

**CYNLLUN
DATBLYGU
LLEOL AMNEWID
(CDLIA)
2021-2036**

**REPLACEMENT
LOCAL
DEVELOPMENT
PLAN (RLDP)
2021-2036**

**COFRESTR SAFLEOEDD
YMGEISOL
(GORFFENNAF 2022)**

**CANDIDATE SITES
REGISTER
(JULY 2022)**



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

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Cyd-destun

Mabwysiadwyd Cynllun Datblygu Lleol (CDLI) cyfredol Castell-nedd Port Talbot (2011-2026) gan y Cyngor ar 27 Ionawr 2016. Mae'r CDLI yn cyflwyno gweledigaeth ac amcanion y Cyngor, ynghyd â chyfres o bolisiau a chynigion sydd, gyda'i gilydd, yn cyflwyno fframwaith ar gyfer datblygiad a defnydd tir yng Nghastell-nedd Port Talbot.

Er mwyn sicrhau bod cynlluniau'n cael eu diweddarau'n rheolaidd, ac asesu hynny'n rheolaidd a chynhwysfawr, mae'n statudol ofynnol bod y Cyngor, o dan Adran 69 o Ddeddf Cynllunio a Phrynu Gorfodol 2004, yn cynnal adolygiad llawn o'r CDLI a fabwysiadwyd o leiaf bob pedair blynedd wedi'r dyddiad mabwysiadu.

Gan fod pedair blynedd wedi mynd heibio ers i'r CDLI gael ei fabwysiadu, mae'r CDLI yn awr yn destun adolygiad llawn, a bydd pob agwedd ar y Cynllun yn cael eu hasesu i ystyried a ydynt yn dal yn gadarn ac yn addas at y diben. Bydd hyn yn cynnwys y materion allweddol, y weledigaeth a'r amcanion, y strategaeth, polisiau a dyraniadau/dynodiadau defnydd tir.

Cytunwyd ar y Cytundeb Cyflawni ar gyfer y Cynllun Datblygu Lleol Amnewid (CDLIA) gyda Llywodraeth Cymru ym mis Ionawr 2022.

Safleoedd Ymgeisiol

Yr Alwad am Safleoedd Ymgeisiol yw'r cam cyntaf ffurfiol wrth baratoi'r CDLIA. Rhwng 1 Mawrth 2022 a 31 Mai 2022 gwahodddwyd tîrfeddianwyr, datblygwyr a'r cyhoedd i gyflwyno safleoedd i'w cynnwys yn y CDLIA, naill ai i'w datblygu neu i'w diogelu.

Context

The current Neath Port Talbot Local Development Plan (LDP) (2011-2026) was adopted by the Council on 27th January 2016. The LDP sets out the Council's vision and objectives, together with a series of policies and proposals which together set the framework for the development and use of land in Neath Port Talbot.

In order to ensure that there is a regular and comprehensive assessment of whether plans remain up-to-date the Council is statutorily required, under Section 69 of the Planning and Compulsory Purchase Act 2004, to undertake a full review of the adopted LDP at intervals not longer than every four years from the date of adoption.

As four years has passed since the LDP was adopted, the LDP is now subject to a full review and all aspects of the Plan will be assessed to consider if they remain sound and fit for purpose. This will include the key issues, vision and objectives, the strategy, policies and land use allocations / designations.

The Delivery Agreement for the Replacement Local Development Plan (RLDP) was agreed with the Welsh Government in January 2022.

Candidate Sites

The Call for Candidate Sites is the first formal stage of preparing the RLDP. Between 1st March 2022 and 31st May 2022, landowners, developers and the public were invited to submit sites for inclusion within the RLDP, either for development or protection.

All sites submitted will be considered for inclusion within the RLDP and will be assessed to ensure they are deliverable over the plan period (2021-2036).

1 . Rhagymadrodd / Introduction

Bydd yr holl safleoedd a gyflwynwyd yn cael eu hystyried i'w cynnwys yn y CDLIA, a byddant yn cael eu hasesu i sicrhau bod modd eu cyflawni yn ystod cyfnod y cynllun (2021-2036).

Cyflwynwyd cyfanswm o 229 safleoedd ymgeisiol ar gyfer ystod o ddefnyddiau, oedd yn cynnwys safleoedd preswyl a chyflogaeth, yn ogystal â rhai i'w diogelu rhag datblygu. Mae'r holl safleoedd a gyflwynwyd wedi cael eu cynnwys ar y Gofrestr hon o'r Safleoedd Ymgeisiol, sy'n darparu map o leoliad y safle, ynghyd â'r defnydd(iau) arfaethedig a awgrymwyd, arwynebedd y safle, cynigydd y safle a'r cyfeirnod unigryw ar ei gyfer.

Mae'r Cyngor yn cynnal ymgynghoriad anffurfiol ar y safleoedd a gyflwynwyd rhwng canol dydd ar 21 Gorffennaf 2022 a chanol dydd ar 22 Medi 2022, a bydd yn gwahodd sylwadau gan y cyhoedd ynghylch a ydynt yn gwrthwynebu, yn cefnogi, neu'n dymuno gwneud sylw cyffredinol.

Ni fydd y Cyngor yn ymateb i sylwadau a dderbynnir yn ystod yr ymgynghoriad anffurfiol hwn, ond fe fyddant yn cael eu hystyried fel rhan o'r asesiad cyffredinol o Safleoedd Ymgeisiol.

Mae'n bwysig nodi nad yw cyhoeddi safle fel rhan o'r Gofrestr Safleoedd Ymgeisiol yn cadarnhau y bydd yn cael ei symud ymlaen i'w gynnwys yng nghynllun y Strategaeth a Ffafir a/neu'r CDLIA Adnau, ac nid yw chwaith yn awgrymu unrhyw ffafriaeth i'w rinweddau gan yr Awdurdod Cynllunio Lleol. Mae hyn yn cynnwys unrhyw safleoedd ymgeisiol a gyflwynwyd gan y Cyngor.

A total of 229 candidate site submissions were received for a range of uses, which included residential and employment as well as those for protection from development. All sites submitted have been included within this Candidate Site Register, which provides a location map of the site, together with the proposed use(s) which have been suggested, site area, site proposer and its unique reference number.

The Council is holding an informal consultation on the sites submitted between noon 21st July 2022 and noon 22nd September 2022 and will invite comments from the public on whether they object, support or wish to provide a general comment.

The Council will not respond to comments received during this informal consultation, however, they will be considered as part of the overall assessment of Candidate Sites.

It is important to note that the publication of a site in the Candidate Sites Register does not confirm that it will be taken forward for inclusion within the Preferred Strategy plan and / or the Deposit RLDP, nor does it imply any preference of the Local Planning Authority regarding its merits. This includes any candidate sites that have been submitted by the Council.

1 . Rhagymadrodd / Introduction

Mae modd cyflwyno sylwadau naill ai;

- Ar-lein
yn: <https://neath-porttalbot-consult.objective.co.uk/kse>
- Drwy e-bost i: ldp@npt.gov.uk
- Drwy'r post at: Mr Ceri Morris, Pennaeth Cynllunio a Diogelu'r Cyhoedd, Cyngor Castell-nedd Port Talbot, Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd, SA11 2GG.

Sylwer nad oes modd i sylwadau a wneir gael eu trin yn gyfrinachol.

Comments can be submitted either;

- Online
at: <https://neath-porttalbot-consult.objective.co.uk/kse>
- By email to: ldp@npt.gov.uk
- By post to: Mr Ceri Morris, Head of Planning and Public Protection, Neath Port Talbot Council, The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG.

Please note that comments made cannot be treated as confidential.

Ymwadiad

Mae Cyngor Castell-nedd Port Talbot yn gwneud yr ymwadiad canlynol ynghylch y Gofrestr Safleoedd Ymgeisiol:

Paratowyd y Gofrestr Safleoedd Ymgeisiol gan ddefnyddio'r wybodaeth a roddwyd i'r Cyngor fel rhan o'r Alwad am Safleoedd Ymgeisiol gan hyrwyddwyr safleoedd, ac o ganlyniad nid yw ei chywirdeb wedi cael ei gwirio ar hyn o bryd.

Oherwydd safon amrywiol yr wybodaeth a ddarparwyd, gallai fod gwallau yn y ddogfen, ac nid yw'r Cyngor yn gwarantu bod yr wybodaeth hon yn gywir nac yn derbyn atebolrwydd am unrhyw ffeithiau sy'n anghywir na hepgoriadau yn y Gofrestr Safleoedd Ymgeisiol, a derbynnir bod gwallau ac elfennau wedi'u hepgor.

Os bydd hyrwyddwyr safleoedd yn canfod gwallau yn y ddogfen, dylent anfon y rhain trwy e-bost at y tîm Polisi Cynllunio (ldp@npt.gov.uk) fel rhan o'r ymgynghoriad cymunedol anffurfiol.

Bydd ymgynghori ffurfiol ar y Gofrestr Safleoedd Ymgeisiol yn digwydd fel rhan o'r ymgynghoriad Cyn Adnau (Strategaeth a Ffafir).

Disclaimer

Neath Port Talbot Council makes the following disclaimer relating to the Candidate Sites Register:

The Candidate Sites Register has been prepared using the information which has been supplied to the Council as part of the Call for Candidate Sites from site promoters and as such has not been verified at this time for accuracy.

Due to the varying quality of the information supplied there may be errors within the document and the Council does not warrant the accuracy of this information nor does it accept liability for any factual inaccuracies or omissions in the Candidate Sites Register and errors and omissions are accepted.

Should site promoters identify errors within the document, they should email these to the Planning Policy team (ldp@npt.gov.uk) as part of the informal community consultation.

Formal consultation on the Candidate Sites Register will take place as part of the Pre-Deposit (Preferred Strategy) consultation.

1 . Rhagymadrodd / Introduction