

Appendix 2: Existing Allocations

Existing Allocations

1. The current LDP allocates the following sites for employment uses:

Table 1: Existing Allocations

| Reference | Site | Size | Use Class Permitted |
|-----------|-----------------------------------------------------|----------------------------------------|---------------------|
| EC1/1 | Baglan Bay | 75ha of which 15ha allocated for B Use | B1, B2 and B8 |
| EC1/2 | Junction 38 (M4) Margam | 6ha | B1, B2 and B8 |
| EC1/3 | Land within Coed Darcy Strategic Regeneration Area | 4ha | B1 |
| EC1/4 | Land within Harbourside Strategic Regeneration Area | 7ha | B1 |

2. The Review Report notes that to date only 5.1hectares has been developed across these four strategic employment areas of which 1.8ha has been for B class uses and 3.3ha for a solar photovoltaic scheme.
3. With regards to employment allocations, the Review Report says that the Council will review to establish the expected demand for employment floorspace required to deliver the strategy and review the employment allocations to determine if the allocations are deliverable and viable.
4. Planning permission has since been granted for the development of a metal processing facility totaling 28,500sq.m for Sandvik Osprey at Junction 38

(planning application reference: P2021/1255). This covers the majority of the site. The remainder of the site here has been promoted as a Candidate Site.

5. Baglan Bay has been repromoted as part of the WG promotion at Baglan Bay following their purchase of the area.
6. Coed Darcy has been repromoted as part of mixed use scheme. Planning permission is currently awaiting determination for the northern part for residential-led development.
7. Land within the Harbourside Strategic Regeneration Area has also been repromoted as part of the Candidate Sites. Given that it is partly developed, it is recommended that the site is designated as an employment area in the RLDP.
8. Given that the areas that have not been developed have either got planning permission or have been re-promoted, they have not been re-appraised as part of this appendix. Detailed Candidate Sites assessments are provided in the next appendix.