



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Replacement Local Development Plan

2023-2038

Best and Most Versatile Agricultural Land Background Paper

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 provided a clear vision for the County Borough setting out where, when and how much new development would take place over the Plan period (2011-2036).
- 1.1.2. In accordance with Section 69 of the Planning and Compulsory Purchase Act 2004 and Regulation 41 of the Town and County Planning (Local Development Plan) 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 publication 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 started to prepare its RLDP.
- 1.1.4. As part of the preparation of the RLDP, a Call for Sites (CfS) was held between 1st March 2022 to 31st May 2022. In total 229 sites were submitted. 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 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 outlines the timeframes for the preparation of the new RLDP which will cover the plan period of 2023-2038, starting with an additional CfS November to December 2023, and the preparation of background evidence to inform the Preferred Strategy consultation scheduled for Autumn 2024.

- 1.1.6. As part of the preparation of the RLDP, the Council will re-consider all aspects of the current LDP, including all current policies and site-specific allocations. The RLDP will set out where, when and how much growth will take place over the next 15 years (2023-2038).
- 1.1.7. In order to do this the Council will produce a series of background papers. This paper relates to Best and Most Versatile Agricultural Land (BMV).

1.2. Best and Most Versatile Agricultural Land (BMV)

- 1.2.1. This report has been prepared in order to set out how NPTC will consider the location and quality of agricultural land in developing NPTC's RLDP (2023-2038).
- 1.2.2. It sets out how the Council, through its assessment of Candidate Sites (and Urban Capacity Sites), will consider the need to minimise the loss of BMV as required by national planning policy using the methodology detailed in Chapter 3.

1.3. Document Structure:

- 1.3.1. Chapter 2 details relevant national and local planning policy and guidance.
- 1.3.2. Chapter 3 details the methodology that the Council has followed for its assessment of BMV.
- 1.3.3. Chapter 4 details the extent of Grades 1-3a BMV within NPT.
- 1.3.4. Chapter 5 details the extent of Candidate Sites (and Urban Capacity Sites) with Grades 1-3a, provides maps of Grades 1-3a in relation to individual sites, and provides a summary of the ISA assessment for each site with Grade 1-3a land.
- 1.3.5. Chapter 6 details whether surveys have been undertaken.

2. National Planning Policy and Guidance

2.1. Planning Policy Wales

- 2.1.1. National Policy emphasises that the location and quality of agricultural land is a fundamental supply factor that should inform the spatial distribution of growth.
- 2.1.2. Planning Policy Wales (PPW) states that agricultural land classified as Grades 1, 2 and 3a (by the Agricultural Land Classification (ALC) system) is considered “*the best and most versatile and should be conserved as a finite resource for the future*” (PPW 12, 2024, Paragraph 3.58).
- 2.1.3. When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance.
- 2.1.4. Land in Grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.
- 2.1.5. If land in Grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade (PPW 12, 2024, Paragraph 3.59).

2.2. Technical Advice Note 6

- 2.1.6. Technical Advice Note (TAN) 6 states in Paragraph 6.2 that when preparing development plans and considering planning applications, planning authorities should consider the quality of agricultural land and other agricultural factors and seek to minimise any adverse effects on the environment.
- 2.1.7. The TAN also references the ALC map in terms of use in strategic planning.

2.3. Predictive ALC Map for Wales (Version 2)

- 2.1.8. A new Predictive ALC Map for Wales, Version 2, was released in December 2019. This uses the best available information to predict the agricultural grade of land on a national basis and includes detailed soil series data and an updated ALC survey layer.
- 2.1.9. The WG Guidance Note v2.1 (May 2021) that accompanies the ALC Maps describes the purpose of the Predictive Map. The Guidance Note identifies that where land is shown on the predictive ALC as likely falling within Grades 1, 2 or 3a of the ALC, field surveys will be required. The Survey Decision Flowchart in the Guidance Note shows that, where land is shown on the Predictive Map as Grades 3b, 4 and 5 then a “Survey is Not Required”.
- 2.1.10. Following engagement with the Land Quality Advisory Service as part of the preparation of this Report, it has also been advised that sites less than 1.0ha are not required to produce a ALC field survey as it would not be practical (survey density is 1 auger boring per hectare).

3. Proposed Methodology

3.0.1. As part of the preparation of the NPTC RLDP (2023-2038) careful consideration will be given to the Plan's potential impact on BMV agricultural land. In order to do this the Council has developed a four-stage methodology taking into consideration national planning policy and guidance.

- Task A: Determine the extent of BMV Grades 1-3a in NPT
- Task B: Identify Candidate Sites that include areas of ALC Grades 1-3a
- Task C: Write to site promoters of Grade 1-3a site(s) requesting ALC assessment
- Task D: Validation of Surveys

3.0.2. A draft version of this methodology was shared with Swansea Council who had no comments on the proposed methodology.

3.1. Task A: Extent of BMV Grades 1-3a in NPT

3.1.1. The Council has used the GIS data to map the extent to which Grades 1-3a BMV are within NPT.

3.2. Task B: Identify Candidate Sites incorporating Grades 1-3a ALC

3.2.1. Between March and May 2022, the Council undertook a Call for Candidate Sites (CfS). As part of this Call the Council received 229 sites. 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 to be identified in addition to existing infrastructure and viability matters that required additional time to overcome.

3.2.2. 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 which will cover the plan period of 2023-2038, starting with a CfS in November 2023.

- 3.2.3. As part of the second CfS that the Council undertook between November and December 2023 the Council received an additional 77 CS.
- 3.2.4. In addition, alongside the November – December 2023 CfS, the Council undertook an Urban Capacity Call for Sites. As part of this the Council received an additional 167 sites.
- 3.2.5. All sites submitted via either the CfS 2022, CfS 2023 or Urban Capacity CfS have been appraised in accordance with the Council's Candidate Sites Assessment Methodology. BMV land is one of the many site aspects taken into consideration by the Council in its identification of potential development sites.
- 3.2.6. The ISA also takes into consideration BMV. As part of Criteria 8k of the ISA Scoping Report, all sites have been assessed in accordance with the following criteria:

Figure 1: ISA Scoping Report - BMV Land

| Criteria 8(k): Agricultural Land Classification (ALC) | |
|---|--------|
| <i>Sustainability implications:</i> | |
| PPW11 requires the best and most versatile agricultural land to be conserved as a finite resource for the future. The loss of such land (including degradation of high-quality soils for agriculture) could result in both reduced agricultural capacity and degraded ecosystem services. PPW11 requires RLDP site selection to afford considerable weight to protecting such land from development, because of its special importance. This means it is necessary for candidate sites involving the loss of ALC 1-3 land to demonstrate an overriding need for development, including taking account of other candidate sites and their environmental sensitivities. | |
| The ALC V2 dataset (Dec 2019) will be used pending any future dataset updates. | |
| Table C.48: Agricultural Land Classification (ALC) | |
| Description | Symbol |
| ALC Class 5 | ++- |
| ALC Class 4 | |
| ALC Class 2 or 3 | - |
| ALC Class 1 | -- |
| No ALC Classification | |

3.3. Task C: Site Promoters

- 3.3.1. The WG Guidance Note v2.1 (May 2021)¹ that accompanies the ALC Maps describes the purpose of the Predictive Map. The Guidance Note identifies that where land is shown on the predictive ALC as likely falling within Grades 1, 2 or 3a of the ALC, field surveys will be required. The Survey Decision Flowchart in the Guidance Note shows that, where land is shown on the Predictive Map as Grades 3b, 4 and 5 then “Survey Not Required”.
- 3.3.2. Where sites have been identified as ALC Grades 1-3a, the Council has written to site promoters asking them to assess their site in relation to its ALC Classification.
- 3.3.3. Site promoters had a period of four weeks in which to assess their site using the WG Guidance Note v2.1 (May 2021) and provide a response to NPTC.
- 3.3.4. Site promoters were advised to undertake detailed site surveys to verify the loss of BMV where present on the ALC maps, resulting in a number of ALC studies being submitted to the Council.
- 3.3.5. Site promoters were asked to provide a ALC survey where the Predictive ALC Map identifies Grades 1, 2 or 3a, to determine the grade and proportion.
- 3.3.6. Site promoters were advised that the WG has published existing survey data. Before commissioning a survey, these records should be checked to see if the site(s) in question has already been assessed in detail. If there is no survey record for the site(s) or part remains un-surveyed, an ALC survey will need to be commissioned.
- 3.3.7. Site promoters were also advised that the [Land Quality Advisory Service](#) will provide free advice on survey requirements.
- 3.3.8. A record of which surveys have been provided is within Chapter 6.

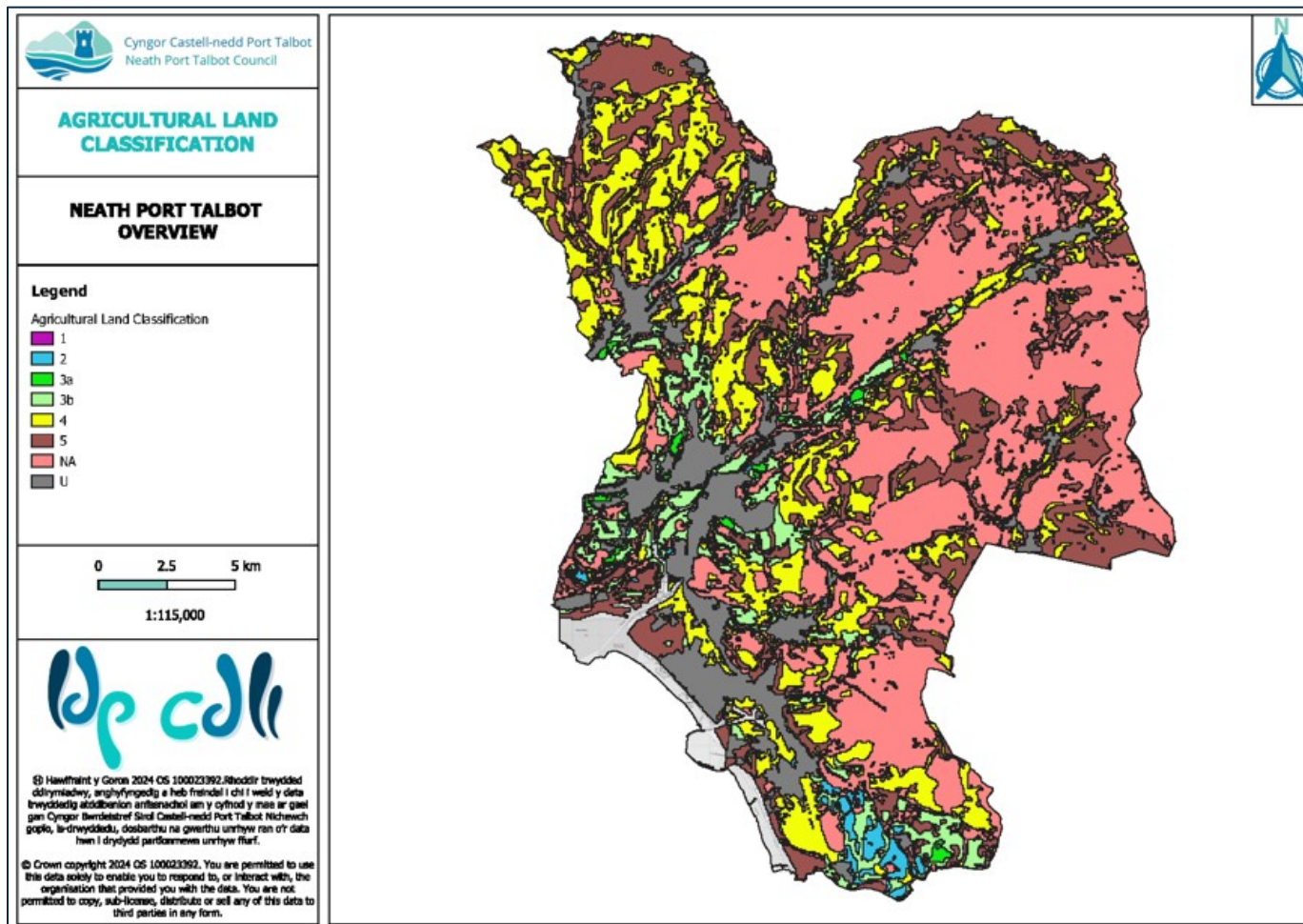
3.4. Task D: Validation of Surveys

- 3.4.1. Upon receipt of the surveys, the Council has submitted the surveys to the Land Quality Advisory Service who will validate the ALC surveys for Local Planning Authorities free of charge.
- 3.4.2. This service allows the Authority to have confidence in the information being presented.
- 3.4.3. Should any party refuse or neglect to commission a survey, or the survey is not accepted by the WG, the Predictive Map Grade will be accepted as the best available information.
- 3.4.4. Through this assessment the Council will identify sites where BMV land has been indicated on the ALC maps and to what extent from up-to-date information from site promoters.
- 3.4.5. This information will then be used to inform the updated Candidate Sites Assessment produced for Deposit Plan and where applicable the masterplanning of key sites. Where BMV land has been identified as a constraint for Key Sites this has been flagged as part of the Preferred Strategy RLDP and further work will be undertaken ahead of the Deposit Plan.

4. Task 1: BMV in NPT

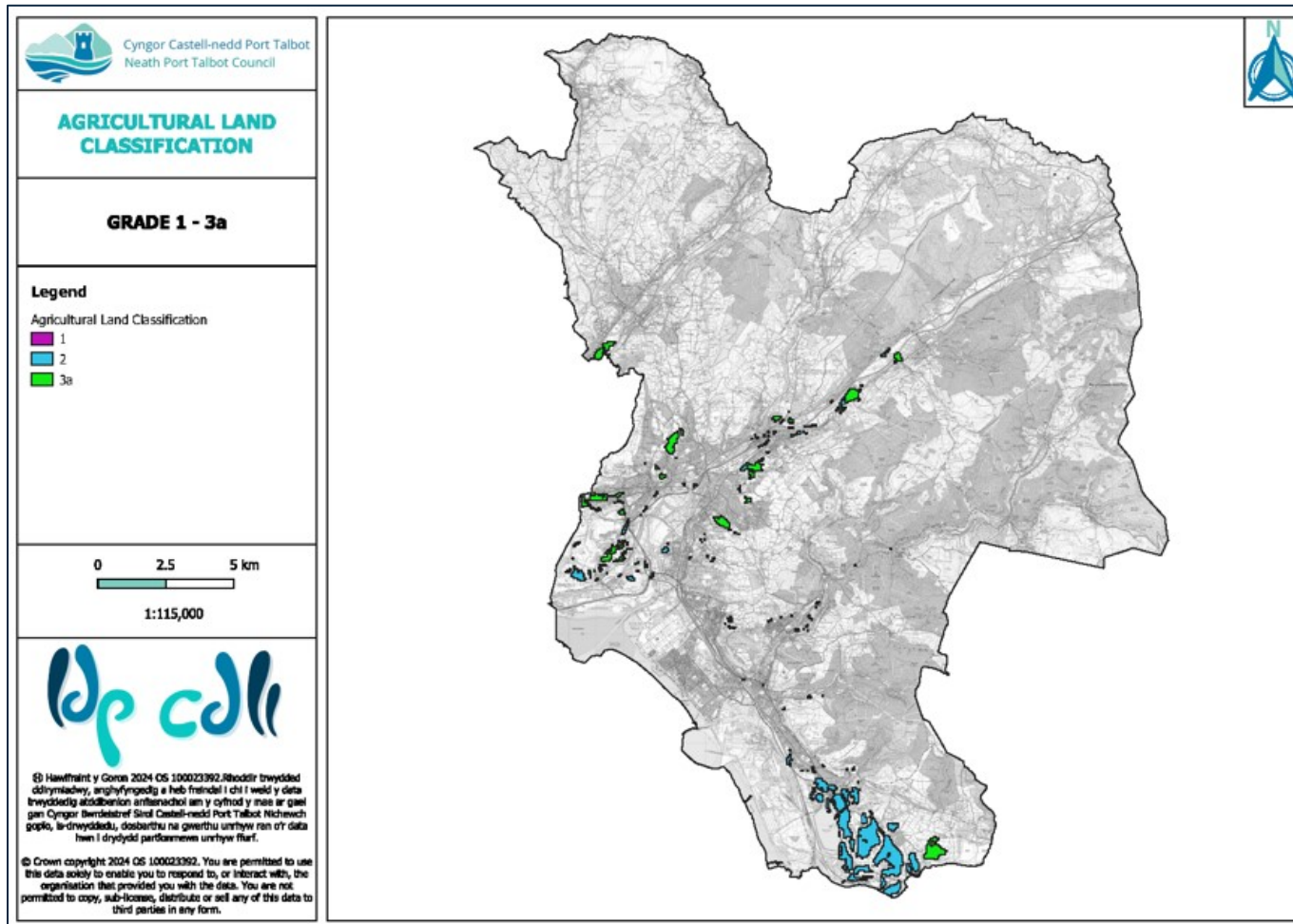
4.1. The Map below provides an overview of ALC in NPT:

Figure 2: ALC in NPT



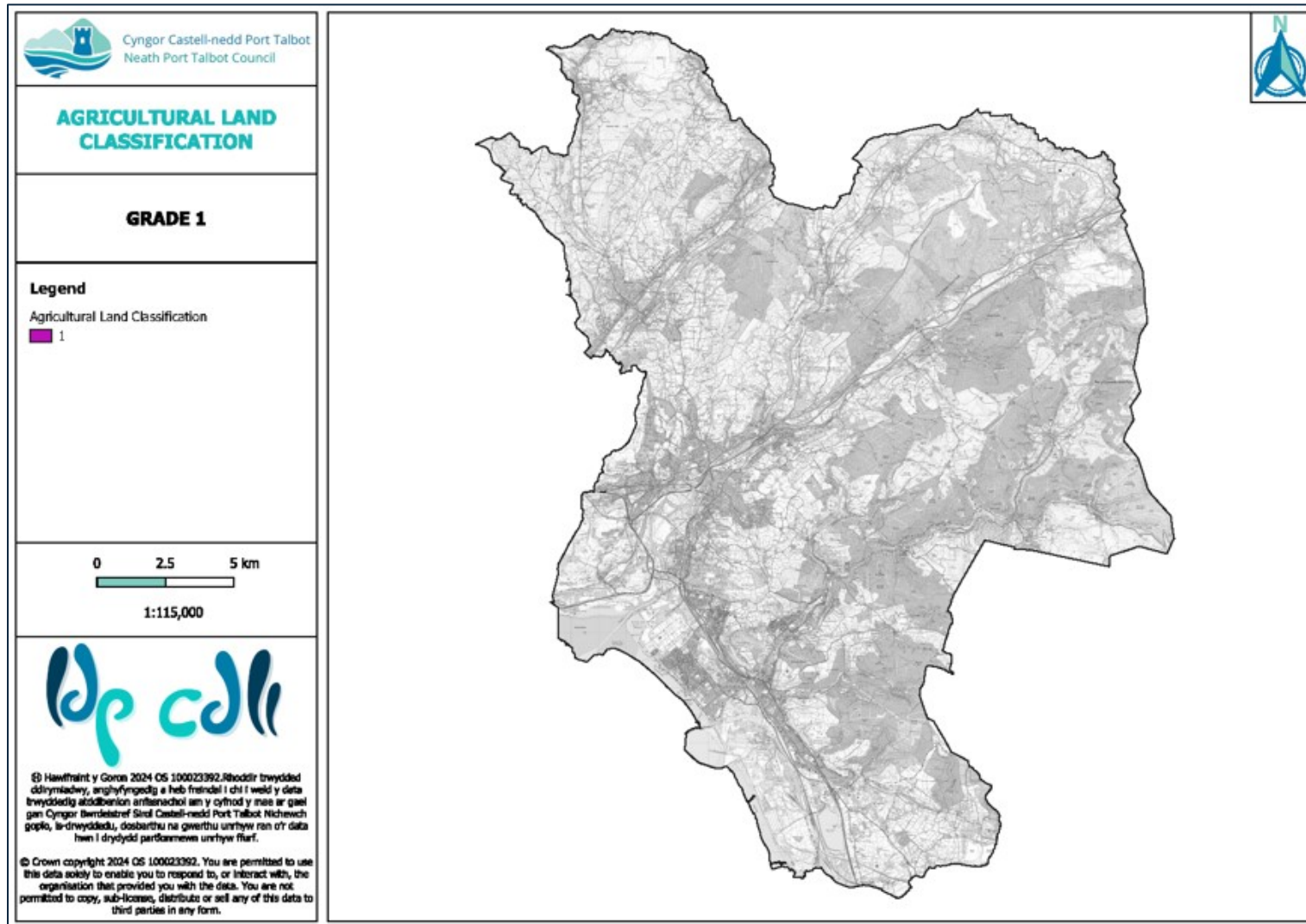
- 4.2. The Map below details the extent classified as Grade 1-3a. This shows that there is very little Grade 1 ALC, Grade 2 ALC is predominantly concentrated in the southeast of the Authority, and areas of Grade 3 are concentrated in the central/ southern parts of the Authority.

Figure 3: Grades 1-3a



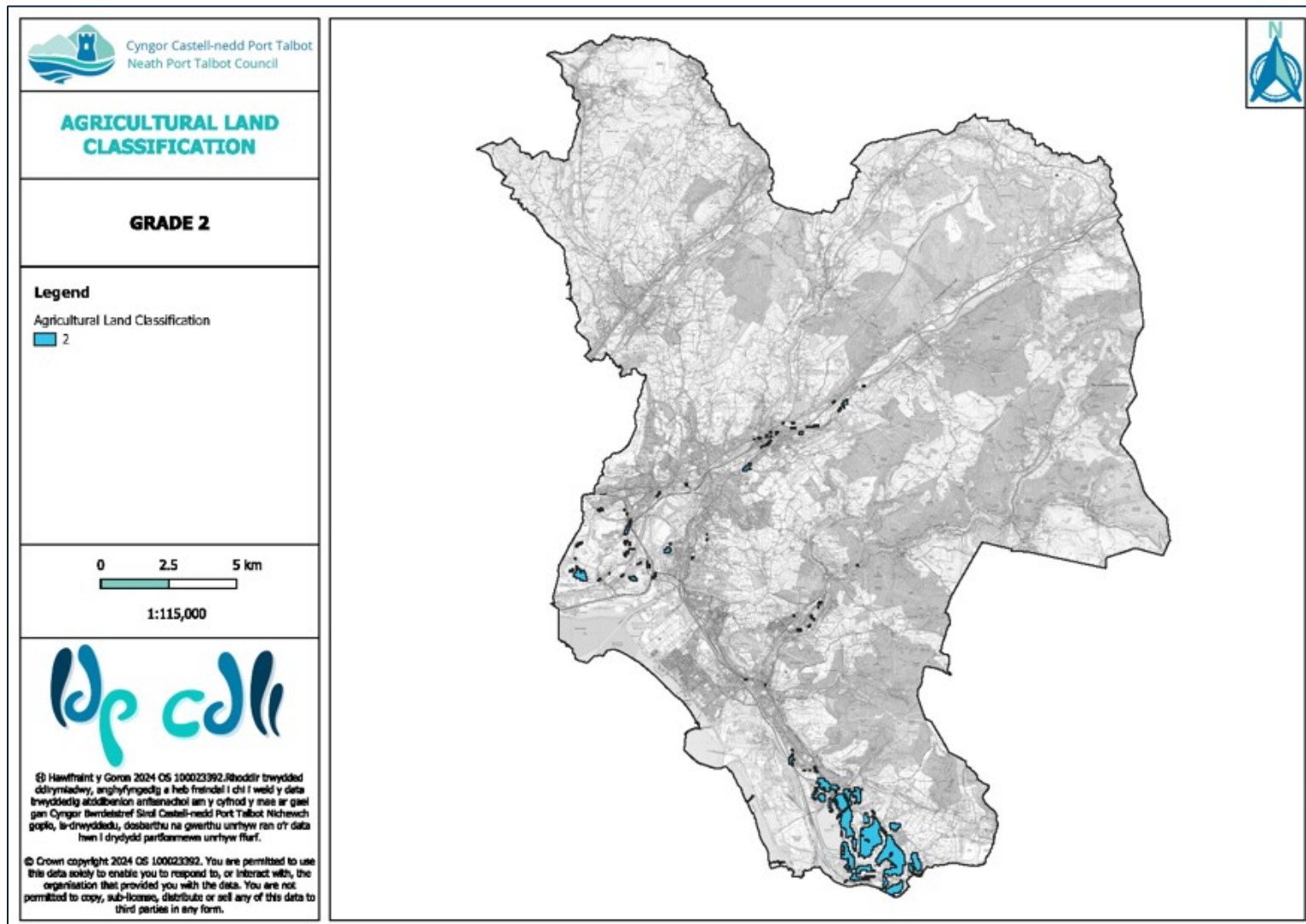
4.3. The Map below details the extent of Grade 1:

Figure 4: Grade 1 ALC



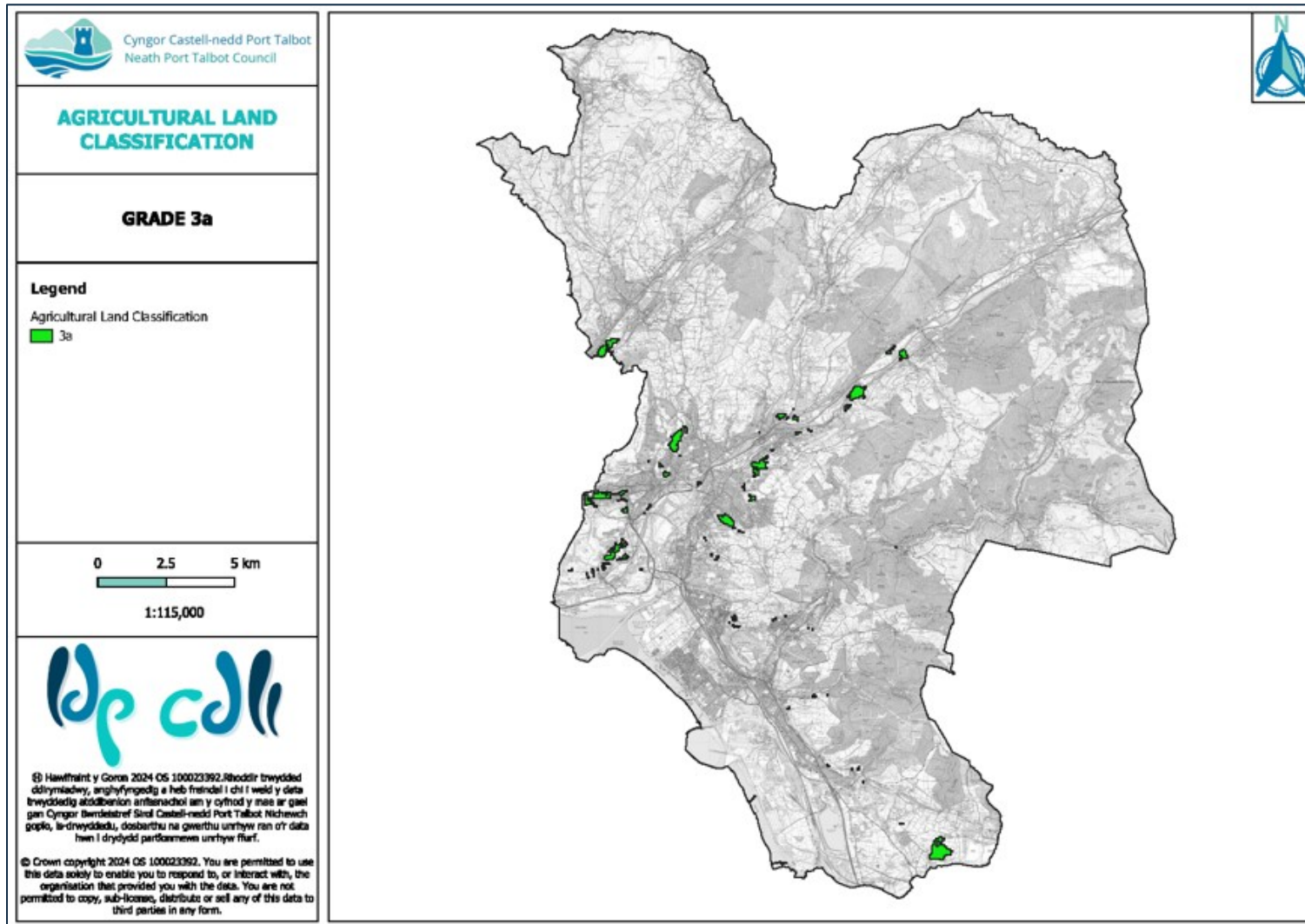
4.4. The Map below details the extent of Grade 2:

Figure 5: Grade 2 ALC



4.5. The Map below details the extent of Grade 3a:

Figure 6: Grade 3a ALC



5. Task B: Candidate Sites

5.0.1. Using GIS, the Council undertook a desk-based assessment to understand the extent to which sites submitted for development incorporate ALC Grades 1 to 3a. The sections below detail sites with ALC Grades 1 to 3a.

5.1. 2022 Candidate Sites

5.1.1. The Table below provides a summary of sites identified with Grades 1 to 3a.

Table 1: 2022 Candidate Sites

| Candidate Site Reference | Candidate Site | Grade 1 | Grade 2 | Grade 3a |
|--------------------------|---|---------|---------|----------|
| RLDP/N/0005 | Land at Fforest Farm, Aberdulais - Site 1 | | | ✓ |
| RLDP/N/0006 | Land at Fforest Farm, Aberdulais - Site 2 | | | ✓ |
| RLDP/N/0019 | Sun Fields, Land off School Road, Llandarcy | | | ✓ |
| RLDP/N/0020 | Land at Gelli Bwlch Farm, Llandarcy | | ✓ | ✓ |
| RLDP/N/0021 | Coed Darcy | | ✓ | ✓ |
| RLDP/N/0022 | Crymlyn Parc, Skewen | | | ✓ |
| RLDP/N/0023 | Land off Ocean View, Jersey Marine | | ✓ | |
| RLDP/N/0028 | Land at Dwr y Felin School and Longford Recreation Ground | | | ✓ |
| RLDP/N/0036 | Land southwest of Cimla (Submission 1) | | | ✓ |
| RLDP/N/0037 | Land southwest of Cimla (Submission 2) | | | ✓ |
| RLDP/N/0038 | Land southwest of Cimla (Submission 3) | | | ✓ |
| RLDP/N/0039 | Land at Cae Rhys Ddu, Cimla | | | ✓ |
| RLDP/N/0040 | Land at Hillside Site 1, Cimla | | | ✓ |
| RLDP/N/0041 | Land at Hillside Site 2, Cimla | | | ✓ |
| RLDP/N/0042 | Land at Hillside Site 3, Cimla | | | ✓ |

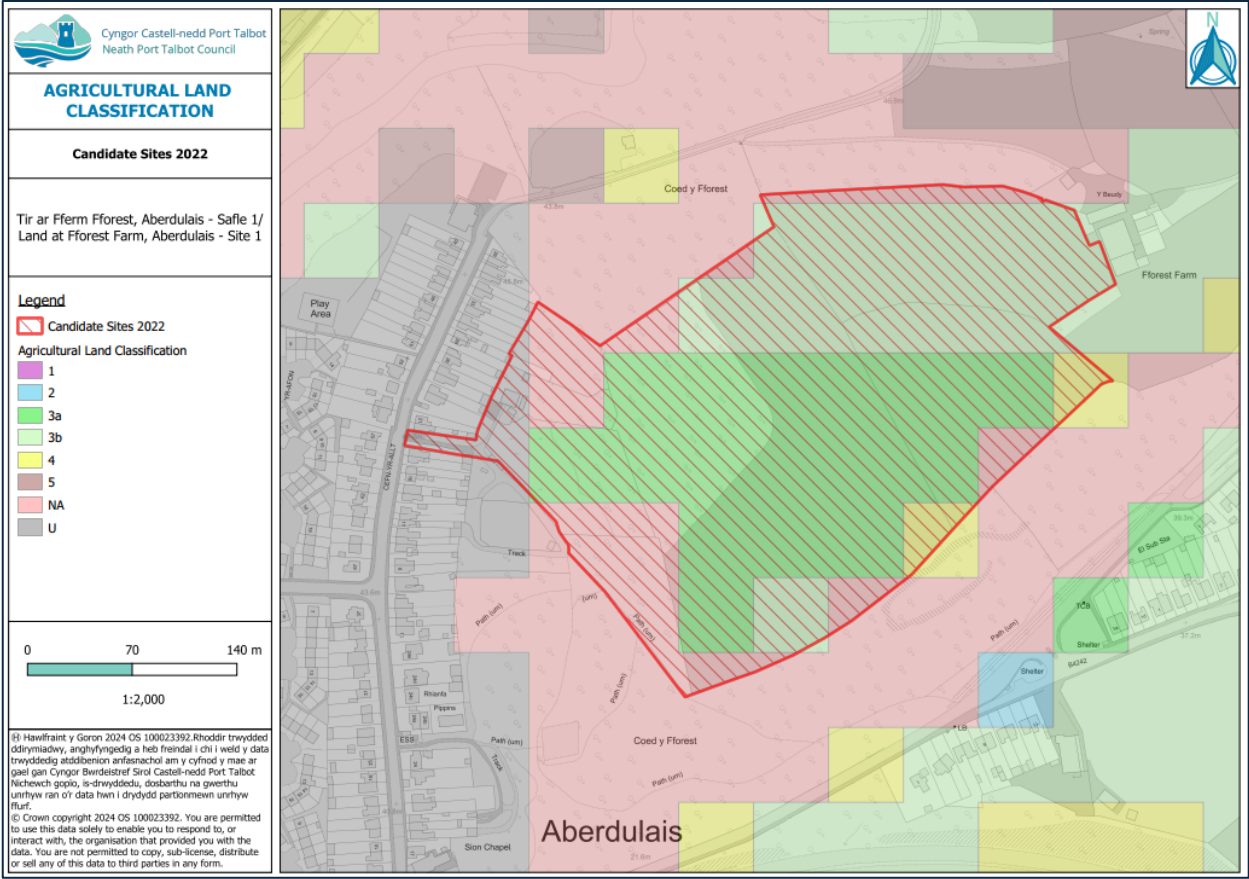
| Candidate Site Reference | Candidate Site | Grade 1 | Grade 2 | Grade 3a |
|--------------------------|--|---------|---------|----------|
| RLDP/N/0044 | Land East of Heol Y Glo, Tonna | | ✓ | ✓ |
| RLDP/N/0045 | Land at Heol y Glo, Tonna - Option 1 | | ✓ | ✓ |
| RLDP/N/0046 | Land at Heol y Glo, Tonna - Option 2 | | ✓ | ✓ |
| RLDP/NV/0017 | Land South of Neath Road, Abergarwed | | | ✓ |
| RLDP/PT/0011 | Land to R/O Blaenbaglan School & Blaenbaglan Farm | | | ✓ |
| RLDP/PT/0017 | Land to the South of Brynna Road, Cwmavon | | | ✓ |
| RLDP/PT/0026 | Land at rear of Rolling Mill, Cwmavon | | ✓ | |
| RLDP/PT/0031 | Land at Lakeside Driving Range Margam | | ✓ | |
| RLDP/PT/0032 | Land off Abbots Close, Margam | | ✓ | |
| RLDP/PT/0033 | Manor Yard (Former Sawmill), Cwrt-y-defaid, Margam | | ✓ | |
| RLDP/PT/0034 | Land at Lakeside Golf Course and West of A48 | | ✓ | |
| RLDP/PT/0039 | Caegarw Gypsy and Traveller Site | | ✓ | |
| RLDP/PT/0040 | Land West of J38, Margam | | ✓ | |
| RLDP/PT/0041 | Port Talbot Steelworks | | ✓ | |
| RLDP/PT/0042 | Land at Coed Hirwaun, Margam | | ✓ | |
| RLDP/PT/0043 | Land at Tyn-y-Caeau, Margam | | ✓ | |
| RLDP/PT/0044 | WBE Eco Park, Heol Cae'r Bont, Margam | | ✓ | |
| RLDP/PT/0045 | Land to the south-west of BOC, Margam | | ✓ | |
| RLDP/PT/0046 | Plots C1 and C4, Land West of J38, Margam | | ✓ | |

5.1.2. The following Maps detail the extent for each site identified within the Table above.

RLDP/N/0005 – Land at Fforest Farm, Aberdulais – Site 1

5.1.3. The Map below shows that a central part of the site is identified as Grade 3a. This comprises 45.3% of the total site.

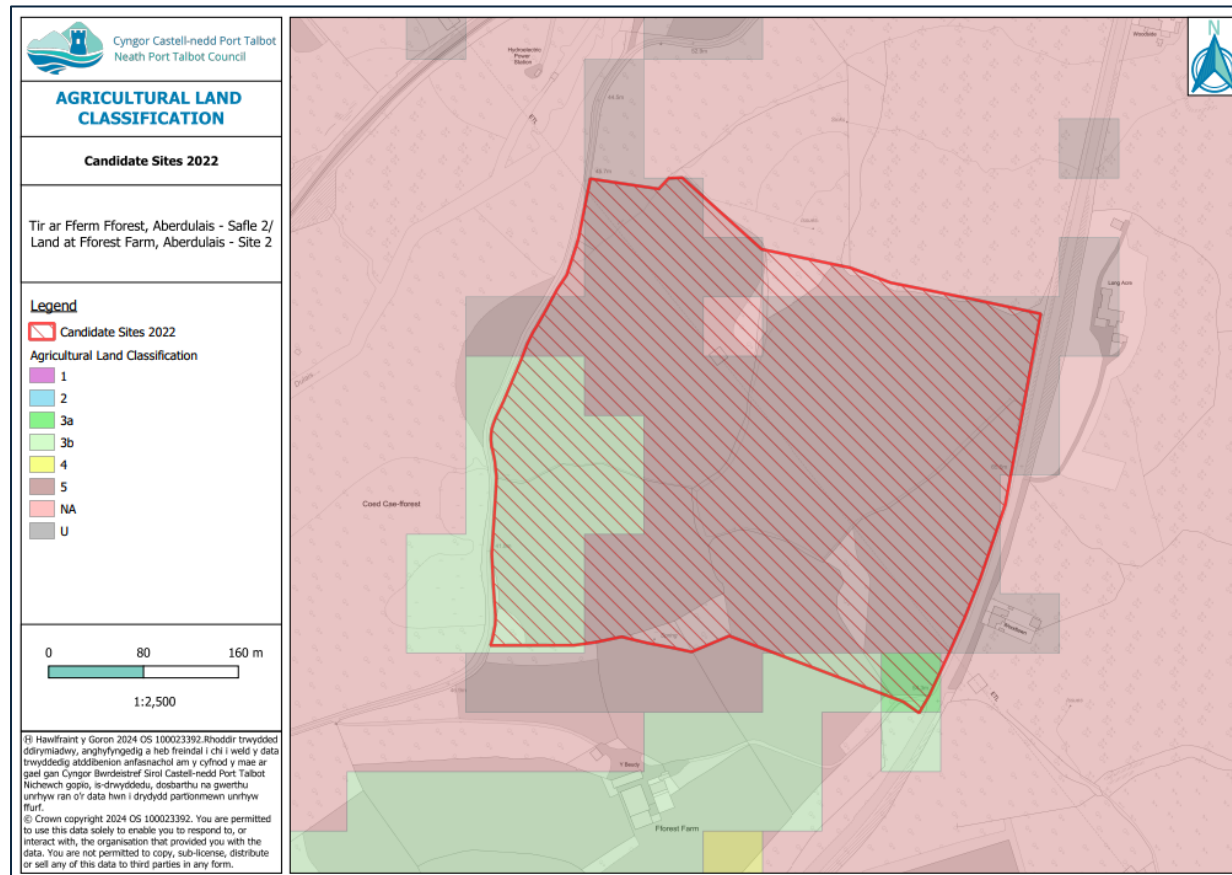
Figure 7: RLDP/N/0005 - Land at Fforest Farm, Aberdulais - Site 1



RLDP/N/0006 – Land at Fforest Farm, Aberdulais – Site 2

- 5.1.4. The Map below shows that a very small area of the southern part of the site is Grade 3a. This comprises 1.3% of the total area of the site.

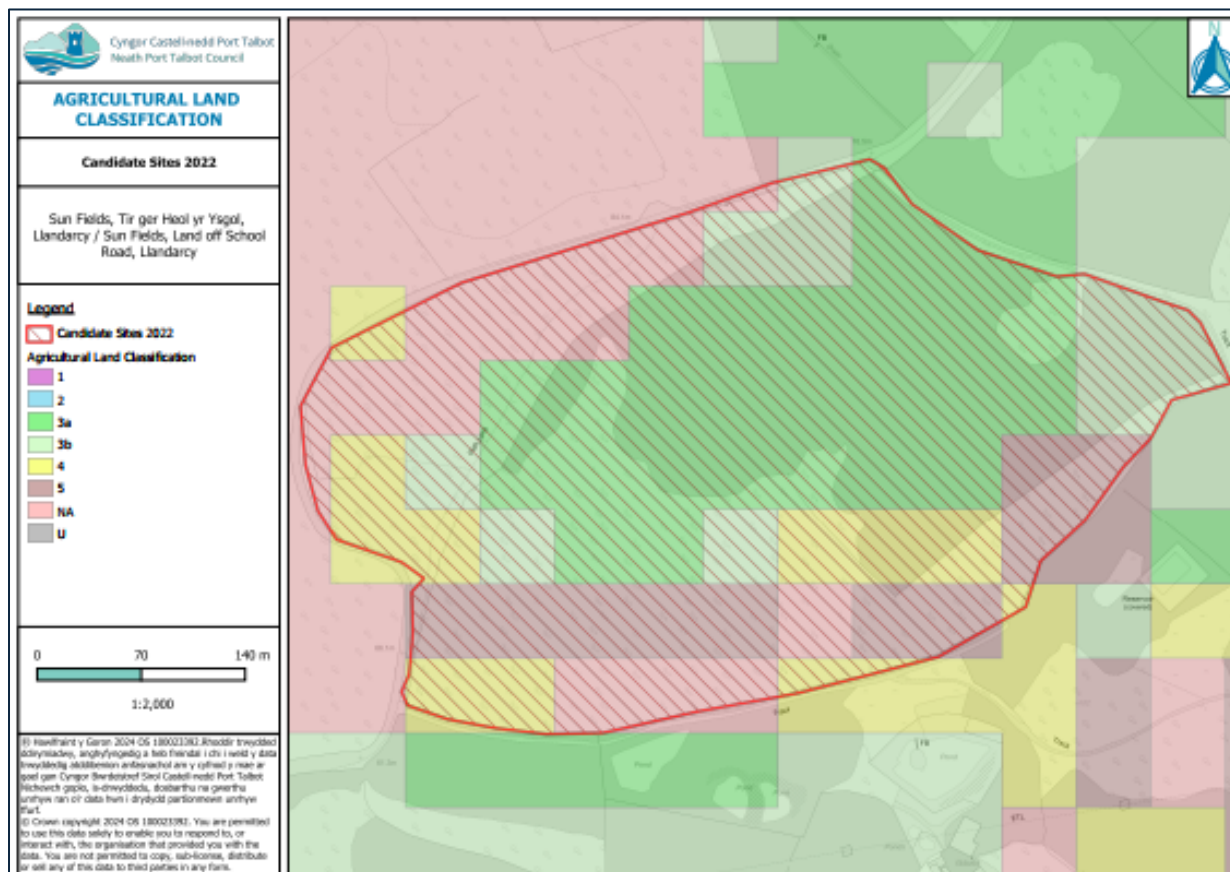
Figure 8: RLDP/N/0006 - Land at Fforest Farm, Aberdulais - Site 2



RLDP/N/0019 – Sun Fields, Land off School Road, Llandarcy

- 5.1.5. The Map below shows that a central part of the site is identified as Grade 3a. This comprises 40.6% of the total area of the site.

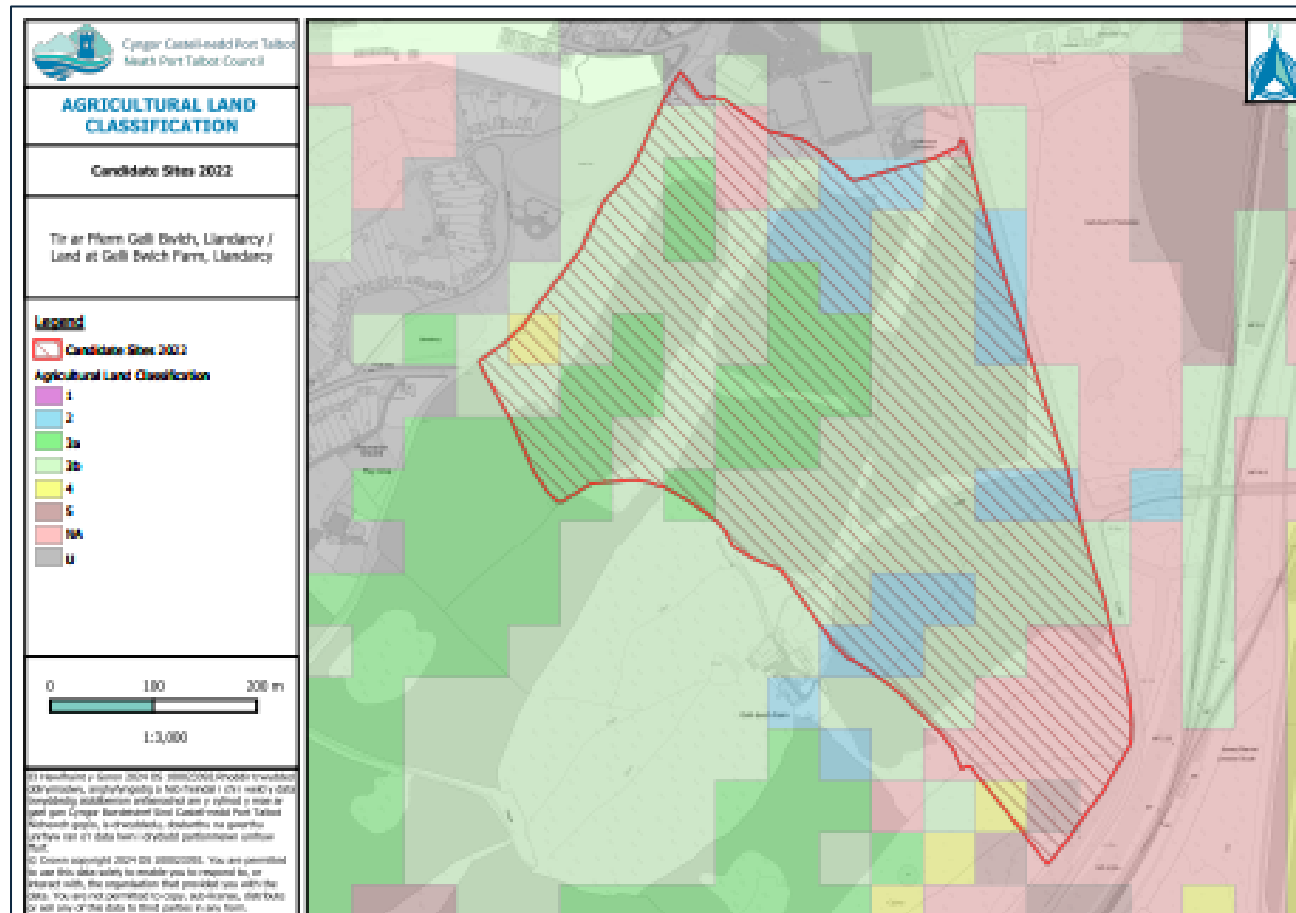
Figure 9: RLDP/N/0019 - Sun Fields, Land off School Road, Llandarcy



RLDP/N/0020 – Land at Gelli Bwlch Farm, Llandarcy

- 5.1.6. The Map below shows that areas of the site have been identified as Grade 2 and 3a. Approximately 2.8% of the site is Grade 2 and 17.3% of the site Grade 3a.

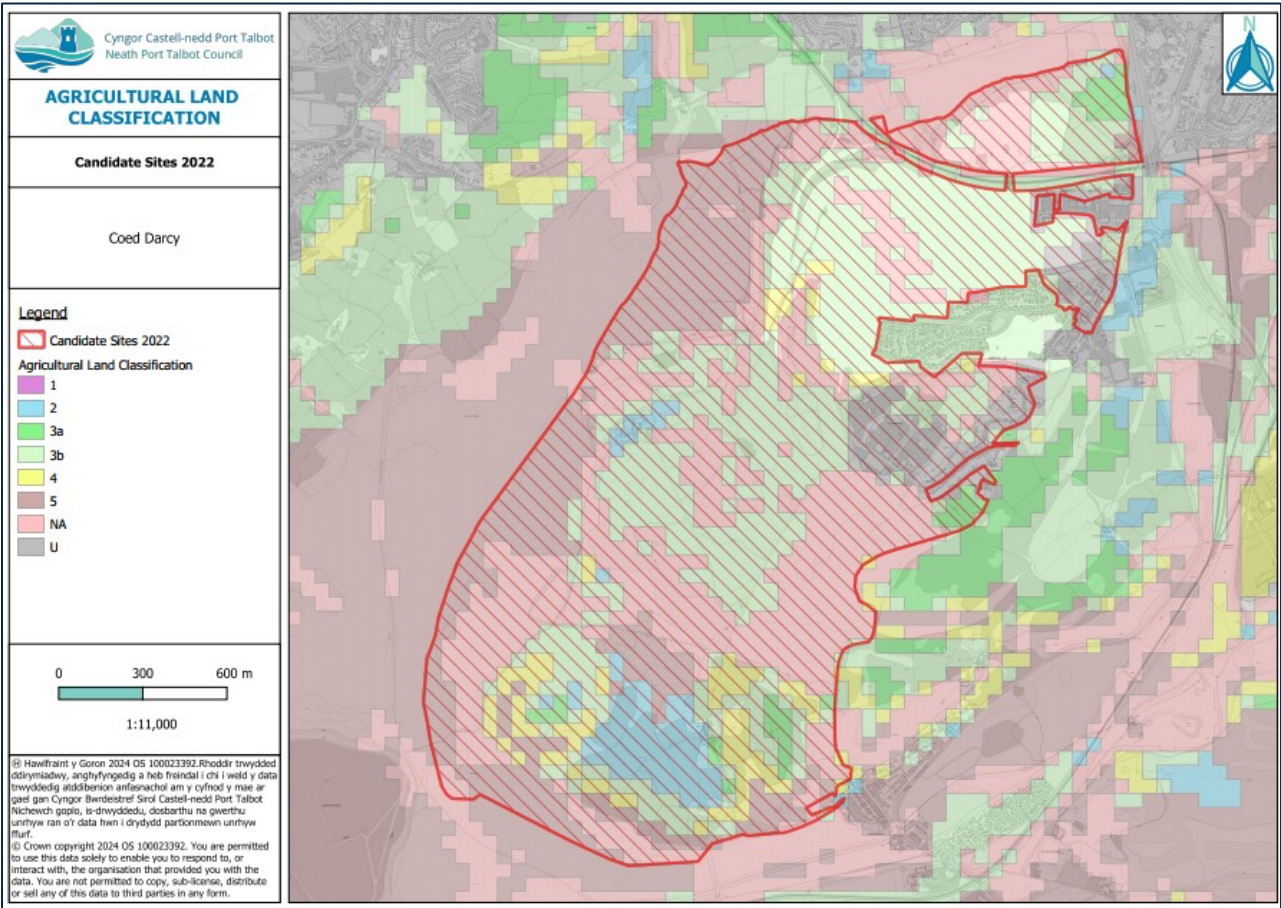
Figure 10: RLDP/N/0020 - Land at Gelli Bwlch Farm, Llandarcy



RLDP/N/0021 – Coed Darcy

5.1.7. The Map below shows that small areas in the south and west of the site have been identified as ALC Grades 2 and 3a. Approximately 4.5% of the site is Grade 2 and 2.2% of the site Grade 3a.

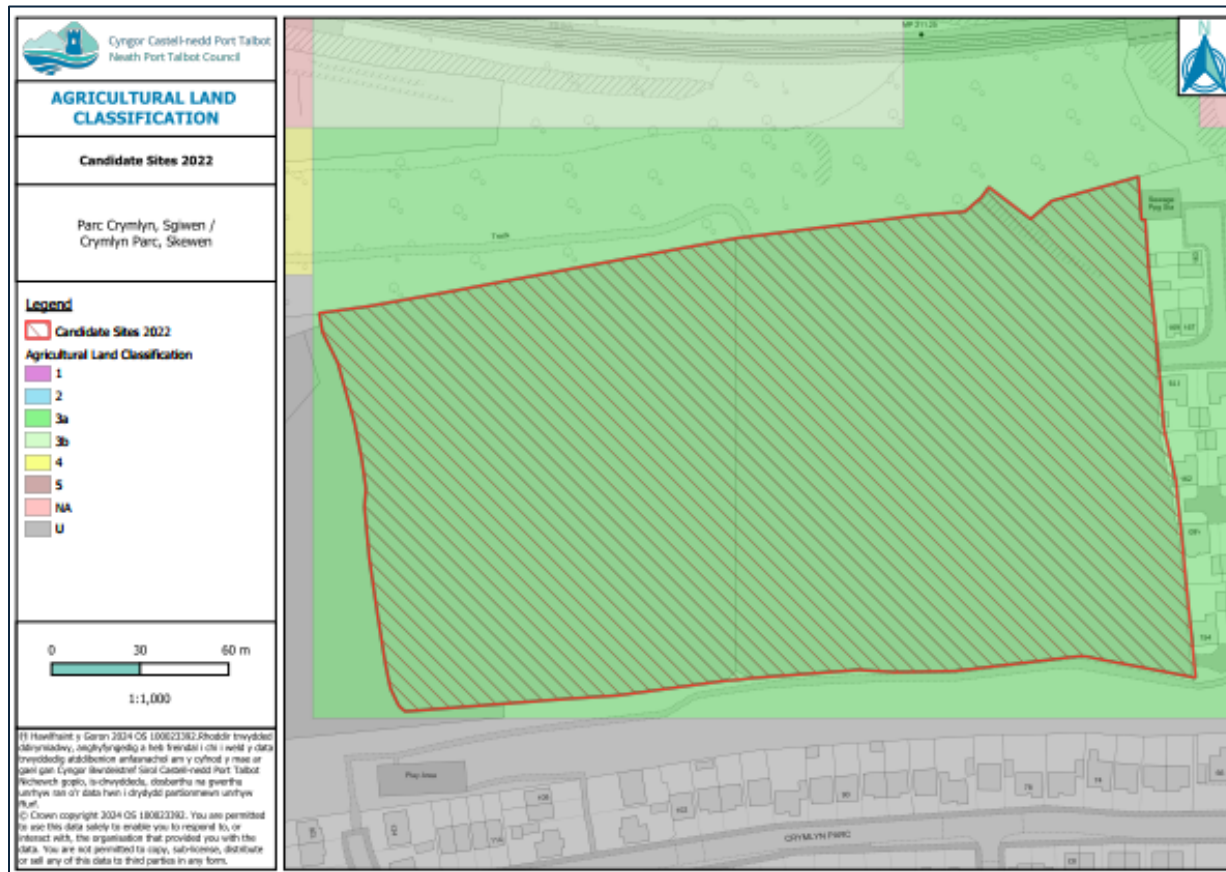
Figure 11: RLDP/N/0021 - Coed Darcy



RLDP/N/0021 – Crymlyn Parc, Skewen

- 5.1.8. The Map below shows that the entirety of the site is identified as ALC Grade 3a. The site is however currently allocated for development within the current LDP.

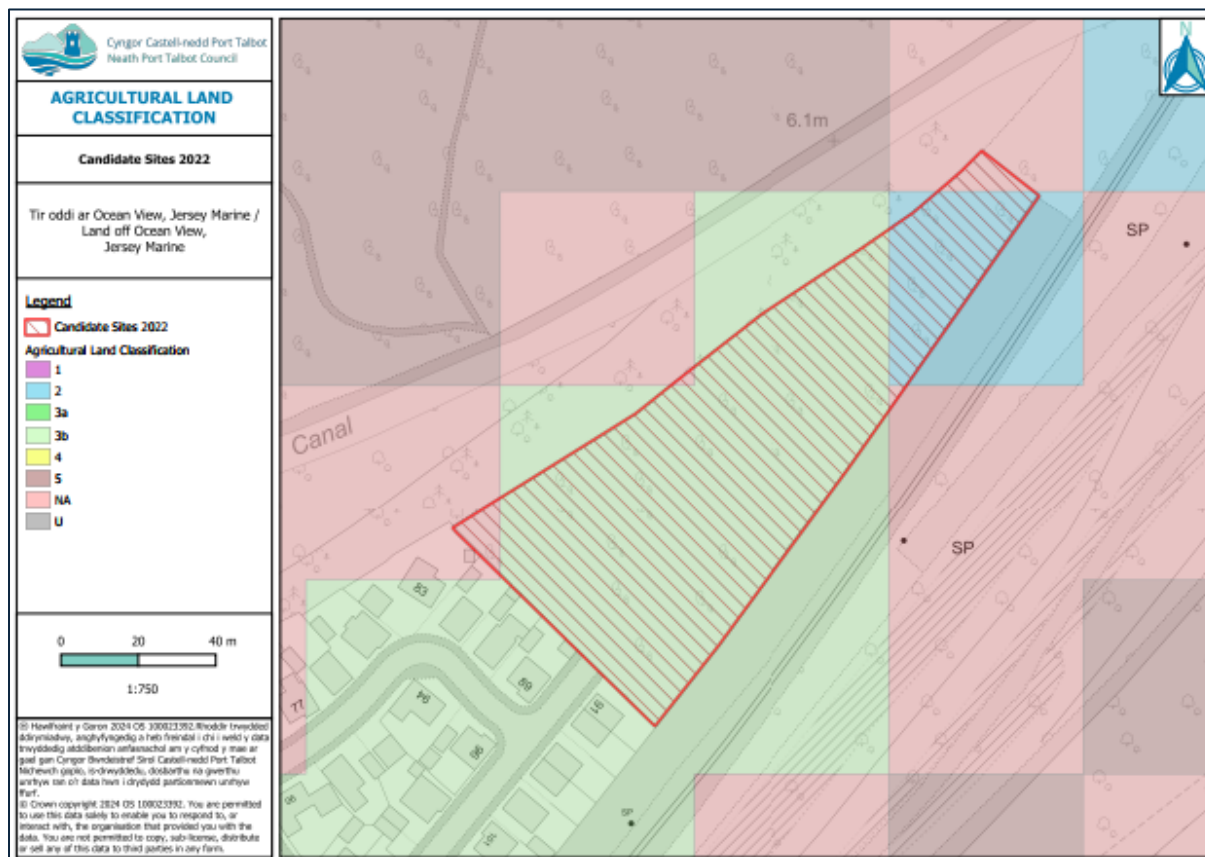
Figure 12: RLDP/N/0022 - Crymlyn Parc, Skewen



RLDP/N/0023 – Land off Ocean View, Jersey Marine

- 5.1.9. The Map below shows that a small part of the north east of the site is identified as Grade 2. Approximately 14.0% of the site is identified as Grade 2.

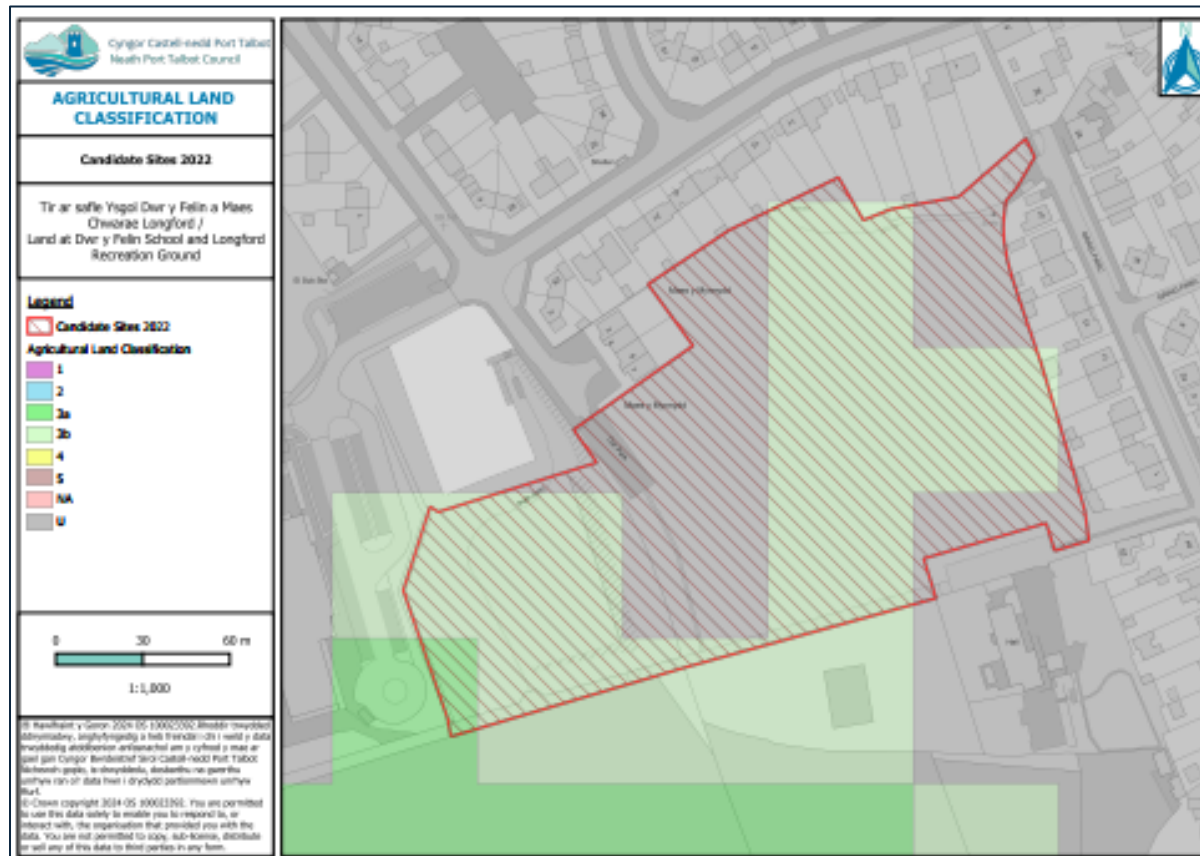
Figure 13: RLDP/N/0023 - Land off Ocean View, Jersey Marine



RLDP/N/0028 – Land at Dwr y Felin School and Longford Recreation Ground

5.1.10. The Map below shows that a very small part of the western part of the site is identified as Grade 3a. This equates to 1.9% of the total site area.

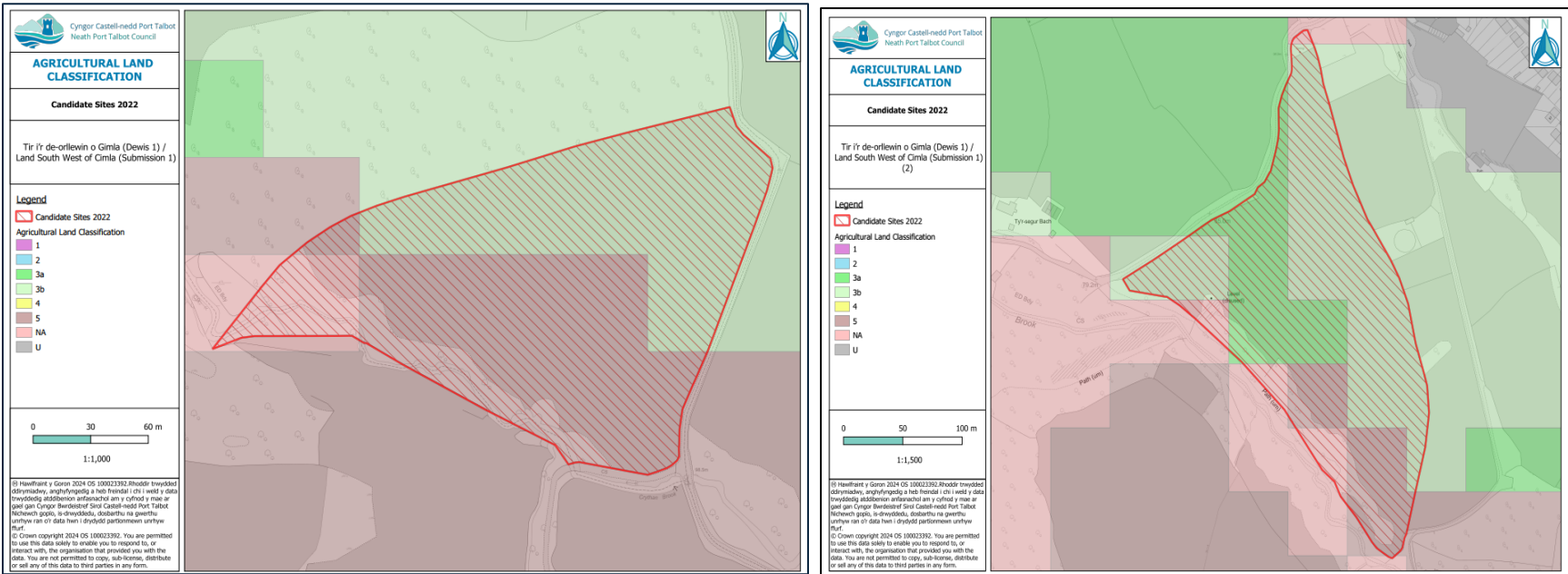
Figure 14: RLDP/N/0028 - Land at Dwr y Felin School and Longford Recreation Ground



RLDP/N/0036 – Land southwest of Cimla (Submission 1)

5.1.11. The Maps below shows that approximately 24.7% of the site is identified as Grade 3a.

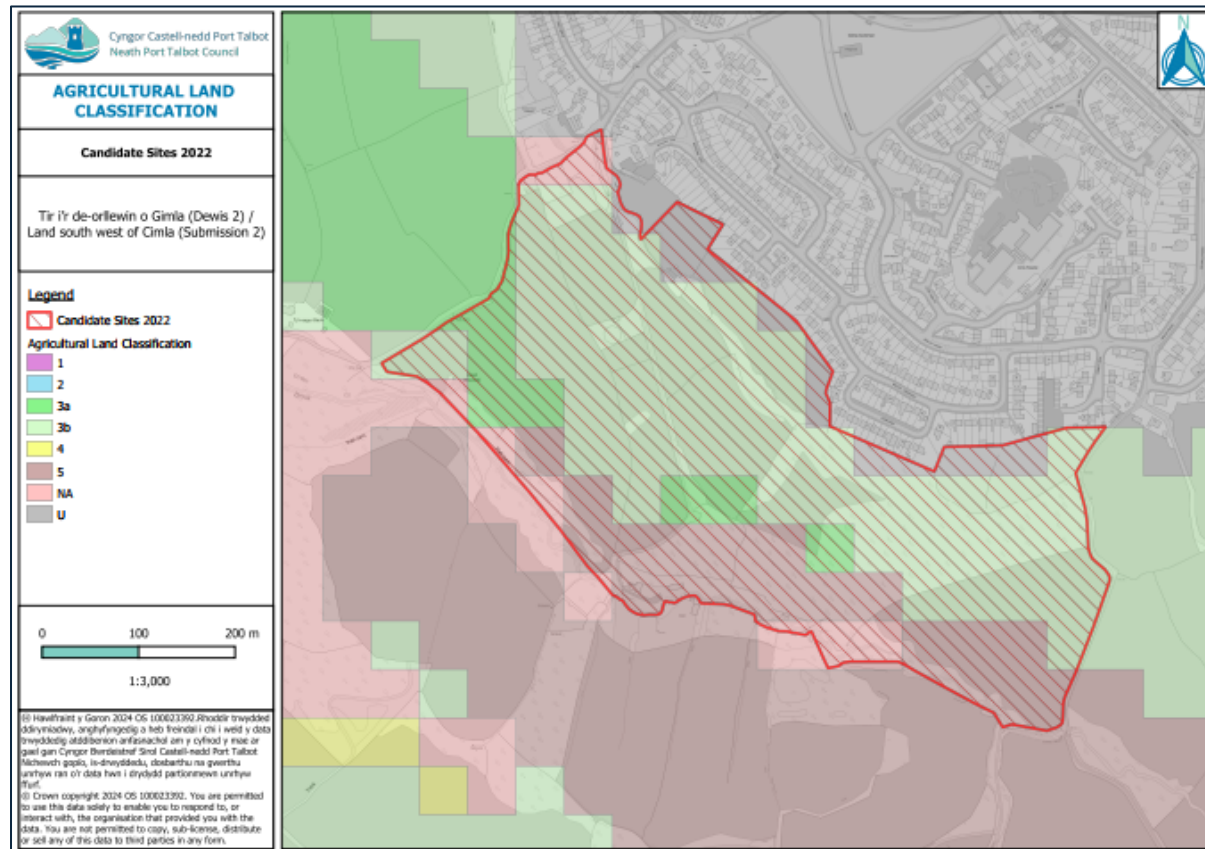
Figure 15: RLDP/N/0036 - Land southwest of Cimla (Submission 1)



RLDP/N/0037 – Land southwest of Cimla (Submission 2)

5.1.12. The Map below shows that small parts of the site are identified as Grade 3a. This equates to 8.8% of the total site area.

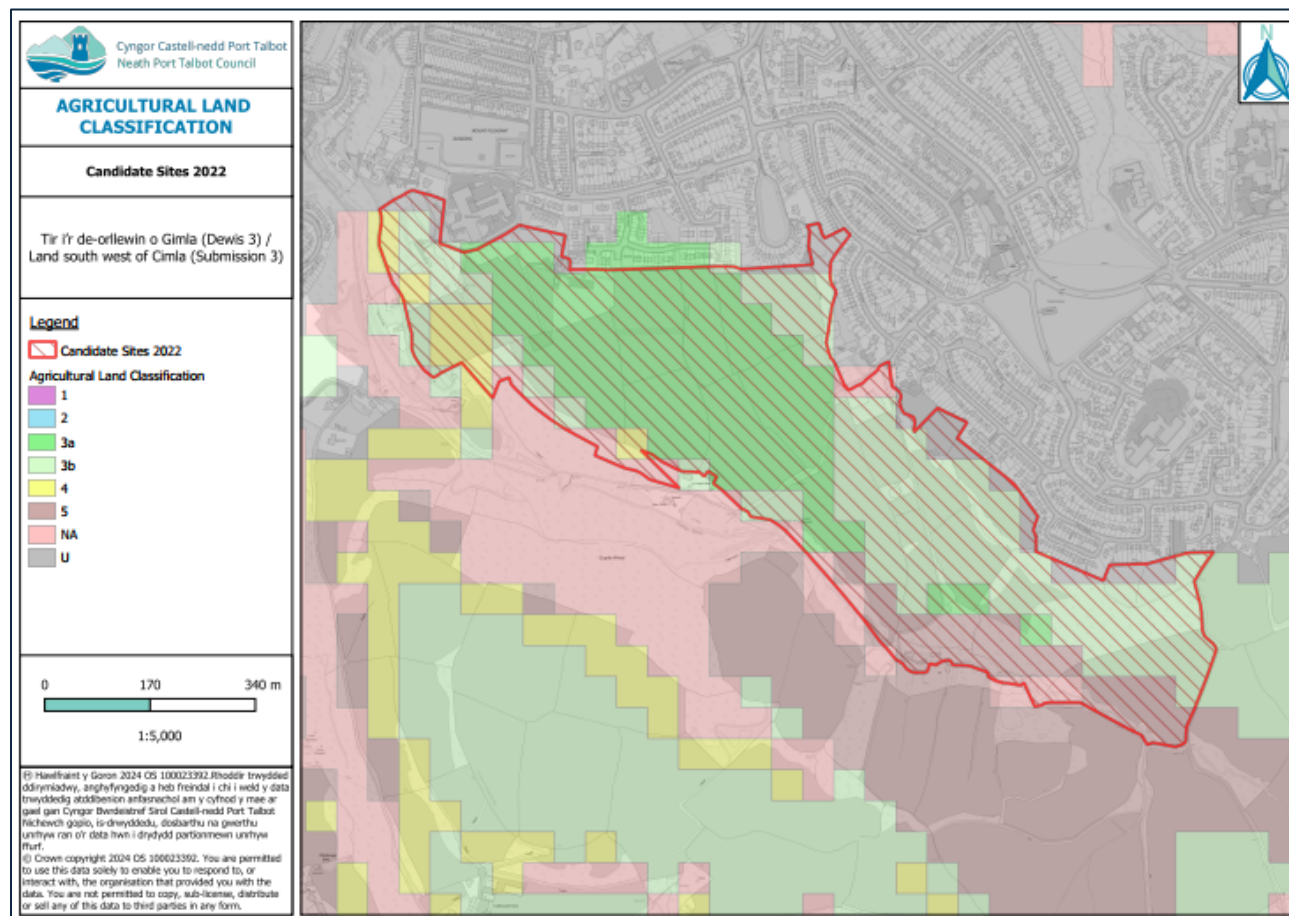
Figure 16: RLDP/N/0037 Land southwest of Cimla (Submission 2)



RLDP/N/0033 – Land southwest of Cimla (Submission 3)

5.1.13. The Map below shows that parts of the site are identified as Grade 3a. This equates to approximately 37.1% of the total site area.

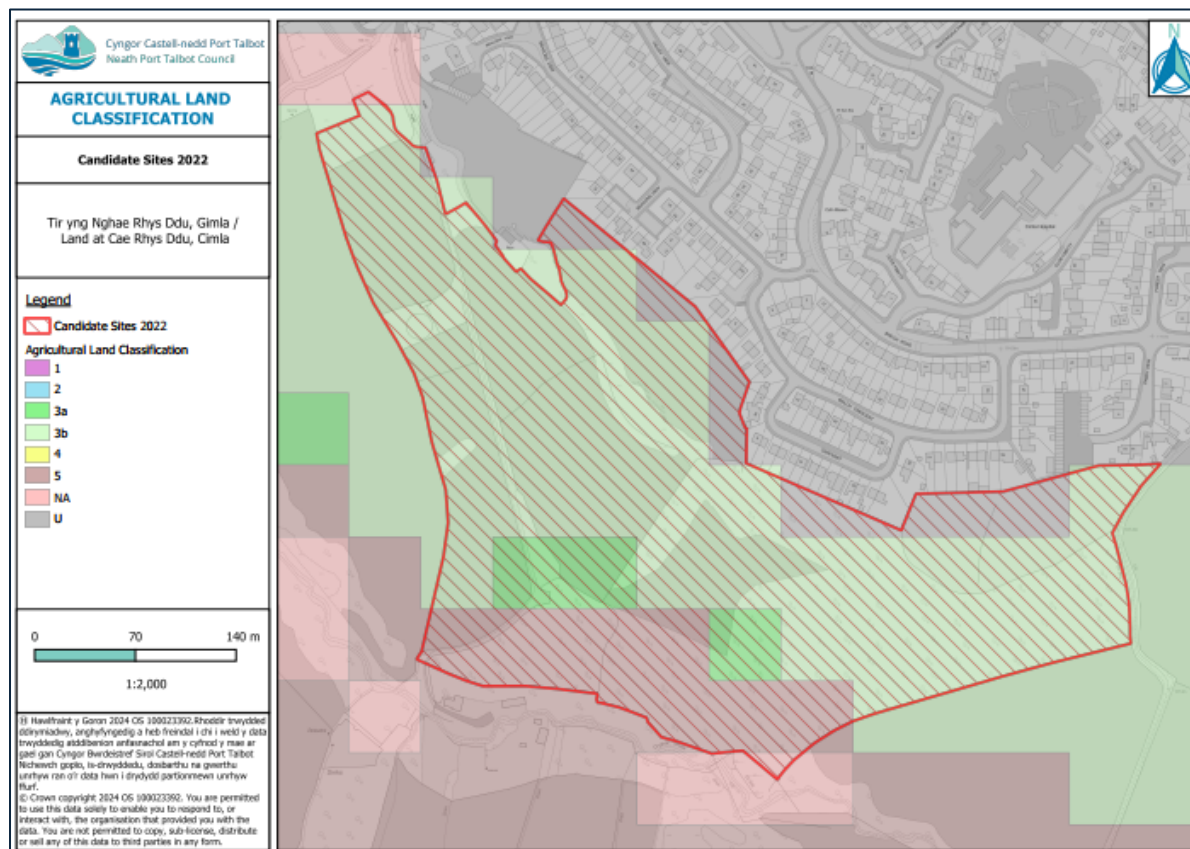
Figure 17: RLDP/N/0038 - Land southwest of Cimla (Submission 3)



RLDP/N/0039 – Land at Cae Rhys Ddu, Cimla

5.1.14. The Map below shows that small areas of the site have been identified as Grade 3a. This equates to approximately 6.5% of the total site area.

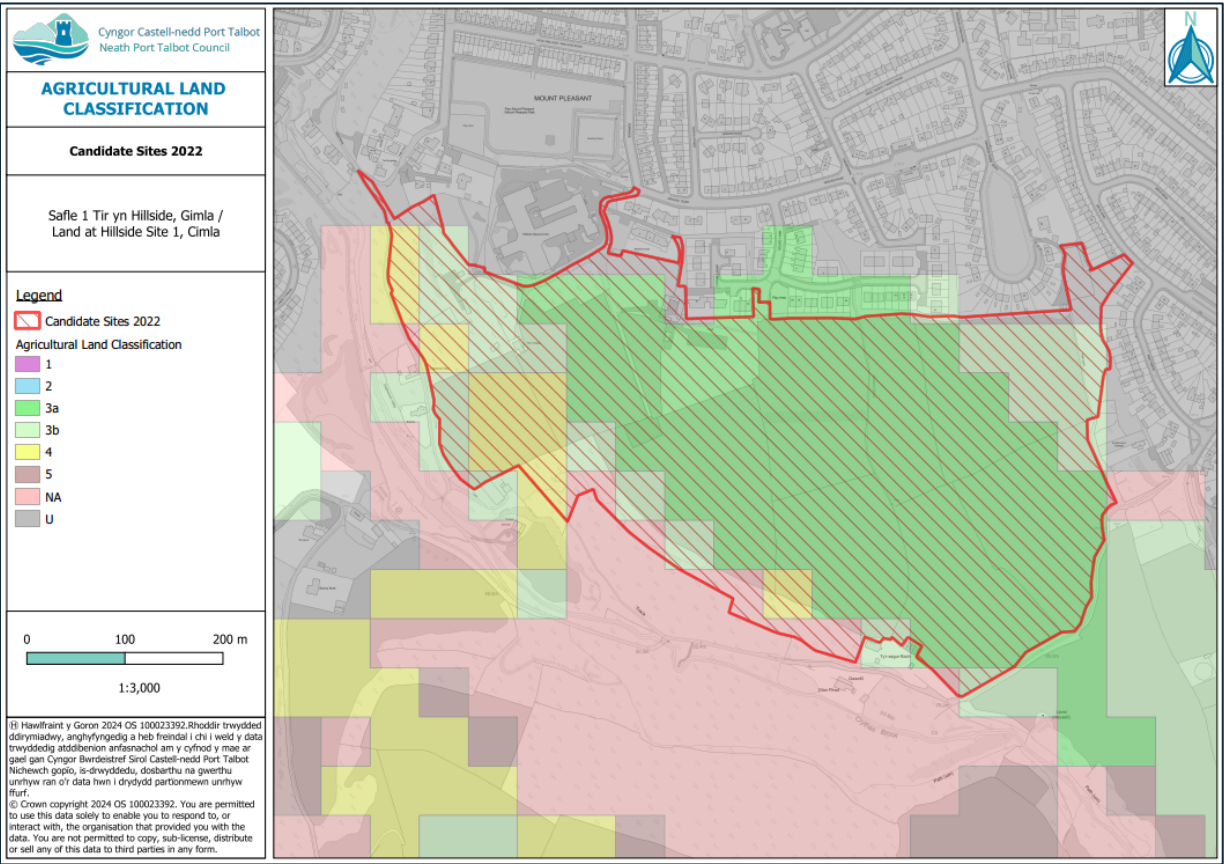
Figure 18: RLDP/N/0039 - Land at Cae Rhys Ddu, Cimla



RLDP/N/0040 – Land at Hillside Site 1, Cimla

5.1.15. The Map below shows that parts of the site are identified as Grade 3a. This equates to approximately 64.3% of the total site area.

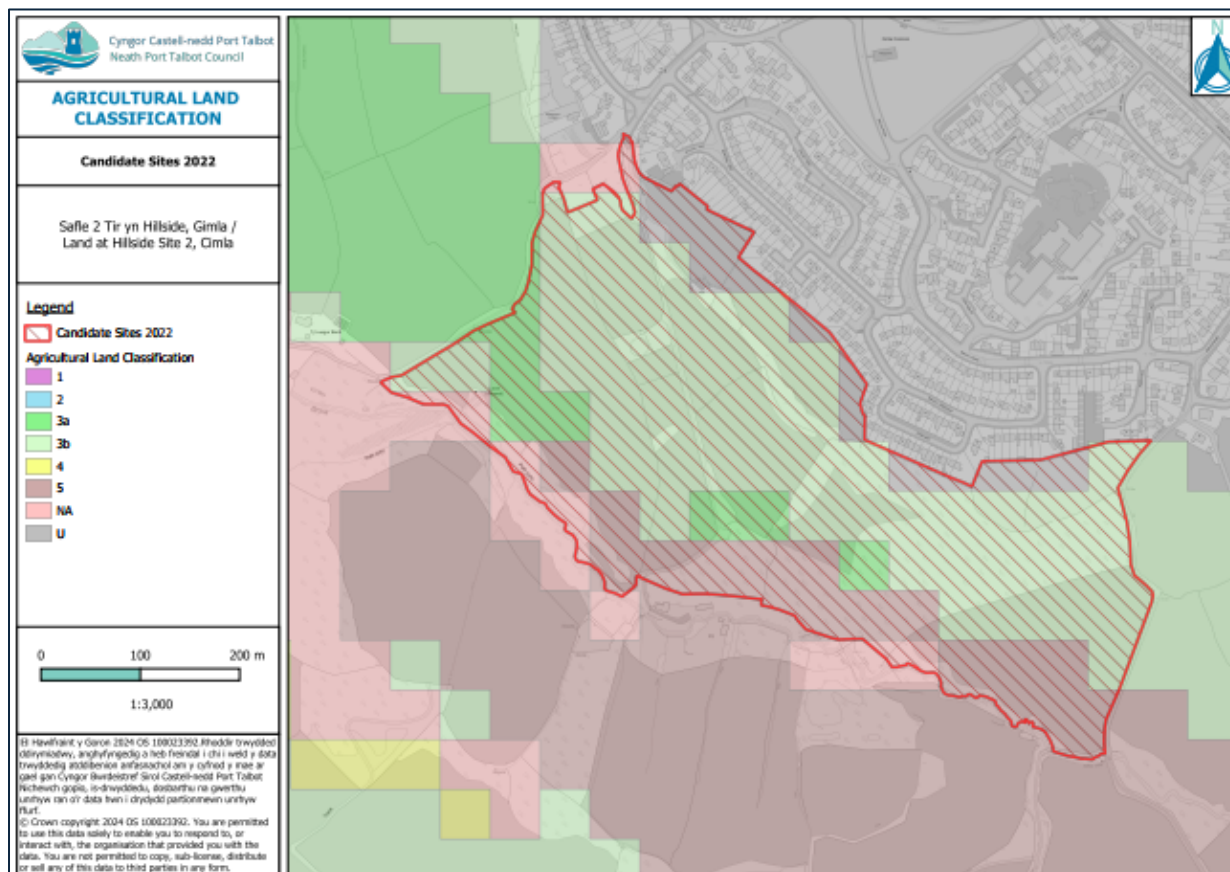
Figure 19: RLDP/N/0040 - Land at Hillside Site 1, Cimla



RLDP/N/0041 – Land at Hillside Site 2, Cimla

5.1.16. The Map below shows that small parts of the site are identified as Grade 3a. This equates to 8.8% of the total site area.

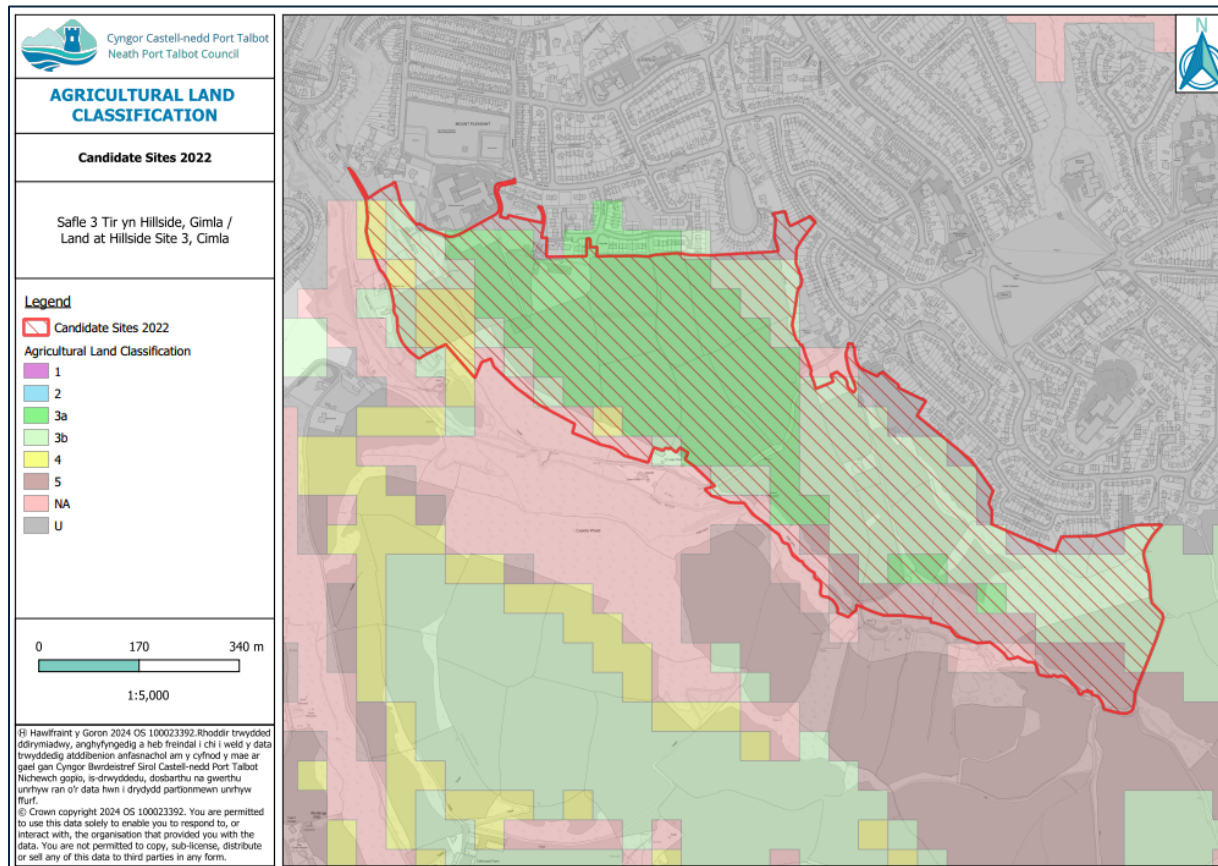
Figure 20: RLDP/N/0041 -Land at Hillside Site 2, Cimla



RLDP/N/0042 – Land at Hillside Site 3, Cimla

5.1.17. The Map below shows that parts of the site are identified as Grade 3a. This equates to approximately 37.1% of the total site area.

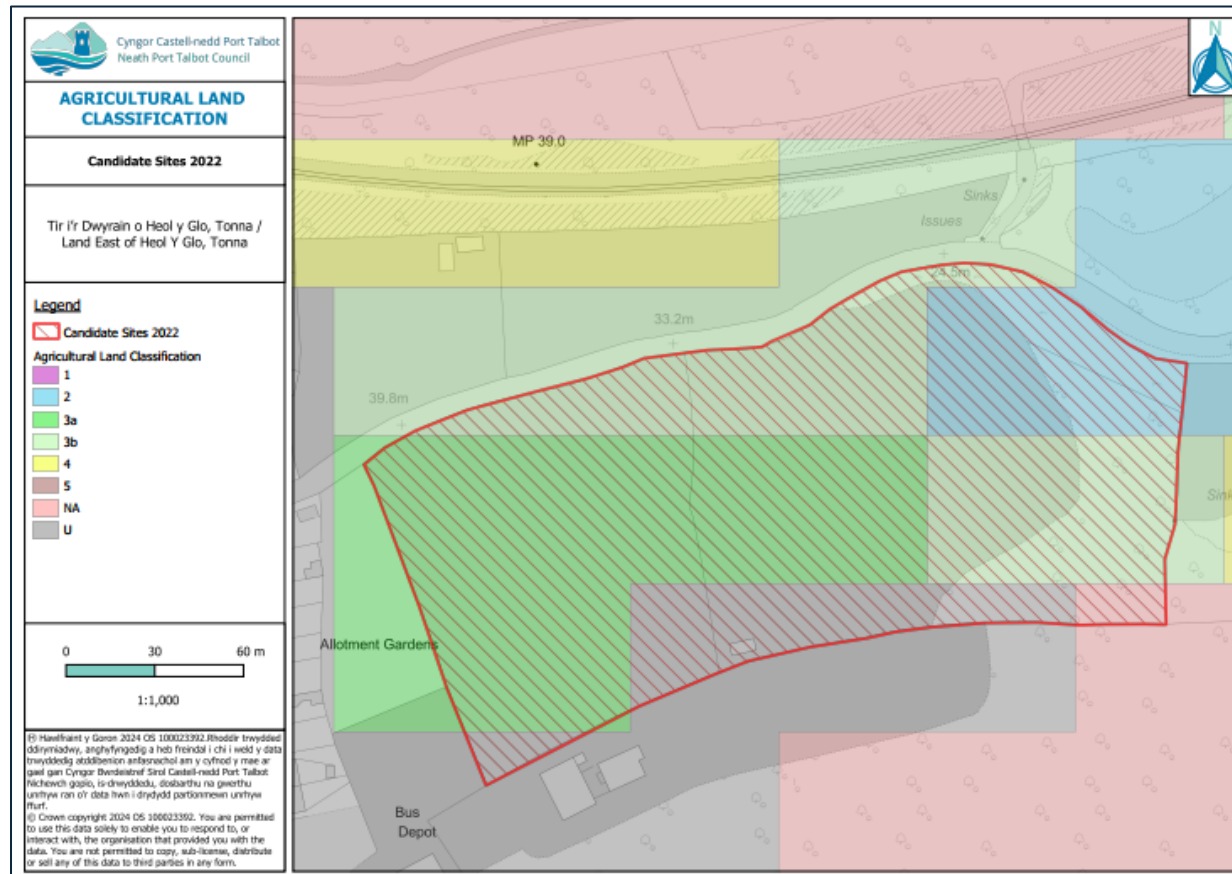
Figure 21: RLDP/N/0042 - Land at Hillside Site 3, Cimla



RLDP/N/0044 – Land east of Heol y Glo, Tonna

5.1.18. The Map below shows that parts of the site are identified as Grade 2 and Grade 3. Grade 2 equates to approximately 10.9% of the site and Grade 3a 36.8%.

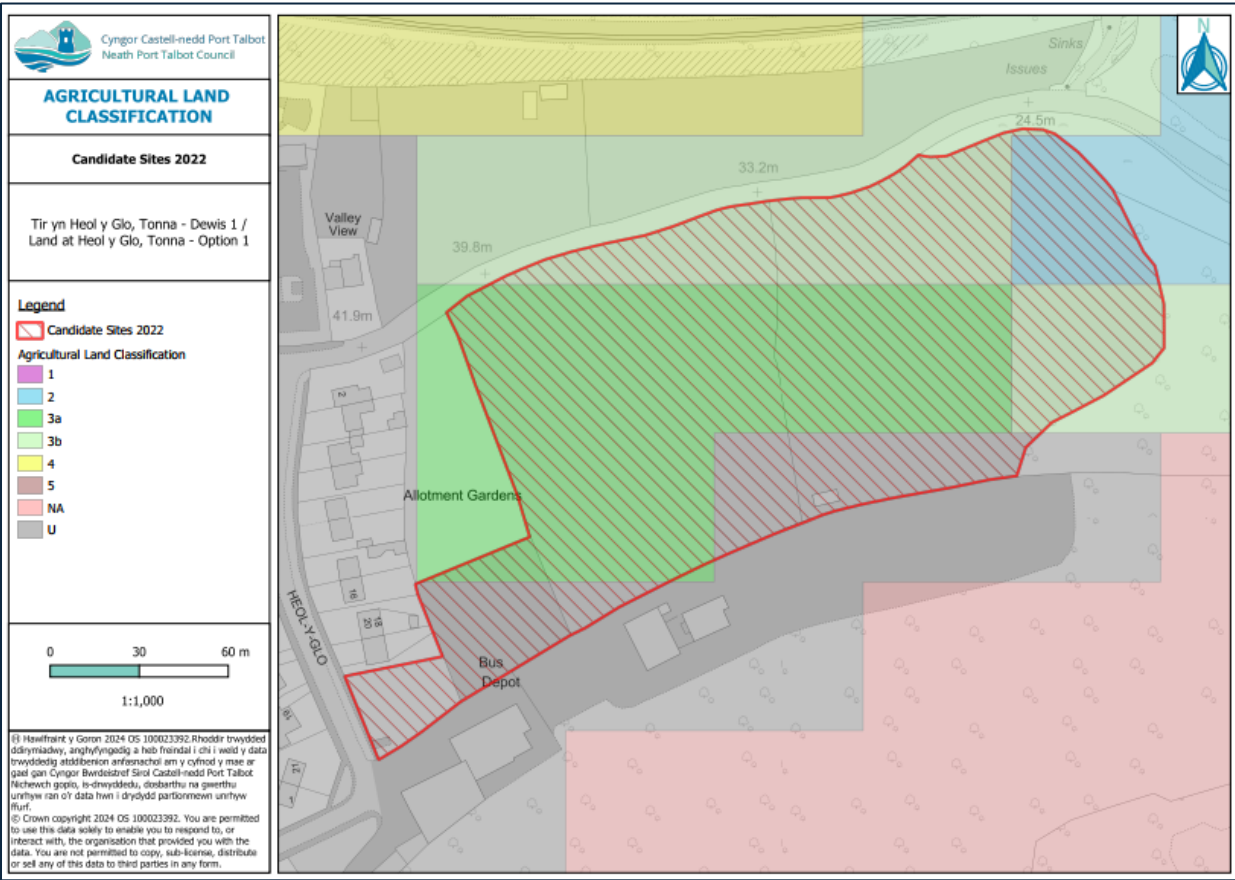
Figure 22: RLDP/N/0044 - Land East of Heol Y Glo, Tonna



RLDP/N/0045 – Land east of Heol y Glo, Tonna – Option 1

5.1.19. The Map below shows that parts of the site are identified as Grade 2 and Grade 3. Grade 2 equates to 6.9% and Grade 3 48.4%.

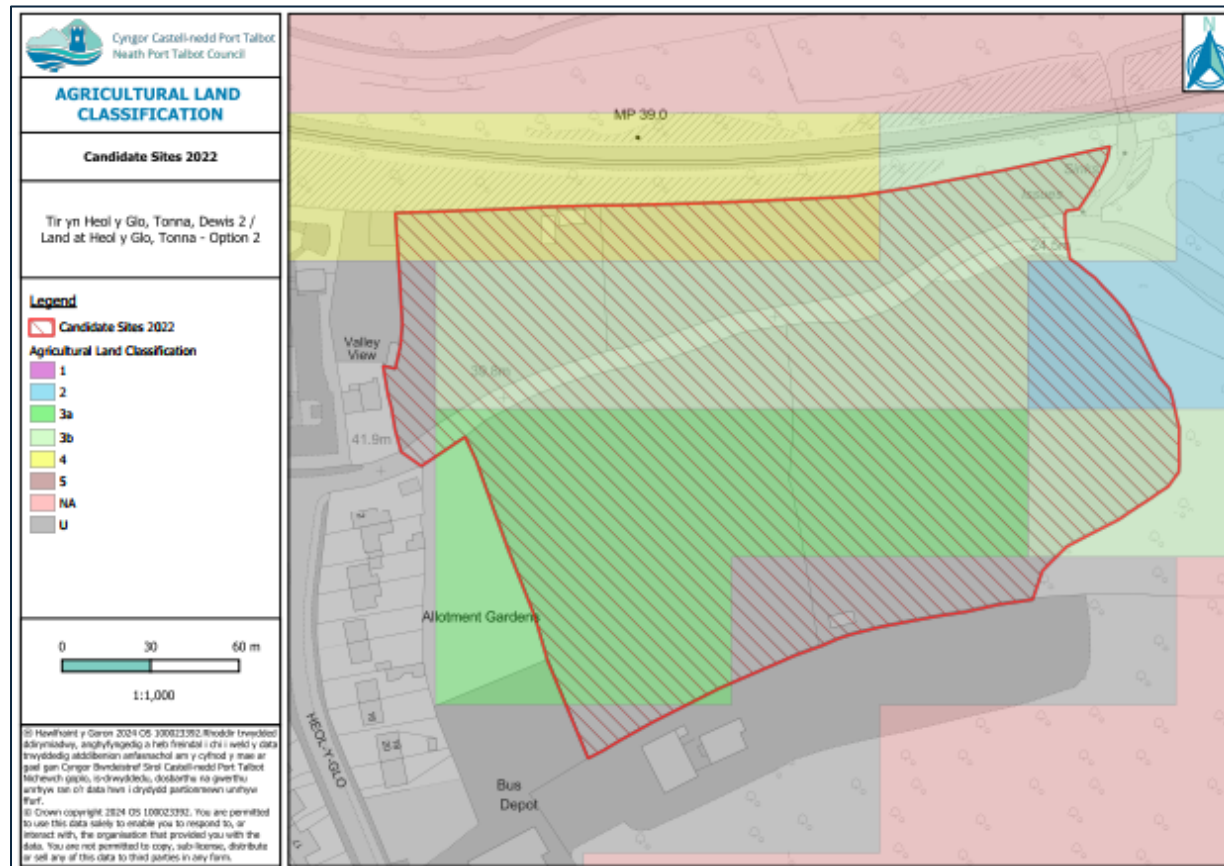
Figure 23: RLDP/N/0045 - Land at Heol y Glo, Tonna - Option 1



RLDP/N/0046 – Land east of Heol y Glo, Tonna – Option 2

5.1.20. The Map below shows that parts of the site are identified as Grade 2 and 3. Grade 2 equates to approximately 5.1 of the total site area and Grade 3 35.4%.

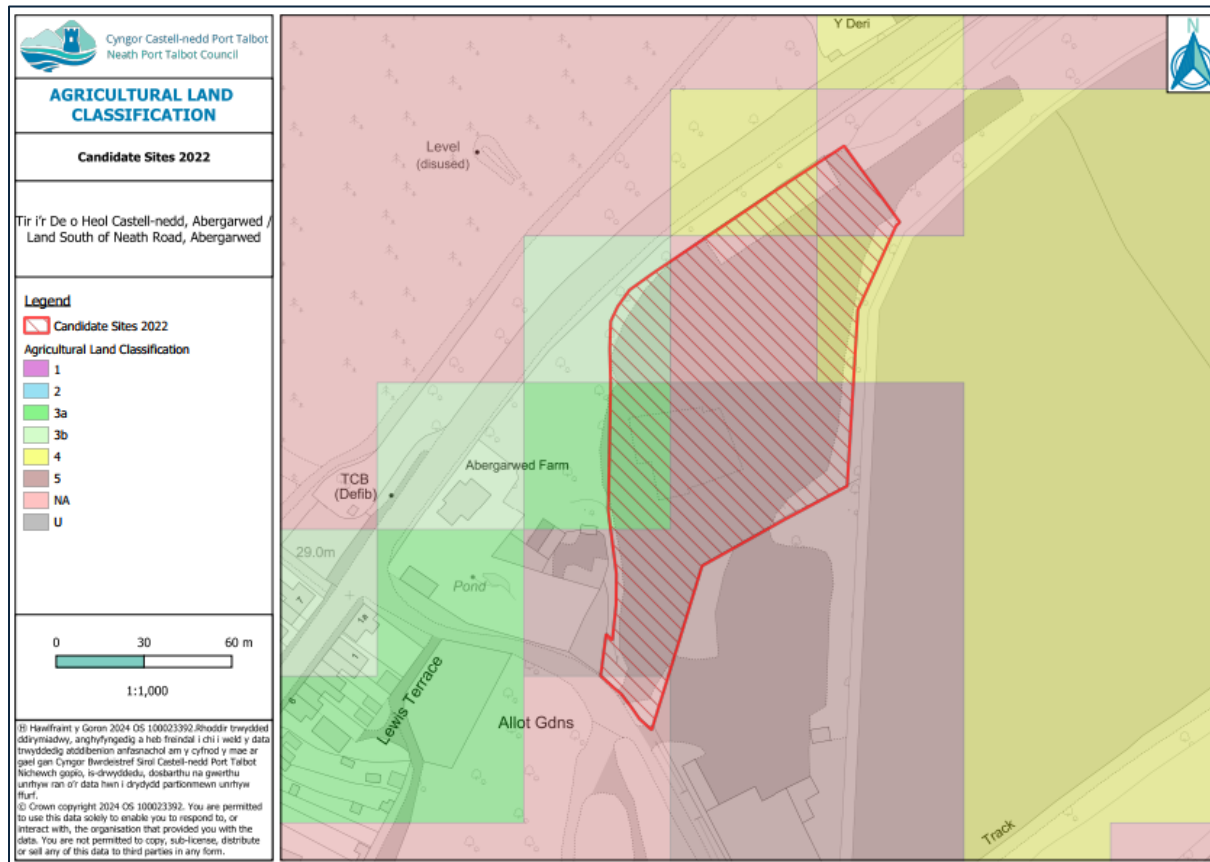
Figure 24: RLDP/N/0046 - Land at Heol y Glo, Tonna - Option 2



RLDP/NV/0017 – Land south of Neath Road, Abergarwed

5.1.21. The Map below shows that a small area on the western boundary of the site is Grade 3a. This equates to approximately 9.8% of the total site area.

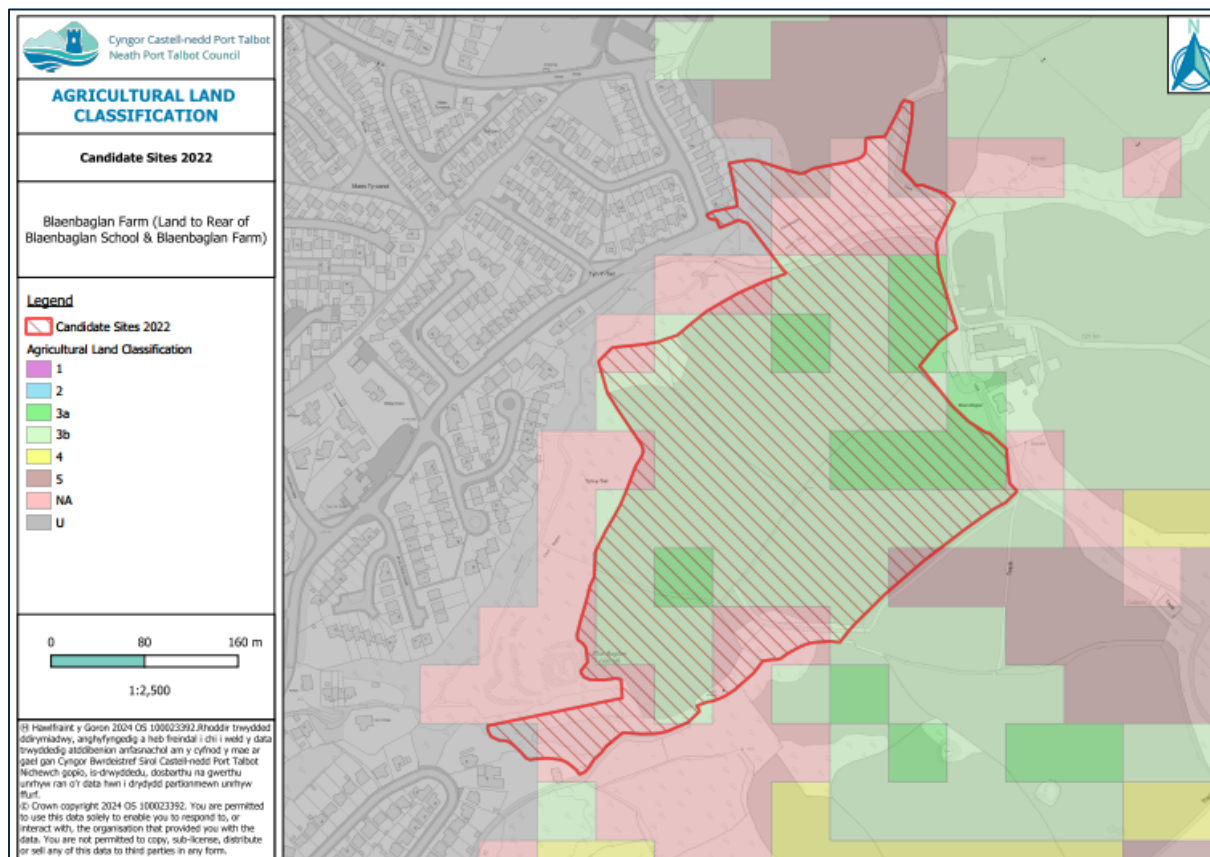
Figure 25: RLDP/NV/0017 - Land South of Neath Road, Abergarwed



RLDP/PT/0011 – Blaenbaglan Farm

5.1.22. The Map below shows that small areas of the site have been identified as Grade 3a ALC. These equate to approximately 7.8% of the total site area.

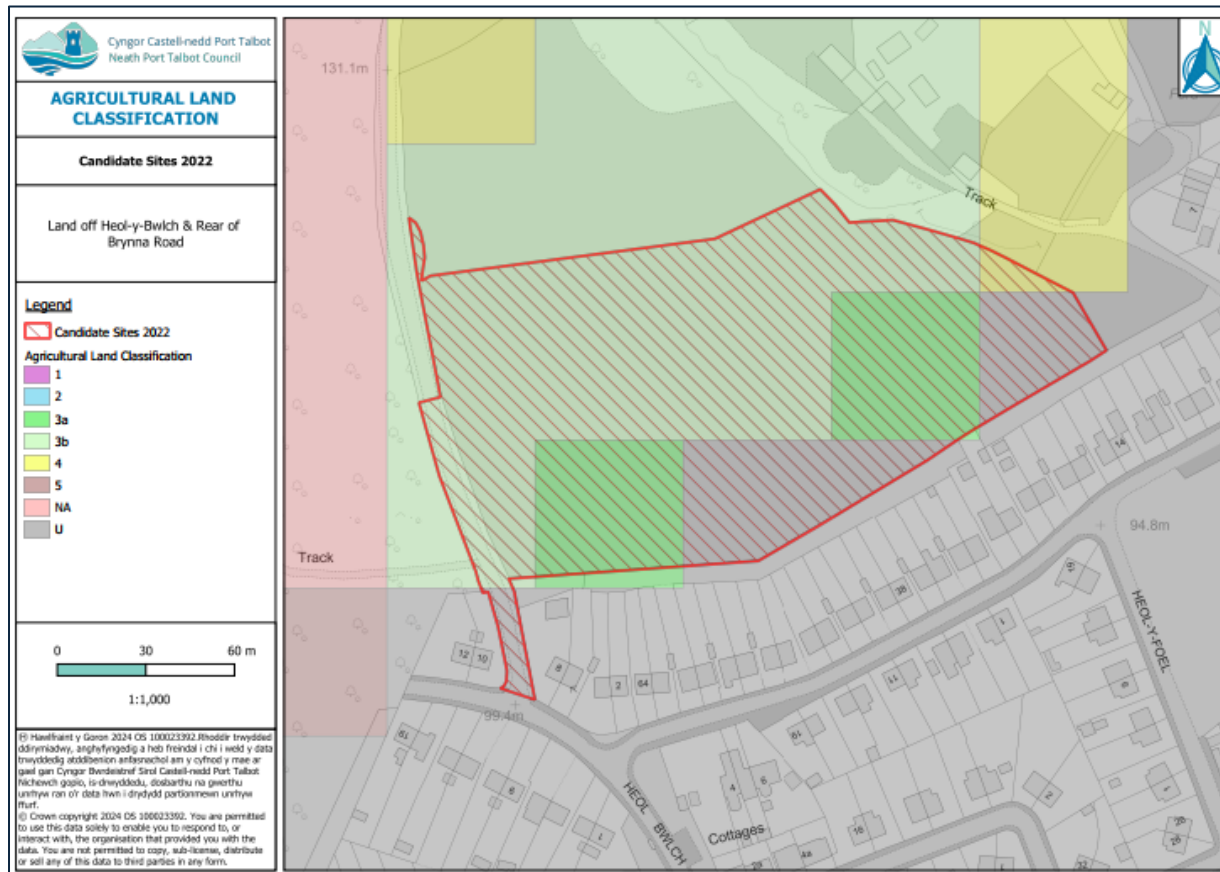
Figure 26: RLDP/PT/0011 - Blaenbaglan Farm



RLDP/PT/0017 – Land to the south of Brynna Road, Cwmavon

5.1.23. The Map below shows that two areas of the site have been identified as Grade 3a. These equate to approximately 23.0% of the total site area.

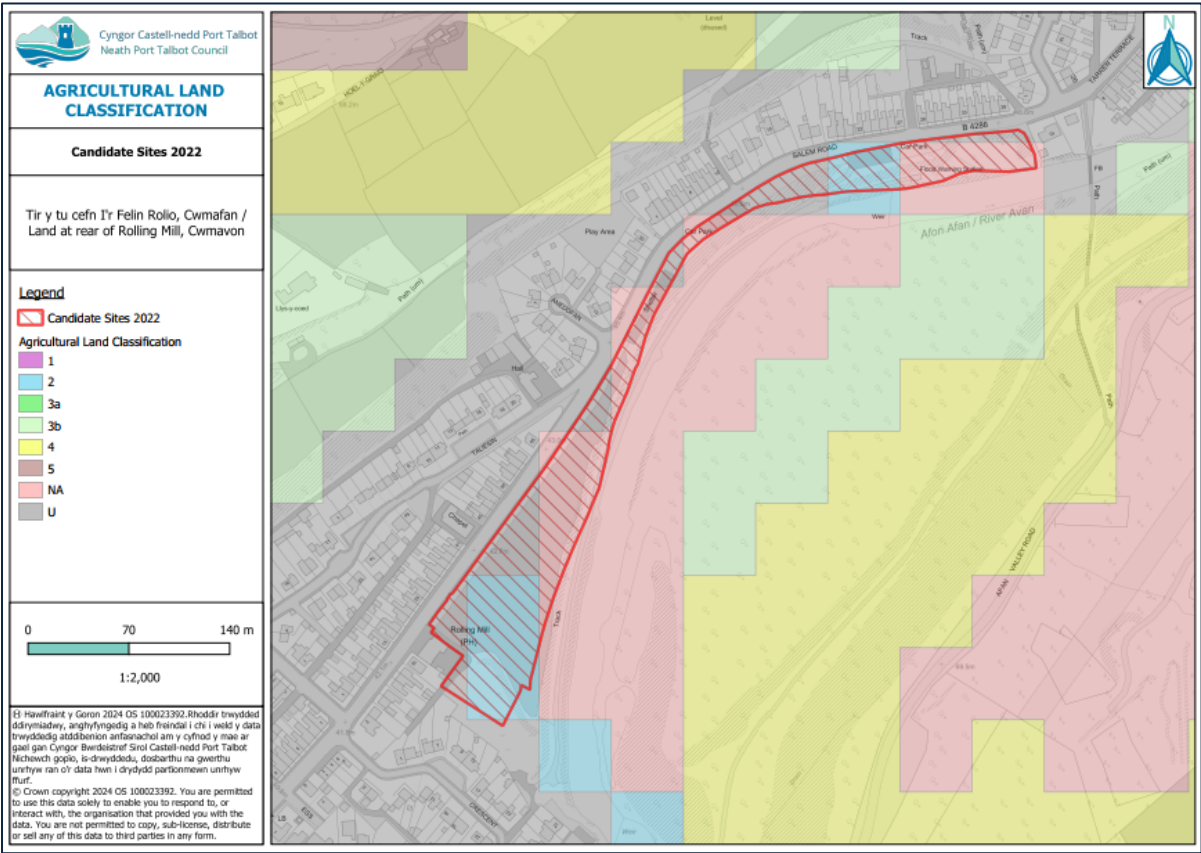
Figure 27: RLDP/PT/0017 - Land to the South of Brynna Road, Cwmavon



RLDP/PT/00170026 – Land at rear of Rolling Mill, Cwmavon

5.1.24. The Map below shows that areas of the site have been identified as Grade 2. These equate to approximately 31.1% of the total area of the site.

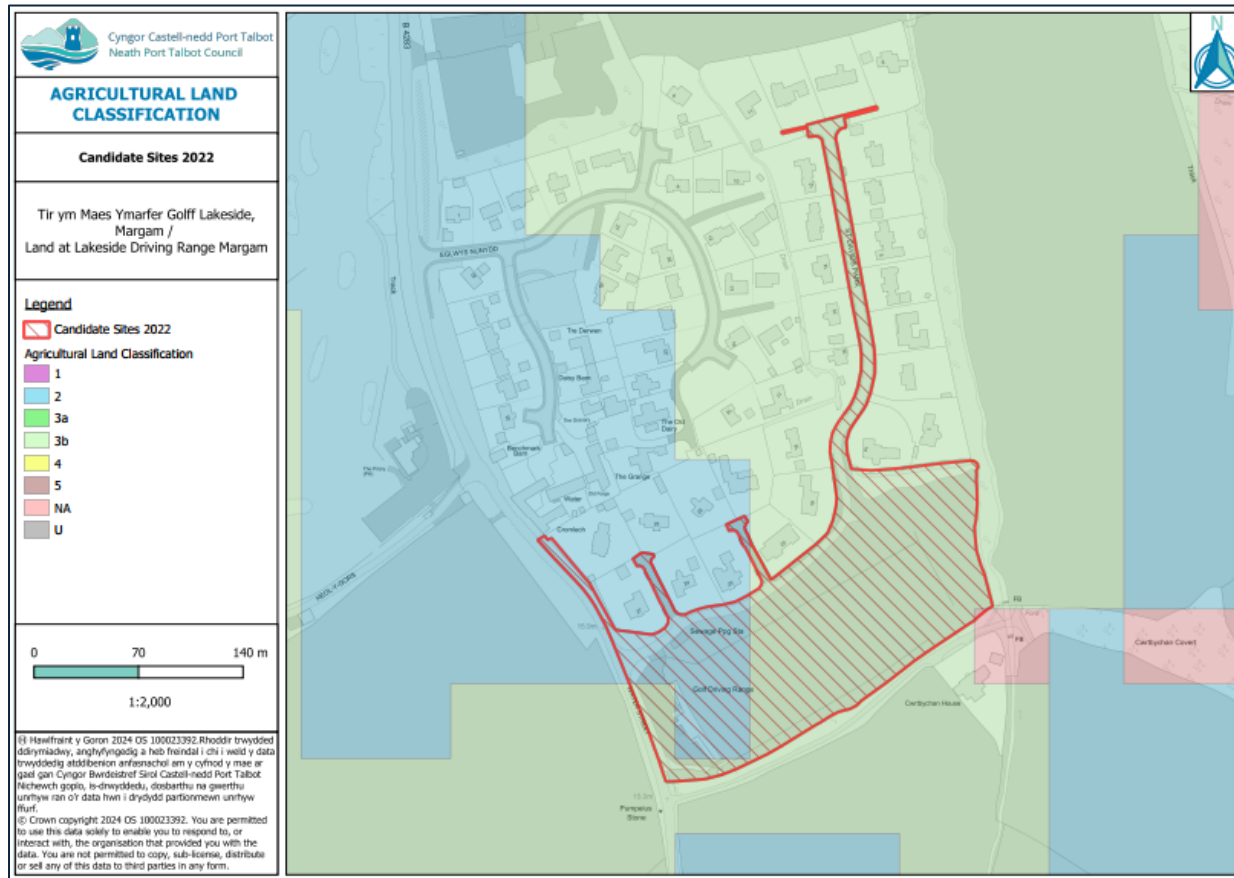
Figure 28:RLDP/PT/0026 - Land at rear of Rolling Mill, Cwmavon



RLDP/PT/0031 – Land at Lakeside Driving Range, Margam

5.1.25. The Map below shows that an area within the site has been identified as Grade 2. This equates to approximately 23.4% of the total site area.

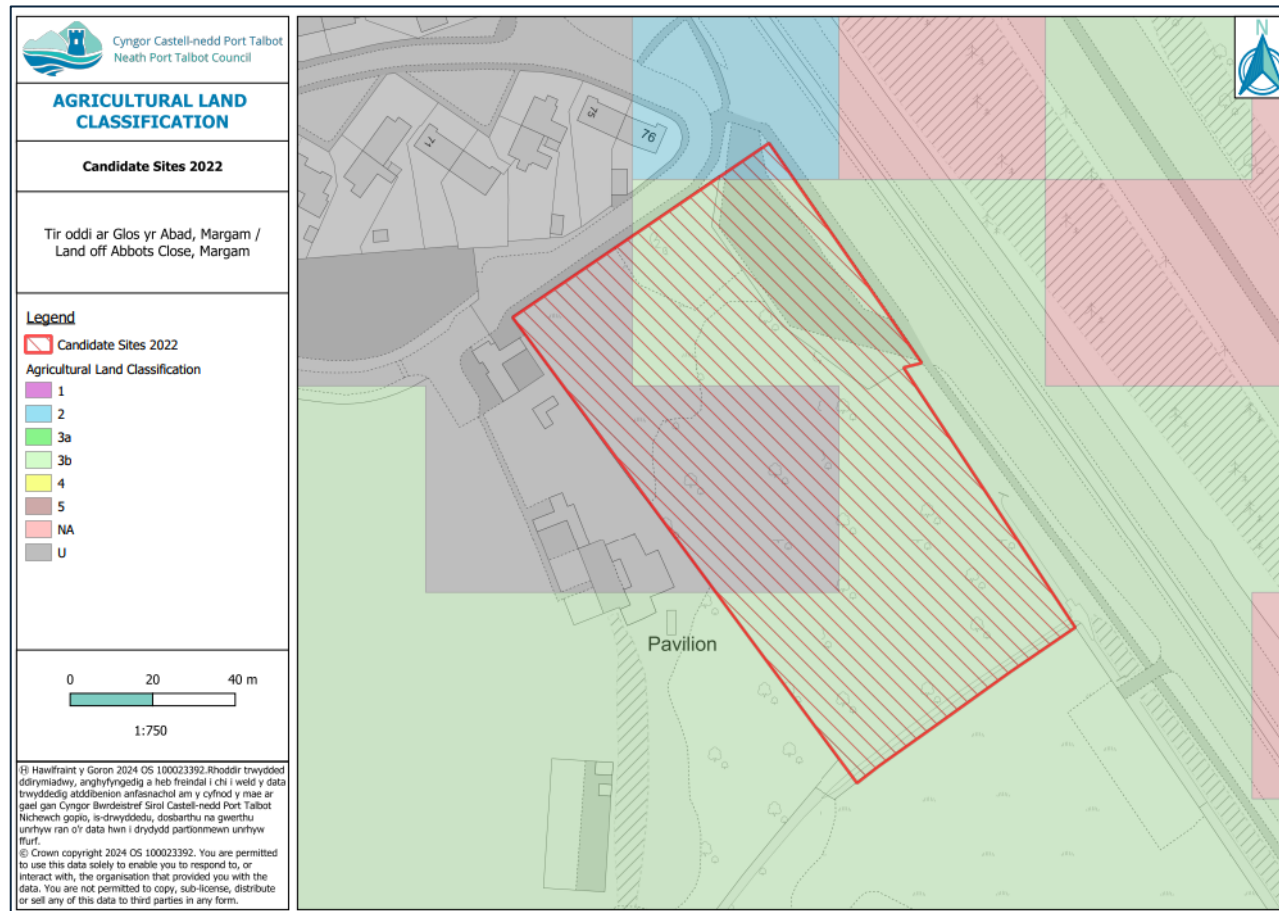
Figure 29: RLDP/PT/0031 - Land at Lakeside Driving Range Margam



RLDP/PT/0032 – Land off Abbotts Close, Margam

5.1.26. The Map below shows that a very small area of the site has been identified as Grade 2. This equates to approximately 0.8% of the total site area.

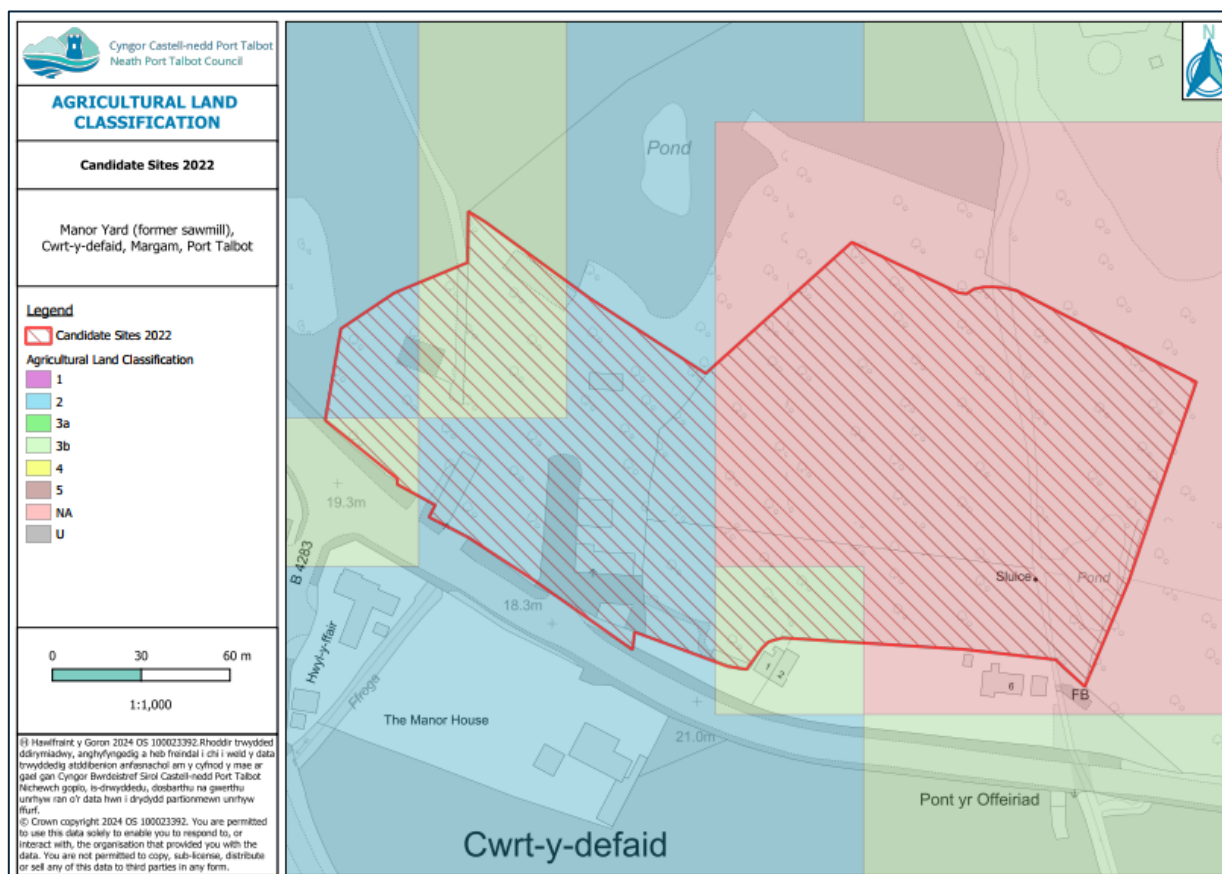
Figure 30 – RLDP/PT/0032 - Land off Abbots Close, Margam



RLDP/PT/0033 – Manor Yard, Cwrt y Defaid, Margam

5.1.27. The Map below shows that an area of the site has been identified as Grade 2. This equates to approximately 29.4% of the total site area.

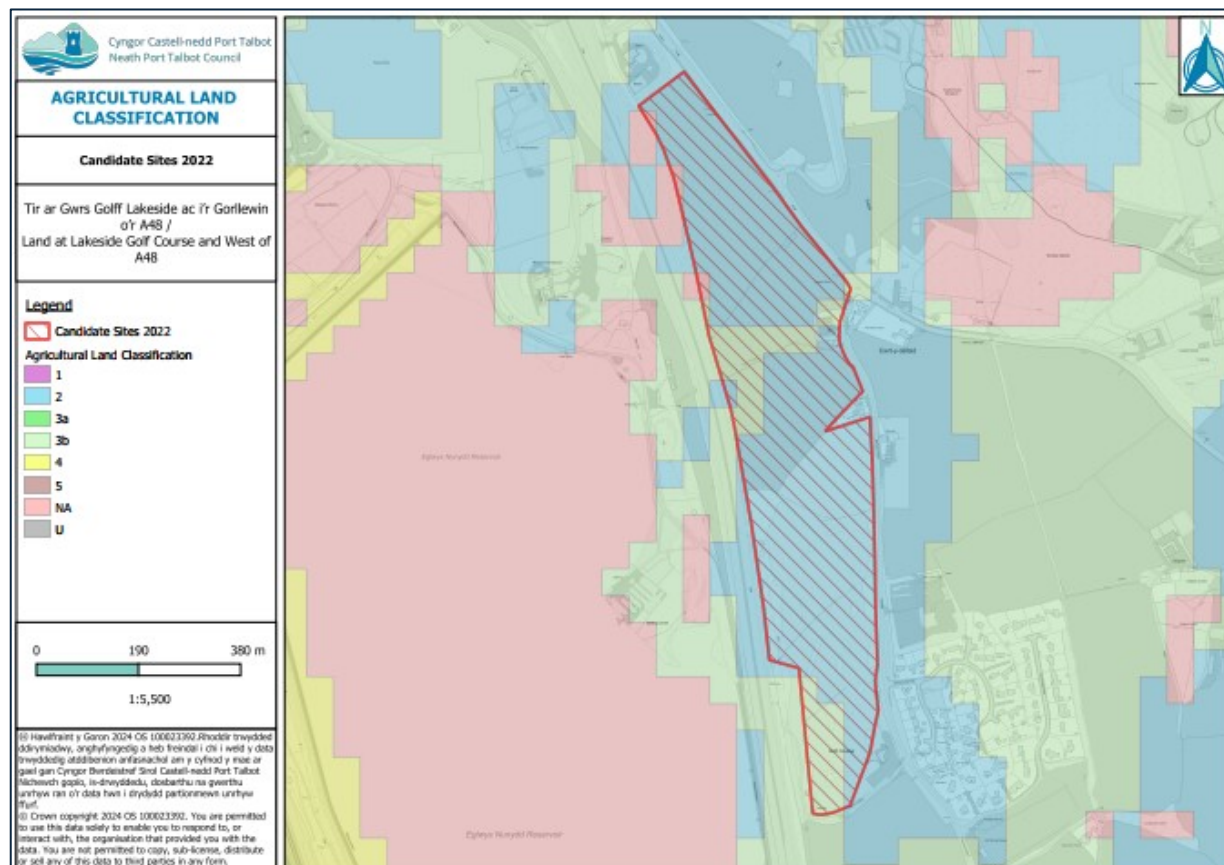
Figure 31: RLDP/PT/0033 - Manor Yard, Cwrt-y-Defaid, Margam



RLDP/PT/0034 – Land at Lakeside Golf Manor Yard, Cwrt y Defaid, Margam

5.1.28. The Map below shows that the majority of the site has been identified as Grade 2. This equates to approximately 84.6% of the site.

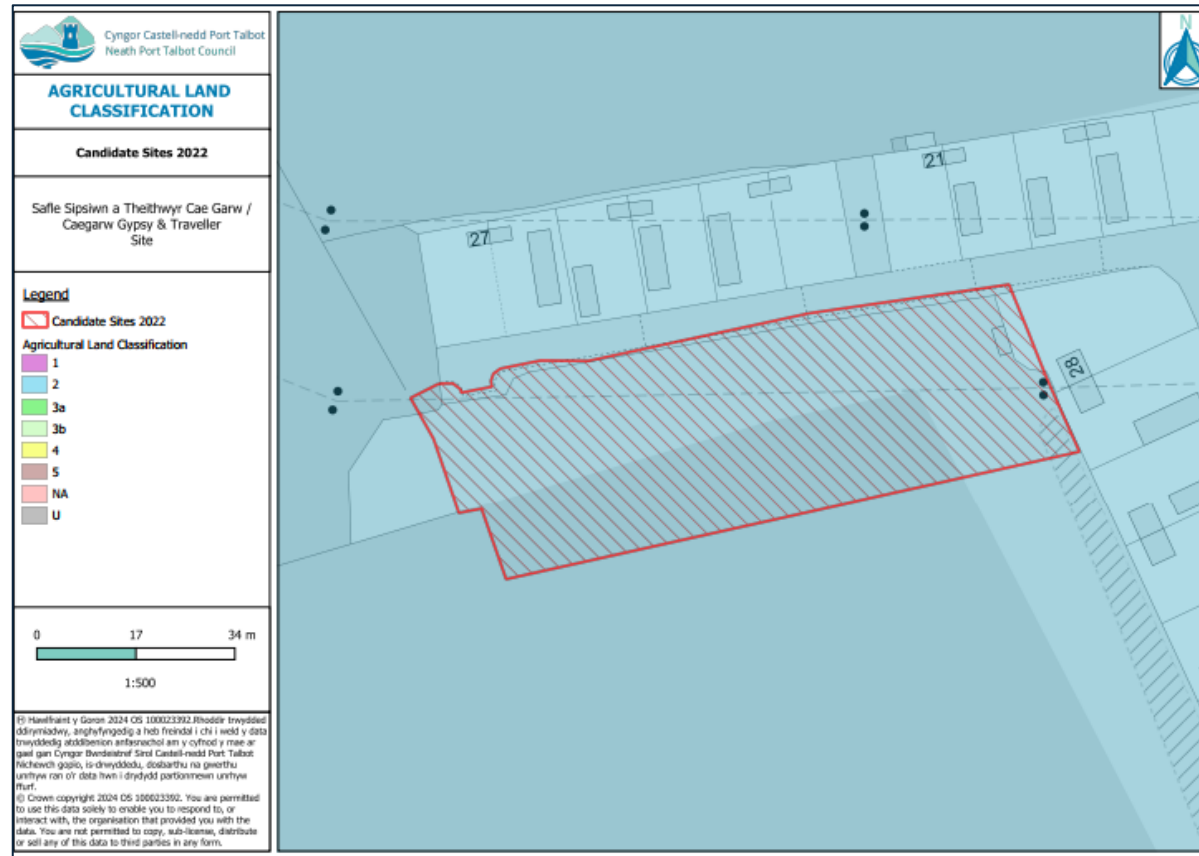
Figure 32: RLDP/PT/0034 - Land at Lakeside Golf Course and West of A48



RLDP/PT/0039 – Caegarw Gypsy and Traveller Site

5.1.29. The Map below shows that the entirety of the site is identified as ALC Grade 2.

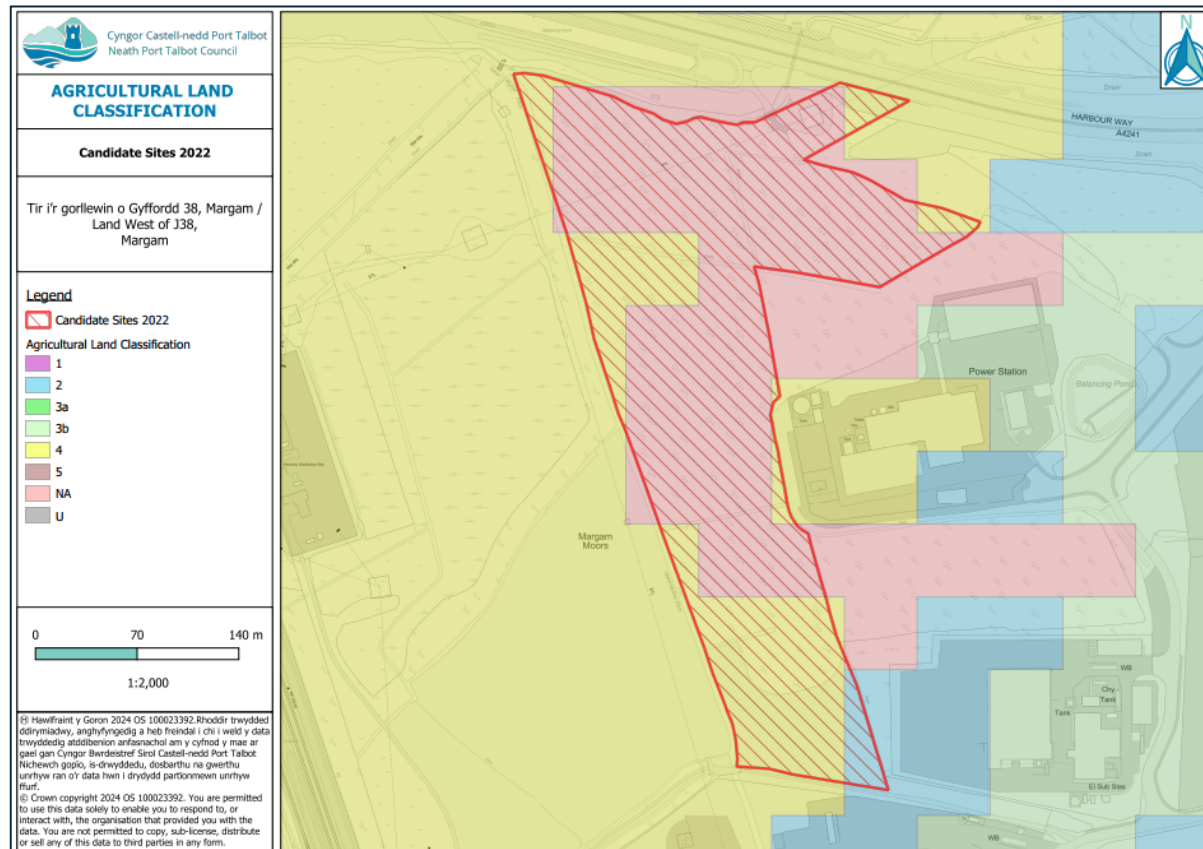
Figure 33: RLDP/PT/0039 - Caegarw Gypsy and Traveller Site



RLDP/PT/0040 – Land west of Junction 38, Margam

5.1.30. The Map below shows that a small area of the southern part of the site has been identified as Grade 2. This equates to approximately 2.2% of the total site area.

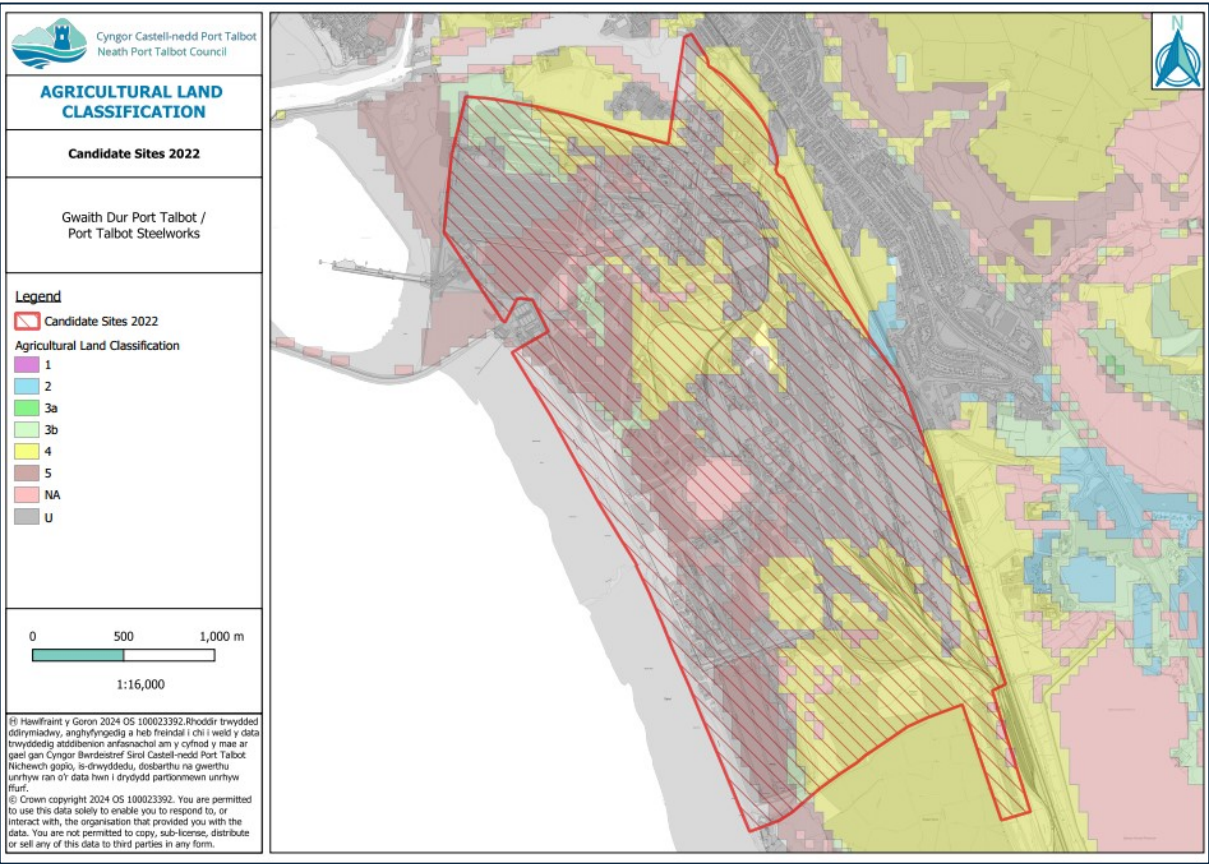
Figure 34: RLDP/PT/0040 - Land West of Junction 38, Margam



RLDP/PT/0041 – Port Talbot Steelworks

5.1.31. The Map below shows that a small area of the site has been identified as Grade 2. This equates to approximately 0.1% of the total area of the site.

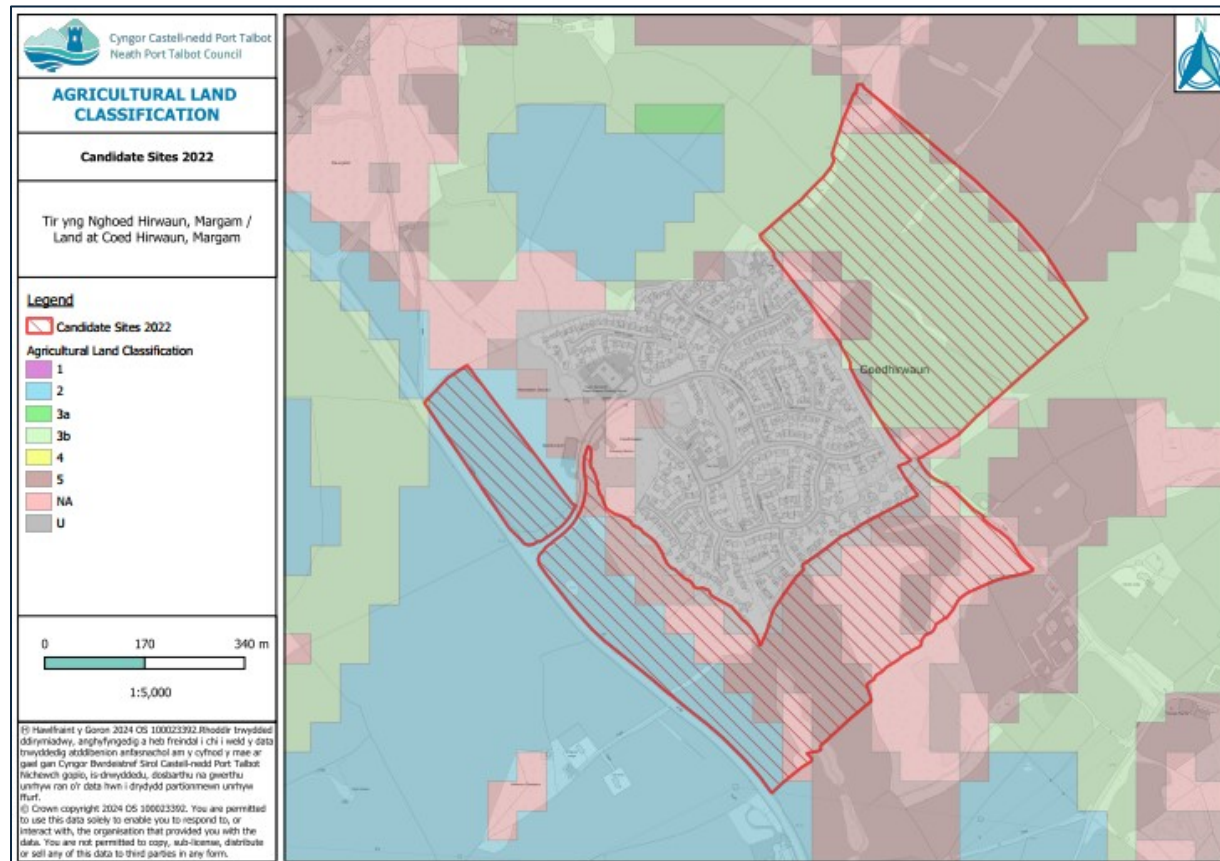
Figure 35: RLDP/PT/0041 - Port Talbot Steelworks:



RLDP/PT/0042 – Land at Coed Hirwaun, Margam

5.1.32. The Map below shows that areas to the south west of the site have been identified as Grade 2. This equates to approximately 20.4% of the total site area.

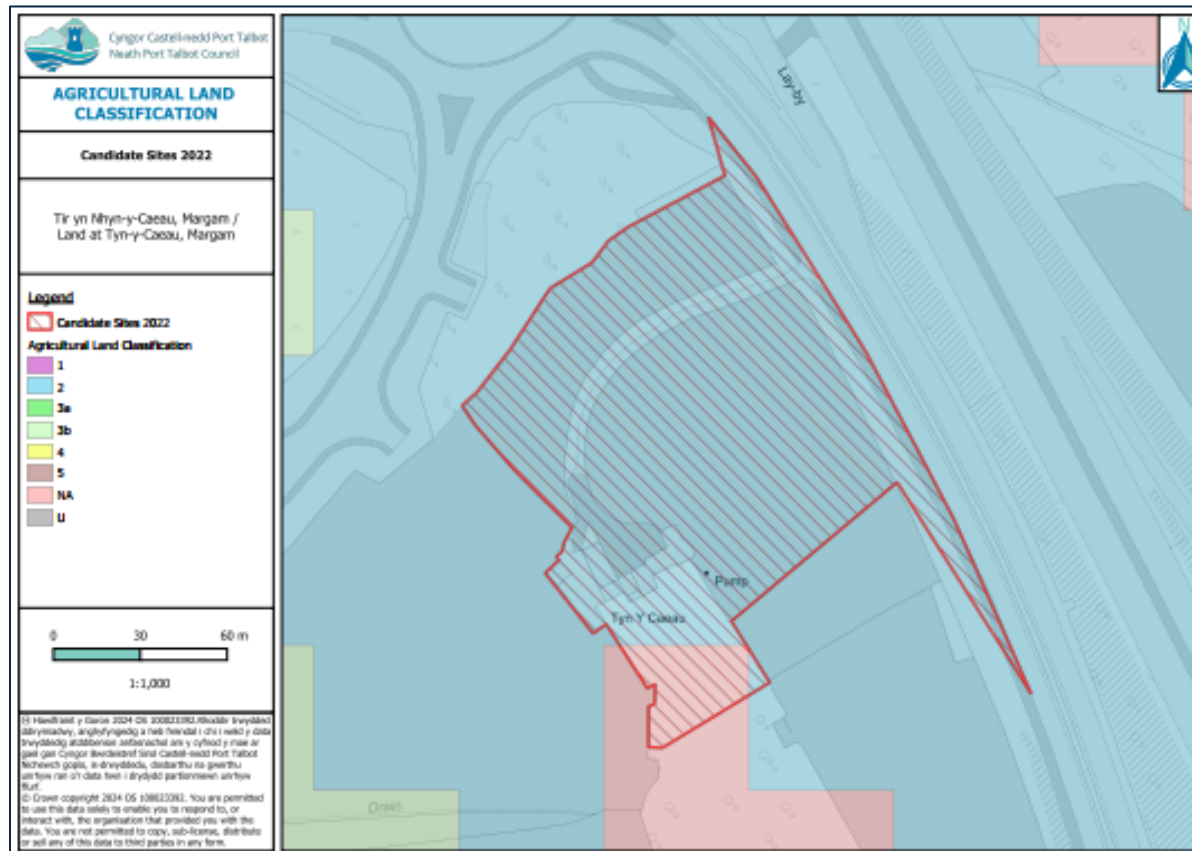
Figure 36: RLDP/PT/0042 - Land at Coed Hirwaun, Margam



RLDP/PT/0043 –Land at Tyn y Caeau

5.1.33. The Map below shows that the majority of the site has been identified as Grade 2. This equates to approximately 94.1% of the total area of the site.

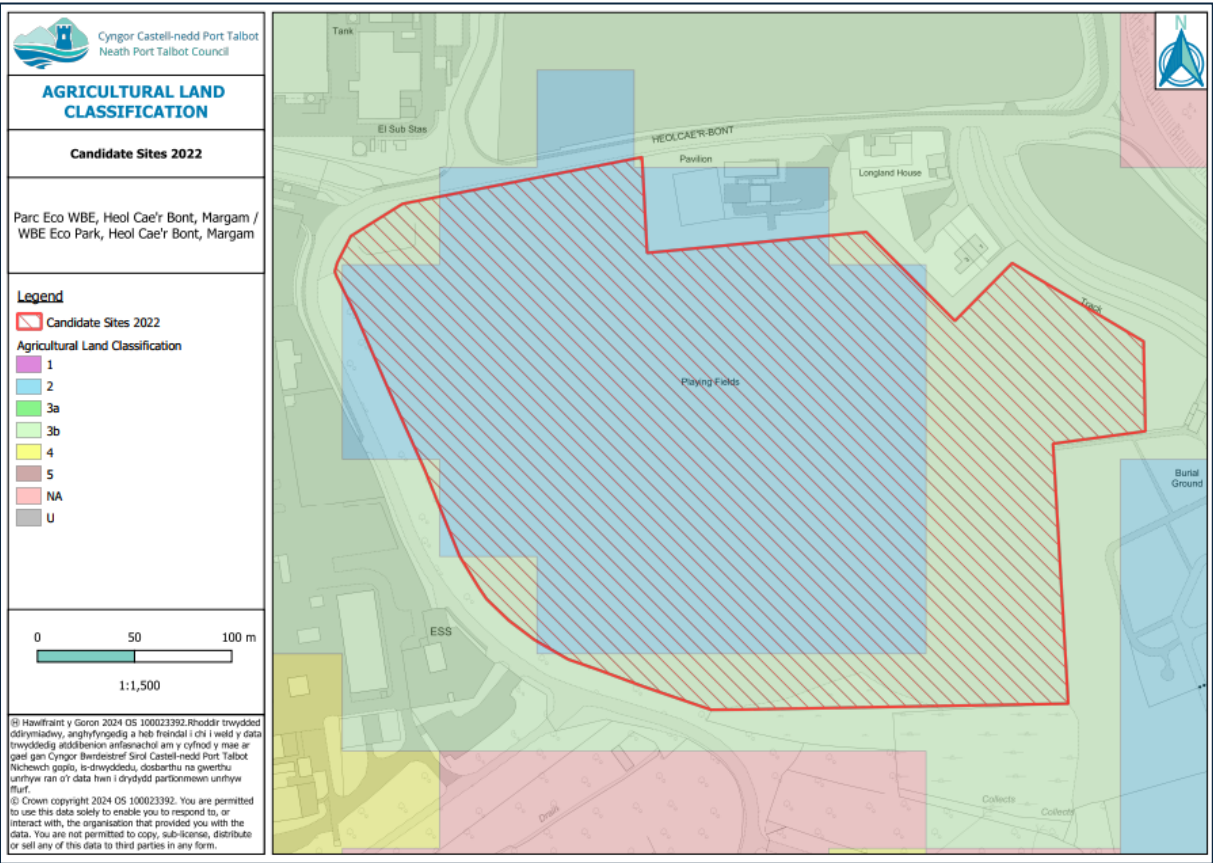
Figure 37: RLDP/PT/0043 - Land at Tyn-y-Caeau, Margam:



RLDP/PT/0044 – WBE Eco Park

5.1.34. The Map below shows that a large area of the site has been identified as Grade 2. This equates to approximately 69.5% of the total site area.

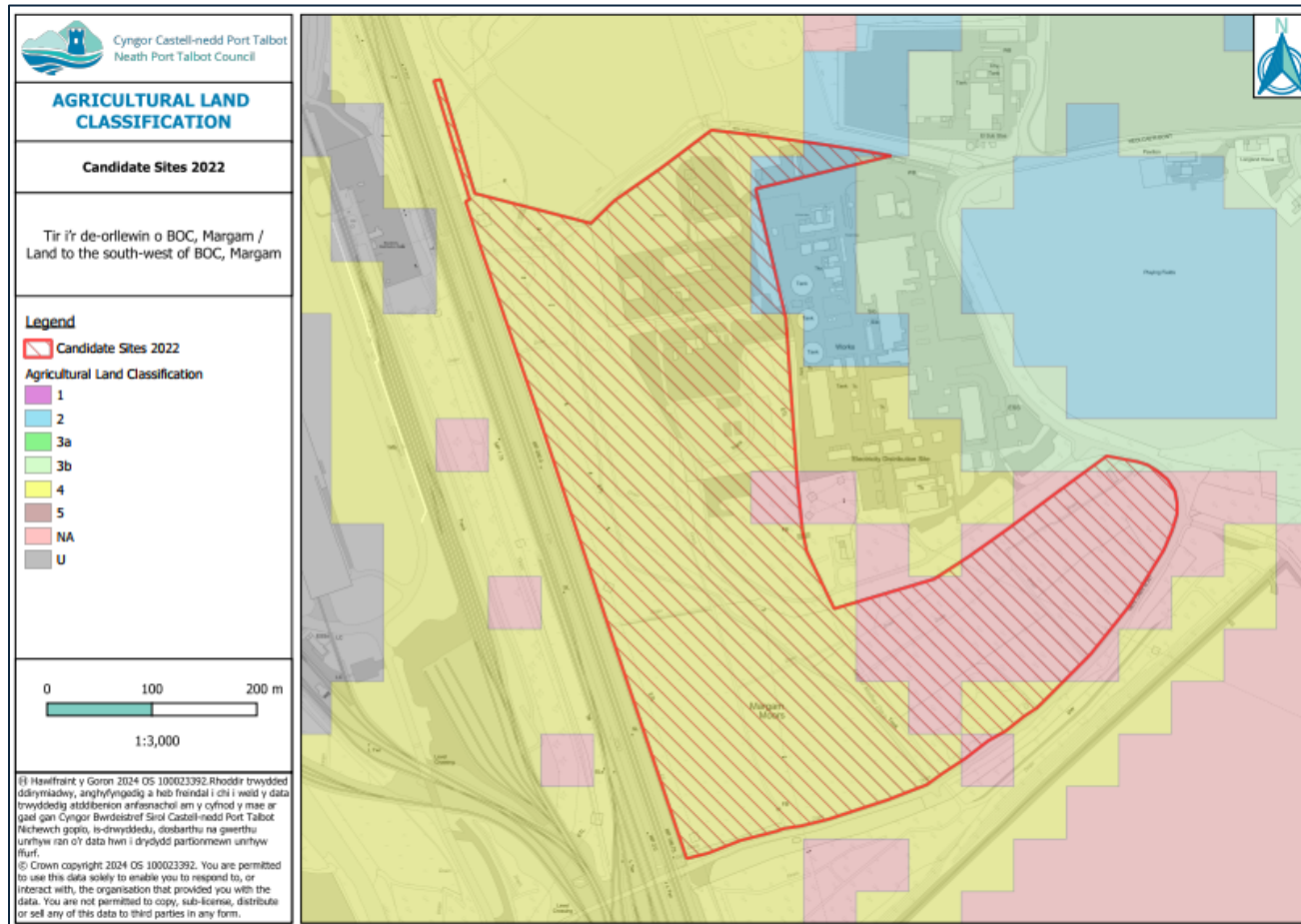
Figure 38: RLDP/PT/0044 - WBE Eco Park



RLDP/PT/0045 –Land south west of BOC, Margam

5.1.35. The Map below shows that a very small area of the site has been identified as Grade 2. This equates to approximately 2.4% of the total site area.

Figure 39: RLDP/PT/0045 - Land to the south-west of BOC, Margam



RLDP/PT/0046 – Plots C1 and C4, Land west of Junction 38, Margam

5.1.36. The Map below shows that areas of the site have been identified as Grade 2. This equates to approximately 44.9% of the northern parcel of the site and 67.7% of the southern parcel of the site.

Figure 40: RLDP/PT/0046 – Plots C1 and C4, Land west of Junction 38, Margam – Northern Parcel

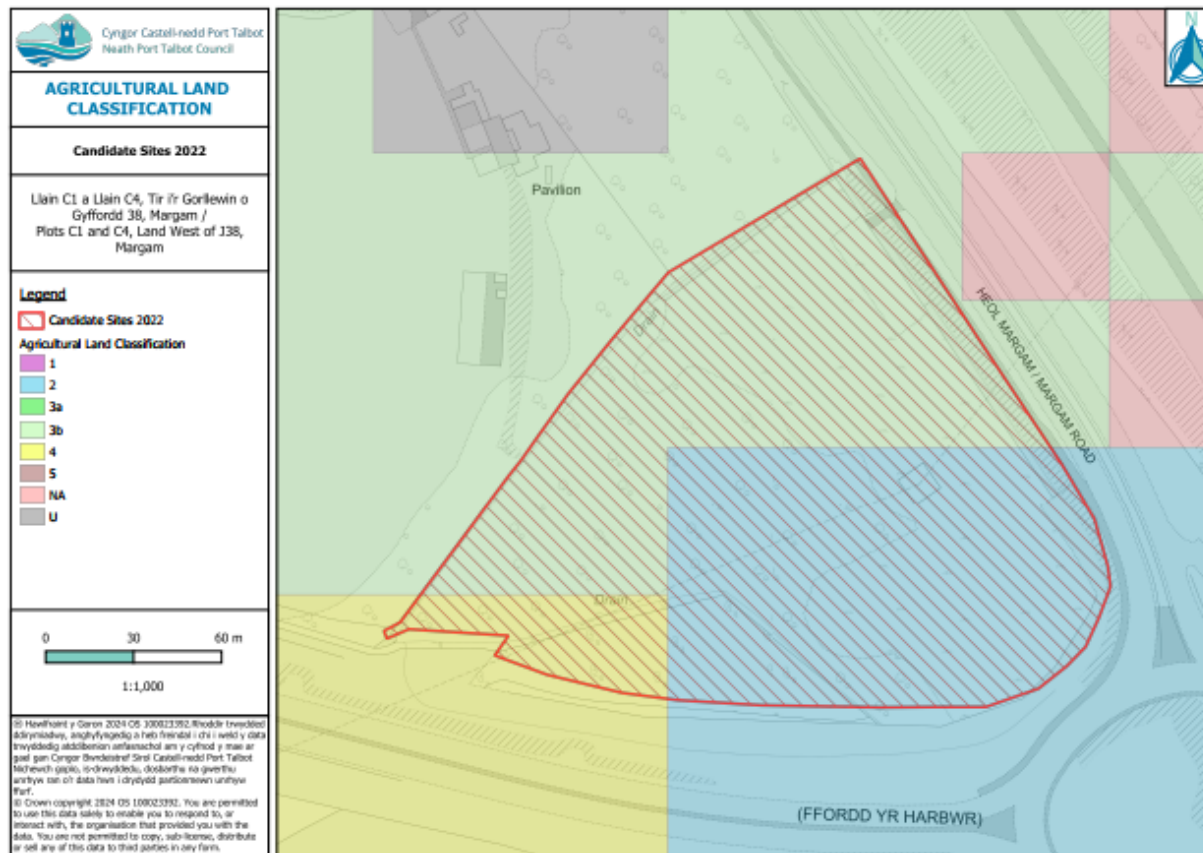
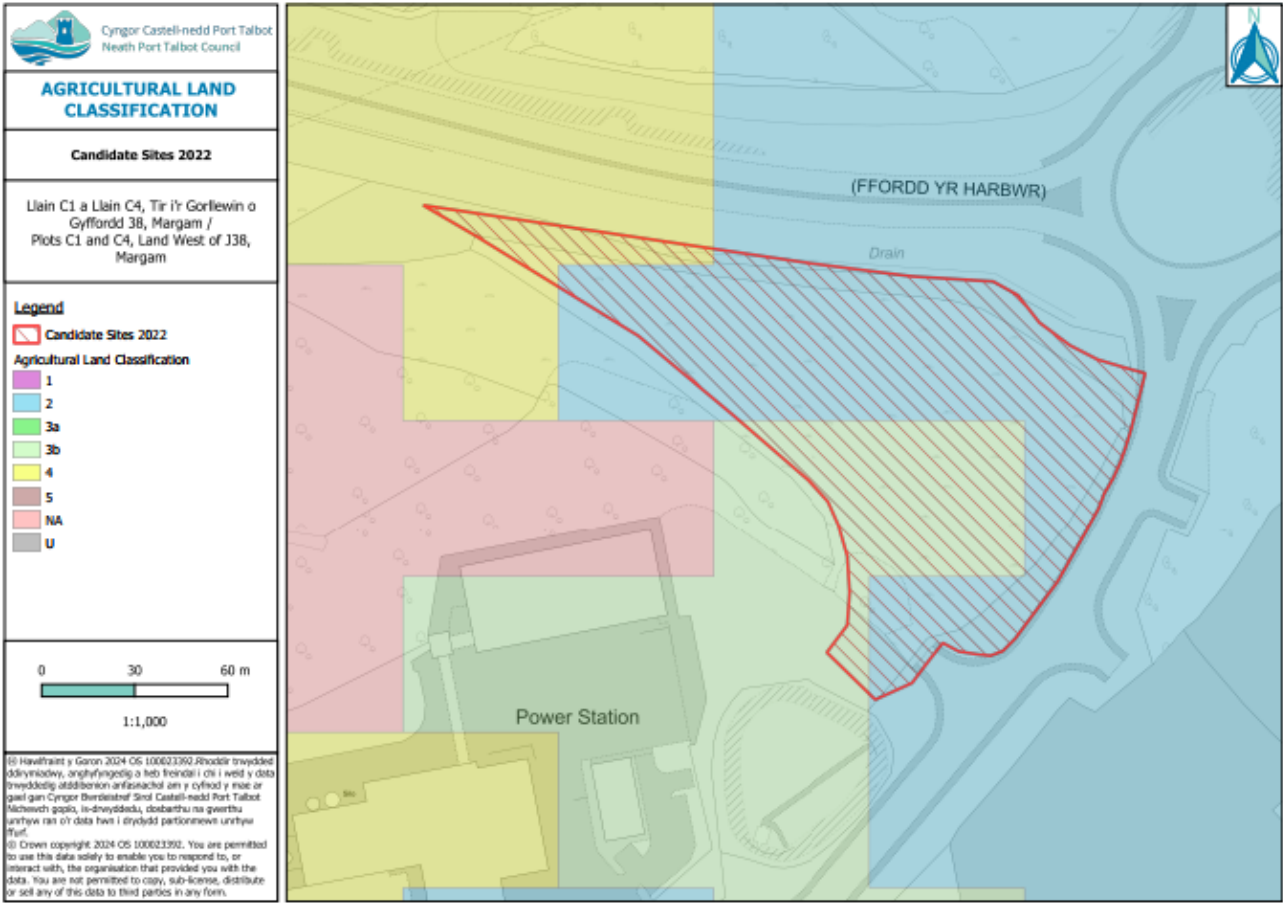


Figure 41: RLDP/PT/0046 - Plots C1 and C4, Land West of Junction 38, Margam – Southern Parcel



5.1.37. These results have been incorporated into the Candidate Sites Assessment, a summary of which is provided in the Candidate Sites Register.

5.1.38. The Table below provides a summary of the ISA scoring for these sites:

Table 2: ISA Scoring

| Candidate Site Reference | Candidate Site | ISA Score |
|--------------------------|---|-----------|
| RLDP/N/0005 | Land at Fforest Farm, Aberdulais - Site 1 | - |
| RLDP/N/0006 | Land at Fforest Farm, Aberdulais - Site 2 | - |
| RLDP/N/0019 | Sun Fields, Land off School Road, Llandarcy | - |
| RLDP/N/0020 | Land at Gelli Bwlch Farm, Llandarcy | - |
| RLDP/N/0021 | Coed Darcy | - |
| RLDP/N/0022 | Crymlyn Parc, Skewen | - |
| RLDP/N/0023 | Land off Ocean View, Jersey Marine | - |
| RLDP/N/0028 | Land at Dwr y Felin School and Longford Recreation Ground | - |
| RLDP/N/0036 | Land southwest of Cimla (Submission 1) | - |
| RLDP/N/0037 | Land southwest of Cimla (Submission 2) | - |
| RLDP/N/0038 | Land southwest of Cimla (Submission 3) | - |
| RLDP/N/0039 | Land at Cae Rhys Ddu, Cimla | - |
| RLDP/N/0040 | Land at Hillside Site 1, Cimla | - |
| RLDP/N/0041 | Land at Hillside Site 2, Cimla | - |
| RLDP/N/0042 | Land at Hillside Site 3, Cimla | - |
| RLDP/N/0044 | Land East of Heol Y Glo, Tonna | - |
| RLDP/N/0045 | Land at Heol y Glo, Tonna - Option 1 | - |
| RLDP/N/0046 | Land at Heol y Glo, Tonna - Option 2 | - |
| RLDP/NV/0017 | Land South of Neath Road, Abergarwed | - |

| Candidate Site Reference | Candidate Site | ISA Score |
|--------------------------|--|-----------|
| RLDP/PT/0011 | Land to R/O Blaenbaglan School & Blaenbaglan Farm | - |
| RLDP/PT/0017 | Land to the South of Brynna Road, Cwmavon | - |
| RLDP/PT/0026 | Land at rear of Rolling Mill, Cwmavon | - |
| RLDP/PT/0031 | Land at Lakeside Driving Range Margam | - |
| RLDP/PT/0032 | Land off Abbots Close, Margam | - |
| RLDP/PT/0033 | Manor Yard (Former Sawmill), Cwrt-y-defaid, Margam | - |
| RLDP/PT/0034 | Land at Lakeside Golf Course and West of A48 | - |
| RLDP/PT/0039 | Caegarw Gypsy and Traveller Site | - |
| RLDP/PT/0040 | Land West of J38, Margam | - |
| RLDP/PT/0041 | Port Talbot Steelworks | - |
| RLDP/PT/0042 | Land at Coed Hirwaun, Margam | - |
| RLDP/PT/0043 | Land at Tyn-y-Caeau, Margam | - |
| RLDP/PT/0044 | WBE Eco Park, Heol Cae'r Bont, Margam | - |
| RLDP/PT/0045 | Land to the south-west of BOC, Margam | - |
| RLDP/PT/0046 | Plots C1 and C4, Land West of J38, Margam | - |

5.2. 2023 Candidate Sites

5.2.1. Below is a table listing all the sites submitted as part of the second call for Candidate Sites which incorporate Grades 1-3a.

Table 3: 2023 Candidate Sites

| Candidate Site Reference | Site Name | Grade 1 | Grade 2 | Grade 3a |
|--------------------------|--|---------|---------|----------|
| RLDP/PT/2015 | Land Adjacent to Coed Hirwaun | | ✓ | |
| RLDP/PT/2011 | Land at Coed Hirwaun, North of A48 | | ✓ | ✓ |
| RLDP/N/2018 | Land at Dream Fields | | | ✓ |
| RLDP/N/2006 | Land at Giants Grave | | ✓ | |
| RLDP/PT/2013 | Land at Old Park and Newlands Farm | | ✓ | |
| RLDP/PT/2012 | Land at Old Park Farm | | ✓ | |
| RLDP/PT/2014 | Land at Old Park Farm – Site 2 | | ✓ | |
| RLDP/PT/2017 | Land South & West of Goytre | | | ✓ |
| RLDP/N/2021 | Land southwest of Cimla – Option 4 | | | ✓ |
| RLDP/PT/2019 | Land southwest of Goytre | | | ✓ |
| RLDP/N/2011 | Land to the West of A465 | | ✓ | |
| RLDP/N/2013 | Land to the West of Tennant Grove | | | ✓ |
| RLDP/N/2027 | Land West of 1 Gnoll View, Fairyland Road, Neath | | ✓ | |
| RLDP/PT/2016 | Longland Lane Playing Fields | | ✓ | |
| RLDP/PT/2007 | Land at Longlands Farm | | ✓ | |
| RLDP/N/2019 | Expansion of Land at Gelli Bwch Farm – Site B | | ✓ | ✓ |

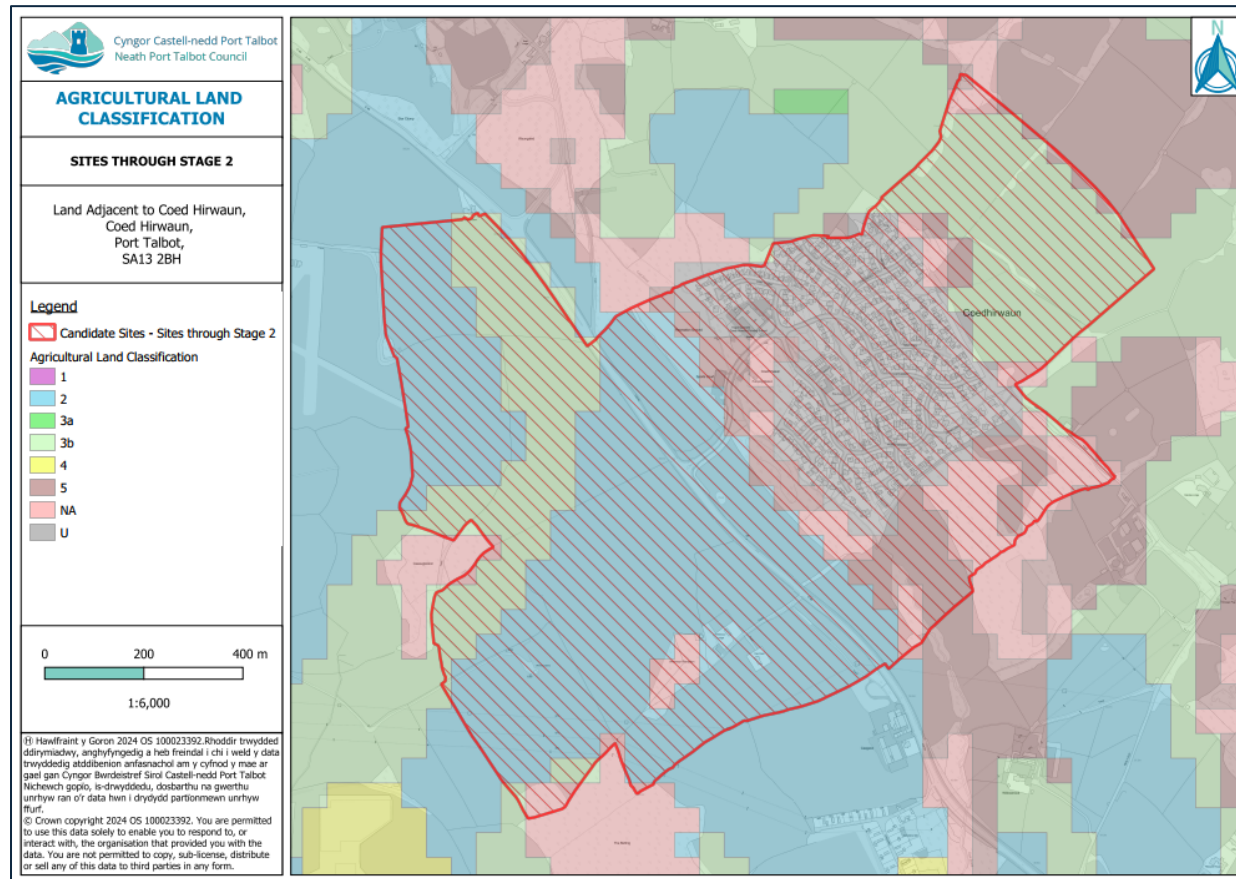
| Candidate Site Reference | Site Name | Grade 1 | Grade 2 | Grade 3a |
|--------------------------------|--------------------|------------|------------|-------------|
| RLDP/N/2002 | Land at Ynysygerwn | | ✓ | |

5.2.2. The following Maps detail the extent for each site identified within the Table above.

RLDP/PT/2015 – Land adjacent to Coed Hirwaun

- 5.2.3. The Map below shows that parts of the site are identified as Grade 2. This equates to approximately 5.4% of the total site.

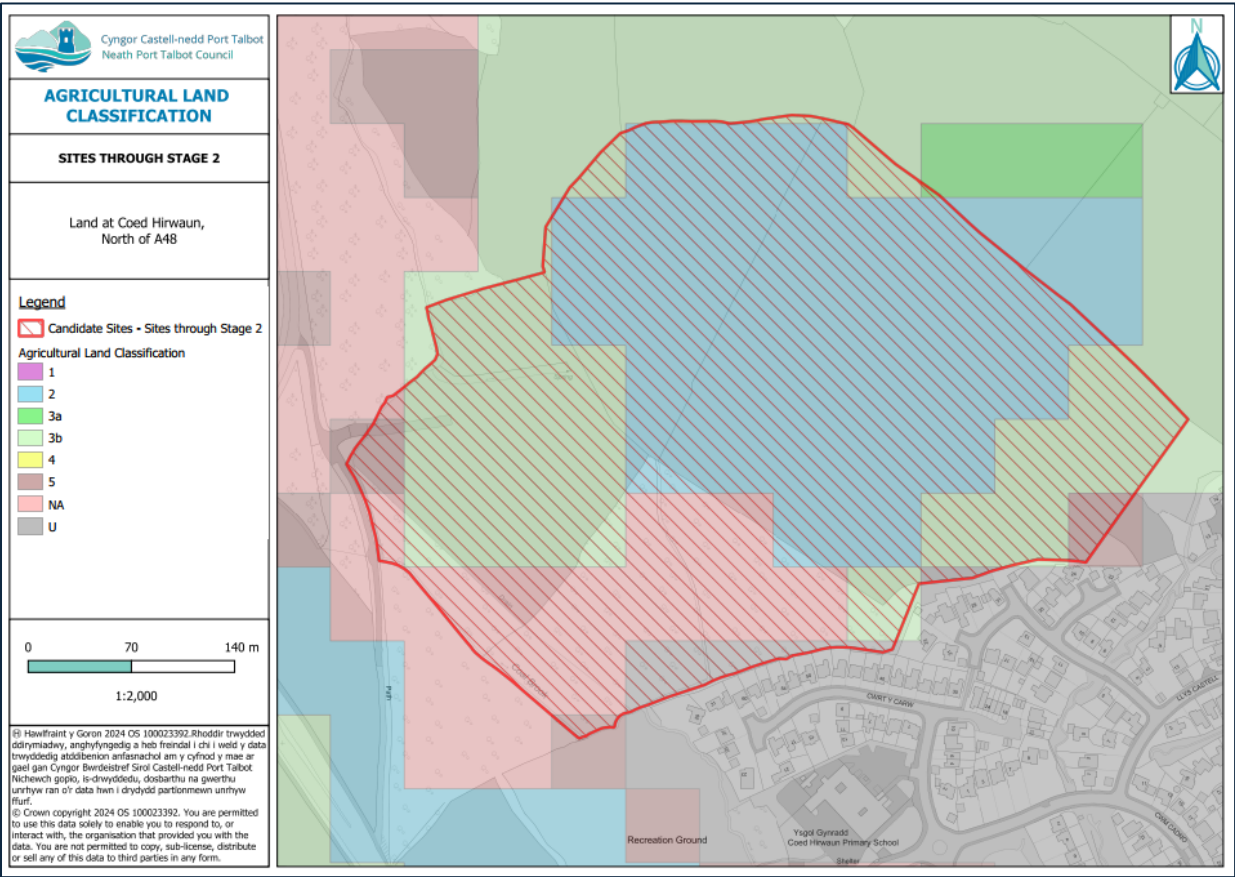
Figure 42: RLDP/PT/2015 - Land Adjacent to Coed Hirwaun



RLDP/PT/2011 – Land at Coed Hirwaun, North of A48

5.2.4. The Map below shows that an area of the site is Grade 2. This equates to approximately 42.4% of the entirety of the site area.

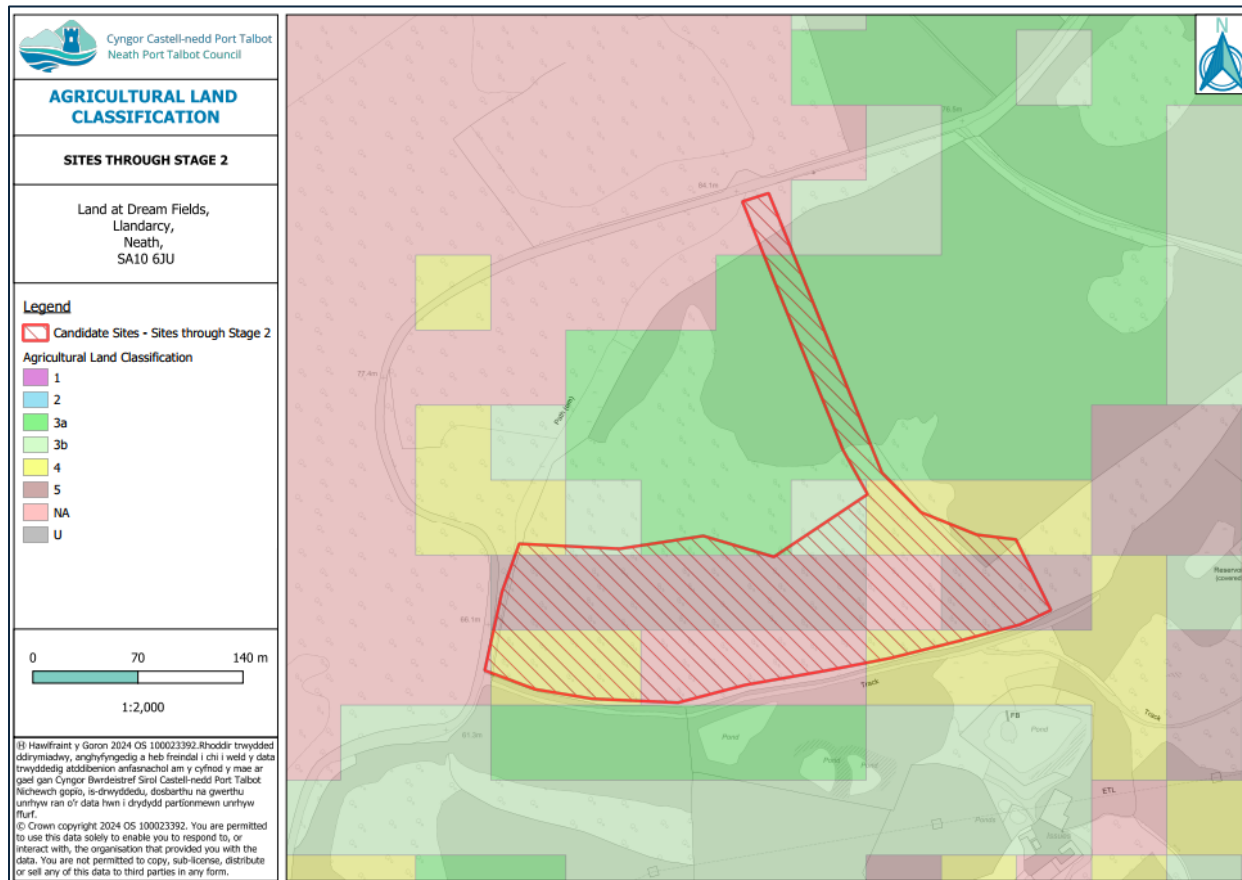
Figure 43: RLDP/PT/2011 - Land at Coed Hirwaun, North of A48



RLDP/N/2018 – Land at Dream Fields

5.2.5. The Map below shows that an area of the site has been identified as Grade 3a. This equates to an area of approximately 9.9% of the entirety of the site.

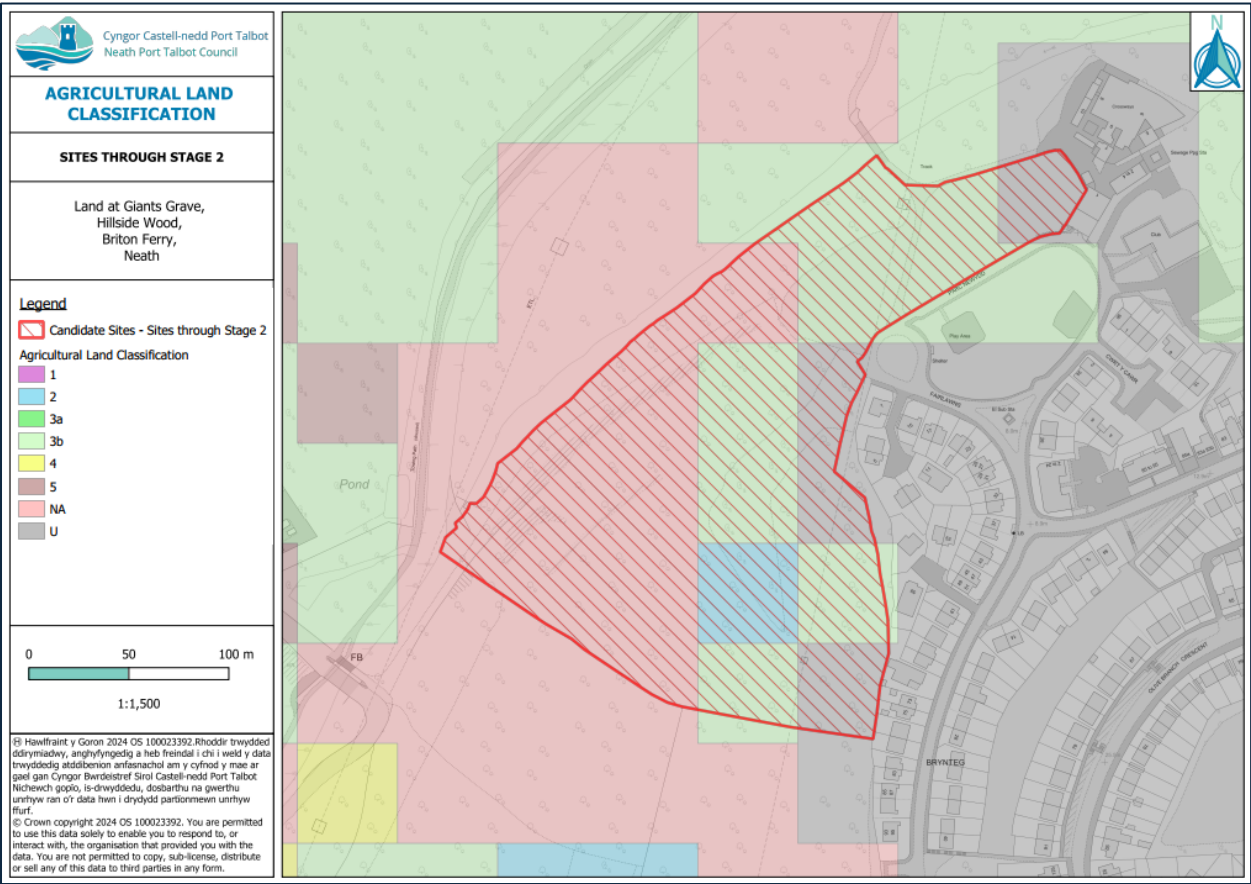
Figure 44: RLDP/N/2018 – Land at Dream Fields



RLDP/N/2006 – Land at Giants Grave

5.2.6. The Map below shows that an area of the site has been identified as Grade 2. This equates to an area of approximately 6.0% of the entirety of the site.

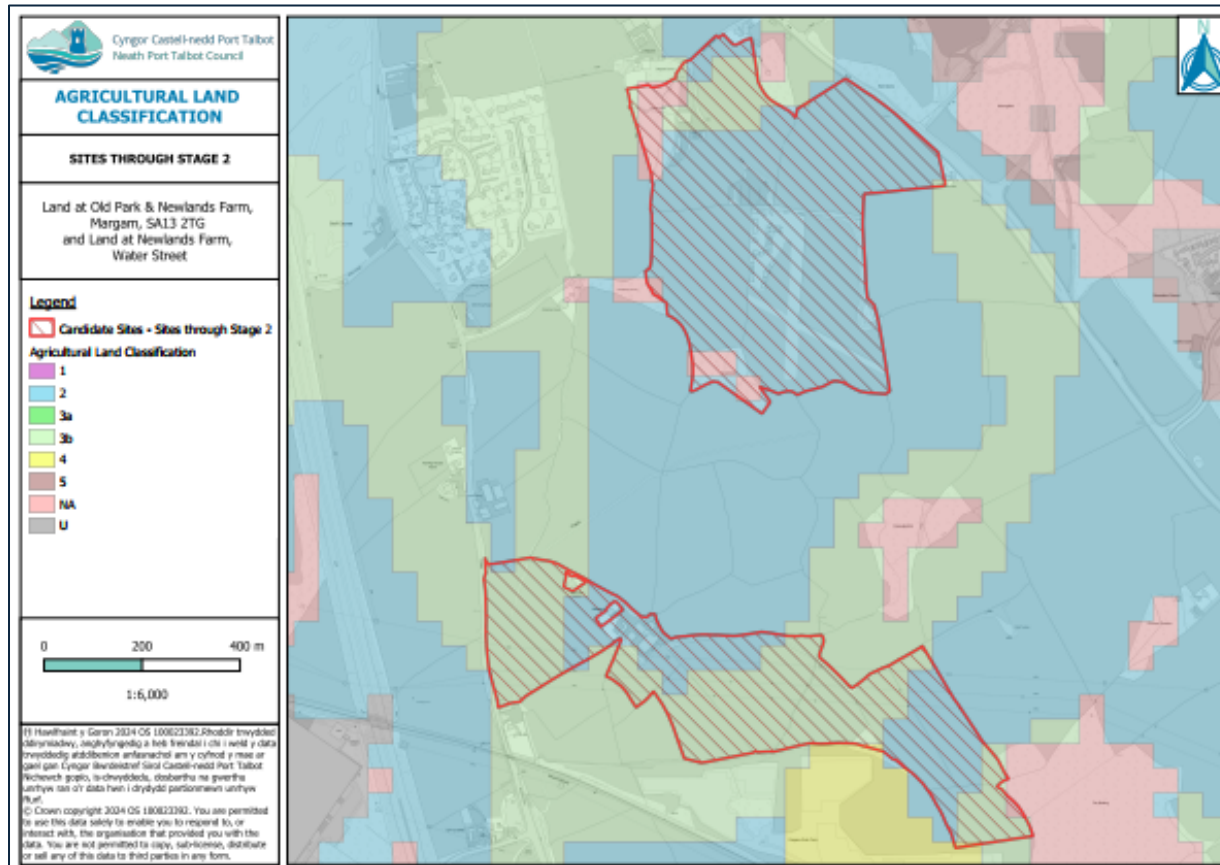
Figure 45: RLDP/N/2006 – Land at Giants Grave



RLDP/PT/2013 – Land at Old Park and Newlands Farm

- 5.2.7. The Map below shows that areas of the site have been identified as Grade 2. These equate to approximately 63.1% of the entirety of the site.

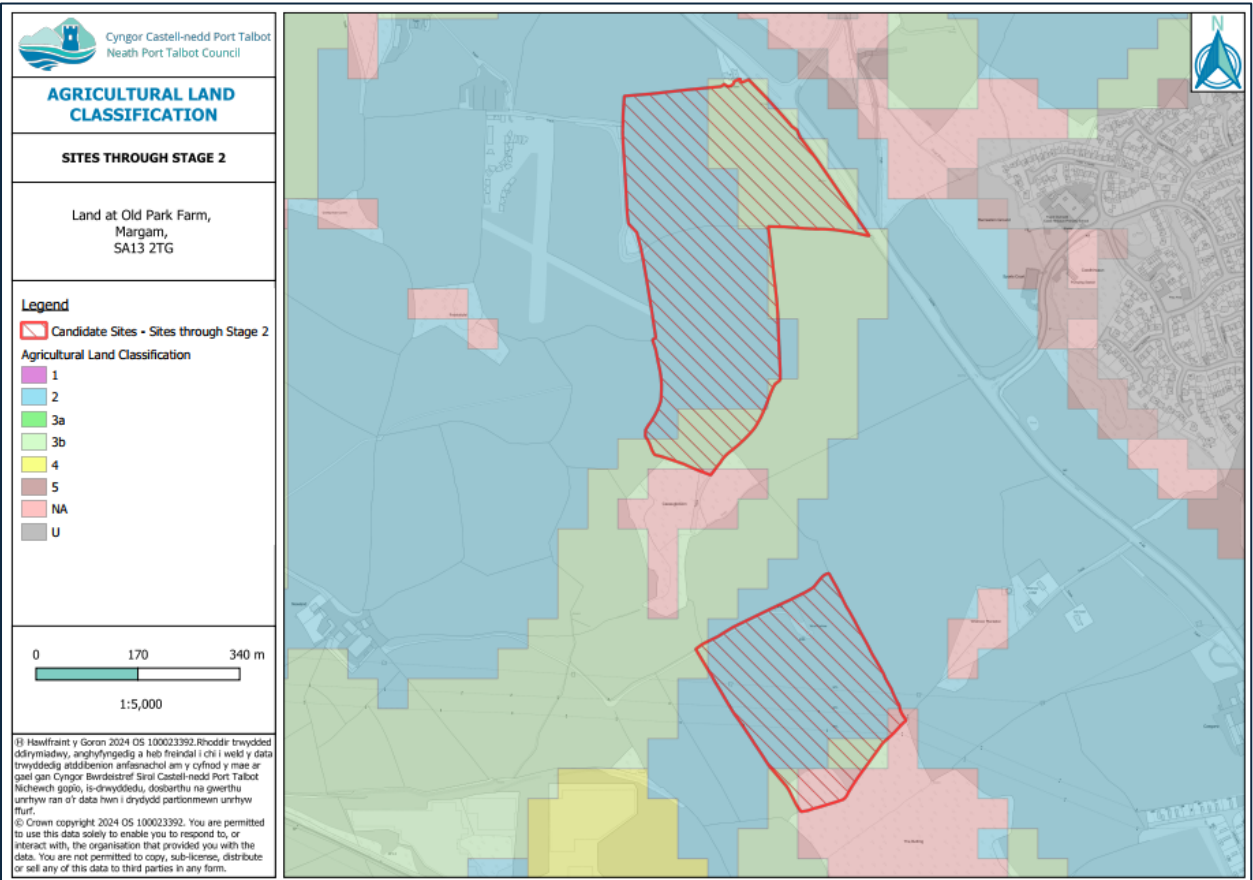
Figure 46: RLDP/PT/2013 - Land at Old Park and Newlands Farm



RLDP/PT/2012 – Land at Old Park Farm

5.2.8. The Map below shows that large areas of the site have been identified as Grade 2. These equate to 72.0% of the entirety of the site.

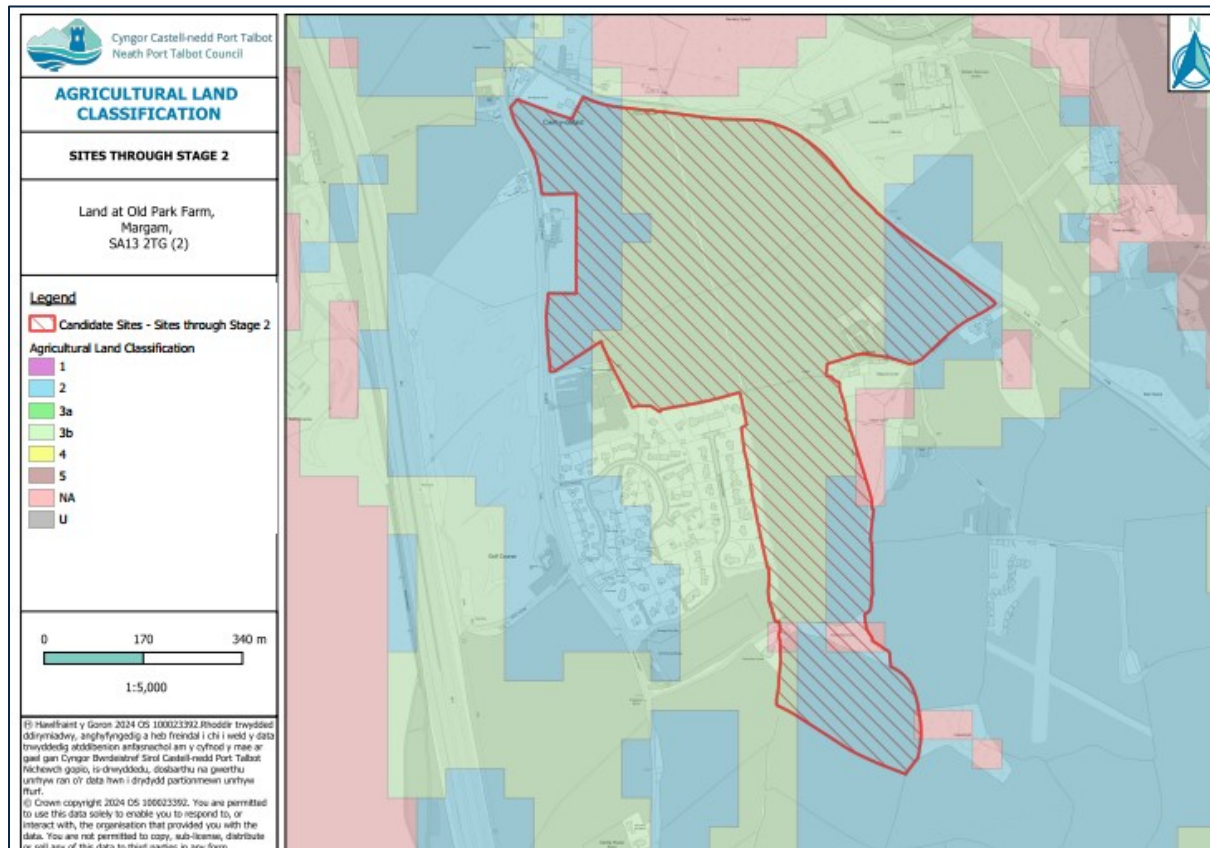
Figure 47: RLDP/PT/2012 – Land at Old Park Farm



RLDP/PT/2014 – Land at Old Park Farm – Site 2

5.2.9. The Map below shows that areas of the site have been identified as Grade 2. These areas equate to 33.2% of the entirety of the site.

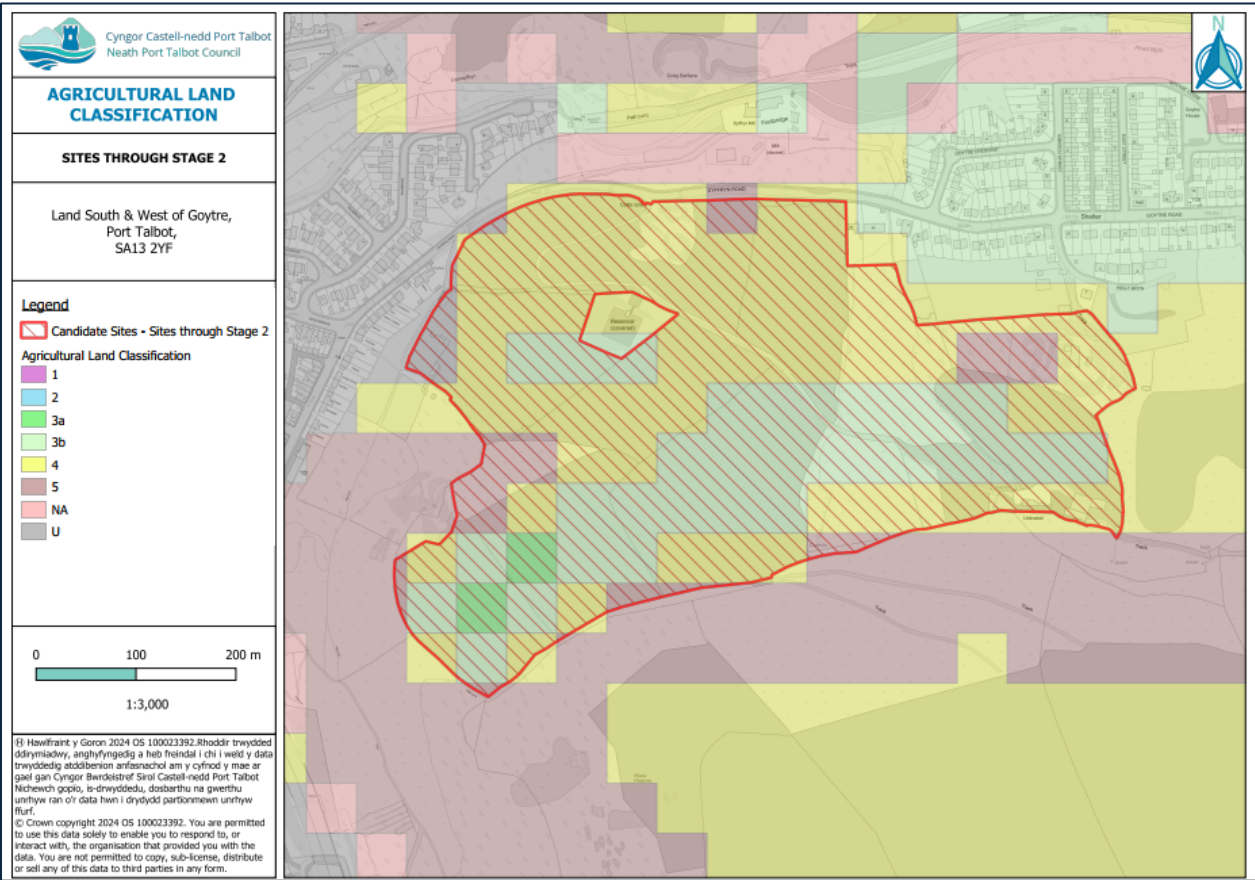
Figure 48: RLDP/PT/2014 – Land at Old Park Farm – Site 2



RLDP/PT/2017 – Land south and west of Goytre

5.2.10. The Map below shows that small areas of the site have been identified as Grade 3a. These equate to 2.2% of the entirety of the site area.

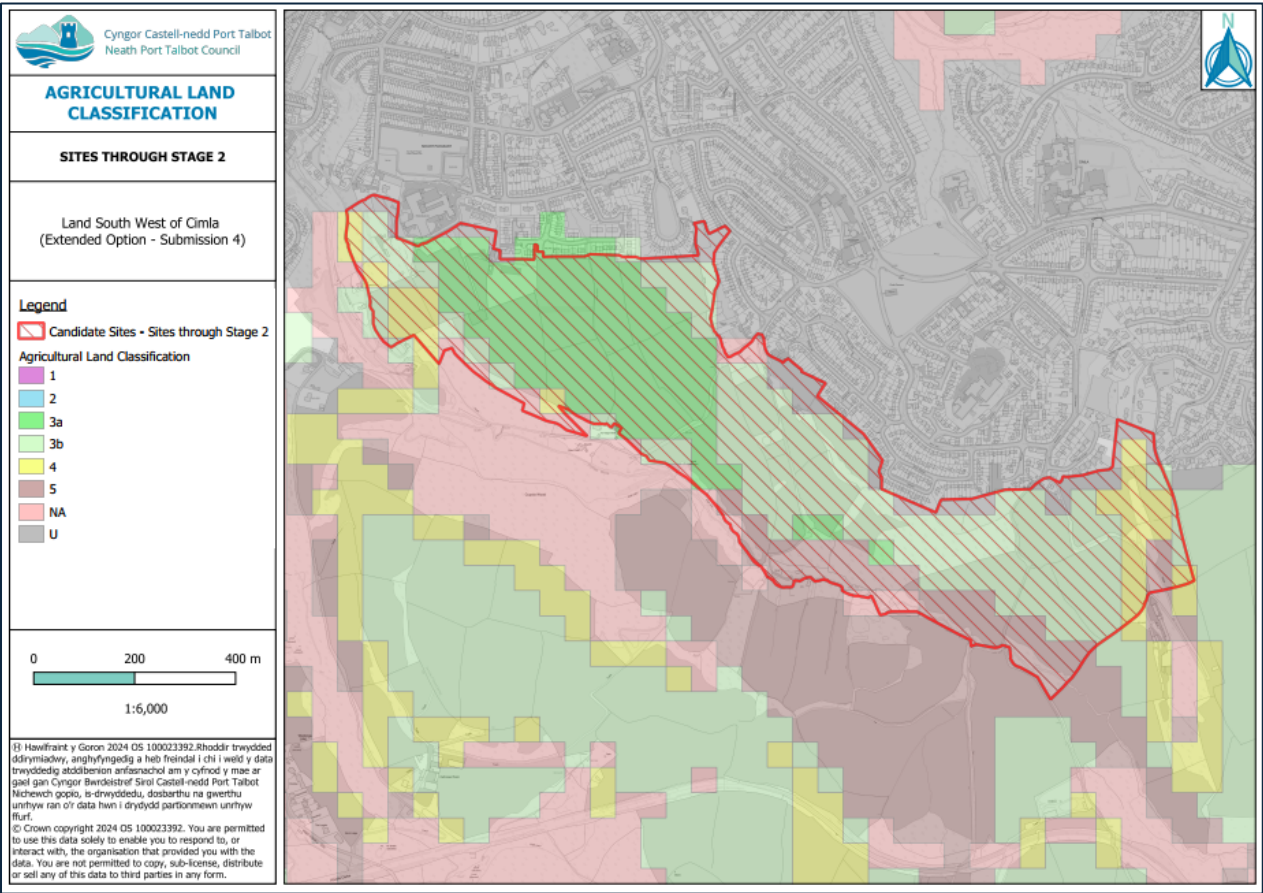
Figure 49: RLDP/PT/2017 - Land south and west of Goytre



RLDP/N/2021 – Land southwest of Cimla – Option 4

5.2.11. The Map below shows that areas of the site have been identified as Grade 3a. These equate to approximately 29.1% of the entirety of the site.

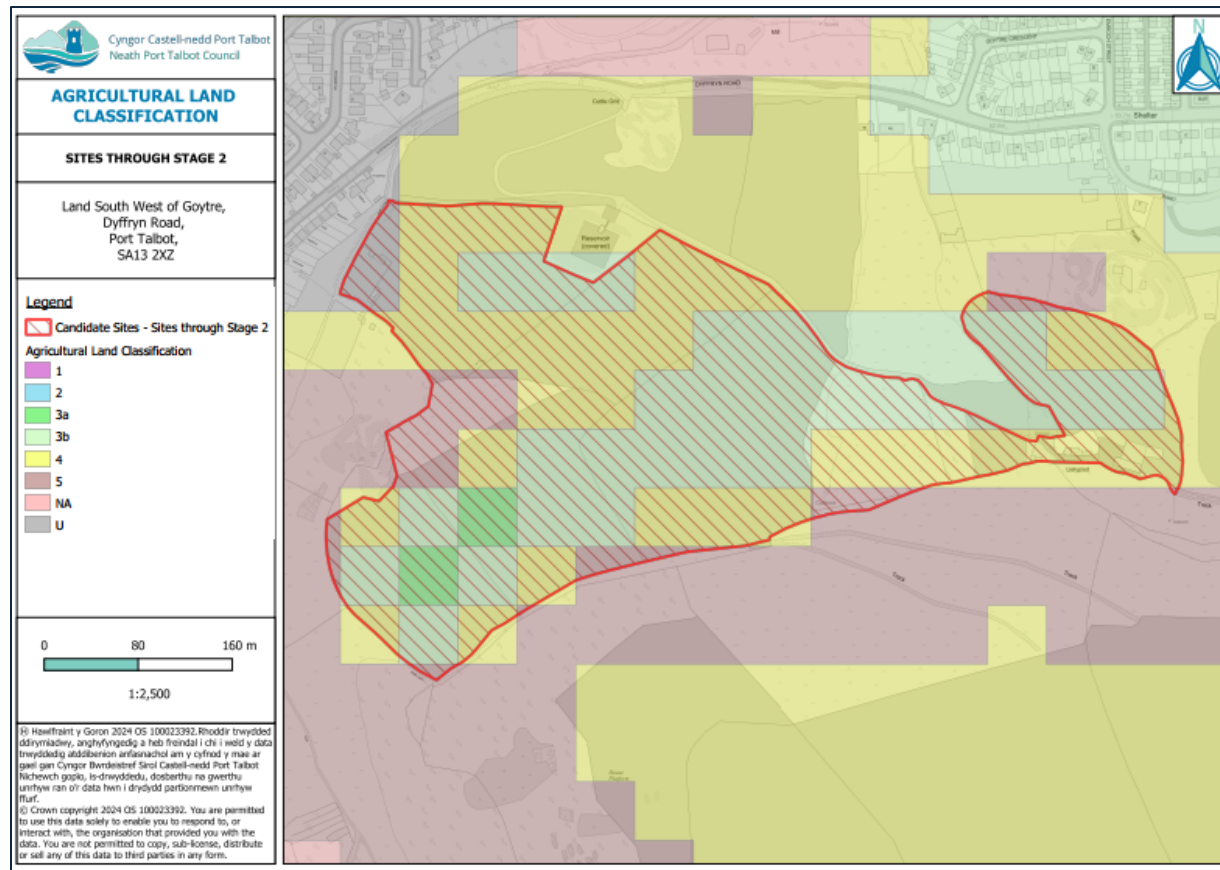
Figure 50: RLDP/N/2021 – Land southwest of Cimla – Option 4



RLDP/PT/2019 – Land southwest of Goytre

5.2.12. The Map below shows that small areas of the site have been identified as Grade 3a. These equate to approximately 3.5% of the entirety of the site.

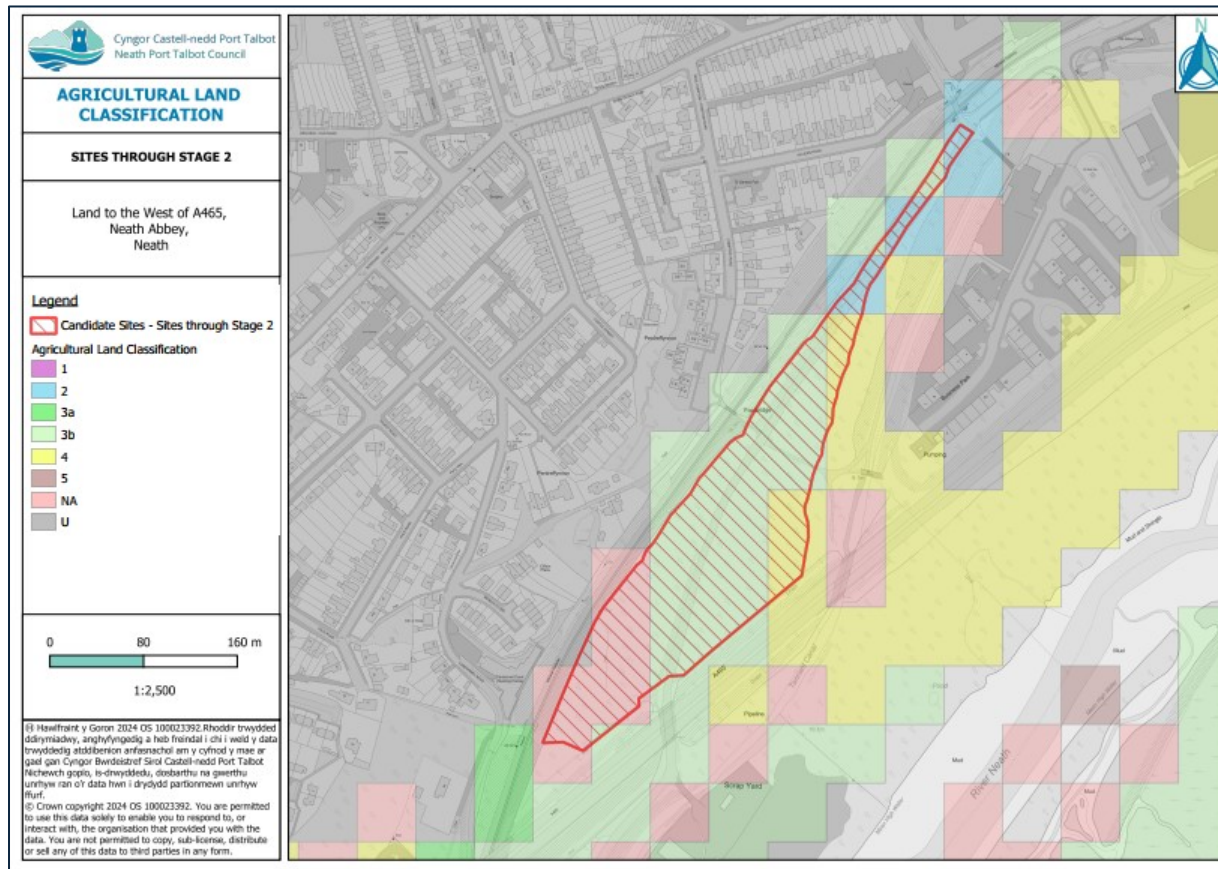
Figure 51: RLDP/PT/2019 - Land southwest of Goytre



RLDP/N/2011 – Land to the west of A465

5.2.13. The Map below shows that areas of the site have been identified as Grade 2. These equate to 5.4% of the entirety of the site.

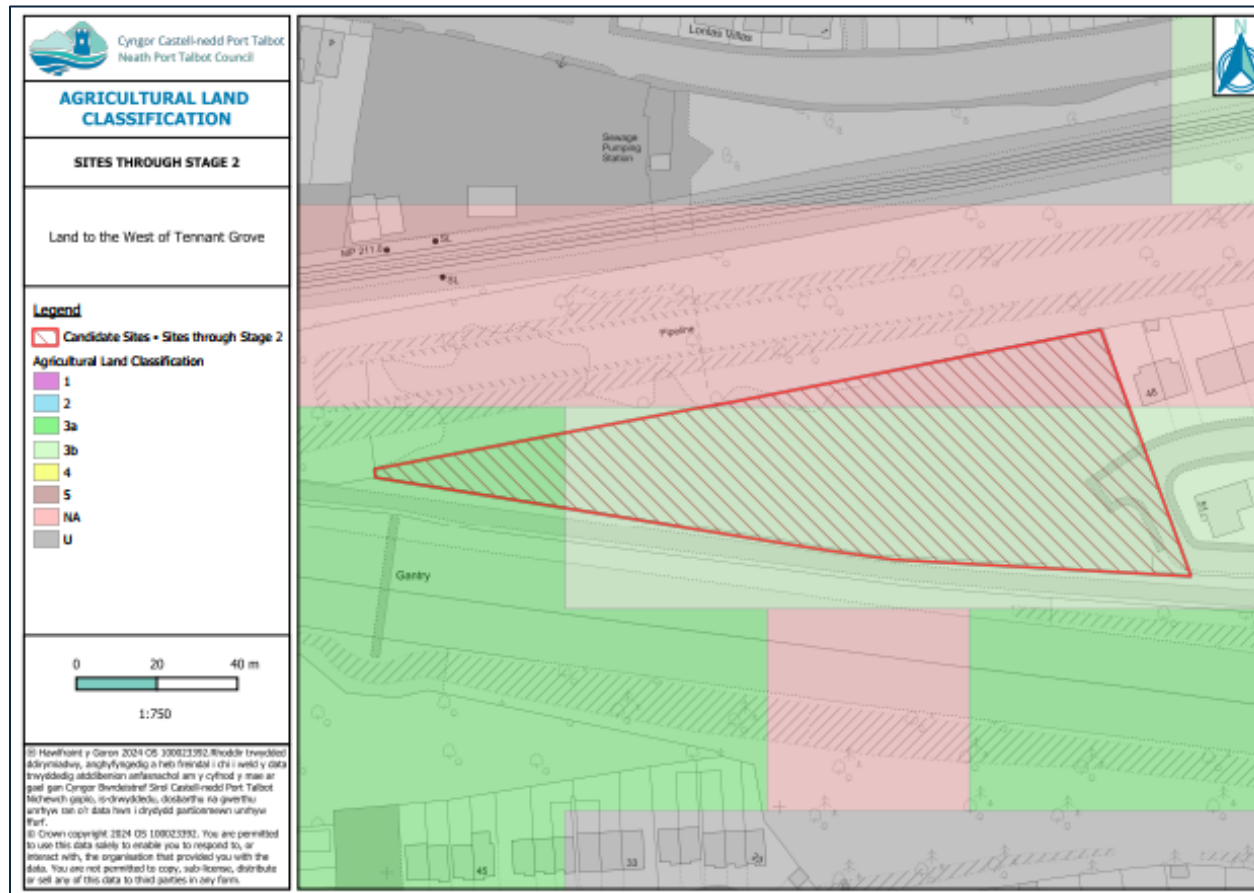
Figure 52: RLDP/N/2011 – Land to the west of A465



RLDP/N/2013 – Land to the west of Tennant Grove

5.2.14. The Map below shows that a small area of the site has been identified as Grade 3a. This equates to approximately 7.5% of the entirety of the site.

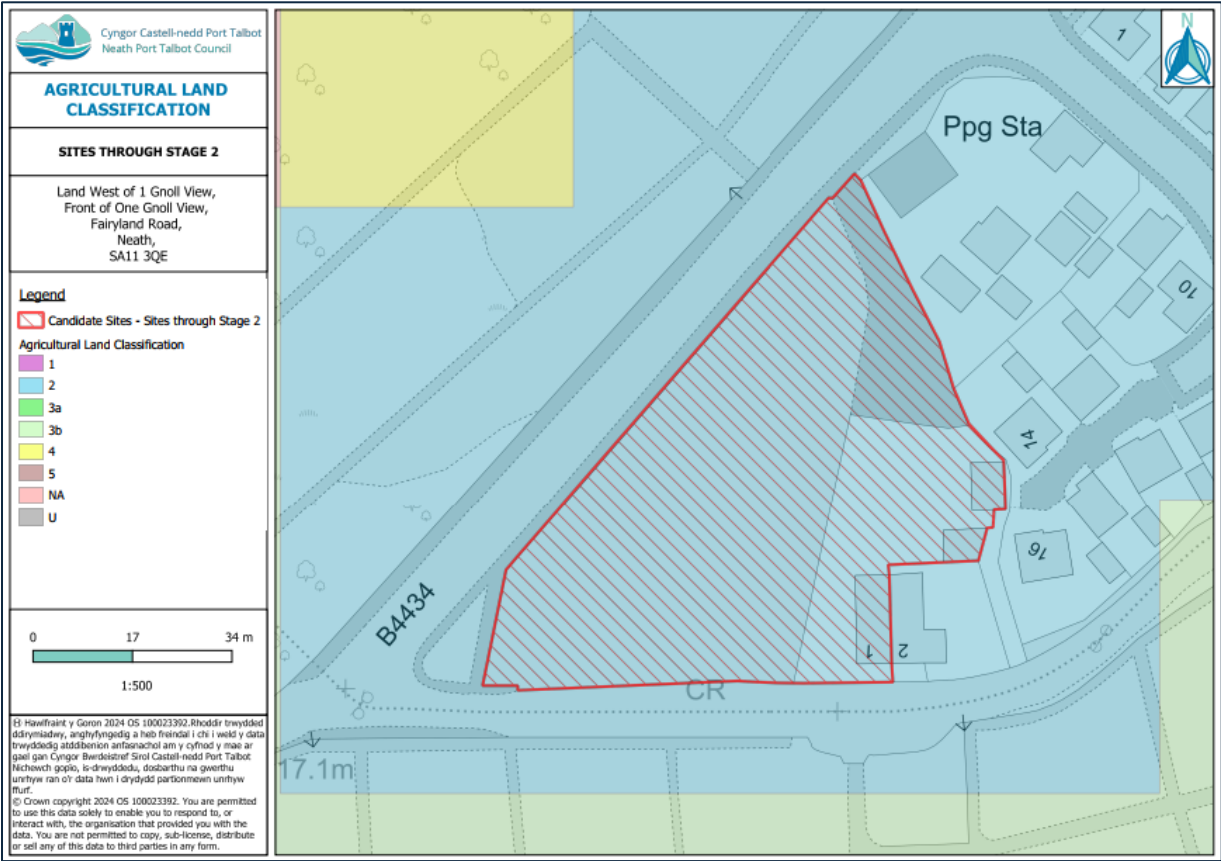
Figure 53: RLDP/N/2013 - Land to the west of Tennant Grove



RLDP/N/2017 – Land West of 1 Gnoll View, Fairyland Road, Neath

5.2.15. The Map below shows that the entirety of the site has been identified as Grade 2.

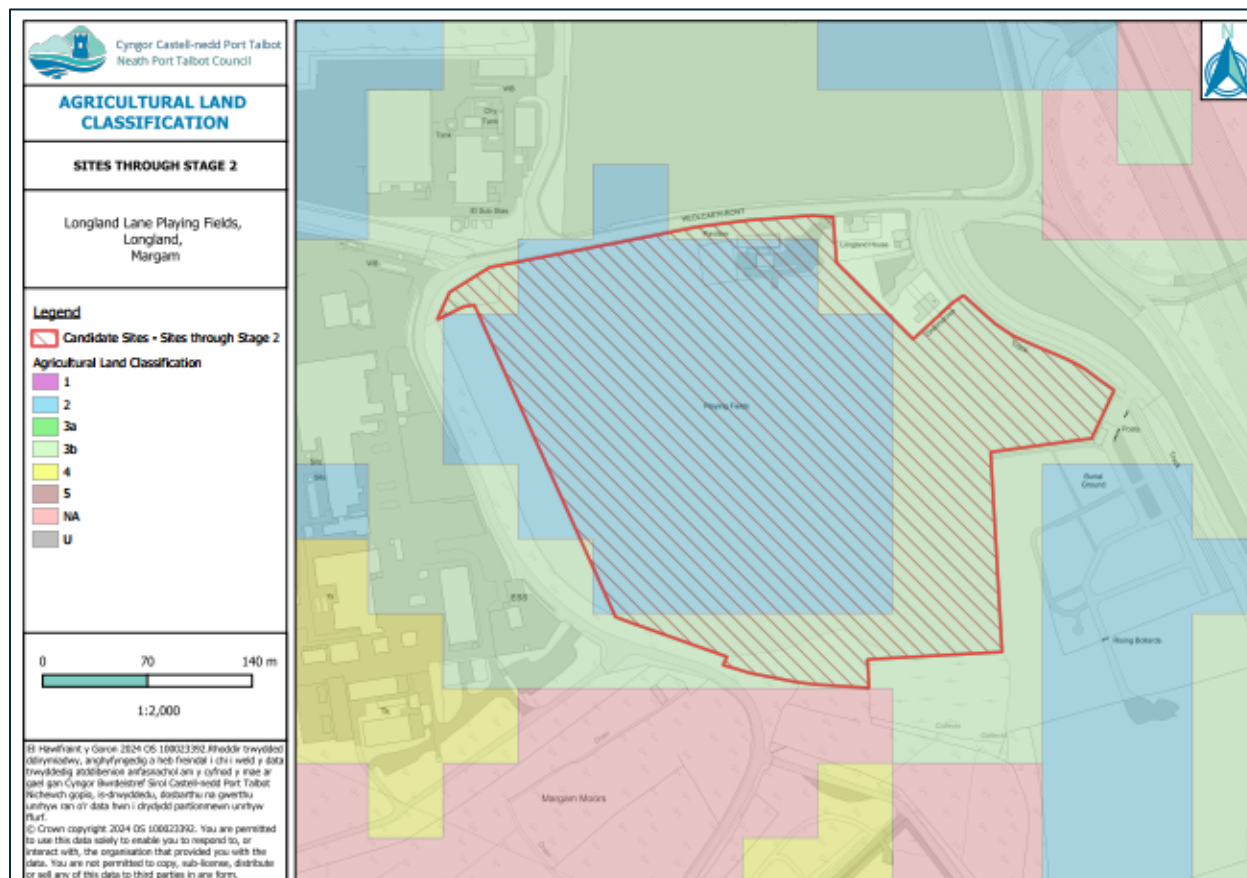
Figure 54:RLDP/N/2017 - Land West of 1 Gnoll View Fairyland Road, Neath



RLDP/PT/2016 – Longland Lane Playing Fields

5.2.16. The Map below shows that an area of the site has been identified as Grade 2. This equates to approximately 65.1% of the entirety of the site.

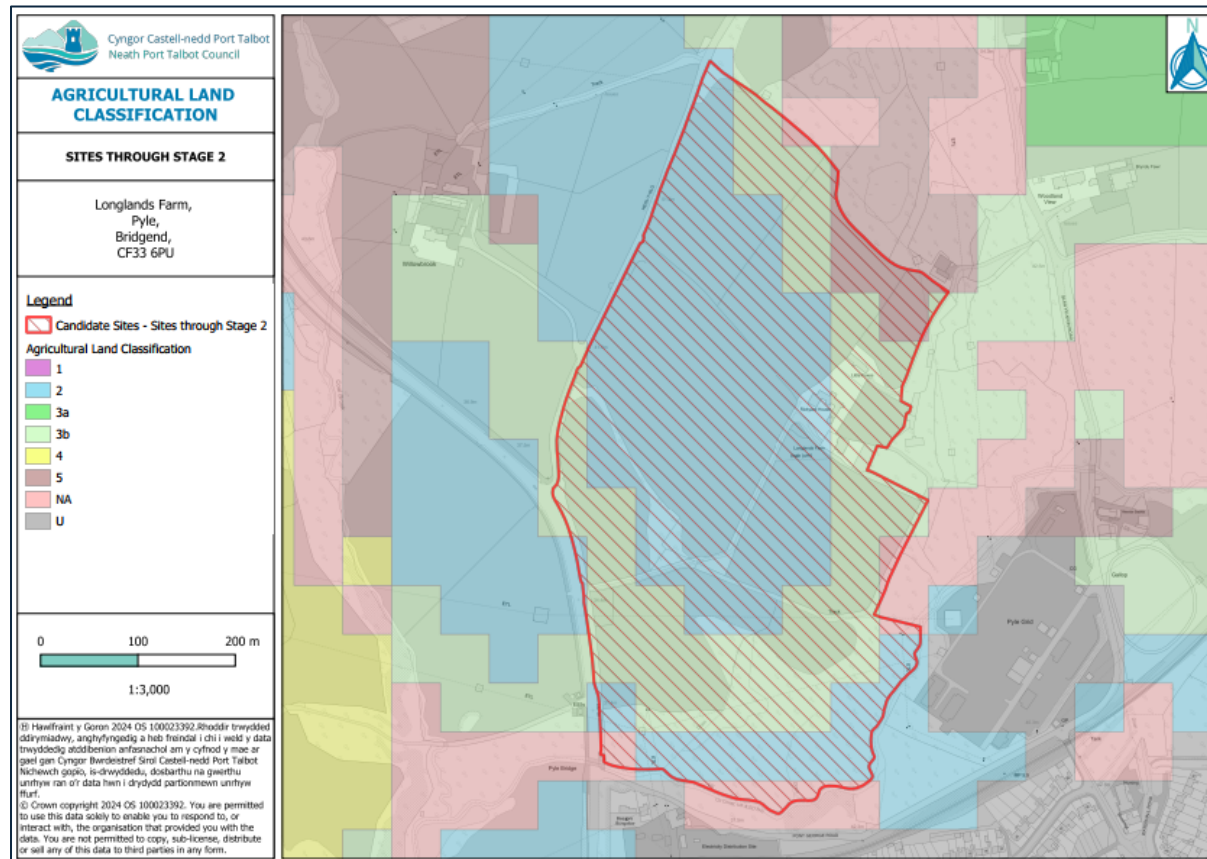
Figure 55: RLDP/PT/2016 - Longland Lane Playing Fields



RLDP/PT/2007 – Land at Longlands Farm

5.2.17. The Map below shows that areas of the site have been identified as Grade 2. These areas equate to 55.9% of the entirety of the site.

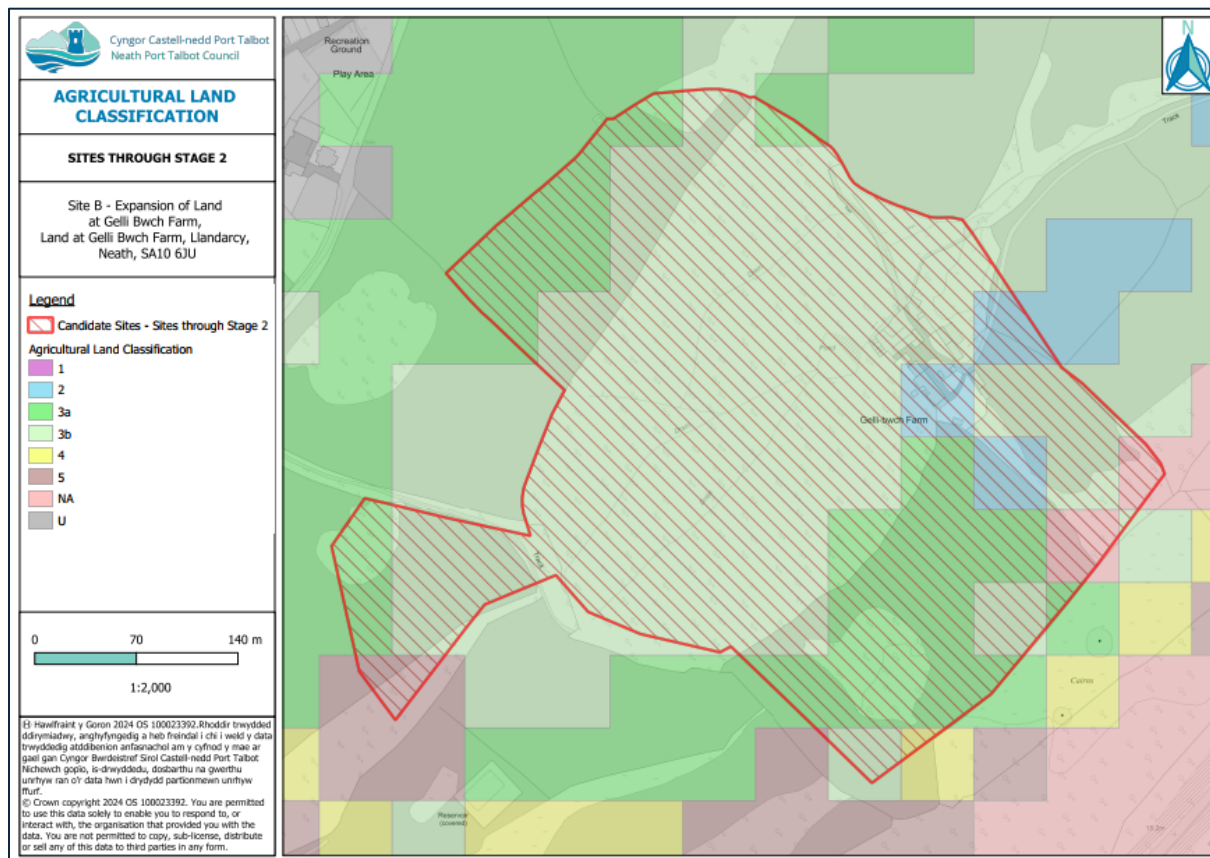
Figure 56: RLDP/PT/2007 – Land at Longlands Farm



RLDP/N/2019 – Expansion of Land at Gelli Bwch – Site B

5.2.18. The Map below shows that areas of the site have been identified as Grade 2 and Grade 3. Grade 2 accounts for approximately 4.8% of the entirety of the site, and Grade 3 equates to approximately 25.1% of the entirety of the site.

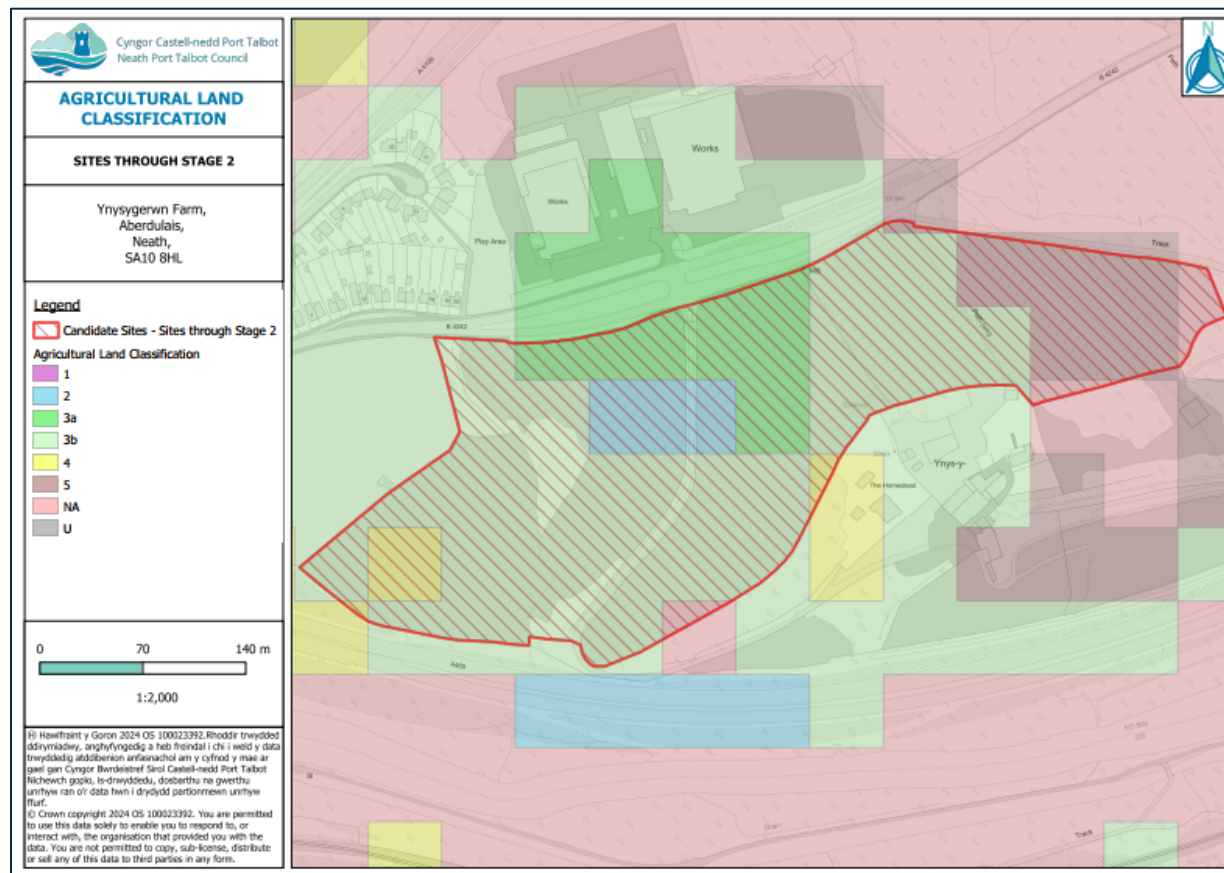
Figure 57: RLDP/N/2019 – Expansion of Land at Gelli Bwch – Site B



RLDP/N/2002 – Land at Ynysygerwn

5.2.19. The Map below shows that areas of the site have been identified as Grade 2 and Grade 3a. Grade 2 accounts for approximately 4.8% of the entirety of the site, and Grade 3 equates to approximately 25.1% of the entirety of the site.

Figure 58: RLDP/N/2002 - Ynysygerwn Farm



5.2.20. These results have been incorporated into the Candidate Sites Assessment, a summary of which is provided in the Candidate Sites Register.

5.2.21. The Table below provides a summary of the ISA scoring for these sites:

Table 4: ISA Scoring

| Candidate Site Reference | Site Name | ISA Scoring |
|--------------------------|---|---------------------------|
| RLDP/PT/2007 | Land at Longlands Farm | - |
| RLDP/PT/2011 | Land at Coed Hirwaun, North of A48 | N/A Site Filtered Stage 1 |
| RLDP/PT/2012 | Land at Old Park Farm | - |
| RLDP/PT/2013 | Land at Old Park and Newlands Farm | - |
| RLDP/PT/2014 | Land at Old Park Farm – Site 2 | - |
| RLDP/PT/2015 | Land Adjacent to Coed Hirwaun | - |
| RLDP/PT/2016 | Longland Lane Playing Fields | - |
| RLDP/PT/2017 | Land South & West of Goytre | - |
| RLDP/PT/2019 | Land southwest of Goytre | - |
| RLDP/N/2002 | Land at Ynysygerwn | N/A Site Filtered Stage 1 |
| RLDP/N/2006 | Land at Giants Grave | - |
| RLDP/N/2011 | Land to the West of A465 | - |
| RLDP/N/2013 | Land to the West of Tennant Grove | - |
| RLDP/N/2018 | Land at Dream Fields | - |
| RLDP/N/2019 | Expansion of Land at Gelli Bwch Farm – Site B | - |

| Candidate Site Reference | Site Name | ISA Scoring |
|--------------------------------|---|-------------|
| RLDP/N/2021 | Land southwest of Cimla – Option 4 | - |
| RLDP/N/2027 | Land West of 1 Gnoll View, Fairyland Road, Neath | - |

5.3. 2023 Urban Capacity Sites

5.3.1. Below is a table listing all the sites submitted as part of the urban capacity call for sites which incorporate Grade 1-3a ALC.

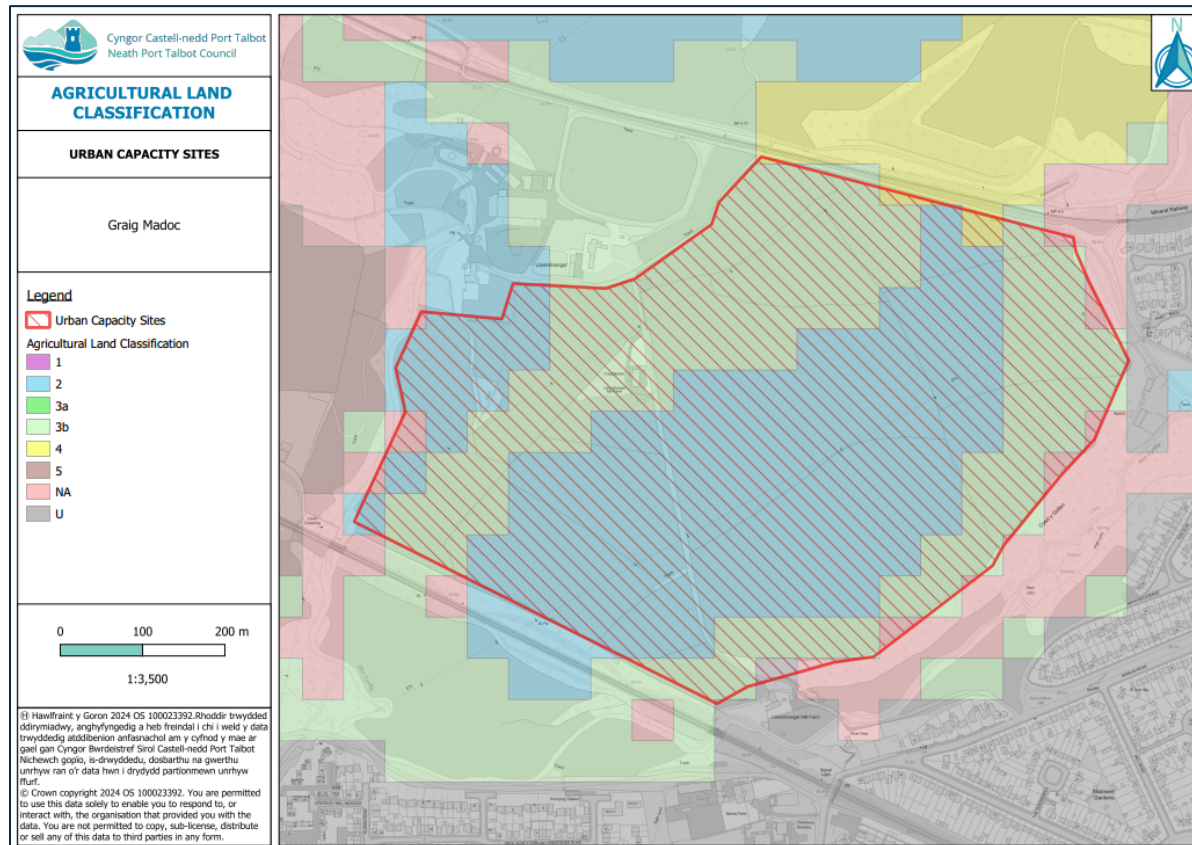
Table 5: 2023 Urban Capacity Sites

| Reference | Site Name | Grade1 | Grade 2 | Grade 3a |
|---------------|---|--------|---------|----------|
| RLDP/PT/UC019 | Graig Madoc | | ✓ | |
| RLDP/PT/UC016 | Land at Eglwys Nunydd – Site 1 | | ✓ | |
| RLDP/PT/UC017 | Land at Eglwys Nunydd – Site 2 | | ✓ | |
| RLDP/PT/UC016 | Land at Eglwys Nunydd – Site 3 | | ✓ | |
| RLDP/N/UC007 | Land at Fforest Farm | | | ✓ |
| RLDP/PT/UC015 | Land at Heol Cwm Mawr | | | ✓ |
| RLDP/PT/UC023 | Land at Ten Acre Wood | | ✓ | |
| RLDP/PT/UC007 | Land at Western Logs and Hawthorn Close | | | ✓ |
| RLDP/PT/UC020 | Land from Pyle Road to Longlands Farm | | ✓ | |
| RLDP/PT/UC021 | Land lying on the west side of Longlands Farm, Pyle | | ✓ | |
| RLDP/PT/UC022 | Land lying on the west side of Longlands Farm, Site B | | ✓ | |
| RLDP/PT/UC024 | Land opposite Coed Hirwaun | | ✓ | |
| RLDP/N/UC021 | Land West of Neath Abbey Iron Dam | | | ✓ |
| RLDP/N/UC005 | Ty Canol Farm – Site 1 | | | ✓ |
| RLDP/N/UC006 | Ty Canol Farm – Site 2 | | | ✓ |

RLDP/PT/UC019 – Graig Madoc

5.3.2. The Map below shows that areas of the site are Grade 2. This equates to approximately 54.1% of the entirety of the site area.

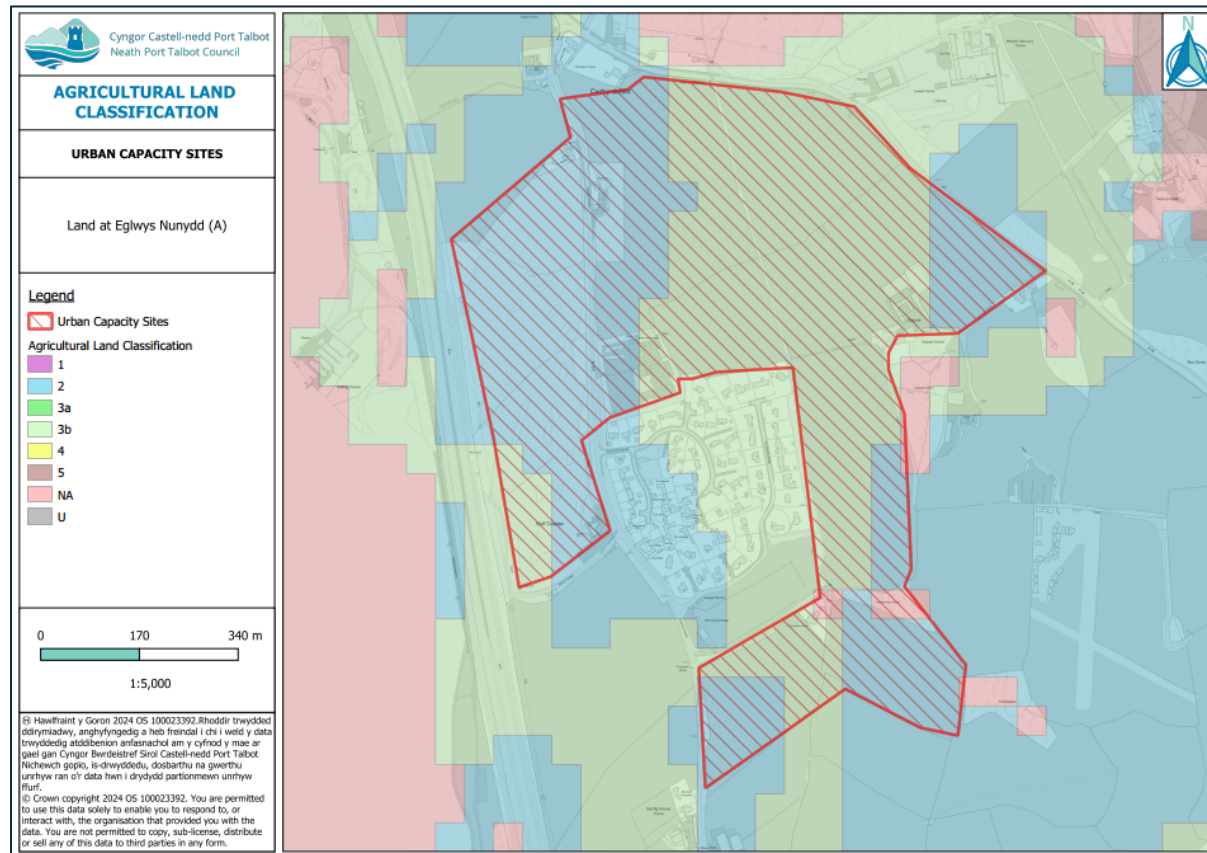
Figure 59: RLDP/PT/UC019 - Graig Madoc



RLDP/PT/UC016 – Land at Eglwys Nunydd – Site 1

5.3.3. The Map below shows that areas of the site have been identified as Grade 2. This equates to approximately 48.1% of the entirety of the site area.

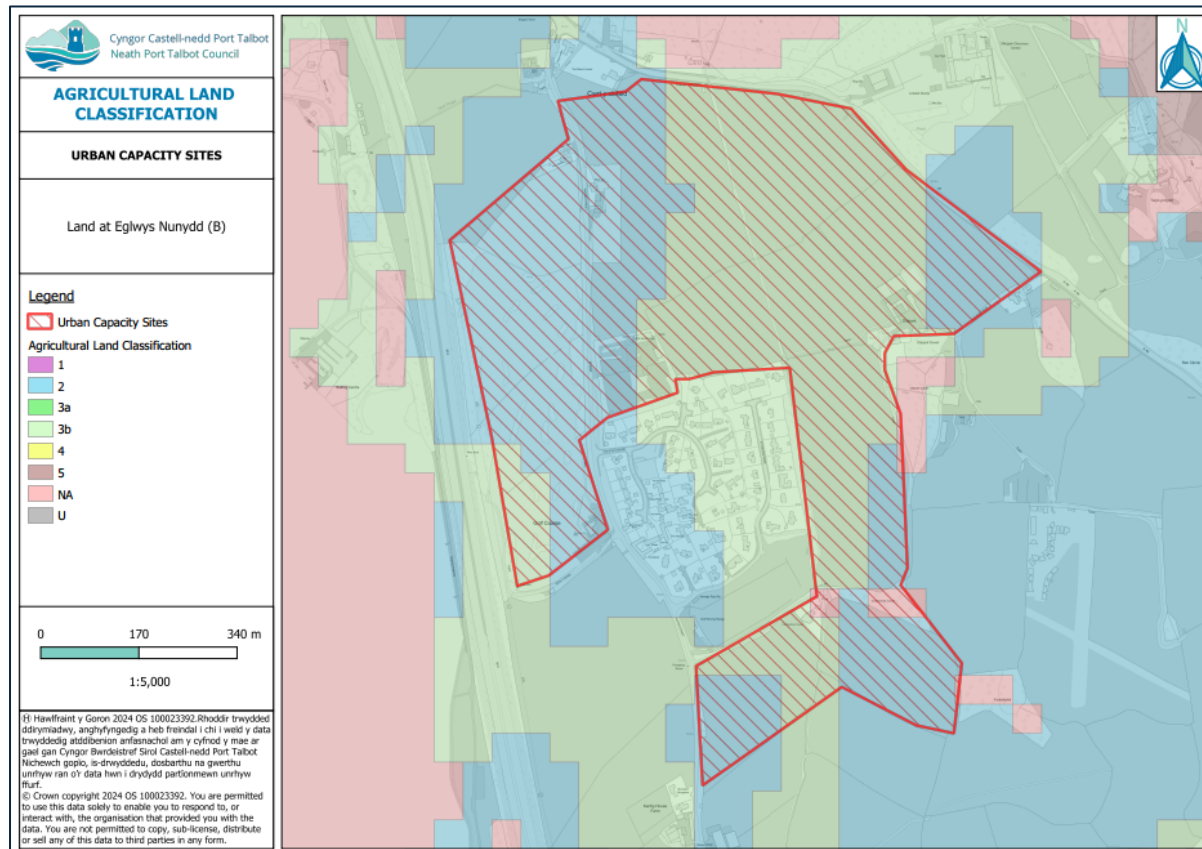
Figure 60: RLDP/PT/UC016 – Land at Eglwys Nunydd – Site 1



RLDP/PT/UC017 – Land at Eglwys Nunydd – Site 2

5.3.4. The Map below shows that areas of the site have been identified as Grade 2. This equates to approximately 48.1% of the entirety of the site.

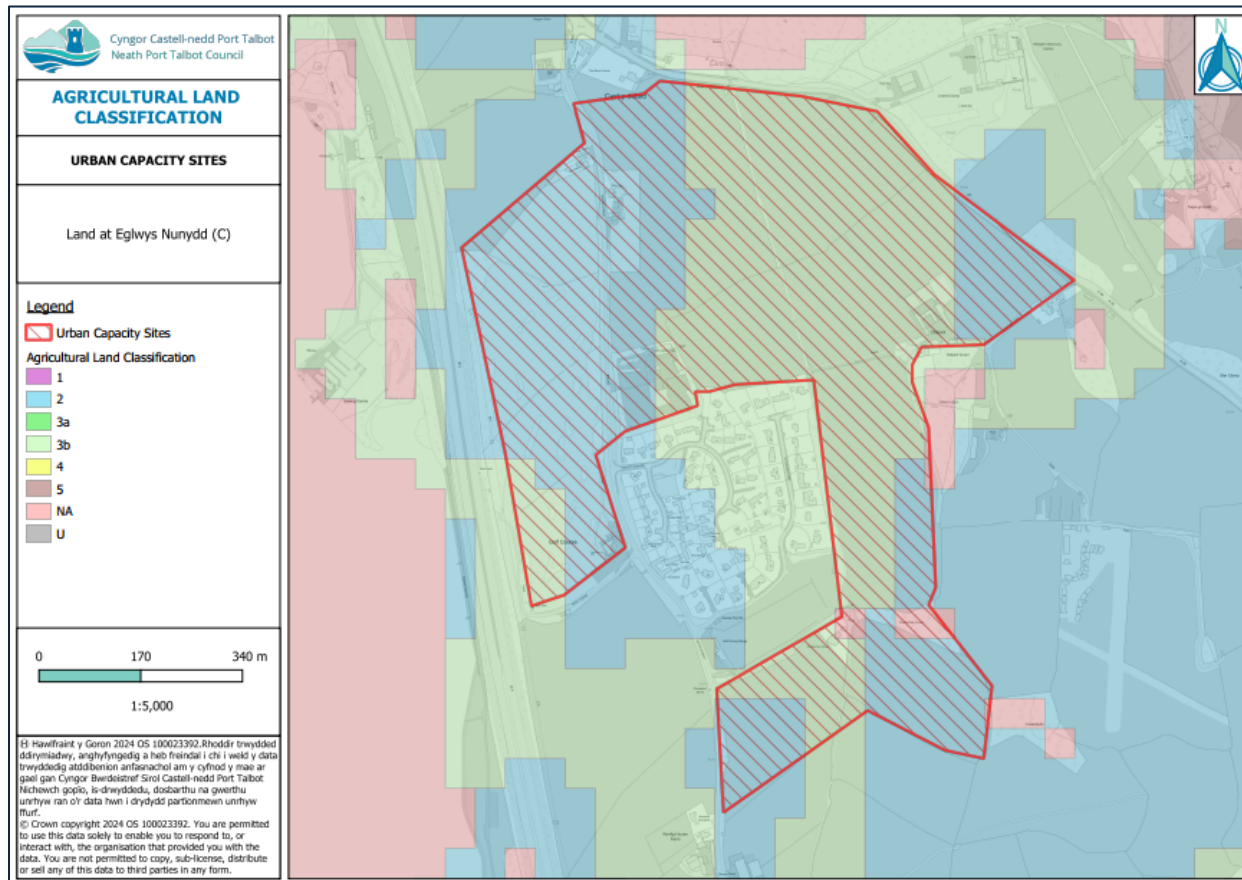
Figure 61: RLDP/PT/UC017 – Land at Eglwys Nunydd – Site 2



RLDP/PT/UC018 – Land at Eglwys Nunydd – Site 3

5.3.5. The Map below shows that areas of the site have been identified as Grade 2. This equates to approximately 48.1% of the entirety of the site.

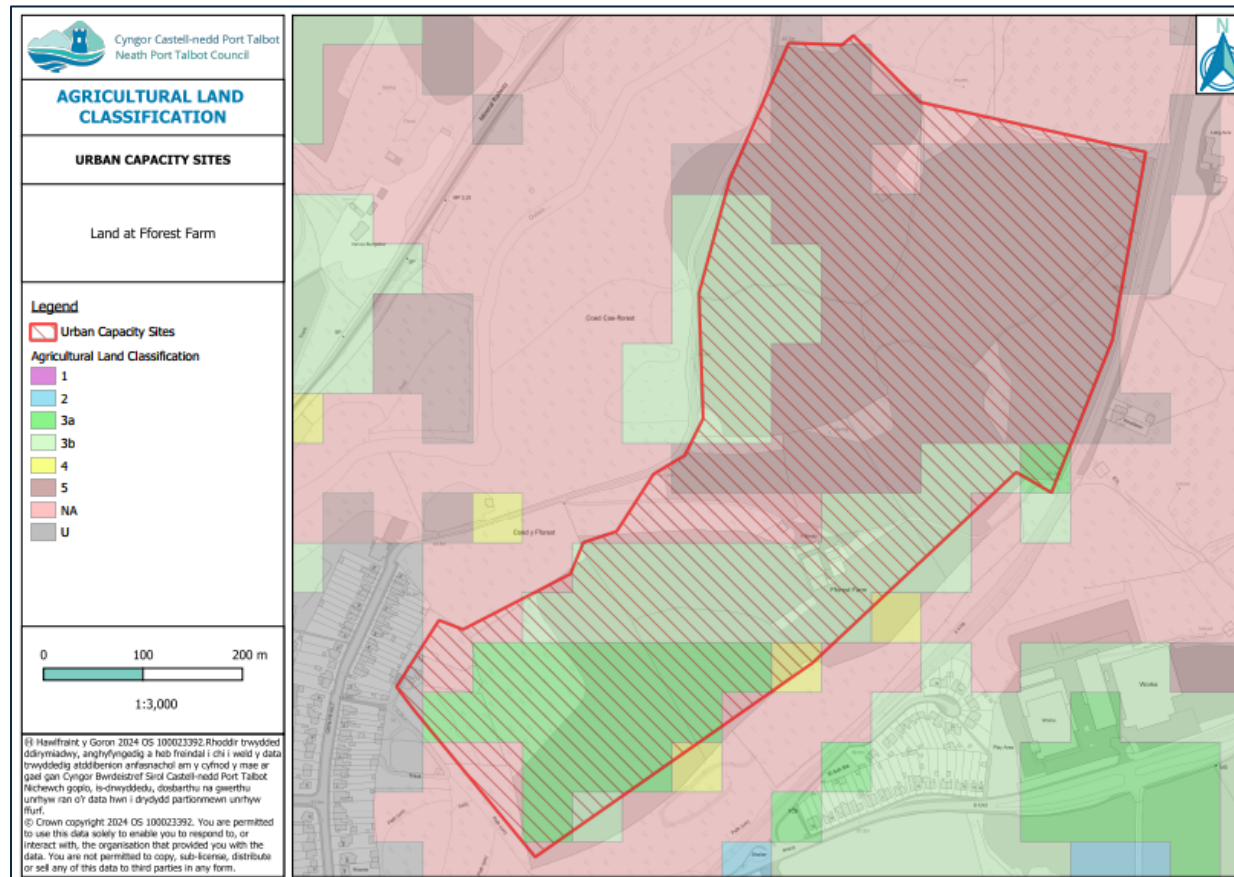
Figure 62: RLDP/PT/UC018 – Land at Eglwys Nunydd – Site 3



RLDP/N/UC007 – Land at Fforest Farm

5.3.6. The Map below shows that areas of the site have been identified as Grade 3a. This equates to 15.4% of the entirety of the site.

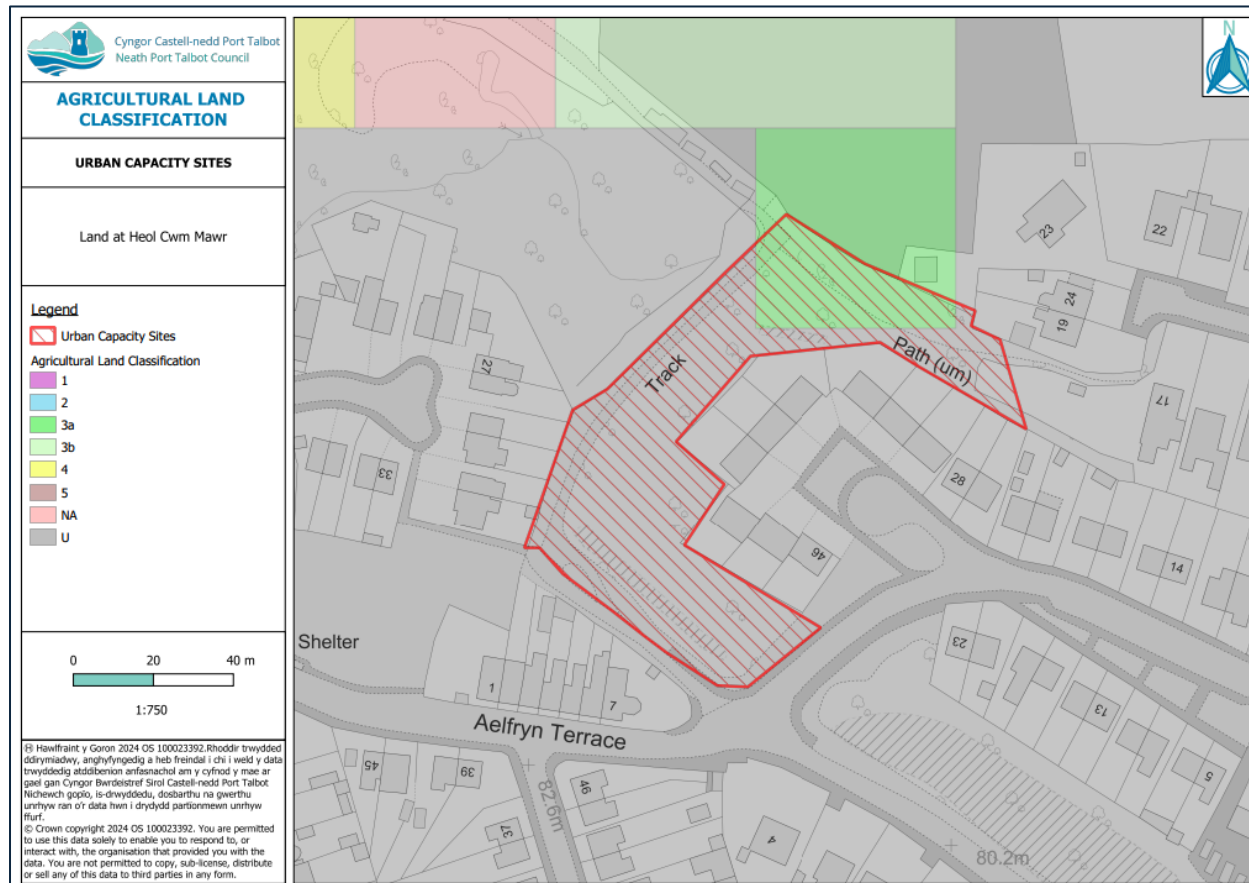
Figure 63: RLDP/N/UC007 – Land at Fforest Farm



RLDP/PT/UC015 – Land at Heol Cwm Mawr

5.3.7. The Map below shows that an area of the site has been identified as Grade 3a. This equates to approximately 18.2% of the site.

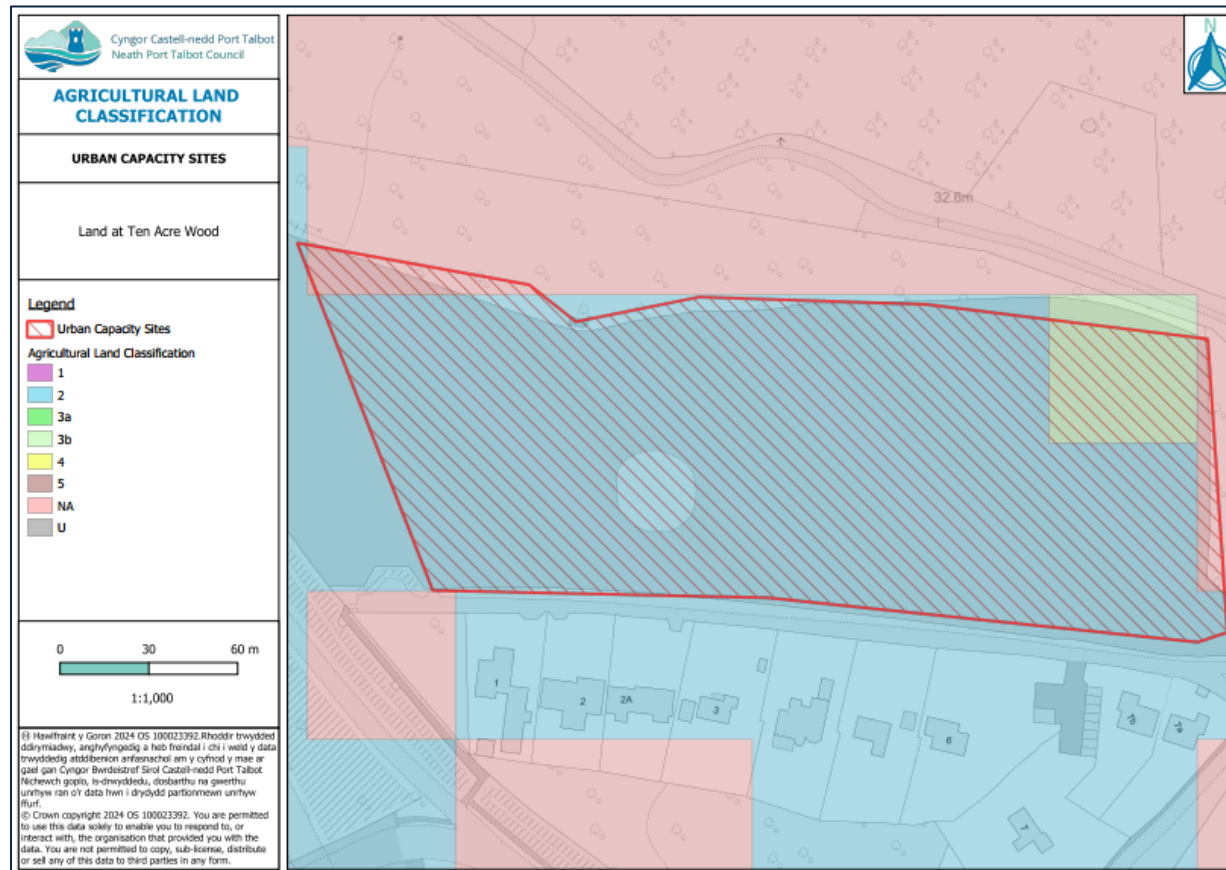
Figure 64: RLDP/PT/UC015 – Land at Heol Cwm Mawr



RLDP/PT/UC023 – Land at Ten Acre Wood

5.3.8. The Map below shows that the majority of the site has been identified as Grade 2. This equates to 89.1% of the entirety of the site.

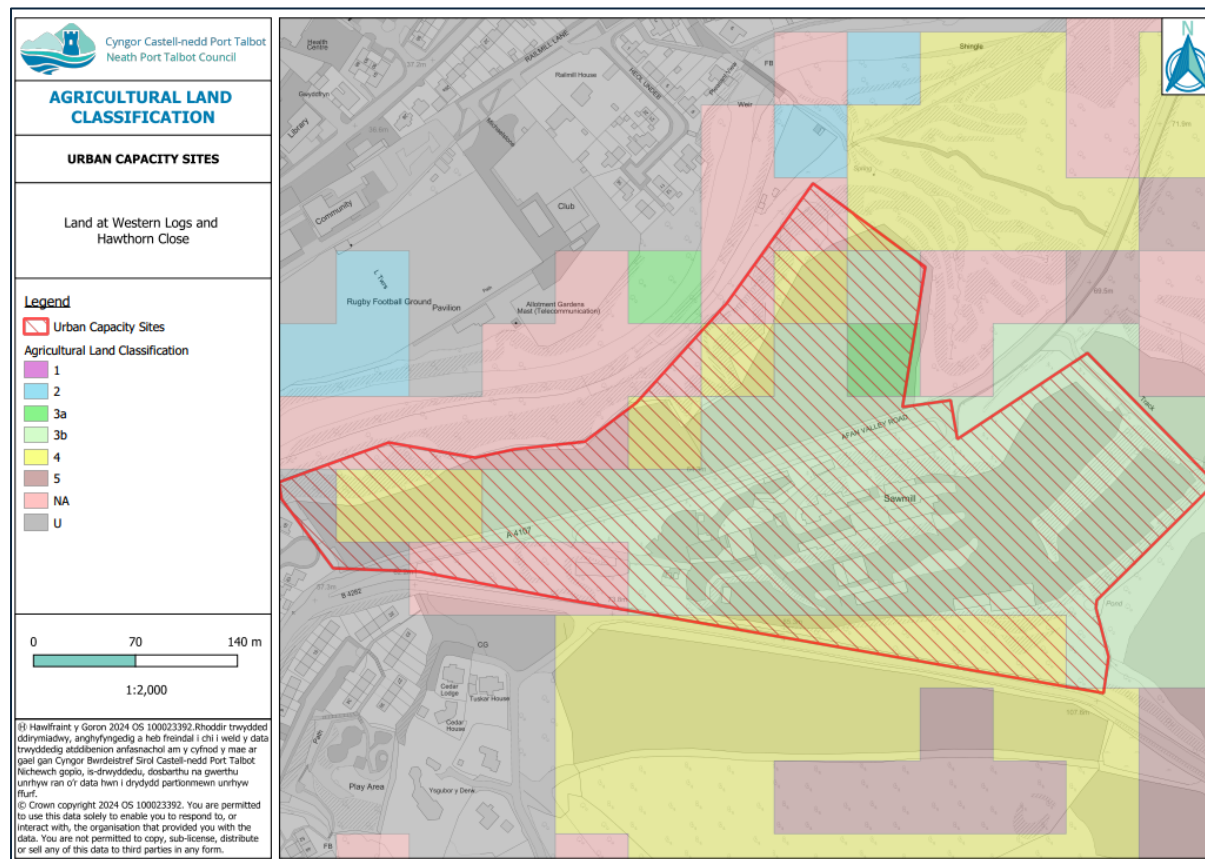
Figure 65: RLDP/PT/UC023 – Land at Ten Acre Wood



RLDP/PT/UC0007 – Land at Western Logs and Hawthorn Close

5.3.9. The Map below shows that a small area of the site has been identified as Grade 3a. This equates to approximately 2.2% of the entirety of the site.

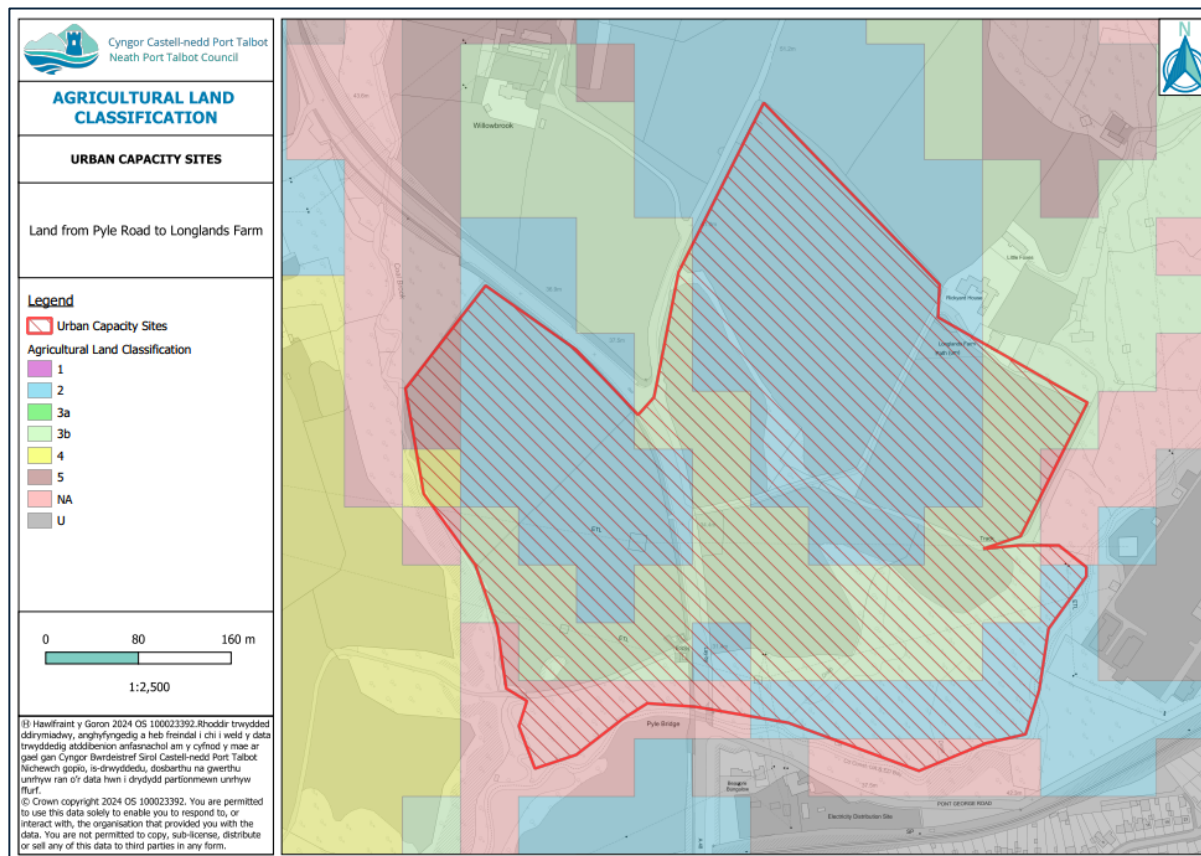
Figure 66: RLDP/PT/UC0007 – Land at Western Logs and Hawthorn Close



RLDP/PT/UC020 – Land from Pyle Road to Longlands Farm

5.3.10. The Map below shows that areas of the site have been identified as Grade 2. This equates to approximately 57.7% of the entirety of the site.

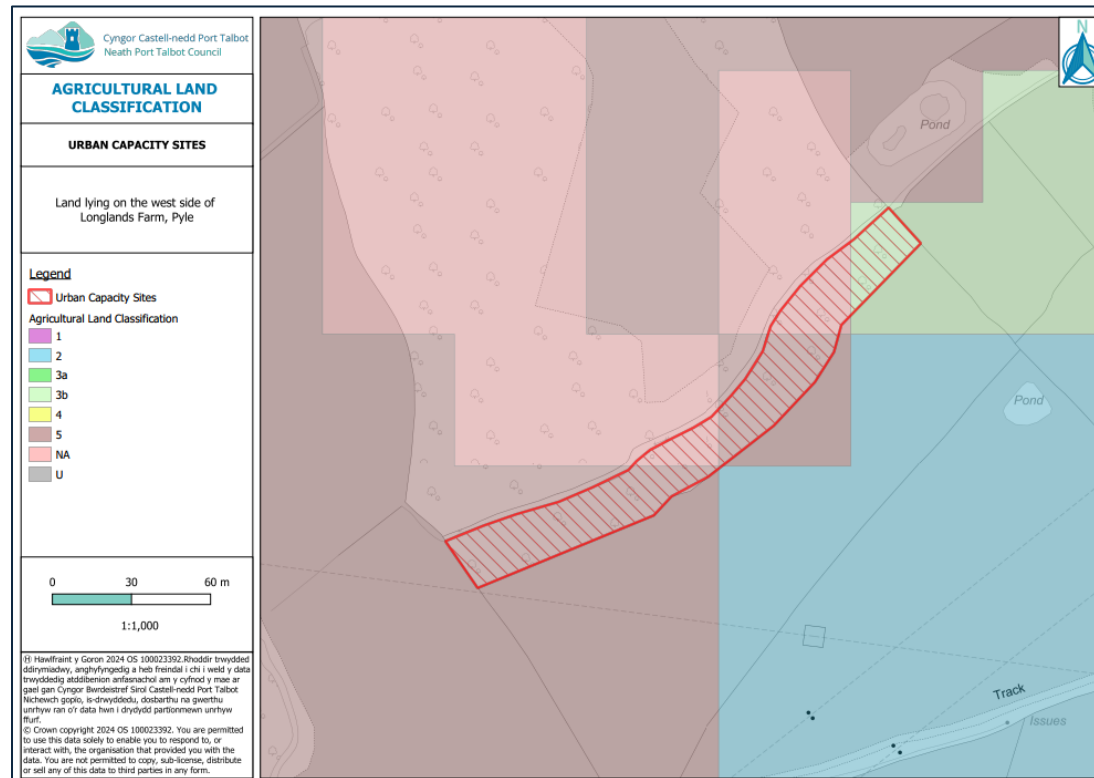
Figure 67: RLDP/PT/UC020 – Land from Pyle Road to Longlands Farm



RLDP/PT/UC021 – Land lying on the west side of Longlands Farm, Pyle

5.3.11. The Map below shows a very small area of the site has been identified as Grade 2. This equates to an area of 0.01% of the entirety of the site.

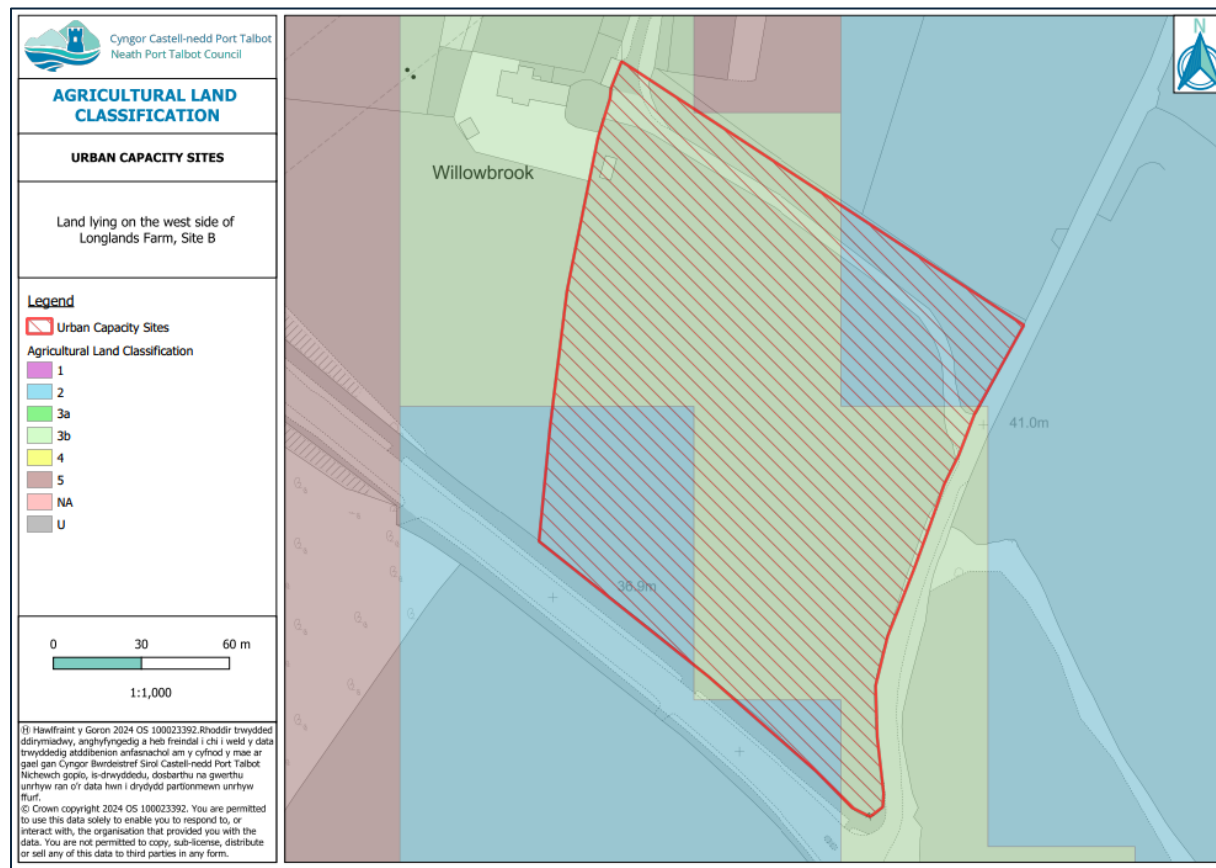
Figure 687: RLDP/PT/UC021 - Land lying on the west side of Longlands Farm, Pyle



RLDP/PT/UC022 – Land lying on the west side of Longlands Farm, Pyle – Site B

5.3.12. The Map below shows that areas of the site have been identified as Grade 2. These equate to approximately 28.9% of the entirety of the site.

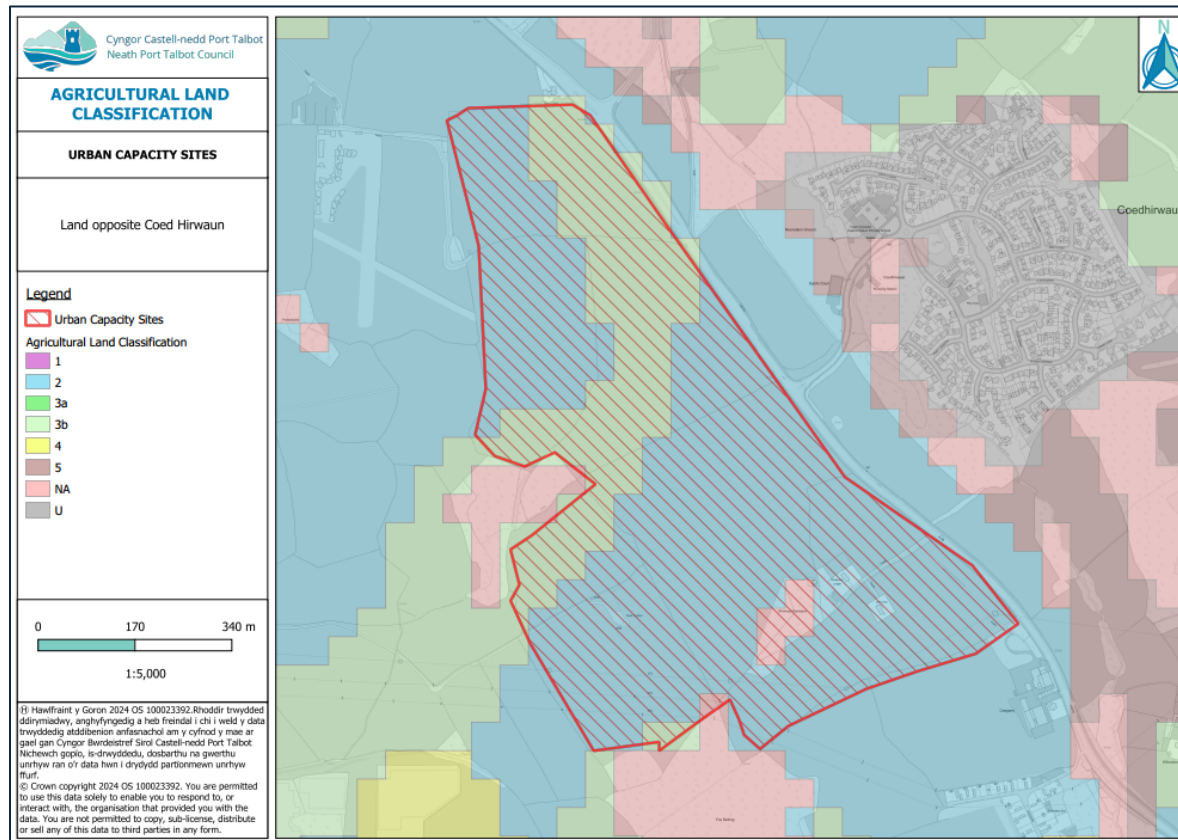
Figure 698: RLDP/PT/UC022 - Land lying on the west side of Longlands Farm, Site B



RLDP/PT/UC024 – Land opposite Coed Hirwaun

5.3.13. The Map below shows that areas of the site have been identified as Grade 2. These equate to approximately 73.6% of the entirety of the site.

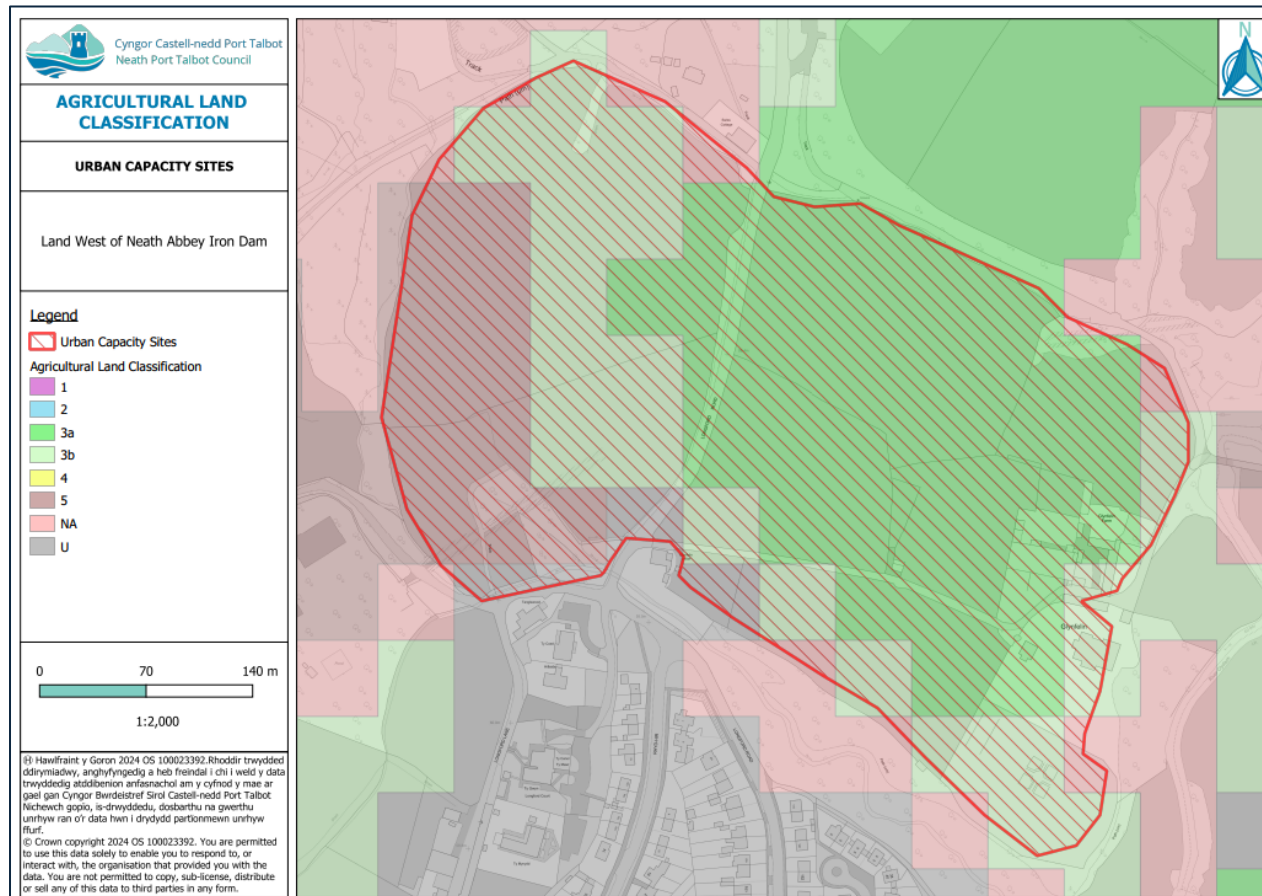
Figure 69: RLDP/PT/UC024 - Land opposite Coed Hirwaun



RLDP/N/UC0021 – Land west of Neath Abbey Iron Dam

5.3.14. The Map below shows that an area of the site has been identified as Grade 3a. This equate to approximately 49.1% of the entirety of the site.

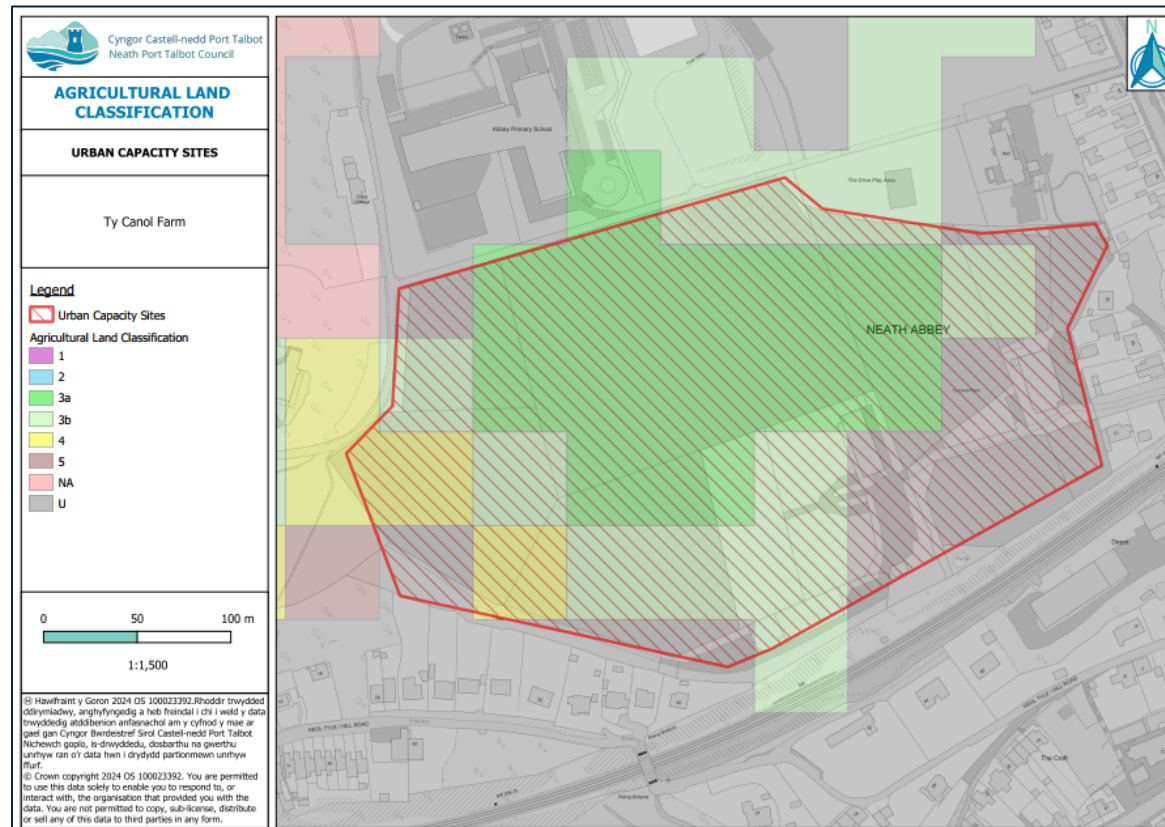
Figure 70: RLDP/N/UC0021 - Land West of Neath Abbey Iron Dam



RLDP/N/UC0005 – Ty Canol Farm – Site 1

5.3.15. The Map below shows that an area of the site has been identified as Grade 3a. This equates to approximately 40.5% of the entirety of the site.

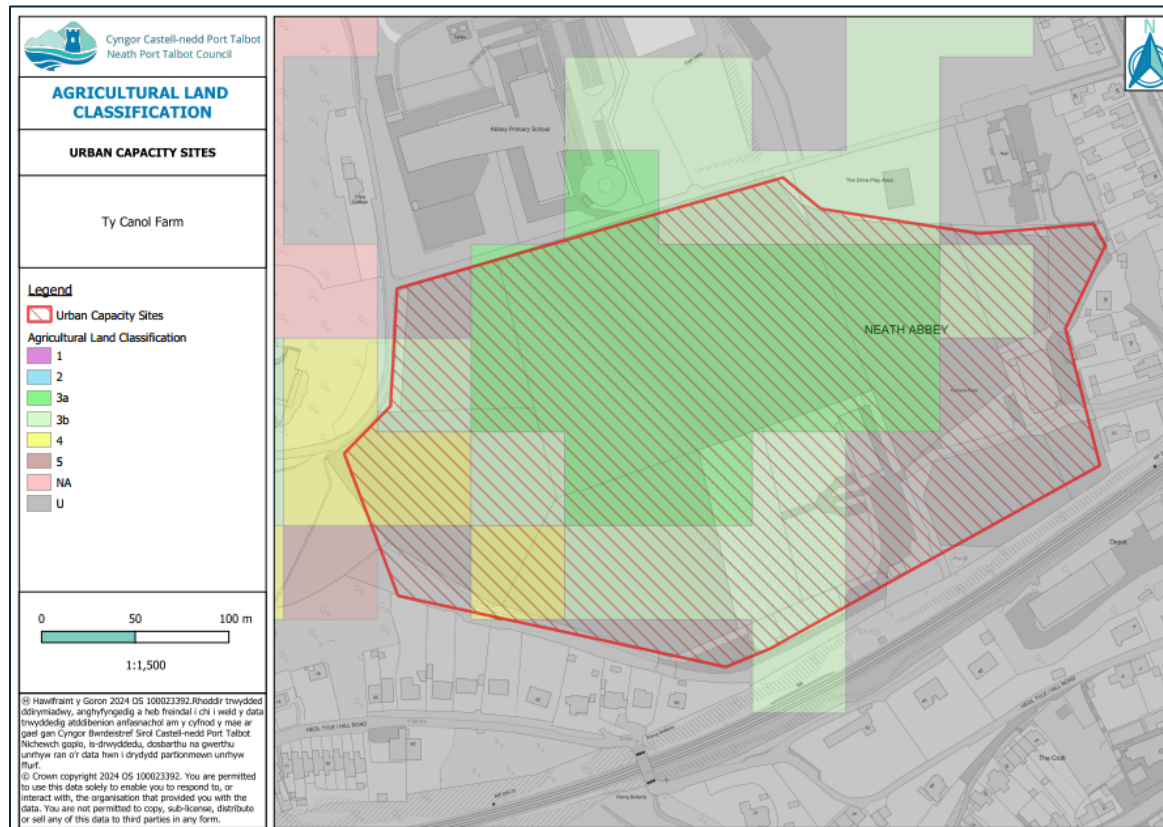
Figure 71: RLDP/N/UC0005 – Ty Canol Farm – Site 1



RLDP/N/UC0006 – Ty Canol Farm – Site 2

5.3.16. The Map below shows that an area of the site has been identified as Grade 3a. This equates to approximately 40.5% of the entirety of the site.

Figure 72: RLDP/N/UC0006 – Ty Canol Farm – Site 2



5.3.17. These results have been incorporated into the Candidate Sites Assessment, a summary of which is provided in the Candidate Sites Register.

5.3.18. The Table below provides a summary of the ISA scoring for these sites:

Table 6: 2023 Urban Capacity Sites

| Reference | Site Name | ISA Scoring |
|---------------|---|-------------|
| RLDP/PT/UC007 | Land at Western Logs and Hawthorn Close | - |
| RLDP/PT/UC015 | Land at Heol Cwm Mawr | - |
| RLDP/PT/UC016 | Land at Eglwys Nunydd – Site 1 | - |
| RLDP/PT/UC017 | Land at Eglwys Nunydd – Site 2 | - |
| RLDP/PT/UC018 | Land at Eglwys Nunydd – Site 3 | - |
| RLDP/PT/UC019 | Graig Madoc | - |
| RLDP/N/UC007 | Land at Fforest Farm | - |
| RLDP/PT/UC020 | Land from Pyle Road to Longlands Farm | - |
| RLDP/PT/UC021 | Land lying on the west side of Longlands Farm, Pyle | - |
| RLDP/PT/UC022 | Land lying on the west side of Longlands Farm, Site B | - |
| RLDP/PT/UC023 | Land at Ten Acre Wood | - |
| RLDP/PT/UC024 | Land opposite Coed Hirwaun | - |
| RLDP/N/UC005 | Ty Canol Farm – Site 1 | - |
| RLDP/N/UC006 | Ty Canol Farm – Site 2 | - |
| RLDP/N/UC021 | Land West of Neath Abbey Iron Dam | - |

6. Task C: Site Promoters

- 6.1. In line with the methodology detailed in Chapter 3, following the identification of sites with Grade 1-3a land, the Council wrote to site promoters to ask them to undertake surveys to determine the extent of land within Grades 1-3a.
- 6.2. The Table below details whether the Council has received responses. Where surveys have been received, they have been shared with Land Advisory Wales. Where surveys have not been received, the Council will undertake a final chase as part of the Preferred Strategy consultation. These surveys are needed in order to understand the extent to which land is classified as Grade 1-3a.
- 6.3. Where sites have been identified as incorporating Grade 1-3a, this has been flagged in the Candidate Sites assessment. For key sites, this has also been flagged in the constraints section of the Preferred Strategy document. Further work will be undertaken ahead of the Deposit Plan including the masterplanning of key sites. More information is provided in the Key Sites paper and Candidate Sites Register with regards to the process undertaken to identify key sites, including consideration of BMV land.

Table 7: 2022 Candidate Sites

| Candidate Site Reference | Site Name | Response Received? (Yes/No) |
|--------------------------|---|---|
| RLDP/N/0005 | Land at Fforest Farm, Aberdulais - Site 1 | Yes – Submitted via Urban Capacity Submission |
| RLDP/N/0006 | Land at Fforest Farm, Aberdulais - Site 2 | Yes – Submitted via Urban Capacity Submission |
| RLDP/N/0019 | Sun Fields, Land off School Road, Llandarcy | Yes |

| Candidate Site Reference | Site Name | Response Received? (Yes/No) |
|--------------------------|---|--|
| RLDP/N/0020 | Land at Gelli Bwlch Farm, Llandarcy | Yes |
| RLDP/N/0021 | Coed Darcy | No |
| RLDP/N/0022 | Crymlyn Parc, Skewen | No |
| RLDP/N/0023 | Land off Ocean View, Jersey Marine | Yes |
| RLDP/N/0028 | Land at Dwr y Felin School and Longford Recreation Ground | Land advisory service have confirmed that there is no need for a survey for this site. |
| RLDP/N/0036 | Land southwest of Cimla (Submission 1) | No |
| RLDP/N/0037 | Land southwest of Cimla (Submission 2) | No |
| RLDP/N/0038 | Land southwest of Cimla (Submission 3) | Land advisory service have confirmed that there is no need for a survey for this site. |
| RLDP/N/0039 | Land at Cae Rhys Ddu, Cimla | No |
| RLDP/N/0040 | Land at Hillside Site 1, Cimla | No |
| RLDP/N/0041 | Land at Hillside Site 2, Cimla | No |
| RLDP/N/0042 | Land at Hillside Site 3, Cimla | No |
| RLDP/N/0044 | Land East of Heol Y Glo, Tonna | Yes |
| RLDP/N/0045 | Land at Heol y Glo, Tonna - Option 1 | Yes |
| RLDP/N/0046 | Land at Heol y Glo, Tonna - Option 2 | Yes |

| Candidate Site Reference | Site Name | Response Received? (Yes/No) |
|--------------------------|---|--|
| RLDP/NV/0017 | Land South of Neath Road, Abergarwed | Yes |
| RLDP/PT/0011 | Blaenbaglan) / Blaenbaglan Farm (Land to Rear of Blaenbaglan School & Blaenbaglan | No |
| RLDP/PT/0017 | Land to the South of Brynna Road, Cwmavon | Yes |
| RLDP/PT/0026 | Land at rear of Rolling Mill, Cwmavon | Land advisory service have confirmed that there is no need for a survey for this site. |
| RLDP/PT/0031 | Land at Lakeside Driving Range Margam | No |
| RLDP/PT/0032 | Land off Abbots Close, Margam | N/A – Site is less than 1ha. |
| RLDP/PT/0033 | Manor Yard, Cwrt-y-Defaid, Margam | N/A – Site filtered at Stage 1 |
| RLDP/PT/0034 | Land at Lakeside Golf Course and West of A48 | No |
| RLDP/PT/0039 | Caegarw Gypsy & Traveller Site | N/A – Site less than 1ha |
| RLDP/PT/0040 | Land West of J38, Margam | No |
| RLDP/PT/0041 | Port Talbot Steelworks | No |
| RLDP/PT/0042 | Land at Coed Hirwaun, Margam | Yes |
| RLDP/PT/0043 | Land at Tyn-y-Caeau, Margam | No |

| Candidate Site Reference | Site Name | Response Received? (Yes/No) |
|--------------------------|---|-----------------------------|
| RLDP/PT/0044 | WBE Eco Park, Heol Cae'r Bont, Margam | Yes |
| RLDP/PT/0045 | Land to the south-west of BOC, Margam | Yes |
| RLDP/PT/0046 | Plots C1 and C4, Land West of J38, Margam | No |

Table 8: 2023 Candidate Sites

| Candidate Site Reference | Site Name | Response Received? (Yes/No) |
|--------------------------|------------------------------------|--|
| RLDP/PT/2015 | Land Adjacent to Coed Hirwaun | Yes |
| RLDP/PT/2011 | Land at Coed Hirwaun, North of A48 | N/A – Site filtered at Stage 1 |
| RLDP/N/2018 | Land at Dream Fields | Yes |
| RLDP/N/2006 | Land at Giants Grave | Land advisory service have confirmed that there is no need for a survey for this site. |
| RLDP/PT/2013 | Land at Old Park and Newlands Farm | No |
| RLDP/PT/2012 | Land at Old Park Farm | No |
| RLDP/PT/2014 | Land at Old Park Farm – Site 2 | Yes |
| RLDP/PT/2017 | Land South & West of Goytre | No |

| Candidate Site Reference | Site Name | Response Received? (Yes/No) |
|--------------------------|--|---------------------------------|
| RLDP/N/2021 | Land southwest of Cimla – Option 4 | N/A – Site filtered at Stage 1. |
| RLDP/PT/2019 | Land southwest of Goytre | No |
| RLDP/N/2011 | Land to the West of A465 | Yes |
| RLDP/N/2013 | Land to the West of Tennant Grove | N/A – Site less than 1ha |
| RLDP/N/2027 | Land West of 1 Gnoll View, Fairyland Road, Neath | N/A – Site filtered at Stage 1. |
| RLDP/PT/2016 | Longland Lane Playing Fields | N/A - Site is less than 1ha |
| RLDP/PT/2007 | Land at Longlands Farm | Yes |
| RLDP/N/2019 | Expansion of Land at Gelli Bwch Farm – Site B | Yes |
| RLDP/N/2002 | Land at Ynysygerwn | N/A – Site filtered at Stage 1. |

Table 9: 2023 Urban Capacity Sites

| Reference | Site Name | Response Received? (Yes/No) |
|---------------|---|--------------------------------|
| RLDP/PT/UC019 | Graig Madoc | No |
| RLDP/PT/UC016 | Land at Eglwys Nunydd – Site 1 | Yes (Part of the site) |
| RLDP/PT/UC017 | Land at Eglwys Nunydd – Site 2 | Yes (Part of the site) |
| RLDP/PT/UC016 | Land at Eglwys Nunydd – Site 3 | Yes (Part of the site) |
| RLDP/N/UC007 | Land at Fforest Farm | Yes |
| RLDP/PT/UC015 | Land at Heol Cwm Mawr | N/A – Site less than 1ha |
| RLDP/PT/UC023 | Land at Ten Acre Wood | No |
| RLDP/PT/UC007 | Land at Western Logs and Hawthorn Close | No |
| RLDP/PT/UC020 | Land from Pyle Road to Longlands Farm | Yes (Part of the site) |
| RLDP/PT/UC021 | Land lying on the west side of Longlands Farm, Pyle | N/A – Less than 1ha |
| RLDP/PT/UC022 | Land lying on the west side of Longlands Farm, Site B | No |
| RLDP/PT/UC024 | Land opposite Coed Hirwaun | Yes |
| RLDP/N/UC021 | Land West of Neath Abbey Iron Dam | No |
| RLDP/N/UC005 | Ty Canol Farm – Site 1 | No |
| RLDP/N/UC006 | Ty Canol Farm – Site 2 | No |

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for further information



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council