all need to be converted at the same time.	

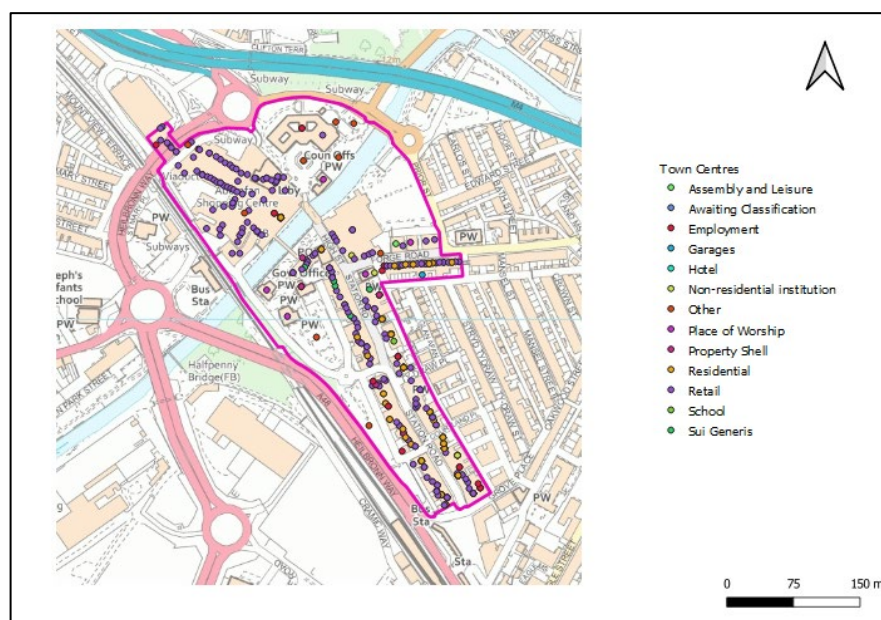
## B. Town Centre Review – Vacant Premises above Commercial Premises

- 4.4.5. In order to identify potential vacant premises above commercial premises in the town centre boundary, the Council mapped sites in the town centre (step 1), removed other uses (step 2), and then undertook a high-level desk-based assessment to determine the suitability of the remaining sites for residential accommodation.

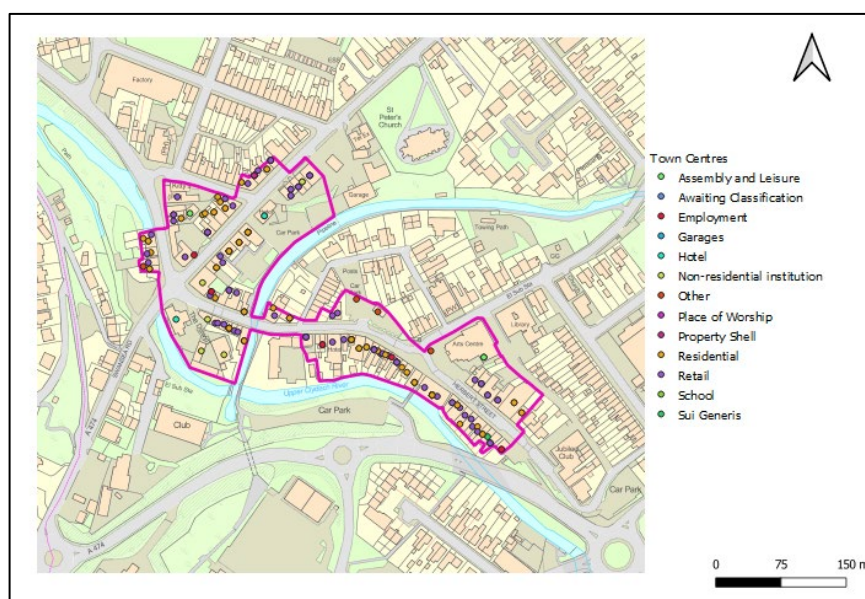
### Step 1: Mapping of Town Centres

- 4.4.6. In order to identify potential sites for residential accommodation, the Council mapped the premises within the town centre boundaries. The Council overlayed the town centre boundaries in the current LDP with address details and uses associated with each address.

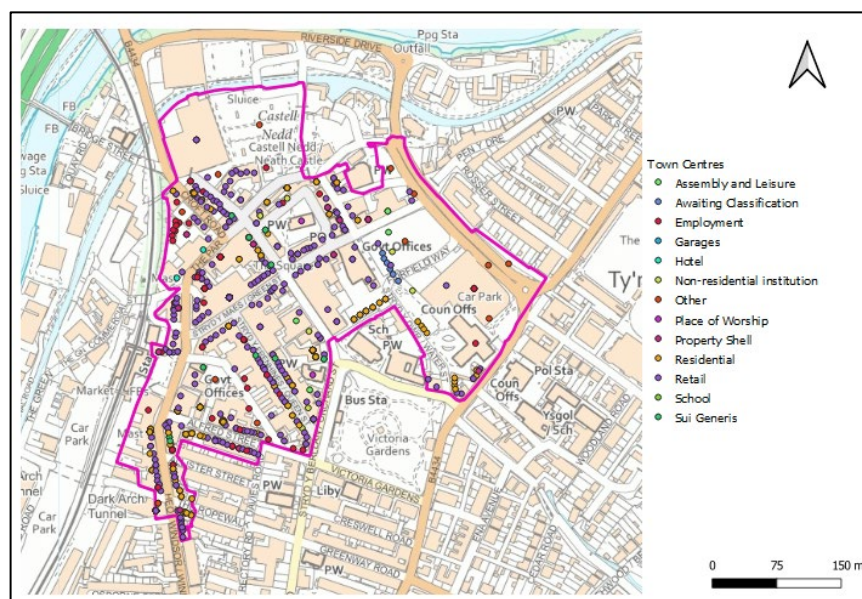
Figure 6: Port Talbot



**Figure 7: Pontardawe**



**Figure 8: Neath**



## **Step 2: Removal of other uses and duplicates**

4.4.7. The Council removed duplicate sites (sites identified as part of other exercises) and existing assembly and leisure, advertising hoarding, employment, hotel, other, non-residential institutions, places of workshop, residential, retail, school, and sui generis premises to identify the following potential options for development in the town centres.

- 4.4.8. 1,387 sites were removed as part of this assessment. Given the number of sites these are not listed in this report.

Step 3: High Level Suitability Assessment

- 4.4.9. The Council then undertook a high-level desk-based assessment to determine the suitability of the premises for residential accommodation. The Table below details the findings of this assessment.



Table 7: Town Centre Review - Upper Floors

Site Name	Initial High-Level Assessment
Castle Garage Yard, Croft Road, Neath	Potential wider area redevelopment opportunity.
Market Chambers, The Parade, Neath	No – recently revamped office accommodation. Google suggests no longer being marketed to let.
Cymric House, Port Talbot	N/A - promoted as Candidate Site.
Victoria House, Alfred Street, Neath	No – residential development.
Windsor Court, Ropewalk, Neath	No – residential development.
62 Station Road, Port Talbot	No – residential accommodation.
1 Station Square, Neath	Potential – appears to be to let.
9-11 New Street, Neath	Potential – previously upper floors of Next.
8a New Street, Neath	Appears to be in use.
16 Old Market Street, Neath	Potential - needs further investigation
18 High Street, Pontardawe, Swansea	No – residential accommodation.
Gnoll Chambers, 4-8 Gnoll Park Road, Neath	Potentially suitable - needs further investigation.

Site Name	Initial High-Level Assessment
46 Wind Street, Neath	Planning permission (P2021/0535) granted December 2021 for retention of ground floor retail unit and 8 self-contained flats.
56 Station Road, Port Talbot	No – in use.
77 Station Road, Port Talbot	No – in use.
13 Old Market Street, Neath	Potential – previous planning permission for residential.
51 Station Road, Port Talbot	No – residential accommodation.
8 Wind Street, Neath	Potential
Great Western Chambers, Angel Street, Neath	Potential – ground floor unit is being marketed. Upper floor appears to not be in use.
23 Windsor Road, Neath	Potential – appears to be being marketed.
Granfield House, 9 Croft Road, Neath	No – in use.
49 Windsor Road, Neath	No – use planning permission P2016/0414 granted June 2016 for change of use from retail to financial and professional services.
Old Swan House, 10 Croft Road, Neath	No - Planning permission P2017/0493 granted June 2017 for change of use of vacant first floor premises to a beauty salon with tattoo studio.
11 Herbert Street, Pontardawe, Swansea	No – residential accommodation.

Site Name	Initial High-Level Assessment
6a High Street, Pontardawe	No – residential accommodation.
St Davids House, Station Road, Port Talbot	No – appears to be in use.
6-7 Old Market Street, Neath	No – residential development.
18 Orchard Street, Neath	No - Planning permission P2021//0282 granted for change of use to provide 32 flats.
12a Forge Road, Port Talbot	No – residential accommodation.
18 Station Road, Port Talbot	Potential – appears to be in use for storage.
12-14 Station Road, Port Talbot	No – appears to be in use.
39 Alfred Street, Neath	No - first floor in use
Canterbury Lofts, 30 Orchard Street, Neath	No - retail and residential
Oriel, Station Road, Port Talbot	No – residential accommodation.
21 High Street, Pontardawe, Swansea	No – residential accommodation.
46 The Parade, Neath	No – in use.
Prudential Chambers, 11 The Parade, Neath	Vacant?
27 Alfred Street, Neath	No – residential development.

Site Name	Initial High-Level Assessment
Unit 3, Water Street, Neath	No - new units in town centre
Unit 2, Water Street, Neath	No - new units in town centre
Ty Cam, Alfred Street, Neath	No - residential redevelopment in place.
Cylch Gerddi Victoria, Water Street, Neath	N/A - other
Unit 5, Water Street, Neath	No - new units in town centre
Unit 4, Water Street, Neath	No - new units in town centre
Unit 1, Water Street, Neath	No - new units in town centre
42 Windsor Road, Neath	Potential – google street view shows that this is being sold for residential redevelopment.
26 Alfred Street, Neath	No - Residential dwellings.
Riverside Walk, Station Road, Port Talbot	No – other structure.
Harlequin Court, Windsor Road, Neath	No - Residential dwellings on upper floors.
11a Croft Road, Neath	No - Residential dwellings on upper floors.
21a Station Road, Port Talbot	No – residential accommodation.

Site Name	Initial High-Level Assessment
Lyric Court, Herbert Street, Pontardawe, Swansea,	No – residential development.
Penderyn House, 50-54 Station Road, Port Talbot	No – residential accommodation.

## C. Town Centre Review – Other Vacant Premises

4.4.10. In order to identify any other vacant premises within the town centres, the Council used the most recent town centre survey to map the vacant premises in the town centres (step 1) and then undertook an initial high-level desk-based assessment to determine the suitability of the vacant premises for residential accommodation (step 2).

### Step 1: Map Vacant Premises

4.4.11. The Council used the most recent town centre survey to identify and map vacant premises within the town centres.

Figure 9: Neath Town Centre

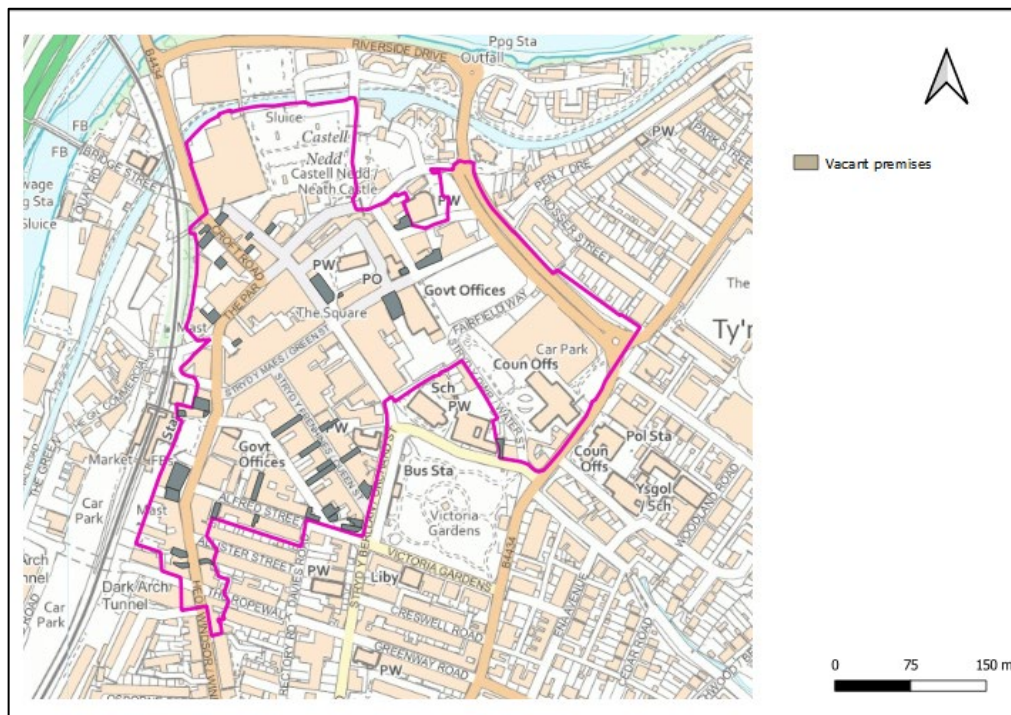
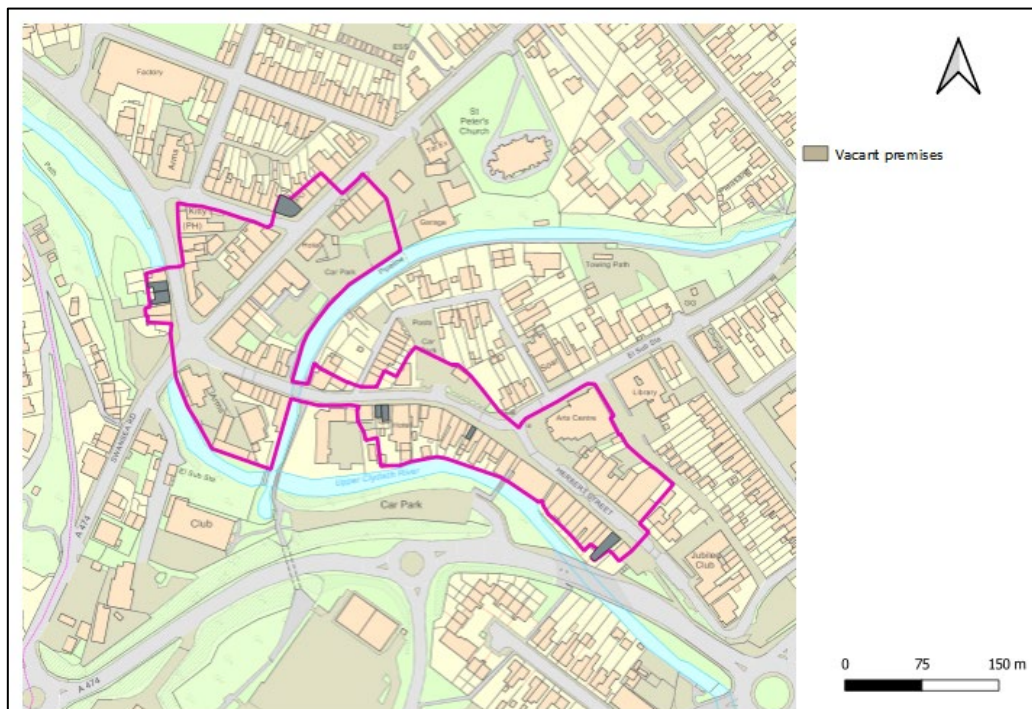


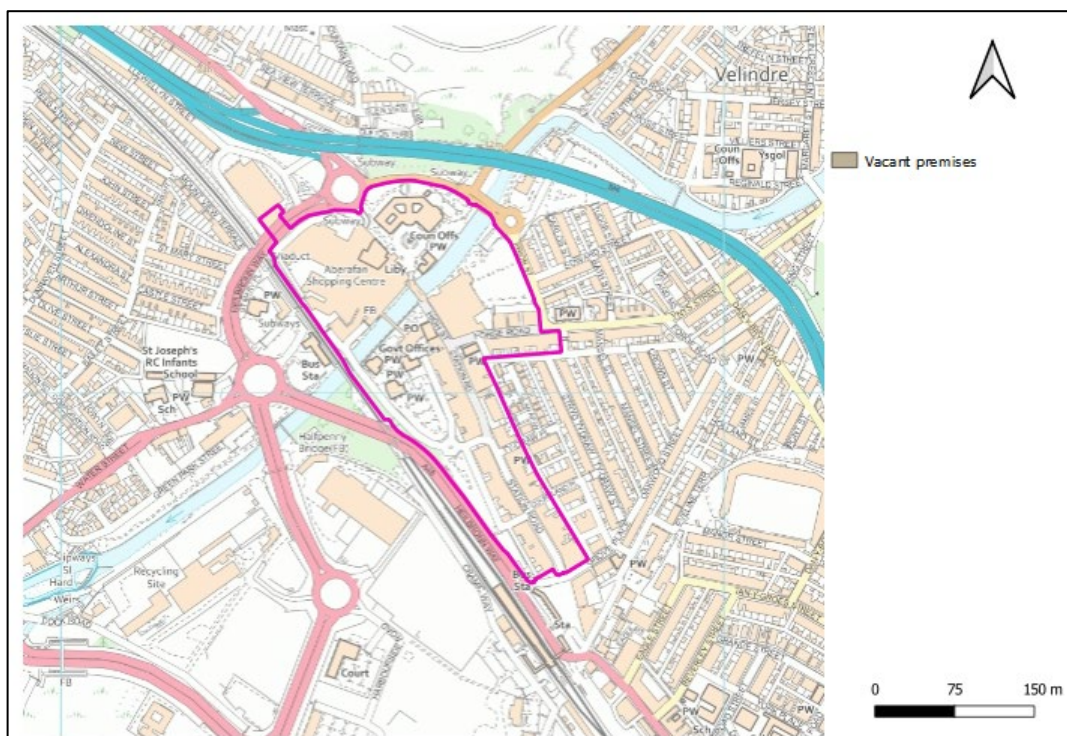


Figure 10: Pontardawe Town Centre



4.4.12. The map below shows that there are no vacant premises within Port Talbot town centre at the time of the most recent survey.

Figure 11: Port Talbot Town Centre



## Step 2: High Level Suitability Assessment

- 4.4.13. The Council's Planning Policy Team then undertook a high-level desk-based assessment to determine the suitability of the premises for residential accommodation.

Table 8: Town Centre Review - Other Vacant Premises

Address	Conclusion
40 Windsor Road, Neath	No – standalone retail unit.
13 Queen Street, Neath	Potential: Vacant unit in centre of parade. Potential upper floor.
2 Croft Road, Neath	Potential with neighbouring unit as part of wider area redevelopment.
3 Croft Road, Neath	Potential with neighbouring unit as part of wider area redevelopment.
Great Western Chambers, Angel Street, Neath	No – vacant unit within wider building.
7 Croft Road, Neath	N/A - appears to be residential.
8 Wind Street, Neath	Potential: Standalone vacant office unit – potential for residential development on upper floors.
30 High Street, Neath	N/A: Planning permission P2019/5235 granted for change of use of ground floor to one retail unit and one office unit, provision of four flats over first and second floors and demolition of outbuildings. Google searches suggest that the unit has recently been sold and at the time works had commenced.
1a St Davids Street, Neath	Potential: Vacant retail unit adjacent to public house and church. Potential on upper floor.
6 Windsor Road, Neath	No – with adjoining unit, two vacant units.
4 Station Square, Neath	As above.
1 Station Square, Neath	No – standalone vacant unit.



Address	Conclusion
Neath Post Sorting Office, 18-20 Windsor Road, Neath	Potential – this unit plus adjoining vacant unit.
36 Windsor Road, Neath	No – standalone vacant unit.
46 Wind Street, Neath	N/A: Planning permission P2021/0535 granted for retention of the ground floor retail unit and creation of eight self-contained flats on ground and first floor.
Fair Justice Claims, 1 Charlesville Place, Neath	Potential: Vacant standalone office accommodation on edge of town centre limit.
4 Queen Street Back Road, Neath	Potential with adjoining premises for redevelopment.
2a Alfred Street, Neath	Potential with adjoining premises for redevelopment.
2 Alfred Street, Neath	Potential with adjoining premises for redevelopment.
34 Orchard Street, Neath	Potential with adjoining premises for redevelopment.
34 Alfred Street, Neath	No – standalone vacant retail unit in centre of parade. Upper floors appear to be in use.
8 Angel Place, Neath	No – standalone vacant retail premise.
Coral Racing Ltd, 10 Queen Street Back Road, Neath	Potential: Vacant retail unit in parade. Potential for upper floor.
26 Alfred Street, Neath	No: New residential accommodation on upper floors.
16 Alfred Street, Neath	Potential: Vacant retail unit. Residential on upper floor and at rear.
27 Queen Street, Neath	No: Standalone vacant retail unit. Upper floor appears to be in use.
1a New Street, Neath	Potential: Standalone vacant retail unit – potential for residential development on upper floors.

Address	Conclusion
22 The Parade, Neath	Potential: Vacant former hotel. Potential for residential accommodation on upper floors.
22 Queen Street, Neath	No: Standalone vacant retail unit. Upper floor appears to be in use.
30 Queen Street, Neath	Potential: Retail premises within centre of parade. Potential on upper floors.
32 Queen Street, Neath	As above.
30 Orchard Street, Neath	N/A: Currently undergoing redevelopment.
3 Alfred Street, Neath	Potential: Vacant unit towards the end of the parade. There is a residential premise next but one.
12 Angel Street, Neath	No: Standalone vacant retail unit.
31 Windsor Road, Neath	No: Vacant unit in parade. Upper floors appear to be in use.
47 Wind Street, Neath	No: Standalone vacant corner retail unit. Residential accommodation on upper floors.
16 High Street, Pontardawe, Swansea	N/A: Planning permission P2021/0390 granted for change of use of former bank to café/wine bar with living accommodation to upper floors.
75 Herbert Street, Pontardawe, Swansea	No: Vacant retail unit in parade. Upper floors appear to be in use.
6 & 7 James Street, Pontardawe, Swansea	Potential: Vacant standalone former public house.
47 Herbert Street, Pontardawe, Swansea	No: Vacant retail unit in parade. Upper floors appear to be in use.
29 Herbert Street, Pontardawe, Swansea	No: Vacant retail unit towards the end of parade. Upper floor appears to be undergoing redevelopment.

## D. District and Local Centre Review

4.4.14. In order to identify vacant premises within the district and local centres, the Council used the most recent retail survey to map the vacant premises in the town centres (step 1) and then undertook an initial high-level desk-based assessment to determine the suitability of the vacant premises for residential accommodation (step 2).

### Step 1: Map Vacant Premises

4.4.15. The Council used the most recent retail survey to identify and map vacant premises within the district and local centres.

Figure 12: Skewen



Figure 13: Briton Ferry



Figure 14: Taibach





Figure 15: Glynneath



Figure 16: Gwaun Cae Gurwen

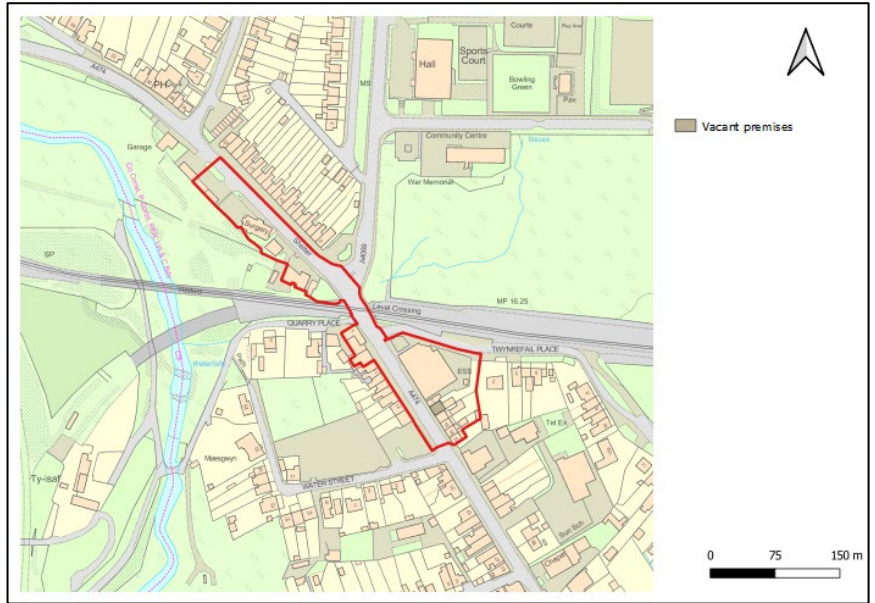


Figure 17: Ystalyfera

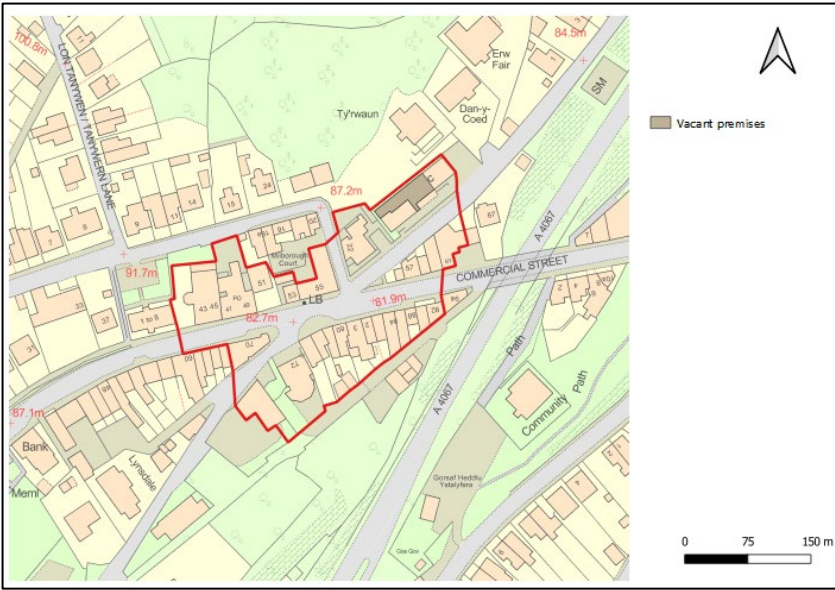


Figure 18: Resolven

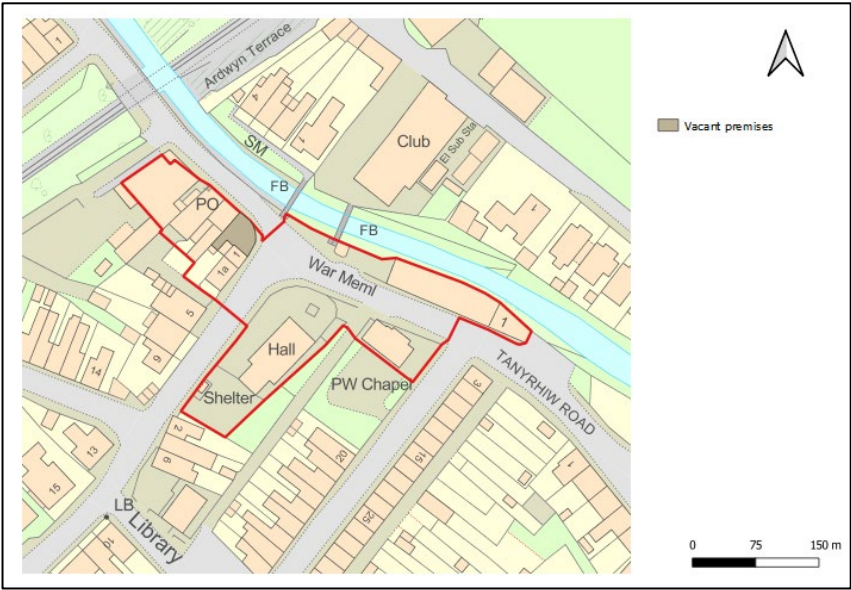


Figure 19: Croeserw:



Figure 20: Fairway, Sandfields:



4.4.16. The following centres had no vacant units:

- Heol Jwbillim Cwmafan;
- Fairwood Drive/ Lodge Drive, Baglan;
- Pentwyn Road, Baglan;
- Crynant; and
- Margam.



## Step 2: High Level Suitability Assessment

4.4.17. The Table below details the findings of the Council's initial high-level assessment:

Figure 21: District and Local Centres Vacant Premise High Level Appraisal

Site Name	High Level Suitability Assessment
110 Fairway, Sandfields	No: Residential unit in purpose-built parade with occupied stores adjacent.
1a & 1b Penhydd Road, Croeserw, Cymmer, Port Talbot	Potential: Two former retail units. One demolished, one being converted to residential accommodation.
Health Centre, South Avenue, Croeserw, Cymmer, Port Talbot	Potential: Standalone former health centre. Residential accommodation adjacent.
31 Commercial Road, Resolven, Neath	Potential: Vacant corner unit adjacent to residential.
Adjacent To Amman Tawe Partnership – Ystalyfera Branch	No – purpose-built community premise adjoining doctors.
Wool Pack Hotel, 68 High Street, Glynneath, Neath	No: Currently undergoing redevelopment.
43 High Street, Glynneath, Neath	No: Appears to now be in use.
33-35 High Street, Glynneath, Neath	Potential: Large standalone retail premise with residential accommodation adjoining.
Guitar Tuition, 62 Commercial Road, Taibach, Port Talbot	Potential: Vacant units on edge of parade.
55 Commercial Road, Taibach, Port Talbot	Potential: Vacant retail unit with residential adjoining.
30 Commercial Road, Taibach, Port Talbot	Potential: Vacant unit on edge of parade.



Site Name	High Level Suitability Assessment
Ladbrokes Gaming & Betting Ltd, 24 Commercial Road, Taibach, Port Talbot	Potential on upper floor. Ground floor not suitable – vacant retail unit in parade adjoining other retail units.
15 Commercial Road, Taibach, Port Talbot	Potential: Vacant unit (including upper floors) at the end of the parade.
141-143 Neath Road, Briton Ferry, Neath	Potential: Two vacant units on edge of parade.
95 Neath Road, Briton Ferry, Neath	As above.
93 Neath Road, Briton Ferry, Neath	As above.
91 Neath Road, Briton Ferry, Neath	Potential: Three adjoining vacant premises. Residential adjoining one end and spread intermittently through centre.
81 Neath Road, Briton Ferry, Neath	Potential: Vacant retail unit in parade. Whilst there are no residential premises adjoining, there are residential premises intermittently spread through centre.
71 Neath Road, Briton Ferry, Neath	As above.
69 Neath Road, Briton Ferry, Neath	Potential: Three vacant/ derelict units in parade. Residential premises adjoining.
63 Neath Road, Briton Ferry, Neath	Potential: Vacant retail unit on edge of parade. Residential adjoining.
209 New Road, Skewen, Neath	Potential: Former bank. Whilst units adjacent, there are residential premises intermit within the parade.
74 New Road, Skewen, Neath	No: Currently being redeveloped.
51-54 New Road, Skewen, Neath	Potential: Four vacant units adjoining residential accommodation on one end. Upper floors appear to be in use.

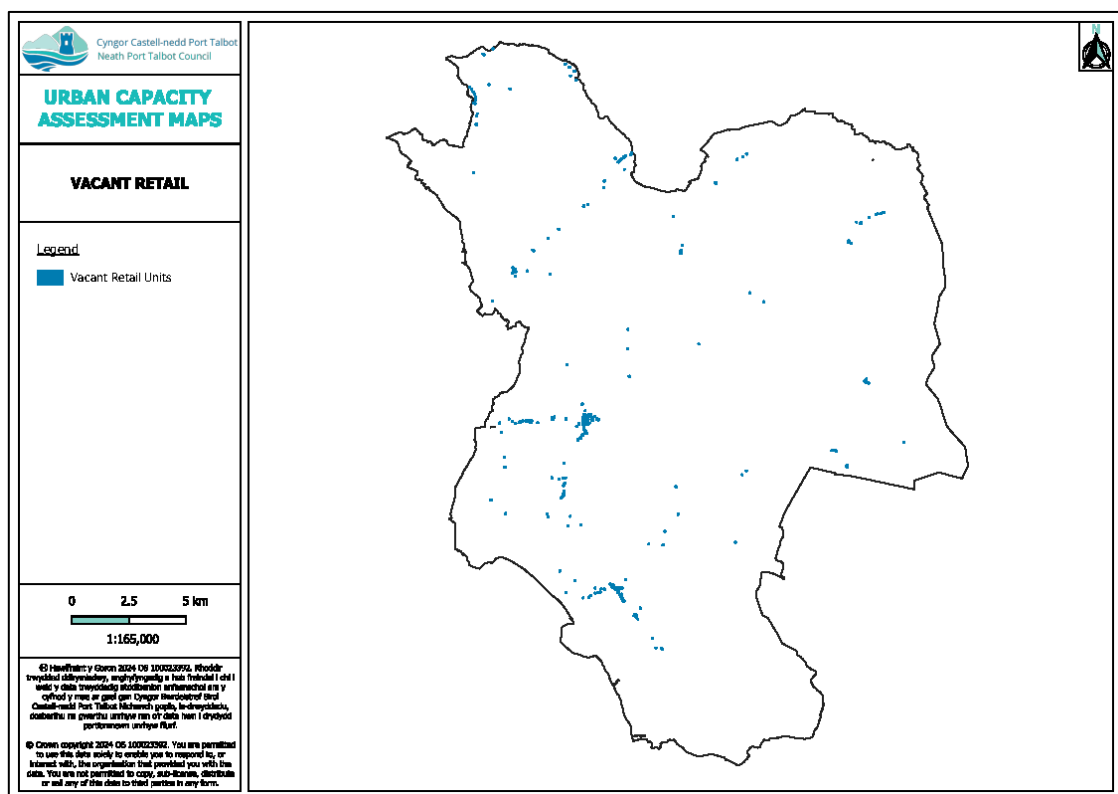
## E. Retail Survey Vacant Premises

4.4.18. In order to identify vacant premises within the remainder of the Authority, the Council used the most recent retail survey to map the vacant premises in the Authority (step 1) and then undertook an initial high-level desk-based assessment to determine the suitability of the vacant premises for residential accommodation (step 2).

### Step 1: Map Vacant Premises

4.4.19. The Council used the most recent retail survey to identify and map vacant premises within the remainder of the Authority.

Figure 22: Vacant Retail Premises



4.4.20. The Table below details the findings of our initial high-level assessment:

## Step 2: High Level Suitability Assessment

4.4.21. The Council's Planning Policy Team then undertook a high-level desk-based assessment to determine the suitability of the premises for residential accommodation.

Table 9: Town Centre Review - Other Vacant Premises

Site Reference	Initial High Level Assessment Findings
1 Station Road, Cymmer, Port Talbot	No: Planning permission P2022/0434 granted for proposed change of use of ground floor shop to one studio flat.
121 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford	No: Planning permission P2023/0586 granted for demolition of existing detached three storey building and replacement with three storey apartment building (comprising six flats) plus detached dwelling.
1-3 Office Place, Glyncorrwg, Port Talbot	No: Planning permission P2022/0663 refused for changes of use from social club to dwelling.
3 Sandown Road, Sandfields, Port Talbot	No: Vacant retail unit in parade of shops.
58 Gwilym Road, Cwmllynfell, Swansea	No: Former retail unit currently in the process of being converted to residential accommodation.
89 Dalton Road, Sandfields, Port Talbot	No: Vacant unit within parade of retail units.
Aberavon Supermarket, Victoria Road, Sandfields	Aberavon Supermarket: No – retail premise in middle of parade with adjoining retail.
Beachway Garden and Pets, Victoria Road, Sandfields	Potentially: Standalone retail premise with residential adjoining. No upper floor.

Site Reference	Initial High Level Assessment Findings
Cafe, Plaza Cinema, Talbot Road, Port Talbot	No: Café recently opened in redeveloped Plaza.
37 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford	No – Planning permission P2022/0409 granted for change of use to residential premise.
Cwmgors Welsh Primary School, Heol Y Gors, Cwmgors	No: Planning permission P2020/0453 for change of use to community enterprise. Planning permission P2022/0953 for change of use to community enterprise and community café pending consideration. Works undergoing.
Eagle House, 2 Talbot Road, Port Talbot	No: Planning permission P2021/0856 granted for the demolition of the existing building and construction of 18 affordable housing units on upper floors with office/ commercial units at ground floor.
Farmers Arms, Glynneath Road, Resolven, Neath	No: Planning permission P2019/5070 granted for change of use to dwelling.
Nebo Independent Chapel, Bryn Road, Glyncorrwg	No: Planning permission P2020/1035 granted for change of use to residential dwelling.
The Blue Pullman Cafe, Station Square, Neath & 3 Station Square, Neath	No: Units within Neath Train Station. Units excluded, but adjacent to, town centre boundary.

Site Reference	Initial High Level Assessment Findings
The British Lion, Pwll Y Glaw, Cwmavon, Port Talbot	No: Planning permission P2022/0896 granted for change of use from unused public house to family dwelling. This is currently being undertaken.
The Old Chapel, Pentwyn Road, Cynonville, Port Talbot	No: Planning permission P2012/0807 granted for change of use to residential accommodation. Lawful development certificate (P2022/0535) approved.
Trade 'N' Save, Fabian Way, Crymlyn Burrows, Neath	No: Standalone former retail unit adjacent to A483, outside of settlement limit.
1 Bridge Street, Glyncorwg, Port Talbot	Potential: Former post office. Standalone former retail unit. Upper floors appear to be in use.
11 School Road, Jersey Marine, Neath	Potential: Long term vacant former post office with residential accommodation adjacent. Upper floor appears to be in use.
11, Hendre, Wembley Avenue, Onllwyn, Neath	Potential: Vacant former funeral directors. Residential premises adjacent.
111-113 & 124 Briton Ferry Road, Neath	Potential: Two vacant end of parade units with residential premises adjacent.
11-13 & 17 Ysguthan Road, Aberavon, Port Talbot	Potential: Three vacant units with residential in between. Upper floors appear to be in use.
12-13 Commercial Street, Glyncorwg, Port Talbot	Potential: Vacant unit within residential parade.

Site Reference	Initial High Level Assessment Findings
127 London Road, Neath	Potential: Vacant unit with residential accommodation adjoining the premise. Upper floors appear to be in use.
139 Pantyrheol, Neath & Imo Car Wash, Pantyrheol, Neath	Potential: 139 Pantyrheol is a standalone retail premises with adjoining residential accommodation. IMO Car Wash is a large former carwash facility in a largely residential area.
182 Margam Road, Taibach, Port Talbot	Potential: Vacant end of corner unit with residential adjacent.
1a Brookville Drive, Skewen, Neath	Potential: Vacant standalone retail unit with residential adjacent. Looks like it is being redeveloped.
1a Mayfield Street, Port Talbot	Potential: Vacant standalone corner retail unit (potentially subdivided into two retail premises).
2 Swansea Road, Pontardawe & 4 Swansea Road, Pontardawe	Potential: Two vacant units adjacent to town centre. Mixed surroundings including residential.
26-28 New Road, Ynysmeudwy, Pontardawe, Swansea	Potential: Former car garage. Relatively large site in urban area with residential adjoining.
2b Brynhyfryd Road, Briton Ferry, Neath	Potential: Two adjoining retail units in residential area.

Site Reference	Initial High Level Assessment Findings
30 Commercial Street, Ystalyfera, Swansea	Potential: Planning permission P2019/5532 for change of use from club to 5 apartments together with the construction of 4 dwellings pending consideration.
44 Gurnos Road, Ystalyfera, Swansea	Potential: Vacant unit end of parade adjacent to residential accommodation. Mixed retail/ commercial and residential surroundings.
48 Gnoll Park Road, Neath	Potential: Vacant standalone corner unit adjacent to Neath town centre. Residential dwellings adjacent.
54a Jersey Road, Blaengwynfi, Port Talbot	Potential: Vacant unit with retail units adjacent but out of centre. Residential accommodation within surrounding area.
63b Sandfields Road, Aberavon, Port Talbot	Potential: Vacant commercial building. Largely residential premises adjacent.
38-40 Briton Ferry Road, Neath & 50 Briton Ferry Road, Neath	38-40 Briton Ferry Road: Potential – Two vacant units on corner with residential dwellings adjacent. 50 Briton Ferry Road: Potential – Vacant corner unit with residential accommodation adjacent.
51 Briton Ferry Road, Neath & 53 Briton Ferry Road, Neath & 66 Briton Ferry Road, Neath &	51 & 53 Briton Ferry Road: Two vacant units, adjoining public house and residential accommodation.

Site Reference	Initial High Level Assessment Findings
71 Briton Ferry Road, Neath & 75 Briton Ferry Road, Neath	66 Briton Ferry Road: Long term vacant unit with residential accommodation adjacent. 71 Briton Ferry Road: Former social club adjacent to residential accommodation. 75 Briton Ferry Road: Vacant retail unit adjacent to residential and retail unit.
3 Wern Road, Ystalyfera	3 Wern Road: Potential – vacant retail unit within a parade of mixed retail and residential (both granted and in use).
7 Wern Road, Ystalyfera	7 Wern Road: Yes – planning permission P2017/0323 previously granted for change of use to residential accommodation. This planning permission has since expired.
17 Wern Road, Ystalyfera	17 Wern Road: No – Planning permission P2022/0952 granted for change of use to residential.
77 High Street, Glynneath & 95 High Street, Glynneath	Potential: 77 High Street: Vacant unit with residential and retail premises adjacent. Parade is mixed residential and retail. 95 High Street: As above.
19-20 London Road, Neath & 127 London Road, Neath & 5 Ropewalk, Neath & 30 Ropewalk, Neath &	Potential: Units within relative proximity of Neath town centre. 19-20 London Road: Vacant unit adjoining other commercial premises. 127 London Road: Previously assessed. 5 Ropewalk: Vacant end of terrace unit. Residential premises adjacent.



Site Reference	Initial High Level Assessment Findings
81a Windsor Road, Neath	30 Ropewalk: Vacant retail unit with residential premise and club adjacent. Residential accommodation within wider area. 81a Windsor Road: Vacant retail unit in parade with residential premises adjacent. Mixed residential and retail/ commercial within wider area/ parade.
82 Commercial Road, Taibach, Port Talbot	Potential: Vacant standalone corner retail unit with residential adjacent.
90 Heol Y Gors, Cwmgors	Potential: Vacant standalone retail unit adjacent to residential accommodation.
Batavia Place, Monastery Road, Neath Abbey & Unit Glamorgan House, Monastery Road, Neath Abbey	Potential: Batavia Place: Former large vacant unit on Monastery Road. Residential and employment uses within wider area. Unit Glamorgan House: Ground floor retail premise within Glamorgan House.
British Legion Club, Eastland Road, Neath	Potential: Standalone former British Legion club on corner of Eastland Road. Mixed uses, including residential, adjacent to the site.
Brynamman Industrial Club, 11 Amman Road, Lower Brynamman, Ammanford	Potential: Standalone former industrial club.
Brynsiriol Senior Citizens Centre, Margam Street	Brynsiriol Senior Citizens Centre: No – Planning permission P2020/0338 for change of use to residential dwelling granted.
1 Station Road, Cymmer	1 Station Road: No - Planning permission P2022/0434 granted for proposed change of use of ground floor shop to one studio flat.

Site Reference	Initial High Level Assessment Findings
16 Station Road, Cymmer & Former Job Centre, Cymmer	16 Station Road and Former Job Centre, Cymmer: Potential - Vacant units either side of pharmacy. 16 Station Road adjoins residential accommodation in recently converted bank.
Cefn Llan Stores, 35 Cefn Llan Road, Rhydyfro, Pontardawe, Swansea	Potential: Vacant ground floor unit in residential area. Upper floor appears to be in use.
Clyne Stores, Tonclwyda, Clyne, Neath	Potential: Vacant unit adjacent to residential premises.
Courtland Buildings, Courtland Place, Port Talbot	Potential: Vacant commercial building adjacent to town centre boundary. Access likely to be a concern given narrow roads leading to premises.
57 Heol Cae Gurwen, Gwaun Cae Gurwen	57 Heol Cae Gurwen: Potential – Vacant retail unit adjacent to retail unit. Residential adjacent and within wider vicinity.
Cresci Cafe, 58 Heol Cae Gurwen, Gwaun Cae Gurwen	Cresci Café, 58 Heol Cae Gurwen: Potential – Vacant retail unit adjacent to recently converted residential accommodation.
Cross Keys Hotel, Old Road, Skewen	Cross Keys Hotel: Planning permissions P2021/1150 and P2021/1258 returned to applicant for change of use to residential accommodation.
Brookside Warehouse, Old Road, Skewen	Brookside: Planning permission P2020/0391 granted for change of use to offices.
Dulais Rock Inn, Main Road, Aberdulais, Neath	Potential: Standalone former public house.

Site Reference	Initial High Level Assessment Findings
Federation Hall, New Road, Gwaun Cae Gurwen, Ammanford	Potential: Former federation hall now demolished.
Glyn Traditional Welsh Primary School, School Road, Lower Brynamman	Potential: Former school.
Graig Welsh Calvinistic Methodist Chapel, Neath Road, Briton Ferry & Lodge Service Station, Shelone Road, Briton Ferry, Neath, Sa11 2ns	Potential: Lodge Service Station: Need to understand the extent to which it is vacant. Potential redevelopment opportunity. Graig Welsh Calvinistic Methodist Chapel: Vacant former Methodist Church. Identified on National Monuments Record for Wales.
Hair Essentials, 1a Jersey Street, Velindre, Port Talbot & 1b Jersey Street, Velindre, Port Talbot	Potential: Two vacant retail units in largely residential area. No upper floors.
Horeb Methodist Chapel, James Street, Pontardawe & 9 Dynevor Terrace, Pontardawe	Potential: Horeb Methodist Chapel: Planning permission P2017/1019 invalid for change of use to residential. 9 Dynevor Terrace: Former corner retail unit on edge of town centre boundary. Residential property adjacent.
Kingfisher, Starvin Hill, Crynant, Neath	Potential: Further investigation
Llansawel Primary School, Vernon Place, Briton Ferry, Neath	Potential: Former school in residential area.

Site Reference	Initial High Level Assessment Findings
Mayberry Food Store, 44-46 Mayberry Road, Baglan, Port Talbot	Potential: Vacant unit towards the end of the parade. There is a residenital premise adjoining.
Office, Direct Supplies, Winifred Road, Skewen, Neath & 142-143 New Road, Skewen, Neath	Potential: 142-143 New Road: Planning permission granted 2021 for refurbishment works. Corner units on parade. Retail units adjacent. Office, Direct Supplies: Vacant retail unit on end of parade. Residential to one side.
Paul Hoffman, Dunraven Street, Cwmgwrach & Post Office, Dunraven Street, Cwmgwrach	Potential: Standalone vacant retail premises in largely residential area.
Pinetree Car Sales, Baglan, Port Talbot	Potential: Standalone former car sales premises adjacent to residenital accommodation. Site however fronts A48.
14 New Road, Skewen, Neath & 25 New Road, Skewen, Neath & Rascals Childcare Centre, Bethlehem Road, Skewen, Neath & The Crown, 216 New Road, Skewen, Neath & Ultimate Fitness Club, New Road, Skewen, Neath	Potential: The Crown: End of parade. Question whether still vacant. Ultimate Fitness: Former Baptist Church. Grade II listed building. 25 New Road: Standalone retail premise with residential accommodation adjacent. 14 New Road: Standalone retail premise with residential accommodation adjacent. Rascals Childcare Centre: Vacant former pharmacy/ childcare/ community use centre. Adjacent to residential and doctors' surgery.

Site Reference	Initial High Level Assessment Findings
Rehoboth Apostolic Chapel, Gwilym Road, Cwmllynfell	Potential: Listed building. Residential area
Resolven Miners Welfare Association, Neath Road, Resolven, Neath	Potential: Standalone former miners welfare association on corner within a largely residential area.
Salem Welsh Baptist Chapel, Vernon Street, Briton Ferry & 219 Neath Road, Briton Ferry	Potential: Salem Welsh Baptist Chapel: Listed building within a predominantly residential area. 219 Neath Road: Former vacant unit on edge of parade. Residential premises adjacent.
221 Neath Road, Briton Ferry, Neath	No: Converted to residential accommodation.
Seion Calvinistic Methodist Chapel, Afan Road, Duffryn Rhondda & 60-61 Afan Road, Duffryn Rhondda	Potential: Seion Calvinistic Methodist Chapel: Standalone former chapel. Outside of settlement limits. 60-61 Afan Road: Former retail unit with residential accommodation adjacent/ above.
Seven Sisters Community Hall, Brynhyfryd Terrace, Seven Sisters, Neath	Potential: Seven Sisters Community Hall: Former community hall adjacent to Dulais Valley Leisure Centre. Potential to expand to neighbouring garage as well.
5 Heol Y Felin, Seven Sisters, Neath	No: Currently undergoing redevelopment.
St Davids Church, Harlech Street, Tairgwaith	Potential: The Church appears to have been recently marketed. Google Streetview shows that works are ongoing, however, no planning history associated with the site.

Site Reference	Initial High Level Assessment Findings
Tabernacle Welsh Independent Chapel, Heol Y Gors, Cwmgors	Potential: Vacant former church in residential area. Building is listed.
Taibach Working Mens Club and Institute, Dyffryn Road, Taibach, Port Talbot	Potential: Planning permission (P2022/1072) returned to applicant for change of use from working men's club to hotel with retail unit. Site is in very close proximity to the motorway.
Thrive Women's Aid, 18 Talbot Road & Customs House, Talbot Road & Tanning Salon, 20 Talbot Road & 22a Talbot Road & 1-2 Commercial Buildings, Talbot Road & 1 Commercial Buildings, Talbot Road	Potential: All ground floor vacant units outside of designated retail centre. Largely residential accommodation on upper floors/ for 1-2 Commercial Buildings - planning permission P2023/0215 awaiting determination for change of use of office space above ground floor commercial units into six residential units. Surrounding area is mixed in terms of residential and commercial.
2 Chain Walk, Glynneath & The Garage, 2a Chain Walk, Glynneath & Former Catering Unit Glynneath Village Workshops	Potential: Vacant units on edge of parade. Residential and retail premises within close proximity.
The Retreat, Pendarvis Terrace, Aberavon & Rear Of 1, Aberavon	The Retreat: No - Planning permission P2018/0869 granted for change of use to single dwelling. Rear of 1: Potential – Former retail unit at rear of residential premise. Residential adjoining.
Unit 1a, Shopping Centre, Morrison Road, Sandfields	Potential: End of parade vacant retail unit.

Site Reference	Initial High Level Assessment Findings
Unit B, Ty'r Orsaf, Station Road, Port Talbot	Potential: Vacant corner unit. Adjacent to town centre boundary. Residential on upper floors.

## 4.5. Field work survey

- 4.5.1. In addition to the sites identified within Section 4.1, the Council also used GIS to identify a number of other options for development.
- 4.5.2. During the identification of these sites the Council looked at the fundamental constraints in the authority. No sites were therefore subsequently excluded for fundamental constraints.
- 4.5.3. The Map and Table below details the locations of these sites.

Figure 23: Fieldwork Survey

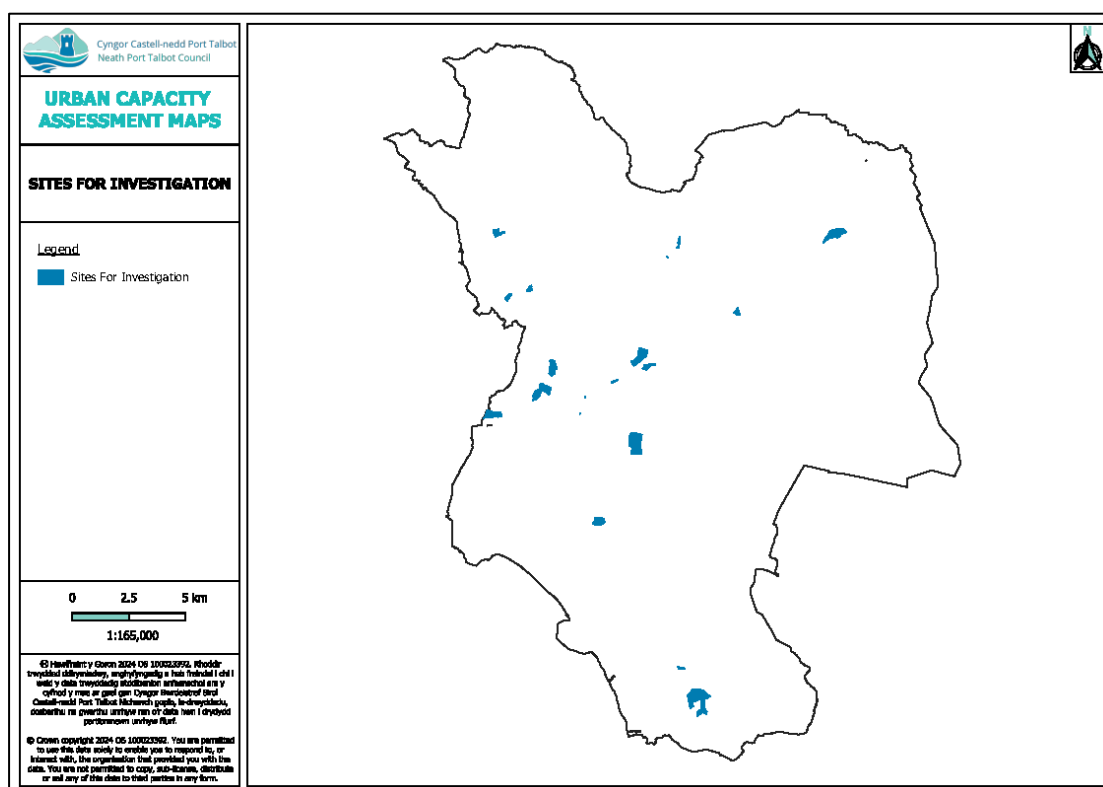


Table 10: Field Work Survey

Name
Land west of Neath Abbey Iron Dam
Land west of Rhyd-Hir
Land at Dyffryn Clydach
Land at Drumau Road
Land at Blaenbaglan



Name
Land off Croft Road
Land adjacent to Rhyd y Fro Primary School
Land at Maes Llwynonn
Land at Nursery Gardens
Land adjacent to Cefn Saeson Comprehensive School
Land at Glynneath
Land at Eglwys Nunydd
Land off Golwg y Craig
Land off Bryn Llewelyn
Land off Ynys y Mond Road
Land off Longford Lane
Land off Neath Road
Land at Neath Vale Supplier Market
Land to the east of Crynant
Land at Ynysgerwn
Land at Fforest Farm
Land at Ten Acre Wood

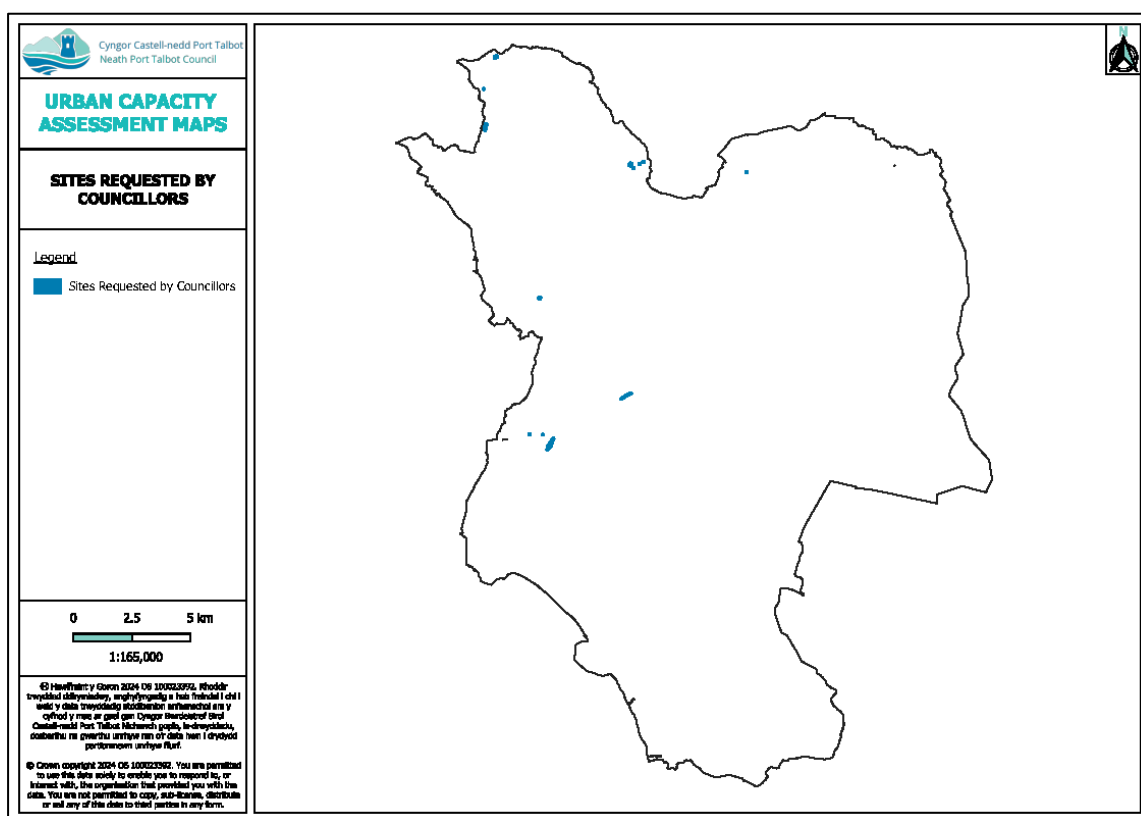
## 4.6. Community engagement

- 4.6.1. As part of the preparation of the Urban Capacity Study, the Council wrote to all Town and Community Councils in NPT and engaged with Registered Social Landlords who have interest in land in NPT.

### Town and Community Councils

- 4.6.2. Town and Community Councils suggested the following sites for development:

Figure 24: Sites suggested by Town and Community Councils



4.6.3. The Table below presents our initial site assessments:

Table 11: Town and Community Councils

Site Name	Fundamental Constraints?
Land on Cadoxton Terrace, Neath	No
Former Ysgol Y Glyn, Lower Brynamman	No
Land adjacent to 78 Church Road, Severn Sisters	No
Land fronting Lon y Wern, Alltwen	No
Old Tudor Hall, Ystalyfera	No
Former Jerusalem Capel, Wern Road, Ystalyfera	No
The Old Bridge - Care Home, Ystalyfera	No
Former Ysgol Y Wern	No
Land adjacent to 112 New Road, Skewen	No
Land near Neath Abbey Business Park	Yes - flooding and scheduled monument.



4.6.5. The Table below presents our initial site assessments:

Table 12: Registered Social Landlords

Name	Duplicate?	Fundamental Constraints?
Land off Iltyd Street	No	No
Land off Lime Grove	No	No
Garages off Wheatley Road	No	No
Land off Church Crescent	No	No
Land R.O Morfa Glas	Yes	Duplicate
Land at Maes y Pergwm	No	Partly - flooding, further investigation required.
Land at Maes y Ffynon	No	Yes - flooding
Land at Heol Caredig	No	No
Garages at Heol Caredig	No	No
Garages off Sycamore Crescent	No	No
Garages and Land off Thorney Road	No	No
Land off Tabernacle Terrace	No	No
Garages at Cwmclais Road	No	No
Land at Heol Cwm Mawr	No	No
Land at Maes y Bettws	No	Partly - flooding, further investigation required.
Garages at Southdown View	No	No
Land off Poppy Close	No	No

Name	Duplicate?	Fundamental Constraints?
Land off Brahma Avenue	No	No
Land off Cronin Avenue	No	No
Garages off Iris Close	No	No
Garages off Amber Close	No	No
Land off Kern Close (2)	No	No
Garages off Kern Close (1)	Yes	Duplicate
Garages off Scarlett Avenue	Yes	Duplicate
Garages at Sable Close	Yes	Duplicate
Garages at Citrine Close	Yes	Duplicate
Garages off St Asaph's Drive (2)	No	No
Garages off St Asaph's Drive (1)	Yes	Duplicate
Garages at Marine Drive	Yes	Duplicate
Land at Morrison Crescent	No	No
Land off Sandy Close	No	No
Land adj. 6 Newton Avenue	No	Yes - flooding
Garages off Corporation Road	No	Yes - flooding
Goytre Close	No	No

## **4.7. Surplus Land and Premises**

- 4.7.1. In order to identify surplus premises and land the Council's Planning Policy team engaged with the Council's Estates team to identify sites which are no longer required for operational purposes/ will be identified as surplus to requirements over the Plan period (for example former libraries/ schools/ leisure centres).
- 4.7.2. Through discussions as part of this exercise, the Council's Estates team explained that they had already undertaken this type of exercise in order to identify potential sites to submit as Candidate Sites. They had identified a long list of sites which they then undertook high level appraisal work of in order to identify a short list of sites which they had submitted as part of the 2022 CfS.

## **4.8. Regeneration plans**

- 4.8.1. In order to identify potential sites for redevelopment, the Council's Planning Policy team engaged with:
- Council's Regeneration team;
  - Council's Environmental Health team; and
  - Registered Social Landlords.

### **Council's Regeneration Team**

- 4.8.2. As part of wider work, the Council's Planning Policy team has regular catch-up meetings with the Regeneration Team in order to keep up to date on work programmes and projects and share information.
- 4.8.3. The Council's Regeneration Team were unable to identify any particular sites, noting that these would have been picked up by their work with Environmental Health. But noted that they are currently undertaking a number of masterplans for areas in the authority and that information will be shared as plans progress.

## Council's Environmental Health Team

- 4.8.4. Through discussions with the Council's Environmental Health team, it was noted that they have been tasked with identifying vacant premises suitable for redevelopment. They shared a list of sites which are detailed in Section 4.4 above.

## Registered Social Landlords

- 4.8.5. Through engagement with Registered Social Landlords, they identified a number of sites which are detailed in Section 4.6 above.
- 4.8.6. Registered Social Landlords noted that they themselves were reviewing assets, land holdings and trying to identify development sites themselves in order to develop housing in NPT, noting the difficulty of identifying deliverable suitable sites for housing in the authority.
- 4.8.7. Tai Tarian noted that they were in the process of undertaking extensive estate redevelopment in Sandfields and that they had plans to improve areas in Cwmavon.

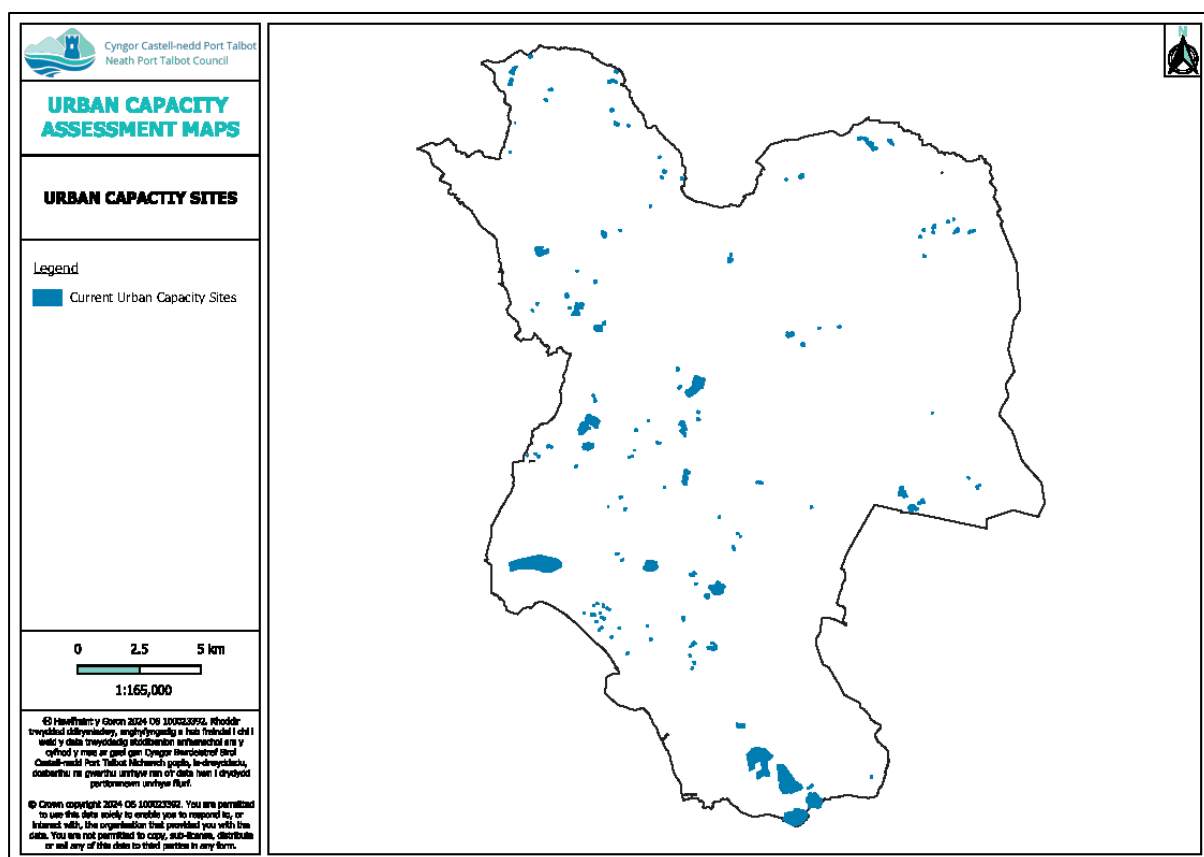
## 4.9. Candidate Sites

- 4.9.1. As per the Candidate Sites Assessment Methodology and Guidance note, as part of the Stage 1 initial filter, sites filtered for proposing 10 or fewer dwellings have been appraised as part of this study.

## 5. Task 2: Engagement with Site Promoters

- 5.1.1. Having identified the long list of sites through Task 1, the Council wrote to landowners of sites identified for development in order to understand whether they were interested in bringing forward their site for development.
- 5.1.2. To do this, extensive land registry searches were undertaken and for sites previously promoted as part of the previous CfS for the current LDP the Council used previous contact details where we had these. Where sites had been identified through one or more source, duplicates were removed. Site promoters of Candidate Sites promoted in 2022 were not contacted as they had previously promoted their site to us.
- 5.1.3. Through this exercise, the following sites were promoted.

Figure 26: Urban Capacity Sites



- 5.1.4. More specific information on sites promoted is provided in the Urban Capacity Register available on our website.



5.1.5. Sites which were not promoted as part of this exercise fell at this stage of the assessment.

## **6. Task 3: Fundamental Constraints Filter**

6.0.1. For the sites promoted as part of the Task 2 engagement with site promoters, the Council has followed the same methodology as detailed in the most recent Candidate Sites Assessment Methodology (available on our website: [www.npt.gov.uk/cs](http://www.npt.gov.uk/cs)).

6.0.2. As part of this Task, site promoters were written to and asked to provide viability information and a fundamental constraints review was undertaken.

### **6.1. Fundamental Constraints**

6.1.1. Whilst the Council had already undertaken a fundamental constraints filter for sites that we had identified this had not been undertaken for all sites (for example 2022 Candidate Sites that had been filtered for providing less than 10 dwellings).

6.1.2. In line with the Council's Candidate Sites Assessment Methodology and Guidance Note, the Council used GIS software to filter sites according to whether they have any of the following fundamental constraints:

- Ramsar; and/or
- Special Area of Conservation (SAC); and/or
- Site of Special Scientific Interest (SSSI); and/or
- National Nature Reserve (NNR); and/or
- Class 1 Agricultural Land Classification (ALC); and/or
- Scheduled Monument (SM); and/or
- Historic Park and Garden; and/or
- Development proposed by the private sector on common land; and/or

- The site proposes highly vulnerable development (TAN15 (December 2021)) within Flood Zone 3.

6.1.3. In line with the methodology and approach for Candidate Sites, sites were only filtered out if the constraint covered the entirety of the site.

6.1.4. The following sites were filtered out of the assessment due to this:

- Land to the south of Fabian Way;
- Graig Madoc;
- Dunraven Court Old Ambulance Hall, Glyncorrwg; and
- Land off Llwynceilyn Road, Taigwaith.

## **6.2. Viability Request**

6.2.1. In line with the Candidate Sites Assessment Methodology, site promoters of sites promoting sites of 50 or more residential dwellings were required to submit a high-level viability appraisal using the Mid and South West Wales Development Viability Model (DVM) and an accompanying high-level viability statement. Site promoters promoting sites of less than 50 homes were required to complete a viability questionnaire which was made available on the Council's website.

6.2.2. The Council chose to not filter sites according to whether or not they had provided viability information at this stage and instead undertaken the detailed assessment of the sites as part of Task 4 and flagged in the deliverability section of the assessment where sites had been filtered for not providing viability information.

## **7. Task 4: Detailed Assessment (suitability, deliverability and integrated sustainability appraisal (ISA)).**

7.0.1. The Council then undertook a detailed assessment in line with the Stage 2 detailed in the Council's Candidate Site Assessment Methodology. This included site suitability and deliverability. The Integrated Sustainability Appraisal (ISA) was also undertaken.

7.0.2. The Table below summarises the findings of the Stage 2 Assessment, the ISA assessment findings are detailed separately in the ISA Preferred Strategy Report available on our website.

Tabl 1: Asesiad Capasiti Trefol / Table 2: Urban Capacity Assessment

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/AV/UC011	Land yn ymyl Brookside, Pontrhydyfen / Land adjacent to Brookside, Pontrhydyfen	Ni fernir bod y safle'n addas i'w ddatblygu. Nid yw'r safle wedi'i leoli o fewn terfyn yr anheddiad, ac ni fernir ei fod yn addas i'w ddatblygu.  The site is not considered to be suitable for development. The site is not located within the settlement limit and not considered to be suitable for development.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Ni fernir bod y safle'n addas nac yn gyflawnadwy.  The site is not considered to be suitable nor deliverable.
RLDP/N/UC008	Tir ar ochr ddwyreiniol Fferm Tyla Morris, Heol Pant Howell Ddu,	Bernir bod y safle'n addas i'w ddatblygu.	Er na ddarparwyd gwybodaeth am ddichonoldeb,	Er na ddarparwyd gwybodaeth am ddichonoldeb,

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
	Ynysmaerdy / Land to the east side of Tyla Morris Farm, Pant Howell Ddu Road, Ynysmaerdy	<p>Rhoddwyd caniatâd cynllunio P2018/0338 ym mis Awst 2018 ar gyfer byngalo annibynnol gyda garej a gwaith cysylltiedig.</p> <p>The site is considered to be suitable for development. Planning permission P2018/0338 granted August 2018 for detached bungalow with garage and associated works.</p>	<p>rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd. O ganlyniad, bernir bod y safle'n gyflawnadwy.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged. The site is</p>	<p>rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			therefore considered to be deliverable.	
RLDP/N/UC029	Tir oddi ar Lime Grove / Land off Lime Grove	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i fath a graddfa arfaethedig y datblygiad.</p> <p>Byddai cyfyngiadau bioamrywiaeth hefyd yn effeithio ar yr opsiynau datblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>Highways have recommended an objection to the proposed type and scale of</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for development nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		development. Biodiversity constraints would also limit development options.		
RLDP/N/UC017	Tir yng Nghilgant y Parc/ar Rodfa'r Parc, Lôn-las - Safle A / Land at Park Crescent / Park Drive, Lonlas - Site A	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli'n rhannol y tu allan i derfyn yr anheddiad yn y Lletem Las.</p> <p>Mae cyfyngiadau bioamrywiaeth yn effeithio ar y potensial datblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is partly located outside of the settlement limit within the Green Wedge.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for development nor deliverable.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		Biodiversity constraints limit development potential.		
RLDP/SV/UC003	Tir oddi ar Y Clos, Cwmllynfell / Land off Y Clos, Cwmllynfell	<p>Bernir bod y safle'n addas i'w ddatblygu. Mae'r safle yn ymyl terfyn yr anheddiad; nid oes gwrthwynebiadau priffyrdd; mae modd goresgyn y cyfyngiadau bioamrywiaeth; a bernir bod y safle'n estyniad cymesur rhesymol i derfyn yr anheddiad.</p> <p>This site is considered suitable for development.</p> <p>The site adjoins the settlement limit; there are no highway objections;</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Bernir bod y safle'n addas ac yn gyflawnadwy.</p> <p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		biodiversity constraints can be overcome; and the is considered to be a logical proportional extension to the settlement limit.	be allocated in the Deposit Plan.	
RLDP/P/UC012	Tyrwaun, Rhos / Tyrwaun, Rhos	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli yn y Lletem Las ac mae'r Asesiad Lletem Las wedi dod i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu. Mae priffyrdd wedi argymhell na ddylid cyflwyno'r safle i'w ddatblygu.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable.  No viability information provided.	Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.  The site is not considered to be suitable for development nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. The site is located within the Green Wedge and the Green Wedge Assessment has concluded that the site should not be released for development. Highways have recommended that the site should not be brought forward for development.		
RLDP/AV/UC014	Tir yn ymyl 2 Dan y bont, Pontrhydyfen / Land adjacent to 2 Underbridge Pontrhydyfen	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli y tu allan i derfynau'r anheddiad ac yn llawn cyfyngiadau bioamrywiaeth coch.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.	Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.  The site is not considered to be

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development.</p> <p>The site is located outside of settlement limits and is all red biodiversity constraint.</p>	<p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>suitable for development nor deliverable.</p>
RLDP/N/UC016	Tir ar Heol Drumau, Sgiwen / Land at Drummau Road, Skewen	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli yn y Lletem Las ac mae Asesiad Lletem Las y Cyngor wedi dod i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu.</p> <p>Mae cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiynau datblygu.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. The site is located within the Green Wedge and the Council's Green Wedge Assessment has concluded that the site should not be released for development. Biodiversity constraints limit development options.		
RLDP/PT/UC003	Tir ym Mlaenbaglan / Land at Blaenbaglan	Bernir bod y safle hwn yn addas i'w ddatblygu, ac eithrio'r ardaloedd lle mae cyfyngiadau bioamrywiaeth. Mae'r safle wedi'i ddyrannu'n rhannol yn y cynllun cyfredol, ac mae'n cael ei gyflwyno ar	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Bernir bod y safle'n addas ac yn gyflawnadwy.  The site is considered to be suitable and deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>gyfer datblygu ar hyn o bryd. Bernir bod gweddill y safle yn estyniad rhesymegol i derfyn yr anheddiad.</p> <p>This site is considered suitable for development excluding areas of biodiversity constraint.</p> <p>The site is partly allocated in the current plan and is in the process of being brought forward for development. The remainder of the site is considered to be a logical extension to the settlement limit.</p>	<p>gael ei ddynnu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/P/UC003	Tir yn ymyl Glen View, Stryd Fawr, Alltwen / Land Adjoining Glen View, High Street, Alltwen	<p>Ni fernir bod y safle'n addas i'w ddatblygu – mae priffyrdd yn gwrthwynebu'r datblygiad arfaethedig.</p> <p>The site is not considered to be suitable for development – highways objection to proposed development.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/SV/UC001	Tir yn Lewis Avenue, Cwmllynfell – Safle 1/ Land at Lewis Avenue, Cwmllynfell – Site 1	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>Rhoddwyd caniatâd cynllunio amlinellol P2015/0886 ym mis Tachwedd 2015 ar gyfer dau annedd annibynnol ar y darn o dir ar yr ochr dde. Nid yw hynny wedi'i ddatblygu.</p> <p>Rhoddwyd caniatâd cynllunio amlinellol P2023/0536 ym mis Ionawr 2024 ar gyfer codi 5 annedd ar ochr chwith y safle.</p> <p>The site is considered to be suitable for development.</p> <p>Outline planning permission P2015/0886 granted</p>	<p>Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd. O ganlyniad, bernir bod y safle'n gyflawnadwy.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of</p>	<p>Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>November 2015 for two detached dwellings on the right-hand parcel. This has not been developed.</p> <p>Outline planning permission P2023/0536 granted January 2024 for the erection of 5 dwellings on the left-hand side of the site.</p>	development envisaged. The site is therefore considered to be deliverable.	
RLDP/SV/UC002	Tir yn Lewis Avenue, Cwmllynfell – Safle 2 / Land at Lewis Avenue, Cwmllynfell – Site 2	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>Rhoddwyd caniatâd cynllunio amlinellol P2015/0886 ym mis Tachwedd 2015 ar gyfer dau annedd annibynnol ar y darn o dir ar yr ochr dde. Nid yw hynny wedi'i ddatblygu.</p>	Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd. O	Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Rhoddwyd caniatâd cynllunio amlinellol P2023/0536 ym mis Ionawr 2024 ar gyfer codi 5 annedd ar ochr chwith y safle.</p> <p>The site is considered to be suitable for development. Outline planning permission P2015/0886 granted November 2015 for two detached dwellings on the right-hand parcel. This has not been developed. Outline planning permission P2023/0536 granted January 2024 for the erection of 5</p>	<p>ganlyniad, bernir bod y safle'n gyflawnadwy.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged. The site is therefore considered to be deliverable.</p>	<p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>dwelling on the left-hand side of the site.</p>		
RLDP/N/UC032	Tir ar Heol y Chwarel, Tonna / Land at Quarry Road, Tonna	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Er bod y safle wedi'i ddatblygu'n flaenorol; aseswyd y safle fel un sydd â chyfyngiadau bioamrywiaeth coch yn gyfangwbl, ac mae priffyrdd wedi argymhell gwrthwynebu'r datblygiad arfaethedig.</p> <p>The site is not considered to be suitable for development.</p> <p>Whilst the site is previously</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		developed; the site has been assessed as entirely red biodiversity constraint and highways have recommended objection to the proposed development.	be allocated in the Deposit Plan.	
RLDP/N/UC030	Tir yn ffinio â Heol y Chwarel, Tonna / Land bordering Quarry Road, Tonna	Ni fernir bod y safle'n addas i'w ddatblygu. Nid yw'r safle wedi'i leoli o fewn nac yn ymyl yr anheddiad; mae cyfyngiadau bioamrywiaeth; ac mae priffyrdd yn gwrthwynebu graddfa a math arfaethedig y datblygiad.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable.	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. The site is not located within or adjoining the settlement; there are biodiversity constraints; and highways object to the proposed scale and type of development.	Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	
RLDP/P/UC013	Tir yn New Primrose House, Rhos / Land at New Primrose House, Rhos	Ni fernir bod y safle'n addas i'w ddatblygu. Nid yw'r safle wedi'i leoli o fewn/yn ymyl yr anheddiad; mae'r safle wedi'i leoli yn y Lletem Las a daeth Asesiad Lletem Las y Cyngor i'r casgliad na ddylid cyflwyno'r safle i'w ddatblygu; mae'r	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable.	Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.  The site is not considered to be suitable for development nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>safle'n gyfangwbl o dan cyfyngiadau bioamrywiaeth coch; ac mae'r safle cyfan wedi'i leoli ym mharth clustogi piblinell sy'n berygl sylweddol.</p> <p>The site is not considered to be suitable for development. The site is not located within/ adjoining the settlement; the site is located within the Green Wedge and the Council's Green Wedge Assessment concluded that the site should not be brought forward for development; the site is entirely red biodiversity</p>	No viability information provided.	

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		constraint; and the entirety of the site is located within major hazard pipeline buffer.		
RLDP/N/UC026	3 Stryd y Berllan / 3 Orchard Street	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/AMV/UC003	Heol Brynaman, Gwaun Cae Gurwen / Brynamman Road, Gwaun Cae Gurwen	Ni fernir bod y safle'n addas i'w ddatblygu. Er bod y safle'n agos iawn at derfyn yr anheddiad, byddai'n cyflwyno datblygiad ar ochr arall yr heol, ac felly ni fernir ei fod yn newid rhesymegol i ffin yr anheddiad. Mae'r safle cyfan yn destun cyfyngiadau bioamrywiaeth coch.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable.	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Whilst the site is in close proximity to the settlement limit, it would introduce development onto the other side of the road and is therefore not considered to be a logical settlement boundary amendment. The site is all red biodiversity constraint.	Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	
RLDP/AMV/UC006	Tir Ger Heol Llwyncelyn, Tai'r Gwaith / Land off Llwyncelyn Road, Tairgwaith	Ni fernir bod y safle'n addas i'w ddatblygu. Er bod y safle wedi'i leoli y tu allan i derfynau anheddiad, ac y gallai'r safle sy'n cael ei hyrwyddo gyferbyn greu terfyn	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>rhesymegol i'r anheddiad, mae cyfyngiadau bioamrywiaeth yn effeithio ar y cyfleoedd datblygu.</p> <p>The site is not considered to be suitable for development. Whilst the site is located outside of settlement limits and with the site being promoted opposite could make a logical settlement limit, biodiversity constraints limit development opportunities.</p>	<p>gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	suitable for development.
RLDP/AMV/UC007	Tir yn Heol Aman, Brynaman Isaf / Land	Mae'r safle yn ymyl anheddiad Brynaman Isaf, a gallai greu estyniad rhesymegol i derfyn	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach	Ni fernir bod y safle'n addas i'w ddatblygu.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
	at Amman Road, Lower Brynamman	<p>yr anheddiad. Fodd bynnag, mae cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiynau datblygu. Mae'r safle wedi'i leoli o fewn ardal y cynllun perygl mwyngloddio ar yr wyneb.</p> <p>The site is adjacent to the settlement of Lower Brynamman and could make a logical extension to the settlement limit. Biodiversity constraints however limit development options. The site is located within surface mining risk plan area.</p>	<p>ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/AV/UC005	Tir yn Heol Pen-twyn, Trecynon, Lleiniau Davies / Davies Plots, North of Pentwyn Road, Cynonville	<p>Bernir y gallai'r safle fod yn addas i'w ddatblygu, yn amodol ar oresgyn cyfyngiadau bioamrywiaeth. Mae'r safle'n rhannol o fewn ac yn ymyl terfyn yr anheddiad. Mae hanes cynllunio helaeth yn gysylltiedig â'r safle a'r safle ehangach yn ei ymyl: Ar y safle hwn gwrthodwyd caniatâd cynllunio, ond ar y safle yn ymyl sydd o fewn terfyn yr anheddiad, rhoddwyd caniatâd cynllunio.</p> <p>The site is considered to be potentially suitable for</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Bernir y gallai'r safle fod yn addas i'w ddatblygu, yn amodol ar oresgyn cyfyngiadau bioamrywiaeth.</p> <p>The site is considered to be potentially suitable for development subject to overcoming biodiversity constraints.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>development subject to overcoming biodiversity constraints.</p> <p>The site is partly within and adjoining the settlement limit.</p> <p>There is an extensive planning history associated with the site and the wider adjoining site:</p> <p>On this site planning permission has been refused but on the adjoining site in the settlement limit planning permission has been granted.</p>		
RLDP/AV/UC006	Hen Randiroedd, Cymer / Old Allotments, Cymmer	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Er bod y safle yn ymyl yr anheddiad, ac y gallai fod yn</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>estyniad rhesymegol i derfyn yr anheddiad, ni fernir ei fod yn addas i'w ddatblygu. Mae cyfyngiadau bioamrywiaeth, ac mae priffyrdd wedi codi pryderon ynghylch y gallu i greu mynediad diogel i'r safle.</p> <p>The site is not considered to be suitable for development. Whilst the site adjoins the settlement and could be a logical extension to the settlement limit, it is not considered to be suitable for development. There are biodiversity constraints and</p>	<p>dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		highways have raised concerns regarding the ability to create a safe access into the site.		
RLDP/AV/UC007	Hen Neuadd Ambiwlans Dunraven Court Glyncorrwg / Dunraven Court Old Ambulance Hall Glyncorrwg	Ni fernir bod y safle'n addas i'w ddatblygu. Mae cyfyngiadau llifogydd a bioamrywiaeth ar y safle.  The site is not considered to be suitable for development. The site is constrained by flooding and biodiversity constraints.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			required if the site is to be allocated in the Deposit Plan.	
RLDP/AV/UC010	Tir yn Nheras y Graig, Abergwynfi / Land at Graig Terrace Abergwynfi	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn/yn ymyl anheddiad; mae'r holl gyfyngiadau bioamrywiaeth yn rhai coch; ac mae priffyrdd wedi mynegi pryderon.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within/ adjoining settlement; all red biodiversity constraints; and</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		highways have raised concerns.	be allocated in the Deposit Plan.	
RLDP/AV/UC013	Tir cyfagos i 2 Heol yr Orsaf, Pont-rhyd-y-fen / Land adjacent to 2 Station Road, Pontrhydyfen	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn nac yn ymyl terfyn yr anheddiad; byddai'r safle'n anodd ei ddatblygu oherwydd ei fod yn gul, ac mae polyn telegraff yng nghanol y safle; ac mae priffyrdd wedi gwrthwynebu math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within or</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		adjoining the settlement limit; the site would be difficult to develop as it is narrow and there is a telegraph pole in the middle of the site; and highways have objected to the type and Scale of development proposed.	be allocated in the Deposit Plan.	
RLDP/AV/UC012	Tir yn Heol Ton-mawr, Ton-Mawr / Land at Tonmawr Road. Tonmawrmawr	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; mae cyfyngiadau bioamrywiaeth arno; ac mae priffyrdd wedi mynegi pryderon ynghylch y datblygiad.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable.	Ni fernir bod y safle'n addas nac yn gyflawnadwy.  The site is not considered to be suitable nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. The site is located outside of settlement limits; has biodiversity constraints; and highways have raised concerns about development.	No viability information provided.	
RLDP/N/UC001	Tir ar Heol Newydd, Cilffriw, Castell-nedd / Land at New Road, Cilfrew, Neath	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli y tu allan i derfynau'r anheddiad, mae ar lethr serth iawn, ac mae mynediad iddo'n wael.  The site is not considered to be suitable for development. The site is located outside of	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Ni fernir bod y safle'n addas nac yn gyflawnadwy.  The site is not considered to be suitable nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		settlement limits, is very steeply sloping, and has poor access.		
RLDP/DV/UC002	Tir oddi ar y Ffordd Fawr, Creunant / Land off Main Road, Crynant	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nodwyd y safle fel un sydd â chyfyngiadau bioamrywiaeth cyfangwbl goch.</p> <p>The site is not considered to be suitable for development.</p> <p>The site has been identified as all red biodiversity constraint.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			be allocated in the Deposit Plan.	
RLDP/DV/UC006	Safle 1 â Tir i'r dwyrain o Onllwyn / Site 1 Land East of Onllwyn	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai datblygu'r safle yn arwain at lenwi'r bwch rhwng Dyffryn Cellwen ac Onllwyn.</p> <p>The site is not considered to be suitable for development. Development of the site would lead to the infilling of the gap between Dyffryn Cellwen and Onllwyn.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			be allocated in the Deposit Plan.	
RLDP/DV/UC007	Tir I'r De o Rodfa Wembley, Onllwyn / Land South of Wembley Avenue, Onllwyn	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli o fewn/yn ymyl anheddiad Onllwyn. Mae cyfyngiadau bioamrywiaeth; ac mae priffyrdd wedi gwrthwynebu math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located within/ adjoining the settlement of Onllwyn. There are biodiversity</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		constraints; and highways have objected to the type and scale of development proposed.	be allocated in the Deposit Plan.	
RLDP/N/UC003	Tir I'r Gogledd o'r Ffordd Fawr, Cilffriw / Land North of Main Road, Cilfrew	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Er bod y safle yn ymyl terfyn yr anheddiad, ni fernir ei fod yn estyniad rhesymegol, gan y byddai'n cyflwyno anheddiad i'r gogledd yng nghefn gwlad, ac mewn ardal sy'n teimlo'n fwy gwledig, gan fod y cymeriad yn newid ar ôl gadael terfynau'r anheddiad presennol.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Er nad yw priffyrdd wedi gwrthwynebu math a graddfa arfaethedig y datblygiad, maent wedi awgrymu gwelliannau priffyrdd y bernir fydd yn gwneud y safle'n annichonadwy, ac a fyddai'n newid cymeriad yr ardal. Mae hefyd gyfyngiadau bioamrywiaeth.</p> <p>The site is not considered to be suitable for development. Whilst the site is adjacent to the settlement limit, it is not considered to be a logical extension as would introduce</p>	required if the site is to be allocated in the Deposit Plan.	



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>settlement to the north into the countryside and into an area which feels more rural as the character changes once past current settlement limits.</p> <p>Whilst highways have not objected to the proposed type and scale of development, they have suggested highways improvements which are considered to make the site unviable and which would change the character of the area. There are also biodiversity constraints.</p>		

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/N/UC013	Compton Mews, Cefn 11 - 19 Sgiwen Stryd y Castell / Compton Mews, Rear of 11-19 Castle Street Skewen	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli o fewn yr anheddiad, ac mae hanes cynllunio helaeth yn gysylltiedig â'r safle.</p> <p>The site is considered to be suitable for development.</p> <p>The site is located within the settlement and there is an extensive planning history associated with the site.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Bernir bod y safle'n addas ac yn gyflawnadwy.</p> <p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/N/UC002	Rhan o Erddi Beverley, Bryncoch - Dewis 1 / Part of Beverley Gardens, Bryncoch - Submission 1	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Datblygwyd y safle'n rhannol yn flaenorol, ond nid yw wedi'i leoli o fewn/yn ymyl anheddiad presennol, a byddai cyfyngiadau bioamrywiaeth yn effeithio ar ddatblygu.</p> <p>The site is not considered to be suitable for development. The site is partly previously developed but is not located within/ adjoining an existing settlement and biodiversity constraints would limit development.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/N/UC027	Gweithdy, Heol Davies / Workshop, Davies Road	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi gwrthwynebu math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>Highways have objected to the type and scale of the development proposed.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/NV/UC007	Tir ym mhen uchaf Lôn y Bryn, Glyn-nedd / Land at top end of Lon y Bryn, Glynneath	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nodwyd y safle fel un â chyfyngiad bioamrywiaeth coch.</p> <p>The site is not considered to be suitable for development.</p> <p>The site has been identified as red biodiversity constraint.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for development nor deliverable.</p>
RLDP/NV/UC005	Tir oddi ar Heol Addoldy, Glyn-nedd / Land off Addoldy Road, Glynneath	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi gwrthwynebu math a graddfa'r datblygiad a gynigir.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development. Highways have objected to the type and scale of development proposed.</p>	<p>gael ei ddynnu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>suitable for development.</p>
RLDP/NV/UC015	Tir oddi ar Heol Herbert, Resolfen / Land off Heol Herbert, Resolven	<p>Bernir bod y safle'n addas i'w ddatblygu</p> <p>The site is considered to be suitable for development</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			The site is not considered to be deliverable. No viability information provided.	<p>mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.</p>
RLDP/AV/UC002	Tir yn ymyl Ystâd Ddiwydiannol Croeserw / Land	Ni fernir bod y safle'n addas ar gyfer datblygiad tai. Mae'r safle'n rhan o Ystâd Ddiwydiannol Croeserw ac	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch	Ni fernir bod y safle'n addas i'w ddatblygu

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
	adjacent to Croeserw Industrial Estate	<p>mae priffyrdd wedi mynegi pryderon ynghylch creu mynediad ar wahân.</p> <p>The site is not considered to be suitable for housing development. The site is located within the Croeserw Industrial Estate and highways have raised concerns with regards to the creation of a separate access.</p>	<p>dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	The site is not considered to be suitable for development.
RLDP/NV/UC013	The Rise, Glyncastle, Resolfen / The Rise, Glyncastle, Resolven	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn nac yn ymyl terfyn yr</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>anheddiad, ac mae priffyrdd wedi mynegi pryderon.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within or adjoining the settlement limit and highways have raised concerns.</p>	<p>ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>suitable for development.</p>
RLDP/NV/UC014	Brynfelin, Melin-Cwrt / Brynfelin, Melincourt	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle y tu allan i derfyn yr anheddiad; mae cyfyngiad bioamrywiaeth coch ar y rhan fwyaf o'r safle; ac mae</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>priffyrdd wedi gwrthwynebu math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is outside of the settlement limit; majority of the site is red biodiversity constraint; and highways have objected to the type and scale of development proposed.</p>	<p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>suitable for development nor deliverable.</p>
RLDP/P/UC004	Tir oddi ar Heol Pen yr Alltwn, Rhos / Land off Penyralltwn Road, Rhos	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i'r anheddiad. Byddai datblygu'r safle yn cyflwyno</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>datblygiad ar ochr arall y ffordd. Mae'r safle'n rhan o'r Lletem Las, a daeth Asesiad Lletem Las y Cyngor i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu. Mae cyfyngiadau bioamrywiaeth yn effeithio ar y potensial datblygu. Mae priffyrdd wedi nodi pryderon ynghylch datblygu'r safle.</p> <p>The site is not considered to be suitable for development. The site is located outside of the settlement. Development of the site would introduce</p>	<p>ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		development onto the other side of the road. The site is located within the Green Wedge and the Council's Green Wedge Assessment concluded that the site should not be released for development. Biodiversity constraints limit development potential. Highways have identified concerns with regards to the development of the site.		
RLDP/P/UC006	Chwarel yr Alltwen / Alltwen Quarry	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli y tu allan i'r anheddiad yn y Lletem	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch	Ni fernir bod y safle'n addas i'w ddatblygu.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Las; mae cyfyngiadau bioamrywiaeth yn atal cyflwyno datblygiad; ac mae priffyrdd wedi gwrthwynebu math a graddfa arfaethedig y datblygiad.</p> <p>The site is not considered to be suitable for development. The site is located outside of the settlement in the Green Wedge; biodiversity constraints prevent development coming forward; and highways have objected to the proposed type and scale of development.</p>	<p>dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/P/UC005	Lard Gyferbyn â Chwarel yr Alltwen / Yard Opposite Alltwen Quarry	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn terfynau'r anheddiad a byddai datblygu'r safle hwn yn arwain at ddatblygu'n ymledu i ochr arall y ffordd. Mae'r safle'n rhan o'r Lletem Las, a daeth Asesiad Lletem Las y Cyngor i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu. Mae'r safle cyfan yn destun cyfyngiadau bioamrywiaeth coch, ac mae priffyrdd wedi nodi pryderon.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development. The site is not located within the settlement limit and development of this site would lead to the spread of development onto the other side of the road. The site is located within the Green Wedge and the Council's Green Wedge Assessment concluded that the site should not be released for development. The site is entirely red biodiversity constraint and highways have identified concerns.</p>		

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/P/UC014	Tir oddi ar Heol y Dramffordd, Rhos / Land off Tramway Road, Rhos	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli i'r gogledd o derfyn yr anheddiad. Byddai datblygu'n estyn yr anheddiad i gefn gwlad. Mae cyfyngiadau bioamrywiaeth yn effeithio ar y cyfleoedd datblygu. Mae priffyrdd wedi mynegi pryderon ynghylch math a graddfa'r datblygiad a gynigir, a bernir na ellid darparu ar ei gyfer yn ddichonadwy.</p> <p>The site is not considered to be suitable for development.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is located to the north of the settlement limit.</p> <p>Development would extend the settlement into the countryside. Biodiversity constraints limit development opportunities. Highways have raised concerns to the type and scale of development proposed which it is considered could not be viably accommodated.</p>		
RLDP/PT/UC011	Tir y tu cefn i Woodland Row, Cwmafan / Land at rear of Woodland Row, Cwmavon	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i ddsbarthu'n lle i hamddena, a byddai</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>datblygu yn arwain at golli man agored.</p> <p>The site is not considered to be suitable for development. The site is classified as recreational space and development would lead to the loss of open space.</p>	<p>ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	suitable for development.
RLDP/PT/UC045	Tir yn Broomhill / Land at Broomhill	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfyn yr anheddiad; mae cyfyngiadau bioamrywiaeth yn effeithio ar y</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>cyfleoedd datblygu; ac mae priffyrdd wedi mynegi pryderon.</p> <p>The site is not considered to be suitable for development. The site is located outside of the settlement limit; biodiversity constraints limit development opportunities; and highways have raised concerns.</p>	<p>gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	suitable for development.
RLDP/PT/UC051	Tir ger Bay View, Port Talbot / Land near Bay View, Port Talbot	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle cyfan yn destun cyfyngiad bioamrywiaeth coch, ac mae priffyrdd wedi argymhell</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>na ddylid dyrannu'r safle ar gyfer math a graddfa'r datblygiad a ragwelir.</p> <p>The site is not considered to be suitable for development. The site is entirely red biodiversity constraint and highways have recommended that the site should not be allocated for the type and scale of development envisaged.</p>	<p>ofynnol os yw'r safle i gael ei ddynnu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	suitable for development.
RLDP/PT/UC052	Rhes Balaclava, Tir i'r Gogledd o Res Inkerman / Balaclava	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn nac yn ymyl anheddiad.</p>	Ni fernir bod y safle'n gyflawnadwy.	Ni fernir bod y safle'n addas nac yn gyflawnadwy.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
	Row, Land North of Inkerman Row	<p>Mae'r safle'n rhan o Ardal Tirlun Arbennig (SLA). Mae cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiynau datblygu.</p> <p>The site is not considered to be suitable for development. The site is not located within or adjacent to a settlement. The site is located within SLA. Biodiversity constraints limit development options.</p>	<p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	The site is not considered to be suitable nor deliverable.
RLDP/PT/UC044	Tir cyfagos i Ysbryd y Môr, Glan Môr Aberafan / Land adj to	Ni fernir bod y safle'n addas i'w ddatblygu oherwydd pryderon priffyrdd.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch	Ni fernir bod y safle'n addas i'w ddatblygu.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
	Ysbryd y Môr, Aberavon Seafront	The site is not considered to be suitable for development due to highway concerns.	dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	The site is not considered to be suitable for development.
RLDP/PT/UC053	Tir yn Constant Road / Land at Constant Road	Ni fernir bod y safle'n addas i'w ddatblygu. Byddai datblygu'r safle yn arwain at golli man agored, ac	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>mae cyfyngiadau bioamrywiaeth yn ogystal.</p> <p>The site is not considered to be suitable for development. Development of the site would lead to the loss of open space. There are also biodiversity constraints.</p>	<p>ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	suitable for development.
RLDP/PT/UC050	Land yn ymyl 7 Heol Caradog, Taibach / Land adjoining 7 Heol Carodog, Taibach	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai datblygu'r safle yn arwain at golli man agored.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Development of the site would lead to loss of open space.	gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	suitable for development.
RLDP/SV/UC004	Tir yn Y Boblen, 24 Heol y Bryn, Cwmllynfell / Land at Y Boblen, 24 Bryn Road, Cwmllynfell	Bernir bod y safle'n addas i'w ddatblygu. Rhoddwyd caniatâd cynllunio P2022/1043 ym mis Hydref 2023 i ddymchwel hen adeilad tafarn a ddifrodwyd gan dân, a	Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a	Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>chodi pedwar annedd mewn parau a datblygiad cysylltiedig.</p> <p>The site is considered to be suitable for development. Planning Permission P2022/1043 granted October 2023 for the demolition of fire damaged former public house building and construction of four semi-detached dwellings and associated development.</p>	<p>ragwelwyd. O ganlyniad, bernir bod y safle'n gyflawnadwy.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged. The site is therefore considered to be deliverable.</p>	<p>ddatblygiad a ragwelwyd.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged.</p>
RLDP/SV/UC006	Padog Y Coed, Rhiwfawr	Ni fernir bod y safle'n addas i'w ddatblygu.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach	Ni fernir bod y safle'n addas i'w ddatblygu.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Mae'r safle wedi'i leoli i'r gogledd o Rhiwfawr, sydd heb derfyn anheddiad. Mae cyfyngiadau bioamrywiaeth, ac mae priffyrdd wedi mynegi gwrthwynebiad i fath a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located to the north of Rhiwfawr which does not have a settlement limit. There are biodiversity constraints and highways have raised an objection to the type and scale of development proposed.</p>	<p>ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/SV/UC005	Tir yn Rhiwfawr / Land at Rhiwfawr	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli i'r gogledd o Rhiwfawr, sydd heb derfyn anheddiad. Mae cyfyngiadau bioamrywiaeth, ac mae priffyrdd wedi mynegi gwrthwynebiad i fath a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located adjacent to the settlement of Rhiwfawr which does not have a settlement limit. There are biodiversity constraints and</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		highways have objected to the proposed type and scale of development.		
RLDP/SV/UC014	Tir yn ymyl 16 Chemical Row, Godre'rgraig / Land adjacent to 16 Chemical Row, Godre'rgraig	<p>Nid yw'r safle'n addas i'w ddatblygu.</p> <p>Nodwyd y safle fel un sydd â chyfyngiad bioamrywiaeth cyfangwbl goch. Hefyd, mae priffyrdd wedi mynegi pryderon.</p> <p>The site is not suitable for development</p> <p>The site has been identified as all red biodiversity constraint.</p> <p>Highways have also raised concerns.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			be allocated in the Deposit Plan.	
RLDP/SV/UC013	Tir yn cydffinio â 256 Heol y Graig / Land adjoining 256 Graig Road, Godre'r Graig	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i'r anheddiad ac mae'r rhan fwyaf o'r safle dan gyfyngiad bioamrywiaeth coch.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located outside of the settlement and the majority of the site is red biodiversity constraint.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			be allocated in the Deposit Plan.	
RLDP/SV/UC011	59-62 Heol Gough, Ystalyfera / 59-62 Gough Road, Ystalyfera	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae hanes cynllunio yn gysylltiedig â'r safle.</p> <p>Rhoddwyd caniatâd cynllunio amlinellol P2019/0275 ym mis Gorffennaf 2019 ar gyfer annedd ar ei ben ei hun.</p> <p>The site is considered to be suitable for development.</p> <p>There is planning history associated with the site.</p> <p>Outline planning permission</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch</p> <p>dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Bernir bod y safle'n addas ac yn gyflawnadwy.</p> <p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		P2019/0275 granted July 2019 for detached dwelling.	be allocated in the Deposit Plan.	
RLDP/SV/UC015	Ysgol Gynradd y Wern gynt (YGGD Y Wern), Ystalyfera / Former Y Wern, Primary School (YGGD Y Wern), Ystalyfera	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to</p>	<p>Bernir bod y safle'n addas ac yn gyflawnadwy.</p> <p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			be allocated in the Deposit Plan.	
RLDP/PT/UC047	s	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai datblygu'r safle yn arwain at golli man agored.</p> <p>Mae priffyrdd hefyd wedi nodi pryderon.</p> <p>The site is not considered to be suitable for development.</p> <p>Development of the site would lead to a loss of open space.</p> <p>Highways have also identified concerns.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for development nor deliverable.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC001	Garejys oddi ar Heol y Gorfforaeth/ Garages off Corporation Road	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i fath a graddfa'r datblygiad a ragwelir.</p> <p>The site is not considered to be suitable for development. Highways have recommended an objection to the type and scale of development envisaged.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>
RLDP/PT/UC002	Tir yn ymyl 6 Rhodfa Newton / Land adjacent to 6 Newton Avenue	Bernir bod y safle'n addas i'w ddatblygu yn amodol ar oresgyn cyfyngiadau bioamrywiaeth. Gallai'r rhain	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>gyfyngu ar yr opsiynau datblygu.</p> <p>The site is considered to be suitable for development subject to overcoming biodiversity constraints. These may limit development options.</p>	<p>The site is not considered to be deliverable. No viability information provided.</p>	<p>gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC026	Tir oddi ar Sandy Close / Land off Sandy Close	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi mynegi pryderon ynghylch math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development. Highways have raised concerns with regards to the type and scale of development proposed.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for development nor deliverable.</p>
RLDP/PT/UC028	Tir yng Nghilgant Morrison / Land at Morrison Crescent	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai datblygu'r safle yn arwain at golli man agored.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Development of the site would lead to the loss of open space.	The site is not considered to be deliverable. No viability information provided.	The site is not considered to be suitable for development nor deliverable.
RLDP/PT/UC039	Garejys yn Marine Drive / Garages at Marine Drive	Ni fernir bod y safle'n addas i'w ddatblygu. Mae priffyrdd wedi gwrthwynebu math a graddfa arfaethedig y datblygiad.  The site is not considered to be suitable for development. Highways have objected to the proposed type and scale of development.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.  The site is not considered to be suitable for development nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC029	Garejys oddi ar Rodfa Llanelwy, Safle 1 / Garages off St Asaphs Drive Site 1	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi gwrthwynebu math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development. Highways have objected to the type and scale of development proposed.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for development nor deliverable.</p>
RLDP/PT/UC030	Garejys oddi ar Rodfa Llanelwy, Safle 2 / Garages off St Asaphs Drive Site 2	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i'r math a'r graddfa o ddatblygiad a gynigir.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development. Highways have recommended an objection to the proposed type and scale of development.</p>	<p>The site is not considered to be deliverable. No viability information provided.</p>	<p>suitable for development nor deliverable.</p>
RLDP/PT/UC034	Garejys oddi ar Kern Close, Safle 1 / Garages of Kern Close Site 1	<p>Ni fernir bod y safle'n addas i'w ddatblygu. Mae priffyrdd wedi argymhell gwrthwynebiad i'r math a'r graddfa o ddatblygiad a gynigir.</p> <p>The site is not considered to be suitable for development. Highways have recommended</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		an objection to the proposed type and scale of development.	No viability information provided.	
RLDP/PT/UC035	Tir oddi ar Kern Close, Safle 2 / Land off Kern Close Site 2	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i'r math a'r graddfa o ddatblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>Highways have recommended an objection to the proposed type and scale of development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC040	Garejys oddi ar Amber Close / Garages off Amber Close	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i'r math a'r graddfa o ddatblygiad a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>Highways have recommended an objection to the proposed scale and type of development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>
RLDP/PT/UC042	Garejys oddi ar Iris Close / Garages off Iris Close	Ni fernir bod y safle'n addas i'w ddatblygu.	Ni fernir bod y safle'n gyflawnadwy.	Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Mae priffyrdd wedi argymhell gwrthod math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development. Highways have recommended a refusal to the type and scale of development proposed.</p>	<p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	The site is not considered to be suitable for development nor deliverable.
RLDP/PT/UC027	Tir oddi ar Rodfa Cronin / Land off Cronin Avenue	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i'r math a'r graddfa o ddatblygiad a gynigir.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Highways have recommended an objection to the proposed type and scale of development.	deliverable. No viability information provided.	development nor deliverable.
RLDP/PT/UC043	Tir oddi ar Rodfa Brahma / Land off Brahma Avenue	Bernir y gallai'r safle fod yn addas i'w ddatblygu, yn amodol ar ystyriaethau priffyrdd.  The site is considered to be potentially suitable for development subject to highway considerations.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Bernir y gallai'r safle fod yn addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				The site is considered to be potentially suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/PT/UC041	Tir oddi ar Poppy Close / Land off Poppy Close	Ni fernir bod y safle'n addas i'w ddatblygu. Mae priffyrdd wedi argymhell gwrthwynebiad i'r math a'r graddfa o ddatblygiad a gynigir.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.	Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.  The site is not considered to be suitable for

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Highways have recommended an objection to the type and scale of development proposed.	The site is not considered to be deliverable. No viability information provided.	development nor deliverable.
RLDP/PT/UC012	Tir ym Maes y Betws / Land at Maes y Bettws	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; mae priffyrdd wedi mynegi pryderon; ac mae cyfyngiadau bioamrywiaeth yn effeithio ar y potensial datblygu.  The site is not considered to be suitable for development.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Ni fernir bod y safle'n addas nac yn gyflawnadwy.  The site is not considered to be suitable nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is located outside of settlement limits; highways have identified concerns; and biodiversity constraints limit development potential.		
RLDP/PT/UC015	Tir ar Heol Cwm Mawr / Land at Heol Cwm Mawr	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae cyfyngiadau bioamrywiaeth coch ar y safle cyfan, ac mae priffyrdd wedi mynegi pryderon.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is entirely red biodiversity constraint and</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		highways have raised concerns.		
RLDP/PT/UC013	Garejys ar Heol Cwmclais / Garages at Cwmclais Road	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				information would need to be provided in order to overcome deliverability constraints.
RLDP/PT/UC014	Tir oddi ar Deras y Tabernacl / Land off Tabernacle Terrace	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiynau datblygu, a nodwyd pryderon priffyrdd.</p> <p>The site is not considered to be suitable for development.</p> <p>Biodiversity constraints would limit development options and highways concerns identified.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC004	Garejys a thir oddi ar Thorney Road / Garages and Land off Thorney Road	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae cyfyngiadau bioamrywiaeth yn effeithio ar y potensial datblygu, ac mae priffyrdd wedi gwrthwynebu math a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development. Biodiversity constraints limit development potential and highways have objected to the type and scale of development proposed.</p>	<p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p> <p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC005	Garejys oddi ar Gilgant y Sycamorwydden / Garages of Sycamore Crescent	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i fath a graddfa'r datblygiad a gynigir.</p> <p>The site is not considered to be suitable for development. Highways have recommended an objection to the type and scale of development proposed.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>
RLDP/N/UC034	Garejys ar Heol Caredig / Garages at Heol Caredig	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			The site is not considered to be deliverable. No viability information provided.	<p>gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/N/UC033	Tir ar Heol Caredig / Land at Heol Caredig	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai datblygu'r safle yn arwain at golli man agored.</p> <p>Byddai cyfyngiadau bioamrywiaeth yn effeithio ar y potensial datblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>Development of the site would lead to the loss of open space.</p> <p>Biodiversity constraints would limit development potential.</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p> <p>No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>
RLDP/AMV/UC004	Heol Dewi Sant, Tai'r Gwaith / St. David's Road Tairgwaith	Bernir bod y safle'n addas i'w ddatblygu.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd	Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Mae'r safle wedi'i leoli yn ymyl anheddiad Tai'r gwaith, aseswyd nad oes cyfyngiadau yno, a bernir ei fod yn estyniad rhesymegol i'r anheddiad.</p> <p>The site is considered to be suitable for development.</p> <p>The site is located adjacent to the settlement of Tairgwaith, has been assessed to have no constraints, and is considered to be a logical extension to the settlement.</p>	<p>gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/NV/UC008	Tir ym Maes y Ffynnon / Land at Maes y Ffynnon	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai datblygu'r safle yn arwain at golli man agored.</p> <p>The site is not considered to be suitable for development. Development of the site would lead to loss of open space.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>
RLDP/NV/UC010	Tir ym Maes y Pergwm / Land at Maes y Pergwm	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiwn datblygu. Mae priffyrdd wedi mynegi pryderon.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Biodiversity constraints limit development option. Highways have raised concerns.	The site is not considered to be deliverable. No viability information provided.	suitable nor deliverable.
RLDP/NV/UC009	Tir y tu cefn i Forfa Glas / Land R/O Morfa Glas	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; mae'r cyfan yn destun cyfyngiadau bioamrywiaeth coch; ac mae priffyrdd wedi mynegi pryderon.</p> <p>The site is not considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is located outside of settlement limits; all red biodiversity constraints; and highways have identified concerns.		
RLDP/NV/UC001	Tir oddi ar Gilgant yr Eglwys / Land off Church Crescent	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Byddai datblygu'n arwain at golli man agored; mae cyfyngiadau bioamrywiaeth yn effeithio ar y cyfleoedd datblygu; ac mae priffyrdd wedi mynegi pryderon.</p> <p>The site is not considered to be suitable for development. Development would lead to the</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		loss of open space; biodiversity constraints limit development opportunities; and highways have identified concerns.		
RLDP/N/UC024	Garejys oddi ar Wheatley Road / Garages off Wheatley Road	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i fath a graddfa arfaethedig y datblygiad.</p> <p>Byddai cyfyngiadau bioamrywiaeth hefyd yn effeithio ar yr opsiynau datblygu.</p> <p>The site is not considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		Highways have recommended an objection to the proposed type and scale of development. Biodiversity constraints would also limit development options.		
RLDP/N/UC028	Tir oddi ar Stryd Illtyd / Land off Iltyd Street	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/N/UC018	Tir yng Nghilgant y Parc/ar Rodfa'r Parc, Lôn-las - Safle B / Land at Park Crescent / Park Drive, Lonlas - Site B	Bernir y gallai'r safle fod yn addas i'w ddatblygu, yn amodol ar oresgyn cyfyngiadau bioamrywiaeth.  The site is considered to be potentially suitable for development subject to	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be	Bernir y gallai'r safle fod yn addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		overcoming biodiversity constraints.	deliverable. No viability information provided.	cyfyngiadau cyflawnadwyedd.  The site is considered to be potentially suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/N/UC019	Tir yng Nghilgant y Parc/ar Rodfa'r Parc, Lôn-las - Safle C / Land at Park Crescent	Bernir y gallai'r safle fod yn addas i'w ddatblygu, yn amodol ar oresgyn cyfyngiadau bioamrywiaeth.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd	Bernir y gallai'r safle fod yn addas i'w ddatblygu, ond nad yw'n gyflawnadwy.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
	/ Park Drive, Lonlas - Site C	The site is considered to be potentially suitable for development subject to overcoming biodiversity constraints	gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.  The site is considered to be potentially suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/SV/UC010	Tir yn ymyl Tŷ Alltygrug, Heol Fferm Alltygrug, Ystalyfera / Land adjacent to Alltygrug House, Alltygrug Farm Road, Ystalyfera	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau'r anheddiad, ac er y gallai fod yn estyniad rhesymegol i derfynau'r anheddiad, byddai cyfyngiadau bioamrywiaeth yn effeithio ar fynediad i'r safle.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located outside of the settlement limits and whilst it may make a logical extension to settlement limits</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		biodiversity constraints would limit access into the site.		
RLDP/PT/UC054	Tir yn ymyl Fferm Aberbaiden, Cefn Cribwr, Pen-y-bont ar Ogwr / Land adjoining Aberbaiden Farm, Cefn Cribwr, Bridgend	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn nac yn ymyl yr anheddiad; mae'r safle'n rhan o Ardal Tirlun Arbennig (SLA); a byddai cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiynau datblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within or adjacent to the settlement; the site is located within SLA; and</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		biodiversity constraints would limit development options.	be allocated in the Deposit Plan.	
RLDP/NV/UC004	1 Heol Merthyr, Pontwalby / 1 Merthyr Road, Pontwalby	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Er bod rhan o'r safle wedi'i leoli o fewn terfyn yr anheddiad, mae cyfyngiadau bioamrywiaeth yn effeithio ar y potensial datblygu.</p> <p>The site is not considered to be suitable for development. Whilst part of the site is located within the settlement limit, biodiversity constraints limit development potential.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/SV/UC007	Tir yn ymyl 52 Heol y Rhiw, Penrhiwfawr / Land adjoining 52 Rhiw Road, Penrhiwfawr	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli ym Mhenrhiwfawr, nad yw'r Cyngor wedi pennu terfyn anheddiad iddo.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located within Penrhiwfawr which doesn't have a settlement limit in the Council's settlement limit.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>
RLDP/NV/UC006	Tir yn Dan y Graig, Pontwalby, Glyn-nedd / Land at Dan y Graig, Pontwalby, Glynneath	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli o fewn terfynau'r anheddiad.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch</p>	<p>Bernir bod y safle'n addas ac yn gyflawnadwy.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Mae hanes cynllunio helaeth yn gysylltiedig â'r safle.</p> <p>Rhoddwyd caniatâd cynllunio amlinellol P2006/0307 ym mis Ebrill 2006 ar gyfer tri annedd.</p> <p>Mae caniatâd cynllunio P2024/0234 yn aros i gael ei ystyried.</p> <p>Gallai cyfyngiadau bioamrywiaeth effeithio ar fynediad i'r safle.</p> <p>The site is considered to be suitable for development.</p> <p>The site is located within the settlement limits.</p> <p>There is an extensive planning</p>	<p>dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>history associated with the site.</p> <p>Outline planning permission P2006/0307 granted April 2006 for three dwellings.</p> <p>Planning permission P2024/0234 pending consideration.</p> <p>Biodiversity constraints may limit access into the site.</p>		
RLDP/N/UC011	Tanybryn, Ffordd Fawr, Llangatwg / Tanybryn, Main Road, Cadoxton	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>Rhoddwyd caniatâd cynllunio (P2020/0386) ym mis Awst 2021 ar gyfer tŷ arfaethedig ar ei ben ei hun, ynghyd â gwaith cysylltiedig, creu mynediad a lle parcio ar gyfer Tanybryn.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be</p>	<p>Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is considered to be suitable for development. Planning permission (P2020/0386) granted August 2021 for proposed detached house together with associated works, creation of access and car parking for Tanybryn.	deliverable. No viability information provided.	Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged.
RLDP/N/UC031	Rhan o Chwarel Cydgoed / Part of Cydgoed Quarry	Ni fernir bod y safle'n addas i'w ddatblygu. Nid yw'r safle wedi'i leoli o fewn terfyn yr anheddiad, ac ni fyddai'n estyniad rhesymegol i derfyn yr anheddiad.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development.</p> <p>The site is not located within the settlement limit and would not make a logical extension to the settlement limit.</p>	<p>gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	
RLDP/N/UC012	Gardd y tu cefn i 9 Maes Llwynonn, Llangatwg / Garden at rear of 9 Maes Llwynonn Cadoxton	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i</p>	<p>Bernir bod y safle'n addas ac yn gyflawnadwy.</p> <p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			<p>gael ei ddynnu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	
RLDP/P/UC010	Tŷ Tawe / Tawe House	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi ei leoli o fewn ardal gyflogaeth.</p> <p>The site is not considered to be suitable for development.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is located within a designated employment area.	gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	
RLDP/NV/UC003	Tir ar draws afon Nedd, Gyferbyn â'r Stryd Fawr, Glyn-nedd / Land across the river Neath, Opposite High Street, Glynneath	Ni fernir bod y safle'n addas i'w ddatblygu oherwydd cyfyngiadau llifogydd.  The site is not considered to be suitable for development due to flooding constraints.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			<p>gael ei ddynnu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	
RLDP/NV/UC016	Tir gyferbyn â Stag House / Gerddi Garwed, Abergarwed / Land opposite Stag House / Garwed Gardens, Abergarwed	Ni fernir bod y safle'n addas i'w ddatblygu. Nid yw'r safle wedi'i leoli o fewn terfynau'r anheddiad, ac ni fernir ei fod yn estyniad rhesymegol i'r anheddiad oherwydd maint y datblygiad a gynigir.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development.</p> <p>The site is not located within the settlement limit and is not considered to be a logical settlement expansion due to the size of the proposed development.</p>	<p>gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	
RLDP/PT/UC010	Tir oddi ar y B4282, Heol Maesteg, Bryn / Land Off B4282 Maesteg Road Bryn	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nodwyd pryderon priffyrdd, ac ni fyddai graddfa'r datblygiad yn cefnogi'r math o welliannau a fyddai'n ofynnol.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Highway concerns have been identified and the scale of development would not support the type of improvements that would be required.	gael ei ddynnu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	
RLDP/PT/UC046	Goytre Close (pen uchaf Lôn Parsons), Goetre / Goytre Close (top of Parsons Lane) Goytre	Er bod caniatâd cynllunio hanesyddol yn gysylltiedig â'r safle (P2006/1387), ni fernir bod y safle'n addas i'w ddatblygu oherwydd pryderon priffyrdd.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Whilst there is a historic planning permission associated with the site (P2006/1387), the site is not considered to be suitable for development due to highway concerns.</p>	<p>gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	
RLDP/AMV/UC001	Tir yn Llwyn Nant / Land at Llwyn Nant	<p>Bernir y gallai'r safle fod yn addas i'w ddatblygu, yn amodol ar ystyriaethau priffyrdd.</p> <p>The site is considered to be potentially suitable for</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i</p>	<p>Bernir y gallai'r safle fod yn addas i'w ddatblygu, ac yn gyflawnadwy.</p> <p>The site is considered to be potentially</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		development subject to highway considerations.	gael ei ddynnu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	suitable for development and deliverable.
RLDP/P/UC002	Tir y tu cefn i 57-71 Pen yr Allt, Alltwen / Land rear of 57-71 Pen Yr Allt, Alltwen	Er i'r Asesiad Lletem Las ddod i'r casgliad y dylid rhyddhau'r safle i'w ddatblygu, ni fernir bod y safle'n addas i'w ddatblygu oherwydd pryderon ynghylch bioamrywiaeth a phriffyrdd.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		Whilst the Green Wedge Assessment concluded that the site should be released for development. The site is not considered to be suitable for development due to biodiversity and highways concerns.	gael ei ddynnu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	
RLDP/N/UC005	Fferm Tŷ Canol – Safle 1 / Ty Canol Farm – Site 1	Bernir bod y safle'n addas i'w ddatblygu yn amodol ar gyflwyno'r safle gyda'r Safle Ymgeisiol cyfagos sy'n goresgyn cyfyngiadau priffordd.	Petai'r safle'n cael ei ystyried yn addas i'w ddatblygu, byddai angen iddo gynnwys y Safle Ymgeisiol ychwanegol sydd yn ymyl y safle hwn, felly	Bernir bod y safle'n addas i'w ddatblygu cyhyd â'i fod yn cael ei gyflwyno gyda'r Safle Ymgeisiol cyfagos. Petai'r safle'n cael ei

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Ar hyn o bryd mae'r safle'n rhan o'r Lletem Las, ond mae asesiad Lletem Las y Cyngor wedi dod i'r casgliad y byddai'r safle'n addas i'w ryddhau o'r Lletem Las.</p> <p>O safbwynt tirlun mae rhan uchaf y safle'n weladwy, a byddai angen eithrio'r ardal honno o ddatblygiad adeiledig. Mae rhan o'r safle wedi'i ddosbarthu'n dir amaethyddol Gradd 3a, y mae polisi cynllunio cenedlaethol (PCC Paragraff 3.58) yn dweud y dylid ei warchod. Bydd angen asesiad pellach o'r meini prawf</p>	<p>bydd gwybodaeth bellach am ddichonoldeb yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>Should the site be considered suitable for development it would need to include the additional Candidate Site adjoining this site, so further viability information will be required if the site is to</p>	<p>ddyrannu i'w ddatblygu, bydd angen cyflwyno gwybodaeth bellach am ddichonoldeb, gan gynnwys y Safle Ymgeisiol cymdogol.</p> <p>The site is considered to be suitable for development subject to it coming forward with the adjoining Candidate Site. Should the site be allocated for development further</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Dosbarthiad Tir Amaethyddol (ALC).</p> <p>The site is considered to be suitable for development subject to bringing forward the site with the adjoining CS which overcome highway constraints.</p> <p>The site is currently located within the Green Wedge but the Council's Green Wedge assessment has concluded that the site would be suitable for release from the Green Wedge.</p> <p>From a landscape perspective</p>	be allocated in the Deposit Plan.	viability information would be required including the neighbouring Candidate Site.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>the top part of the site is visible, this area would need to be excluded from built development.</p> <p>Part of the site is classified as Grade 3a agricultural land classification which national planning policy (PPW Paragraph 3.58) says should be protected. Further assessment of the ALC criteria will be required.</p>		

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/N/UC006	Fferm Tŷ Canol – Safle 2 / Ty Canol Farm – Site 2	<p>Bernir bod y safle'n addas i'w ddatblygu yn amodol ar gyflwyno'r safle gyda'r Safle Ymgeisiol cyfagos sy'n goresgyn cyfyngiadau priffordd.</p> <p>Ar hyn o bryd mae'r safle'n rhan o'r Lletem Las, ond mae asesiad Lletem Las y Cyngor wedi dod i'r casgliad y byddai'r safle'n addas i'w ryddhau o'r Lletem Las.</p> <p>O safbwynt tirlun mae rhan uchaf y safle'n weladwy, a byddai angen eithrio'r ardal honno o ddatblygiad adeiledig.</p>	<p>Petai'r safle'n cael ei ystyried yn addas i'w ddatblygu, byddai angen iddo gynnwys y Safle Ymgeisiol ychwanegol sydd yn ymyl y safle hwn, felly bydd gwybodaeth bellach am ddichonoldeb yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>Should the site be considered suitable for development it would</p>	<p>Bernir bod y safle'n addas i'w ddatblygu cyhyd â'i fod yn cael ei gyflwyno gyda'r Safle Ymgeisiol cyfagos. Petai'r safle'n cael ei ddyrannu i'w ddatblygu, bydd angen cyflwyno gwybodaeth bellach am ddichonoldeb, gan gynnwys y Safle Ymgeisiol cymdogol.</p> <p>The site is considered to be suitable for</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Mae rhan o'r safle wedi'i ddosbarthu'n dir amaethyddol Gradd 3a, y mae polisi cynllunio cenedlaethol (PCC Paragraff 3.58) yn dweud y dylid ei warchod. Bydd angen asesiad pellach o'r meini prawf Dosbarthiad Tir Amaethyddol (ALC).</p> <p>The site is considered to be suitable for development subject to bringing forward the site with the adjoining CS which overcome highway constraints.</p> <p>The site is currently located</p>	<p>need to include the additional Candidate Site adjoining this site, so further viability information will be required if the site is to be allocated in the Deposit Plan.</p>	<p>development subject to it coming forward with the adjoining Candidate Site. Should the site be allocated for development further viability information would be required including the neighbouring Candidate Site.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>within the Green Wedge but the Council's Green Wedge assessment has concluded that the site would be suitable for release from the Green Wedge.</p> <p>From a landscape perspective the top part of the site is visible, this area would need to be excluded from built development.</p> <p>Part of the site is classified as Grade 3a agricultural land classification which national planning policy (PPW Paragraph 3.58) says should be protected. Further</p>		

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		assessment of the ALC criteria will be required.		
RLDP/P/UC008	Tir yn ymyl 35 Heol Newydd, Ynysmeudwy / Land adjacent to 35 New Road, Ynysmeudwy	Bernir bod y safle'n addas i'w ddatblygu. Mae hanes cynllunio helaeth yn gysylltiedig â'r safle, yn fwyaf diweddar caniatâd cynllunio P2022/1011 a roddwyd ym mis Ionawr 2023 i amrywio Caniatâd Cynllunio P2021/0331, a roddwyd ar gyfer 1 annedd, fel bod modd	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.	Bernir bod y safle'n addas ac yn gyflawnadwy.  The site is considered to be suitable and deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>darparu ar gyfer 2 flynedd arall i ddechrau'r datblygu.</p> <p>The site is considered to be suitable for development.</p> <p>There is an extensive planning history associated with the site, most recently planning permission P2022/1011 granted January 2023 for variation of Planning Permission P2021/0331 granted for 1 dwelling, to allow a further 2 years for the commencement of development.</p>	<p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/N/UC015	Tir i'r de o Ffordd Fabian / Land to the south of Fabian Way	<p>Ni fernir bod y safle'n addas i'w ddatblygu, mae'r safle cyfan yn destun cyfyngiadau bioamrywiaeth coch.</p> <p>The site is not considered to be suitable for development, the site is entirely red biodiversity constraint.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/N/UC009	Garden Cottage, Cylma (y tu cefn i ysgol Cefn Saeson) Safle 1/ Garden Cottage, Cylma (rear of Seaeson school) Site 1	Ni fernir bod y safle'n addas i'w ddatblygu. Mae cyfyngiadau priffyrdd yn cyfyngu ar opsiynau datblygu.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau./ The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.
RLDP/N/UC010	Garden Cottage, Cylma (y tu cefn i ysgol	Ni fernir bod y safle'n addas i'w ddatblygu. Mae cyfyngiadau	Bernir bod y safle'n gyflawnadwy. Bydd	Ni fernir bod y safle'n addas i'w ddatblygu.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
	Cefn Saeson) Safle 2 / Garden Cottage, Cylma (rear of Seaeson school) Site 2	priffyrdd yn cyfyngu ar opsiynau datblygu.	tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddynnu yn y Cynllun Adnau./ The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	The site is not considered to be suitable for development.
RLDP/N/UC020	Tir yn ymyl 14 Rhyd Hir / Land adjoining 14 Cruewd Heol, Longford	Bernir bod y safle'n addas i'w ddatblygu. / The site is considered to be suitable for development.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd	Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			<p>gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/AMV/UC005	Tir oddi ar Bryn Neuadd / Land off Brynneuadd	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; er nad yw priffyrdd wedi gwrthwynebu datblygu'r safle, bydden nhw'n gofyn bod tir y tu allan i'r safle'n cael ei hyrwyddo; mae cyfyngiadau bioamrywiaeth yn effeithio ar symudiadau i mewn i'r safle a mynediad iddo.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located outside of settlement limits; whilst</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		highways have not objected to the development of the site they would require land outside of the site being promoted; biodiversity constraints limit movement into the site and access to the site.		
RLDP/N/UC014	Bwthyn Lôn-las / Lonlas Cottage	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; nid yw yn ymyl yr anheddiad; mae cyfyngiadau bioamrywiaeth arno; ac mae priffyrdd wedi gwrthwynebu cynnwys y safle.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. The site is located outside of settlement limits; does not adjoin the settlement; has biodiversity constraints; and highways have objected to the inclusion of the site.	The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	
RLDP/N/UC025	42 Heol Windsor, Castell-nedd / 42 Windsor Road, Neath	Gallai'r safle fod yn addas i'w ddatblygu. Ar hyn o bryd mae'r safle'n cael ei ddefnyddio at ddibenion manwerthu a phreswyl. Ni ddarparwyd tystiolaeth i gyfiawnhau colli'r cyfleusterau manwerthu. Petai tystiolaeth o'r fath yn cael ei	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be	Bernir y gallai'r safle fod yn addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>darparu, bernid bod y safle'n addas i'w ddatblygu.</p> <p>The site is potentially suitable for development. The site is currently used for retail and residential uses. No evidence has been provided to justify the loss of retail facilities. Should evidence be provided the site would be considered to be suitable for development.</p>	deliverable. No viability information provided.	<p>cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be potentially suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.</p>
RLDP/DV/UC001	Fferm Ynysfadog, Creunant / Ynysfadog Farm, Crynant	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad, a</p>	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd	Ni fernir bod y safle'n addas nac yn gyflawnadwy.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>byddai cyfyngiadau bioamrywiaeth yn effeithio ar fynediad a chyfleoedd datblygu.</p> <p>The site is not considered to be suitable for development. The site is located outside of settlement limits and biodiversity constraints would limit access and development opportunities.</p>	<p>gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	The site is not considered to be suitable nor deliverable.
RLDP/NV/UC012	Tir yn 1 The Bungalow, Abergarwed / Land at 1 The Bungalow, Abergarwed	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn nac yn ymyl yr anheddiad.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	Ni fernir bod y safle'n addas nac yn gyflawnadwy.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development.</p> <p>The site is not located within or adjacent to the settlement.</p>	<p>The site is not considered to be deliverable. No viability information provided.</p>	<p>The site is not considered to be suitable nor deliverable.</p>
RLDP/N/UC004	Tŷ'r Orsaf, Llansawel / Station House, Briton Ferry	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/PT/UC016	Tir yn Eglwys Nunydd – Safle 1 / Land at Eglwys Nunydd – Site 1	Bernir bod darn bychan o'r llain o dir - y rhan o'r safle a ddatblygwyd yn flaenorol, Afan Landscape a'r darn yn ei ymyl yn addas i'w ddatblygu. Ni fernir bod gweddill y safle'n addas - ni fernir bod graddfa'r datblygiad a gynigir yn briodol	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.	Bernir bod rhan fechan o'r safle'n addas ac yn gyflawnadwy ar gyfer datblygu.  A small part of the site is considered to be

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>mewn perthynas â maint yr anheddiad presennol. Mae'r safle'n rhan o'r Lletem Las, ac ni fernir ei fod yn addas i'w ryddhau ar gyfer datblygu. Nodwyd y safle hwn yn rhannol hefyd fel Dosbarthiad Tir Amaethyddol (ALC) Gradd 2.</p> <p>The small part of the parcel – the previously developed Afan Landscape part of the site and adjoining parcel is considered to be suitable for development. The remainder of the site is not considered to be suitable –</p>	<p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>suitable and deliverable for development.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		the scale of development proposed is not considered to be appropriate in relation to the size of the existing settlement. The site is located within the Green Wedge and is not considered to be suitable for release for development. The site is also partly identified as Grade 2 ALC.		
RLDP/PT/UC017	Tir yn Eglwys Nunydd – Safle 2 / Land at Eglwys Nunydd – Site 2	Bernir bod darn bychan o'r llain o dir - y rhan o'r safle a ddatblygwyd yn flaenorol, Afan Landscape a'r darn yn ei ymyl yn addas i'w ddatblygu. Ni fernir bod gweddill y safle'n addas - ni fernir bod graddfa'r	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Bernir bod rhan fechan o'r safle'n addas ac yn gyflawnadwy ar gyfer datblygu.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>datblygiad a gynigir yn briodol mewn perthynas â maint yr anheddiad presennol. Mae'r safle'n rhan o'r Lletem Las, ac ni fernir ei fod yn addas i'w ryddhau ar gyfer datblygu. Nodwyd y safle hwn yn rhannol hefyd fel Dosbarthiad Tir Amaethyddol (ALC) Gradd 2.</p> <p>The small part of the parcel – the previously developed Afan Landscape part of the site and adjoining parcel is considered to be suitable for development. The remainder of the site is not considered to be suitable –</p>	<p>gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>A small part of the site is considered to be suitable and deliverable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		the scale of development proposed is not considered to be appropriate in relation to the size of the existing settlement. The site is located within the Green Wedge and is not considered to be suitable for release for development. The site is also partly identified as Grade 2 ALC.		
RLDP/PT/UC018	Tir yn Eglwys Nunydd – Safle 3 / Land at Eglwys Nunydd – Site 3	Bernir bod darn bychan o'r llain o dir - y rhan o'r safle a ddatblygwyd yn flaenorol, Afan Landscape a'r darn yn ei ymyl yn addas i'w ddatblygu. Ni fernir bod gweddill y safle'n addas - ni fernir bod graddfa'r	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Bernir bod rhan fechan o'r safle'n addas ac yn gyflawnadwy ar gyfer datblygu.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>datblygiad a gynigir yn briodol mewn perthynas â maint yr anheddiad presennol. Mae'r safle'n rhan o'r Lletem Las, ac ni fernir ei fod yn addas i'w ryddhau ar gyfer datblygu. Nodwyd y safle hwn yn rhannol hefyd fel Dosbarthiad Tir Amaethyddol (ALC) Gradd 2.</p> <p>The small part of the parcel – the previously developed Afan Landscape part of the site and adjoining parcel is considered to be suitable for development. The remainder of the site is not considered to be suitable –</p>	<p>gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>A small part of the site is considered to be suitable and deliverable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		the scale of development proposed is not considered to be appropriate in relation to the size of the existing settlement. The site is located within the Green Wedge and is not considered to be suitable for release for development. The site is also partly identified as Grade 2 ALC.		
RLDP/DV/UC009	Tir yn ymyl 78 Heol yr Eglwys, Blaendulais / Land Adj 78 Church Road, Seven Sisters	Mae'r safle'n addas i'w ddatblygu. Rhoddwyd caniatâd cynllunio P2022/0842 ym mis Rhagfyr 2022 ar gyfer adeiladu un annedd a'r gwaith cysylltiedig.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.	Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is suitable for development.</p> <p>Planning permission P2022/0842 granted December 2022 for the construction of one dwelling and associated works.</p>	<p>The site is not considered to be deliverable. No viability information provided.</p>	<p>ddatblygiad a ragwelwyd.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type and scale of development envisaged.</p>
RLDP/SV/UC012	Tir ym Maengwyn / Land at Maengwyn	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn yr anheddiad; byddai cyfyngiadau bioamrywiaeth yn effeithio ar fynediad i'r safle a</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>datblygu ar y safle; ac mae priffyrdd wedi gwrthwynebu'r datblygiad arfaethedig.</p> <p>The site is not considered to be suitable for development. The site is not located within the settlement; biodiversity constraints would limit access to the site and development within the site; and highways have objected to the proposed development.</p>	The site is not considered to be deliverable. No viability information provided.	suitable nor deliverable.
RLDP/P/UC007	Tir yn ymyl Ysgol Gynradd Rhyd y Fro / Land adjacent to Rhyd y Fro Primary School	Fel rhan o hyrwyddo nifer o safleoedd yn yr ardal, bernir bod y safle'n addas i'w ddatblygu yn amodol ar	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch	Bernir bod y safle'n addas ac yn gyflawnadwy.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>oresgyn cyfyngiadau bioamrywiaeth.</p> <p>As part of the promotion of a number of sites in the area, the site is considered to be suitable for development subject to overcoming biodiversity constraints.</p>	<p>dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	The site is considered to be suitable and deliverable.
RLDP/P/UC009	Tir oddi ar Commercial Road / Land off Commercial Road	Bernir bod y safle'n addas i'w ddatblygu fel rhan o waith ehangach i hyrwyddo safleoedd yn yr ardal.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.	Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is considered to be suitable for development as part of the wider promotion of sites in the area.	The site is not considered to be deliverable. No viability information provided.	<p>gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/AMV/UC002	90 Heol y Gors, Cwmgors / 90 Heol Y Gors, Cwmgors	<p>Bernir bod y safle'n addas i'w ddatblygu – mae'r safle'n rhan o'r ardal drefol ac ni nodwyd bod cyfyngiadau i ddatblygu.</p> <p>The site is considered to be suitable for development – the site is located within the urban area and no constraints to development have been identified.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				order to overcome deliverability constraints.
RLDP/N/UC007	Tir yn Fferm Fforest, Aberdulais / Land at Fforest Farm, Aberdulais	<p>Bernir bod y safle hwn yn addas i'w ddatblygu. Bydd angen ystyried y tir a ddosbarthwyd fel Dosbarthiad Tir Amaethyddol (ALC) Gradd 3a, ond mae hynny i raddau helaeth yn gorgyffwrdd â'r cyfyngiad bioamrywiaeth.</p> <p>This site is considered suitable for development. Consideration will need to be given to the area of land classified as Grade 3a ALC,</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to</p>	<p>Bernir bod y safle'n addas ac yn gyflawnadwy.</p> <p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		this however largely overlaps with biodiversity constraint.	be allocated in the Deposit Plan.	
RLDP/P/UC001	Tir oddi ar Fryn Llewelyn / Land off Bryn Llewelyn	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle'n rhan o'r Lletem Las, a daeth asesiad Lletem Las y Cyngor i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu. Mae cyfyngiadau bioamrywiaeth hefyd yn effeithio ar y cyfleoedd datblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located within the Green Wedge and the</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		Council's Green Wedge Assessment concluded that the site should not be released for development. Biodiversity constraints also limit development opportunities.		
RLDP/N/UC022	Tir oddi ar Lôn Rhyd-hir / Land off Longford Lane	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle'n rhan o'r lletem las a daeth asesiad lletem las y cyngor i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu; mae cyfyngiadau bioamrywiaeth yn effeithio ar fynediad i'r safle; ac mae priffyrdd wedi gwrthwynebu'r bwriad i ddatblygu'r safle.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable.	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>The site is not considered to be suitable for development. The site is located within the green wedge and the council's green wedge assessment has concluded that the site should not be released for development; biodiversity constraints limit access into the site; and highways have objected to the proposed development of the site.</p>	<p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	
RLDP/N/UC021	Tir i'r gorllewin o Argae Haearn Mynachlog Need / Land West of Neath Abbey Iron Dam	<p>Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle'n rhan o'r Lletem Las a daeth Asesiad Lletem</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Las y Cyngor i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu; mae cyfyngiadau seilwaith yn effeithio ar y cyfleoedd datblygu; mae cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiynau mynediad; ac mae rhan o'r safle'n Ddosbarthiad Tir Amaethyddol (ALC) Gradd 3a.</p> <p>The site is not considered to be suitable for development. The site is located within the Green Wedge and the Council's Green Wedge Assessment concluded that</p>	<p>gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		the site should not be released for development; infrastructure constraints limit development opportunities; biodiversity constraints limit access options; and part of the site is Grade 3a ALC.		
RLDP/N/UC035	Tir oddi ar Heol y Gors Darn 1, Tonna / Land off Heol y Gors Parcel 1, Tonna	<p>Ni fernir bod y safle'n addas i'w ddatblygu. Nid yw'r safle o fewn nac yn ymyl anheddiad.</p> <p>The site is not considered to be suitable for development.</p> <p>The site not located within or adjacent to settlement.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC006	Western Logs	<p>Mae'r safle wedi'i ddyrannu ar hyn o bryd yn y CDLI presennol, a bernir ei fod yn addas i'w ddatblygu yn amodol ar oresgyn cyfyngiadau bioamrywiaeth.</p> <p>The site is currently allocated in the existing LDP and is considered to be suitable for development subject to overcoming biodiversity constraints.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				order to overcome deliverability constraints.
RLDP/PT/UC009	Tir yn ymyl y B4282 Forest Lodge, Cwmafan / Land adjoining B4282 Forest Lodge, Cwmafan	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; mae'n safle serth amlwg sy'n rhan o Ardal Tirlun Arbennig (SLA); ac mae'n cynnwys heneb gofrestredig.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located outside of settlement limits; is a prominent steep site located</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		within SLA; and includes scheduled ancient monument.		
RLDP/PT/UC008	Tir ar Forest Lodge Lane / Land at Forest Lodge Lane	<p>Bernir bod y safle hwn yn addas i'w ddatblygu. Mae'r safle yn ymyl yr anheddiad, ac fe'i gwelir fel estyniad rhesymegol i'r anheddiad.</p> <p>This site is considered suitable for development .</p> <p>The site is adjacent to the settlement and is considered to be a logical settlement extension.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				information would need to be provided in order to overcome deliverability constraints.
RLDP/PT/UC007	Tir yn Western Logs a Hawthorn Close / Land at Western Logs and Hawthorn Close	<p>Er bod y safle wedi'i ddyrannu yn y CDLI cyfredol, ni fernir bellach ei fod yn addas i'w ddatblygu oherwydd cyfyngiad bioamrywiaeth. Nodwyd hefyd bod rhan fechan o'r safle yn Ddosbarthiad Tir Amaethyddol (ALC) Gradd 3a.</p> <p>Whilst the site is currently allocated in the existing LDP, it is no longer considered to be</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		suitable for development due to biodiversity constraint. A small part of the site is also identified as Grade 3a ALC.		
RLDP/DV/UC003	Tir yn ymyl Mynwent Dyffryn Cellwen / Land adjacent to Dyffryn Cellwen Cemetery	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli o fewn terfynau'r anheddiad, a byddai cyfyngiadau bioamrywiaeth yn effeithio ar y cyfleoedd datblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within the settlement limit and biodiversity constraints would</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		limit development opportunities.		
RLDP/PT/UC019	Graig Madoc	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle'n rhan o'r Lletem Las, a daeth Asesiad Lletem Las y Cyngor i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located within the Green Wedge and the Council's Green Wedge Assessment concluded that</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		the site should not be released for development.		
RLDP/PT/UC048	Tir y tu cefn i Heol Goetre / Land R/O Goytre Road	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle wedi'i leoli yn ardal yr anheddiad; mae'r safle'n rhan o Ardal Tirlun Arbennig (SLA); ac mae'r safle'n rhan o Dirlun Mynydd Margam, sydd o Ddiddordeb Hanesyddo</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within the settlement area; the site is located within SLA; and the</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		site is located within Margam Mountain Landscape of Historic Interest.		
RLDP/PT/UC049	Tir ym Mhen y Bryn / Land at Pen y Bryn	<p>Bernir bod y safle hwn yn addas i'w ddatblygu.</p> <p>Mae'r safle oddi mewn i derfynau'r anheddiad.</p> <p>Mae hanes cynllunio helaeth yn gysylltiedig â'r safle.</p> <p>Rhoddwyd caniatâd cynllunio (P1989/7380) ym mis Ionawr 1990 ar gyfer 25 o anheddau unigol. Rhoddwyd caniatâd cynllunio (P1991/8582) ym mis Mai 1992 ar gyfer 44 o dai pâr a byngalos. Rhoddwyd caniatâd cynllunio sawl gwaith</p>	<p>Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd. O ganlyniad, bernir bod y safle'n gyflawnadwy.</p> <p>Whilst no viability information has been provided, planning</p>	<p>Er na ddarparwyd gwybodaeth am ddichonoldeb, rhoddwyd caniatâd cynllunio ar gyfer y math a'r raddfa o ddatblygiad a ragwelwyd.</p> <p>Whilst no viability information has been provided, planning permission has been granted for the type</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>yn fwy diweddar ar gyfer anheddau unigol.</p> <p>This site is considered suitable for development.</p> <p>The site is located within the settlement limit.</p> <p>There is an extensive planning history associated with the site. Planning permission (P1989/7380) granted January 1990 for 25 detached dwellings. Planning permission (P1991/8582) granted May 1992 for 44 semi-detached houses and bungalows. There have been a number of more</p>	<p>permission has been granted for the type and scale of development envisaged. The site is therefore considered to be deliverable.</p>	<p>and scale of development envisaged.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		recent planning permissions for single dwellings.		
RLDP/DV/UC008	Tir ar Heol Hen, Blaendulais / Land at Heol Hen Seven Sisters	<p>Ni fernir bod y safle'n addas i'w ddatblygu oherwydd cyfyngiadau bioamrywiaeth.</p> <p>The site is not considered to be suitable for development due to biodiversity constraints.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>
RLDP/P/UC015	Golwg y Graig / Graig View	<p>Gallai'r safle fod yn addas i'w ddatblygu.</p> <p>Er bod y safle y tu allan i derfynau'r anheddiad, mae yn ei ymyl, a hefyd yn ymyl nifer o</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn</p>	<p>Bernir y gallai'r safle fod yn addas, yn amodol ar newid ffin yr anheddiad.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>eiddo sydd y tu allan i derfynau'r anheddiad. Petai ffin yr anheddiad yn cael ei newid yn y lleoliad hwn, byddai'r safle'n addas i'w ddatblygu.</p> <p>The site is potentially suitable for development.</p> <p>Whilst the site is located outside of the settlement limit, it is adjacent to the settlement limit and adjacent to a number of properties outside of the settlement limit. If the settlement boundary were amended in this location the</p>	<p>ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>The site is considered to be potentially suitable subject to amending the settlement boundary.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		site would be suitable for development.		
RLDP/P/UC011	Tir ar ochr ddeheuol 1 Lôn Briallu, Rhos / Land on the south side of 1 Primrose Lane, Rhos	<p>Bernir bod y safle'n addas i'w ddatblygu yn amodol ar eithrio'r rhannau lle mae cyfyngiadau bioamrywiaeth. Mae'r safle'n rhan o'r Lletem Las, ond mae Asesiad Lletem Las y Cyngor wedi dod i'r casgliad y dylid rhyddhau'r safle i'w ddatblygu.</p> <p>The site is considered to be suitable for development subject to the exclusion of areas of biodiversity</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		constraint. The site is located within the Green Wedge but the Council's Green Wedge Assessment has concluded that the site should be released for development.		deliverable. Viability information would need to be provided in order to overcome deliverability constraint
RLDP/DV/UC005	Cyffordd yr Heol Rufeinig a'r A4109, Banwen (Safle 2) / Junction of Roman Road and the A4109, Banwen (Site 2)	Ni fernir bod y safle'n addas i'w ddatblygu. Nid yw'r safle yn ymyl yr anheddiad, ac mae cyfyngiadau o ran bioamrywiaeth.  The site is not considered to be suitable for development. The site does not adjoin the	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Ni fernir bod y safle'n addas nac yn gyflawnadwy.  The site is not considered to be suitable nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		settlement, and there are biodiversity constraints.		
RLDP/AV/UC008	Tir yn Stryd Scotch, Abergwynfi / Land at Scotch Street, Abergwynfi	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle'n rhan o'r ardal drefol, ac ni nodwyd bod cyfyngiadau i ddatblygu.</p> <p>The site is considered to be suitable for development.</p> <p>The site is located within the urban area and no constraints to development have been identified.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				information would need to be provided in order to overcome deliverability constraints.
RLDP/PT/UC031	Garejys Southdown View / Garages Southdown View	Gallai'r safle fod yn addas i'w ddatblygu, yn amodol ar sylwadau priffyrdd. The site is potentially suitable for development subject to highway comments.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/AV/UC004	Garejys Heol Fairfield, Croeserw / Garages Fairfield Road, Croeserw	Ni fernir bod y safle'n addas i'w ddatblygu. Er bod y safle'n rhan o'r ardal drefol, mae cyfyngiadau bioamrywiaeth yn effeithio ar yr opsiynau datblygu.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be	Ni fernir bod y safle'n addas nac yn gyflawnadwy. The site is not considered to be suitable nor deliverable.



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		The site is not considered to be suitable for development. Whilst the site is located within the urban area biodiversity constraints limit development options.	deliverable. No viability information provided.	
RLDP/AV/UC003	Tir ar Gilgant Hillcroft / Land at Hillcroft Crescent	Ni fernir bod y safle'n addas i'w ddatblygu oherwydd cyfyngiadau bioamrywiaeth sy'n effeithio ar y potensial datblygu. The site is not considered to be suitable for development due to biodiversity constraints limiting development potential.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Ni fernir bod y safle'n addas nac yn gyflawnadwy.  The site is not considered to be suitable nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/NV/UC002	Lôn y Nant, Glyn-nedd / Lon y Nant, Glynneath	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle'n rhan o'r anheddiad a nodwyd bod cyfyngiad bioamrywiaeth coch ar y safle yn ei grynsyth - mae'r cyfan yn goetir hynafol.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within the settlement and is identified entirely as red biodiversity constraint – all ancient woodland.</p>	<p>Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/AV/UC009	Tir yn ymyl Stryd y Waun, Abergwynfi / Land adjacent to Waun Street, Abergwynfi	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability information would need to be provided in</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				order to overcome deliverability constraints.
RLDP/PT/UC032	Garejys, Sable Road / Garages Sable Road	<p>Gallai'r safle fod yn addas ar gyfer datblygiad tai yn amodol ar ystyriaethau priffyrdd.</p> <p>The site is potentially suitable for housing development subject to highway considerations.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir y gallai'r safle fod yn addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be potentially suitable for</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/PT/UC033	Garejys, Citrine Close / Garages Citrine Close	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell na ddylid cyflwyno'r safle ar gyfer datblygiad o'r math ac ar y raddfa a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>Highways have recommended</p>	<p>Ni fernir bod y safle'n gyflawnadwy.</p> <p>Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		that the site should not come forward for the type and scale of development proposed.	No viability information provided.	
RLDP/PT/UC038	Clwstwr o Garejys, Heol Parry / Garage Compound Parry Road	<p>Bernir bod y safle'n addas i'w ddatblygu yn amodol ar sylwadau priffyrdd.</p> <p>The site is considered to be suitable for development subject to highway comments.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir y gallai'r safle fod yn addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be potentially suitable for</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				development but not deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/PT/UC036	Clwstwr o Garejys, Rhodfa Scarlett / Garage Compound Scarlett Avenue	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae priffyrdd wedi argymhell gwrthwynebiad i ddatblygu o'r math ac ar y raddfa a gynigir.</p> <p>The site is not considered to be suitable for development.</p> <p>Highways have recommended an objection to the proposed</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb</p> <p>The site is not considered to be deliverable. No viability information provided</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		type and scale of development proposed.		
RLDP/PT/UC037	Garejys ar Ffordd y Pier / Garages at Pier Way	Gallai'r safle fod yn addas ar gyfer datblygiad tai yn amodol ar ystyriaethau priffyrdd.  The site is potentially suitable for housing development subject to highway considerations.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be deliverable. No viability information provided.	Bernir y gallai'r safle fod yn addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.  The site is considered to be potentially suitable for development but not



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				deliverable. Viability information would need to be provided in order to overcome deliverability constraints.
RLDP/DV/UC004	Cyffordd yr Heol Rufeinig a'r A4109, Banwen (Safle 1) / Junction of Roman Road and A4109, Banwen (Site 1)	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad, ac mae cyfyngiadau bioamrywiaeth ar ddatblygu.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located outside of settlement limits and there are</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		biodiversity constraints to development.		
RLDP/P/UC016	Heol Glyn-meirch, Trebannws / Glyn-meirch Road, Trebanos	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Nid yw'r safle o fewn/yn ymyl terfyn yr anheddiad; mae cyfyngiadau bioamrywiaeth arno; ac mae rhan fawr o'r safle oddi mewn i barth clustogi piblinell bwysig.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is not located within/ adjoining the settlement limit; there are biodiversity constraints; and a large part of</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		the site falls within major pipeline buffer zone.		
RLDP/PT/UC020	Land from Pyle Road to Longlands Farm	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle'n rhan o'r Lletem Las ac mae Asesiad Lletem Las y Cyngor wedi dod i'r casgliad y gallai'r safle fod yn addas i'w ryddhau, ond mae cyfyngiadau bioamrywiaeth sylweddol ar y safle, ac mae cyfyngiadau llifogydd yn ymyl yr anheddiad, felly bydd datblygiad adeiledig wedi'i wahanu rhywfaint oddi wrth yr anheddiad, yn hytrach na bod</p>	<p>Mae'r safle'n rhannol gyflawnadwy. Mae'r safle dwyreiniol wedi cael ei hyrwyddo fel Safle Ymgeisiol ar wahân. Mae tirfeddianwyr y rhan orllewinol wedi cadarnhau nad ydynt bellach am hyrwyddo'r safle ar gyfer datblygiad o'r math ac ar y raddfa a ragwelwyd.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu. Byddai angen gwybodaeth bellach am gyflawnadwyedd.</p> <p>The site is not considered to be suitable for development. Further deliverability information would be required.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>yn estyniad naturiol i'r anheddiad.</p> <p>Mae'r safle'n cynnwys Dosbarthiad Tir Amaethyddol (ALC) Gradd 2 ac mae'n rhan o Ardal Tirlun Arbennig (SLA).</p> <p>The site is not considered to be suitable for development. The site is located within the Green Wedge and the Council's Green Wedge Assessment has concluded that the site is potentially suitable for release but the site has significant biodiversity constraints and flooding</p>	<p>The site is partially deliverable. The eastern site has been promoted separately as a Candidate Site. The landowners for the western part have confirmed that they no longer wish to promote the site for the type and scale of development envisaged.</p>	

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		constraints adjoining the settlement therefore built development will be somewhat separated from the settlement rather than a natural extension to the settlement.  The site includes Grade 2 ALC and is within SLA.		
RLDP/PT/UC021	Tir ar ochr orllewinol Fferm Longlands, y Pîl / Land lying on the west side of Longlands Farm, Pyle	Ni fernir bod y safle'n addas i'w ddatblygu.  Nid yw'r safle wedi'i leoli o fewn nac yn ymyl anheddiad; mae'r safle'n rhan o'r Lletem Las; mae'r safle'n rhan o Ardal Tirlun Arbennig (SLA); mae cyfyngiad bioamrywiaeth coch ar y safle cyfan. Dosbarthwyd	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.  The site is not considered to be	Ni fernir bod y safle'n addas nac yn gyflawnadwy.  The site is not considered to be suitable nor deliverable.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>rhan o'r safle fel Dosbarthiad Tir Amaethyddol (ALC) Gradd 2.</p> <p>The site is not considered to be suitable for development. The site is not located within or adjoining a settlement; the site is located within the Green Wedge; the site is located within SLA; the site is entirely red biodiversity constraint. Part of the site is classified as Grade 2 ALC.</p>	deliverable. No viability information provided.	
RLDP/PT/UC022	Land lying on the west side of Longlands Farm, Site B	Ni fernir bod y safle'n addas i'w ddatblygu.	Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd	Ni fernir bod y safle'n addas nac yn gyflawnadwy.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; mae'n rhan o'r Lletem Las, a daeth Asesiad Lletem Las y Cyngor i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu; mae'r safle'n rhan o Ardal Tirlun Arbennig (SLA). Mae rhan o'r safle yn Ddosbarthiad Tir Amaethyddol (ALC) Gradd 2.</p> <p>The site is not considered to be suitable for development. The site is located outside of settlement limits; the site is located within the Green</p>	<p>gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>The site is not considered to be suitable nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		Wedge and the Council's Green Wedge Assessment concluded that the site should not be released for development; the site is located within SLA. Part of the site is Grade 2 ALC.		
RLDP/PT/UC023	Tir yn Ten Acre Wood / Land at Ten Acre Wood	Ni fernir bod y safle'n addas i'w ddatblygu. Mae'r safle wedi'i leoli yn ymyl y Goedwig Deg Erw sydd heb derfyn anheddiad, ac sy'n rhan o'r Lletem Las. Mae'r Asesiad Lletem Las wedi dod i'r casgliad na ddylid rhyddhau'r safle i'w ddatblygu.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.	Ni fernir bod y safle'n addas i'w ddatblygu.  The site is not considered to be suitable for development.



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Mae'r safle'n rhan o Dirlun Margam sydd â Phwysigrwydd Hanesyddol; mae cyfyngiadau treftadaeth arni; mae ystyriaethau bioamrywiaeth o safbwynt mynediad; mae'n rhan o Ardal Tirlun Arbennig (SLA); ac mae'n cynnwys rhai rhannau sy'n Ddosbarthiad Tir Amaethyddol (ALC) Gradd 2.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located adjacent to Ten Acre Wood which doesn't have a settlement limit and is located within the Green Wedge. The Green Wedge</p>	<p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		Assessment has concluded that the site shouldn't be released for development. The site is located within the Margam Landscape of Historic Importance; has heritage constraints; has biodiversity considerations in terms of access; is located within SLA; and contains areas of Grade 2 ALC.		
RLDP/PT/UC025	Tir yn ymyl Afan Landscapes / Land adjacent to Afan Landscapes	Bernir bod y safle'n addas i'w ddatblygu yn amodol ar eithrio'r ardaloedd lle mae cyfyngiadau bioamrywiaeth. Mae'r safle'n rhan o'r Lletem Las, a daeth Asesiad Lletem	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i	Bernir bod y safle'n addas ac yn gyflawnadwy.

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
		<p>Las y Cyngor i'r casgliad y dylid rhyddhau'r safle o'r Lletem Las i'w ddatblygu.</p> <p>The site is considered to be suitable for development subject to the exclusion of areas of biodiversity constraint.</p> <p>The site is located within the Green Wedge and the Council's Green Wedge Assessment concluded that the site should be released from the Green Wedge for development.</p>	<p>gael ei ddynnu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>The site is considered to be suitable and deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/PT/UC024	Tir gyferbyn â Choed Hirwaun / Land opposite Coed Hirwaun	<p>Fel rhan o safle ehangach, bernir bod y safle'n addas i'w ddatblygu.</p> <p>As part of a wider site, the site is considered to be suitable for development.</p>	<p>Bernir bod y safle'n gyflawnadwy.</p> <p>Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu ac yn gyflawnadwy.</p> <p>Byddai gwybodaeth bellach ynghylch dichonoldeb yn ofynnol petai'r safle'n cael ei ddyrannu i'w ddatblygu.</p> <p>The site is considered to be suitable for development and deliverable. Further viability information would be required if the site were to be</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				allocated for development.
RLDP/N/UC023	Tir ar y ffin â Dyffryn House, Opsiwn A / Land to the border of Dyffryn House Option A	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau'r anheddiad.</p> <p>The site is not considered to be suitable for development. The site is located outside of settlement limits.</p>	<p>Bernir bod y safle'n gyflawnadwy.</p> <p>Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable. Further viability evidence will be required if the site is to</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			be allocated in the Deposit Plan.	
RLDP/AV/UC001	Tir yn ymyl 31 Commercial Street / Land adjacent to 31 Commercial Street	<p>Bernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is considered to be suitable for development.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Bernir bod y safle'n addas i'w ddatblygu, ond nad yw'n gyflawnadwy. Byddai angen darparu gwybodaeth am ddichonoldeb er mwyn goresgyn cyfyngiadau cyflawnadwyedd.</p> <p>The site is considered to be suitable for development but not deliverable. Viability</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
				information would need to be provided in order to overcome deliverability constraints.
RLDP/SV/UC009	Fferm Abertwrch / Abertwrch Farm		Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability	

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			evidence will be required if the site is to be allocated in the Deposit Plan.	
RLDP/SV/UC008	Tir yn ymyl 50 Pen y Rhiw – Safle A/ Land adjoining 50 Pen y Rhiw – Site A	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau'r anheddiad.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located outside of settlement limits.</p>	<p>Bernir bod y safle'n gyflawnadwy.</p> <p>Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.</p> <p>The site is considered to be deliverable.</p> <p>Further viability evidence will be</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>The site is not considered to be suitable for development.</p>



Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
			required if the site is to be allocated in the Deposit Plan.	
RLDP/NV/UC011	Tir yn Penmachine, Lôn y Bryn, Glyn-nedd / Land at Penmachine, Lon y Bryn, Glynneath	<p>Ni fernir bod y safle'n addas i'w ddatblygu.</p> <p>Mae'r safle wedi'i leoli y tu allan i derfynau anheddiad; mae'r cyfan yn destun cyfyngiadau bioamrywiaeth coch.</p> <p>The site is not considered to be suitable for development.</p> <p>The site is located outside of settlement limits; all red biodiversity constraints.</p>	<p>Ni fernir bod y safle'n gyflawnadwy. Ni ddarparwyd gwybodaeth am ddichonoldeb.</p> <p>The site is not considered to be deliverable. No viability information provided.</p>	<p>Ni fernir bod y safle'n addas i'w ddatblygu nac yn gyflawnadwy.</p> <p>The site is not considered to be suitable for development nor deliverable.</p>

Cyfeirnod y Safle / Site Reference	Enw'r Safle / Site Name	Ydy'r safle'n cael ei ystyried yn addas i'w ddatblygu? / Is the site considered to be suitable for development?	A fernir bod y safle'n gyflawnadwy? / Is the site considered to be deliverable?	Casgliad yr Asesiad Safle / Site Assessment Conclusion
RLDP/P/UC017	Tir oddi ar Heol Castell-nedd, Fforestgoch / Land off Neath Road, Fforestgoch	Asesir addasrwydd y safle ar gyfer newid ffin anheddiad fel rhan o'r Asesiad Aneddiadau.  Suitability of the site for a settlement boundary amendment will be assessed as part of the Settlement Assessment.	Bernir bod y safle'n gyflawnadwy. Bydd tystiolaeth bellach ynghylch dichonadwyedd yn ofynnol os yw'r safle i gael ei ddyrannu yn y Cynllun Adnau.  The site is considered to be deliverable. Further viability evidence will be required if the site is to be allocated in the Deposit Plan.	Asesir addasrwydd y safle ar gyfer newid ffin anheddiad fel rhan o'r Asesiad Aneddiadau.  Suitability of the site for a settlement boundary amendment will be assessed as part of the Settlement Assessment.



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