

Appendix 1: Existing Employment Areas

This Appendix details the assessment of the designated employment areas in the current LDP.

The following assessment criteria were used to assess these areas:

Accessibility

Criteria	Assessment
Road Access	Road Access Scoring
Excellent	Direct access to M4
Very good	Directly feeding onto A Road which is within a relatively short distance link to the M4.
Good	Directly feeding onto A Road which is within a relatively long distance link to the M4.
Average	Directly feeds onto a B Road which is within relatively close proximity of A Road.
Poor	Directly feeds onto a B Road which is not within relatively close proximity of A Road.
Very Poor	Directly feeding onto unclassified road.
Public Transport Access	Public Transport Access Scoring
Excellent	Bus stop within the employment area which offers services every half hour.

Criteria	Assessment
Very good	Bus stop within the employment area which offers services every hour/ bus stop directly adjacent to employment area which offers services every half hour.
Good	Bus stop adjacent to the employment area which offers services every hour.
Average	Bus stops adjacent to the employment area/ within relatively close proximity of the employment area which offers services every couple of hours.
Poor	Bus stop adjacent to the employment area/ within relatively close proximity to the employment area which does not offer services every couple of hours.
Very Poor	No bus stop within relatively close proximity of the employment area.
Pedestrian/ cycle access	Pedestrian/ Cycle Access Scoring
Excellent	There are pavements to the employment area and through the employment area. There are existing active travel links to the employment area and through the employment area.
Very good	There are pavements to the employment area and through the employment area. There are existing active travel linkages adjacent to the employment area.

Criteria	Assessment
Good	There are pavements to the employment area and within the employment area. There are existing active travel linkages adjacent to the employment area.
Average	There are pavements to the employment area and within the employment area. There are no existing active travel linkages to the employment area but proposed active travel linkages.
Poor	There are pavements to the employment area but not within the employment area. There are no existing active travel linkages but proposed active travel linkages.
Very Poor	There are no pavements within the employment area or to the employment area. There are no existing or proposed active travel linkages within the employment area/ adjacent to the employment area.
Sequential Approach	Sequential Approach Scoring
Excellent	Town centre/ designated employment area

Accessibility

Criteria	Assessment
Description	General description

Criteria	Assessment
Number of commercial premises	Numerical
Commercial floorspace	Numerical
Density	Numerical
Use Class Mix	Numerical
Building Quality	Building Quality Scoring
Primary	High quality, often recently built premises, flexible and fit for modern business without any expenditure, good servicing and parking provision.
Good secondary	Good quality, well maintained, fit for modern business with limited capital expenditure, appropriate servicing and parking.
Secondary	Average quality, generally well maintained but would benefit from some capital investment to suit modern business, appropriate servicing and parking.

Criteria	Assessment
Tertiary	Dated premises, poorly maintained and nearing the end of economic life and likely to require significant capital expenditure to bring up to acceptable standard, servicing and parking arrangements below expectations.
Quality of the Employment Area	Quality of the Employment Area Scoring
Excellent	The employment area has modern, good quality employment premises. It is clean and tidy. There is street lighting. There are services and facilities. There is no on-street parking.
Very good	The employment area predominantly has modern, good quality employment premises. It is clean and tidy. There is street lighting. There are services and facilities within/ adjoining the employment area. On-street parking does not detract from the overall quality of the employment area.
Good	The employment area has a mixture of modern, good quality employment premises and some older accommodation which is in good condition. It is clean and tidy. There is street lighting. There are services and facilities within/ adjoining the employment area. On-street parking does not detract from the overall quality of the employment area.

Criteria	Assessment
Average	The employment area has a mixture of modern good quality employment premises and older poorer quality employment stock. Generally the employment area is clean and tidy. There is some street lighting. There are some services and facilities within the employment area/ adjoining/ within close proximity. There is limited on-street parking/ the level of on-street parking does not detract from the overall quality of the employment area.
Poor	The employment area predominantly has older accommodation which is in a varied condition. Parts of the employment area are not clean and tidy. There is limited street lighting. There is limited services and facilities within close proximity of the employment area. The level of on-street parking detracts somewhat from the overall quality of the employment area.
Very Poor	The employment area has poor quality employment premises. It is not clean and tidy. There is no street lighting. There are no services and facilities. There is on-street parking which detracts from the quality of the employment area.
Occupier profile	Description
Vacant units	Numerical
Vacant unit trend	Numerical

Criteria	Assessment
Business/ occupier profile	Description
Prominence	Prominence Scoring
Excellent	The employment area is located on a key road (e.g. Motorway or key strategic road i.e. into town/ city centre) with direct access. Therefore, visible and accessible to those passing.
Very good	The employment area is visible from a key road and therefore visible to those passing.
Good	The employment area is visible from an A road. Or located off A road and there is signage to the employment area from A road.
Average	The employment area is visible from a B road. Or located off B road and there is signage from B road to the employment area.
Poor	The employment area is visible from local road but there is signage to the employment area.
Very Poor	The employment area is not visible from local road. There is no signage to the employment area.
Parking	Parking Scoring

Criteria	Assessment
Excellent	All units have their own dedicated parking provision and there is no overspill parking within the employment area.
Very good	All units have their own dedicated parking provision but there is some (limited) overspill parking within the employment area.
Good	Most units have their own dedicated parking provision and there is some (limited) overspill parking within the employment area.
Average	Most units have their own dedicated parking provision/ all units have their own dedicated parking provision and there is some (average quantity) overspill parking within the employment area.
Poor	Number of units do not have dedicated parking provision and there is some overspill parking within the employment area.
Very Poor	Number of units do not have dedicated parking provision and there is much overspill parking within the employment area.
Servicing	Servicing Scoring
Excellent	There are a number of servicing facilities within the employment area (e.g. café/ business services/ convenience retail).

Criteria	Assessment
Very good	There are some servicing facilities within the employment area.
Good	There are servicing facilities adjoining the employment area.
Average	There are servicing facilities within close proximity to the employment area.
Poor	There are no servicing facilities within the employment area or within close proximity to the employment area.
Very Poor	There are no servicing facilities within the settlement.
Gradient of the Land	Gradient of the Land Scoring
Good	The employment area is relatively flat.
Average	Areas of the employment area have been levelled to create flat areas of employment.
Poor	The employment area has steep topography and does not have areas of flat employment provision.
Shape of the Employment Area	Shape of the Employment Area Scoring

Criteria	Assessment
Good	The employment area has a regular shape. The employment area is accessed from a single point of entry and functions as one standalone employment area.
Average	The employment area has a regular shape. The employment area is accessed from a number of points of entry but functions as one standalone employment area.
Poor	The employment area does not have a regular shape. There are a number of separate areas with separate accesses. The employment area does not function as one standalone employment area but a number of separate employment locations.

External Environment

Criteria	Assessment
Proximity to Similar Uses	Proximity to Similar Uses Scoring
Excellent	There are other employment premises adjoining the employment area. The employment area is located within a spatial area where there are a number of employment areas offering a range of employment premises.

Criteria	Assessment
Very good	There are other employment premises within relative close proximity of the employment area. The employment area is located within a spatial area where there are a number of employment areas offering a range of employment premises.
Good	There are other employment premises within the neighbouring settlement. The employment area is located within a spatial area where there are a number of employment areas offering a range of employment premises.
Average	There are other employment premises within the neighbouring settlement. The employment area is located within a spatial area where there are a number of employment areas but these offer the same type of employment premises.
Poor	There are no employment premises within the neighbouring settlement. The employment area is however located within a spatial area where there are a number of employment areas offering employment accommodation.
Very Poor	There are no other employment premises within the neighbouring settlement. The employment area is located within a spatial area where there is no other type of employment accommodation.
Adjoining Uses	Adjoining Uses Scoring

Criteria	Assessment
Excellent	Adjoining uses are complementary to the employment area and offer the opportunity for spin-off/ agglomeration benefits.
Very good	Adjoining uses are complementary to the employment area. No opportunity for spin-off/ agglomeration.
Good	Adjoining uses are generally complementary to the employment area/ limited consideration required. Opportunity for some spin-off/ agglomeration.
Average	Adjoining uses are generally complementary to the employment area/ limited consideration required. No opportunity for some spin-off/ agglomeration.
Poor	Adjoining uses are generally not complementary to the employment area. Adjoining uses however do not interfere with the operation of the employment area.
Very Poor	Adjoining uses are not complementary with the employment area. Adjoining uses interfere with the operation of the employment area.
Availability and Speed of Broadband	Availability and Speed of Broadband Scoring
Excellent	All premises within the employment area have access to gigabit capable broadband.

Criteria	Assessment
Very good	Majority of premises within the employment area have access to gigabit capable broadband.
Good	Some of the premises within the employment area have access to gigabit capable broadband.
Average	No premises within the employment area have access to gigabit capable broadband but there are a number of premises within close proximity to the employment area that have access to gigabit capable broadband.
Poor	No premises within the employment area have access to gigabit capable broadband but there are some premises within close proximity to the employment area that have access to gigabit capable broadband.
Very Poor	No premises within the employment area have access to gigabit capable broadband and there are no premises within close proximity to the employment area that have access to gigabit capable broadband.
Proximity to Services incl. Convenience Retail	Proximity to Services incl. Convenience Retail Scoring
Excellent	There are services including convenience retail within the employment area.

Criteria	Assessment
Very good	There are services within the employment area (excluding convenience retail). Convenience retail adjoins the employment area.
Good	There are services (including convenience retail) adjoining the employment area.
Average	There are services (including convenience retail) within relative close proximity of the employment area.
Poor	There are services (not including convenience retail) within relative close proximity of the employment area.
Very Poor	There are no services within relative close proximity of the employment area.

Local Opportunities

Criteria	Assessment
Market Performance and Perception	Market thoughts? Availability of premises? Are there any premises available?
Development Activity and Interest	Have there been any planning permissions or development over the Plan period or is any proposed? Have any Candidate Sites been promoted for development?

Criteria	Assessment
Planned Infrastructure	Are there any known planned infrastructure improvements?
Redevelopment Opportunities?	Whether or not there have been any Candidate Sites promoted? Whether there are any other redevelopment opportunities? and Whether or not they've been promoted for development?

Constraints

Criteria	Assessment
Greenfield/ Brownfield	Greenfield/ Brownfield Scoring
Very good	The entirety of the employment area (including any development opportunities) are brownfield.
Good	The majority of the development opportunities within the employment area are brownfield.
Average	There are a mix of greenfield and brownfield development opportunities in the employment area.
Poor	All development opportunities within the employment area are greenfield.
Very Poor	The entirety of the employment area (including any development opportunities) are greenfield.

Criteria	Assessment
Proximity to Residential Accommodation	Proximity to Residential Accommodation Scoring
Excellent	No residential accommodation adjoins the employment area/ is within close proximity of the employment area.
Very good	Some residential accommodation is within close proximity of the employment area but this does not limit development opportunities/ inhibit operations within the employment area.
Good	Some residential accommodation adjoins the employment area but this does not limit development opportunities/ inhibit operations within the employment area.
Average	The employment area is adjacent to an existing residential allocation in the current LDP. Consideration will need to be given to the proximity of the employment area when approving any planning application. Consideration will be given to the proximity of the employment area, therefore residential development will not limit development opportunities/ inhibit operations within the employment area.
Poor	Residential accommodation adjoins the employment area and could limit development opportunities/ inhibit operations within the employment area.

Criteria	Assessment
Very Poor	There is residential accommodation within the employment area.
Highways	Commentary
Fundamental Constraints	Fundamental Constraints Scoring
Excellent	There are no fundamental constraints within the employment area or within close proximity of the employment area.
Very good	There are fundamental constraints within close proximity of the employment area. These would not limit or inhibit operations or development opportunities within the employment area.
Good	There are fundamental constraints within the employment area. These would not limit or inhibit operations or development opportunities within the employment area.
Average	There are fundamental constraints within close proximity of the employment area which consideration would need to be given too.
Poor	There are fundamental constraints on some of the development opportunities within the employment area.

Criteria	Assessment
Very Poor	All development opportunities within the employment area are limited by fundamental constraints.
Proximity to Other Known Environmental Constraints	Biodiversity comments on Candidate Sites
Would Development exacerbate existing environmental problems?	Is the employment area located within an AQMA? Is the employment area located within a noise sensitive area? Proximity to noise sensitive uses. Is the employment area located within dark skies area? Are there any existing environmental problems within the employment area?
Excellent	The employment area is not located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development within the employment area would not exacerbate existing environmental problems.
Very good	The employment area is located within relatively close proximity to an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. But development within the employment area would not exacerbate existing environmental problems.
Good	The employment area is adjacent to a AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. But development within the employment area would not exacerbate existing environmental problems.

Criteria	Assessment
Average	The employment area is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Further work is required to understand the extent to which these area a constraint to development.
Poor	The employment area is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development would need to be carefully designed to not exacerbate existing environmental problems. It would however likely constrain development opportunities.
Very Poor	The employment area is located within an AQMA/ noise sensitive area/ close proximity to noise sensitive uses/ dark skies area. Development within the employment area would exacerbate existing environmental problems.
Flood Risk	Extent of the employment area (and any development opportunities) in relation to Flood Zone 2 and 3
Excellent	None of the employment area, including no development opportunities, are located within Flood Zone 2 or 3.

Criteria	Assessment
Very good	Only small parts of the employment area (not including development opportunities) are located within Flood Zone 2. Remainder of the employment area is not subject to flood risk.
Good	Only small parts of the employment area (not including development opportunities) are located within Flood Zone 3. Remainder of the employment area is not subject to flood risk.
Average	Parts of the employment area (including parts of development opportunities) are located within flood zone 2. Remainder of the employment area is not subject to flood risk.
Poor	All of the employment area (including all development opportunities) are located within flood zone 2. OR parts of the development opportunities are located within flood zone 3 and remainder of the employment area is not subject to flood risk.
Very Poor	All of the employment area (including all development opportunities) are located within flood zone 3.
Landscape Sensitivity	Proximity to SLA.

Criteria	Assessment
Excellent	The employment area is not adjacent to an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Very good	The employment area is not located within an SLA. Development would not cause adverse impacts on the features and characteristics for which the SLA has been designated.
Good	
Average	The employment area is located within/ adjacent to an SLA. Further work is required to understand the extent to which development would cause adverse impacts on the features and characteristics for which the SLA has been designated.
Poor	The employment area is located within/ adjacent to an SLA. Work has identified that development would cause some impact on the features and characteristics for which the SLA has been designated.
Very Poor	The employment area is located within/ adjacent to an SLA. Development would cause significant adverse impacts on the features and characteristics for which the SLA has been designated.
Tree Protection Order	Tree Protection Order Scoring

Criteria	Assessment
Excellent	There are no TPOs within/ adjoining the employment area.
Very good	There are no TPOs within the employment area.
Good	There are no TPOs on development opportunities within the employment area.
Average	There are TPOs within/ on development opportunities in the employment area. These do not cover the entirety of development opportunities.
Poor	TPOs cover the majority of development opportunities within the employment area.
Very Poor	TPOs cover the entirety of development opportunities within the employment area.
Topography	Topography of the employment area as a whole and development opportunities within the employment area.
Water Quality	Welsh Water commentary
Impact on Agricultural Land	Impact on Agricultural Land Scoring
Excellent	The entirety of the employment area (including all development opportunities) are within urban/ non-agricultural agricultural land classification.

Criteria	Assessment
Very good	The entirety of the employment area (including all development opportunities) are located within Grade 3b, 4, 5 or other classifications.
Good	All development opportunities within the employment area are located within Grade 4, 5 or other classifications. The remainder of the employment area is within higher classifications.
Average	All development opportunities within the employment area are Grade 1, 2 and 3a but there is an overriding need for development and they are all previously developed.
Poor	All development opportunities within the employment area are Grade 1, 2 and 3a. There is an overriding need for development but the site is not previously developed. Further investigation is therefore required to understand whether land in lower grades is available (including whether it is recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations).
Very Poor	The entirety of the employment area (including all development opportunities) are within Class 1 Agricultural Land. OR All development opportunities within the employment area are Grade 2 and 3a but there is no overriding need for development.
Quiet Area	Quiet Area Scoring

Criteria	Assessment
Excellent	The employment area is not within a quiet area.
Very good	The employment area is not adjacent to a quiet area.
Good	The employment area is adjacent to a quiet area.
Average	The employment area is within a quiet area but there are no development opportunities within the employment area.
Poor	Development opportunities are adjacent to quiet area designations.
Very Poor	Development opportunities are within quiet area designation.
Contamination	Commentary with regards to contamination for the entirety of the employment area and development opportunities.
Economic supply side benefits	Commentary with regards to potential benefits from clustering, technological progress or innovation.
Social supply side benefits	Commentary with regards to jobs and physical regeneration in disadvantaged areas.
Environmental benefits	Commentary with regards to environmental benefits from supporting low-carbon industries, and more widely from spatial strategies that reduce travel by car.

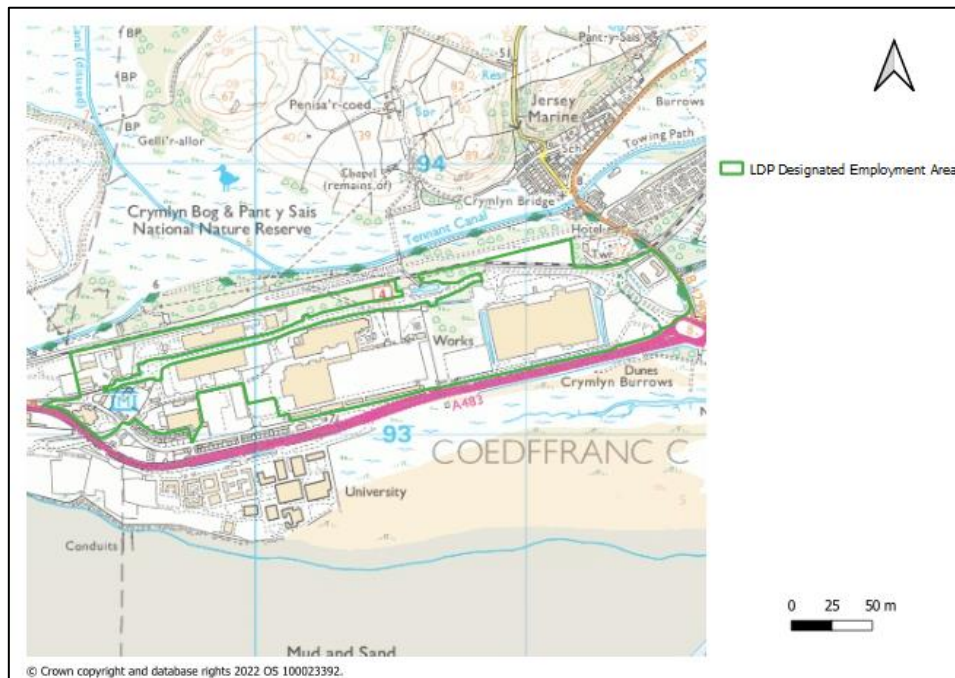
Constraints

Criteria	Assessment
Viability	Has any viability information been provided? Are all units occupied? General commentary on viability
Ownership	Description of ownership
Has the site been promoted for development?	Have any areas been promoted for development?
Site identified/ likely to be identified for a specific user or specific end use?	Description
Site suitable for bad neighbour uses?	Is the site considered to be suitable for bad neighbour uses?
Potential expansion opportunities?	Are there any potential expansion opportunities? Have these been promoted for development?
Pressure for other forms of development?	Is there any known pressure for other forms of development?

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Fabian Way Employment Area

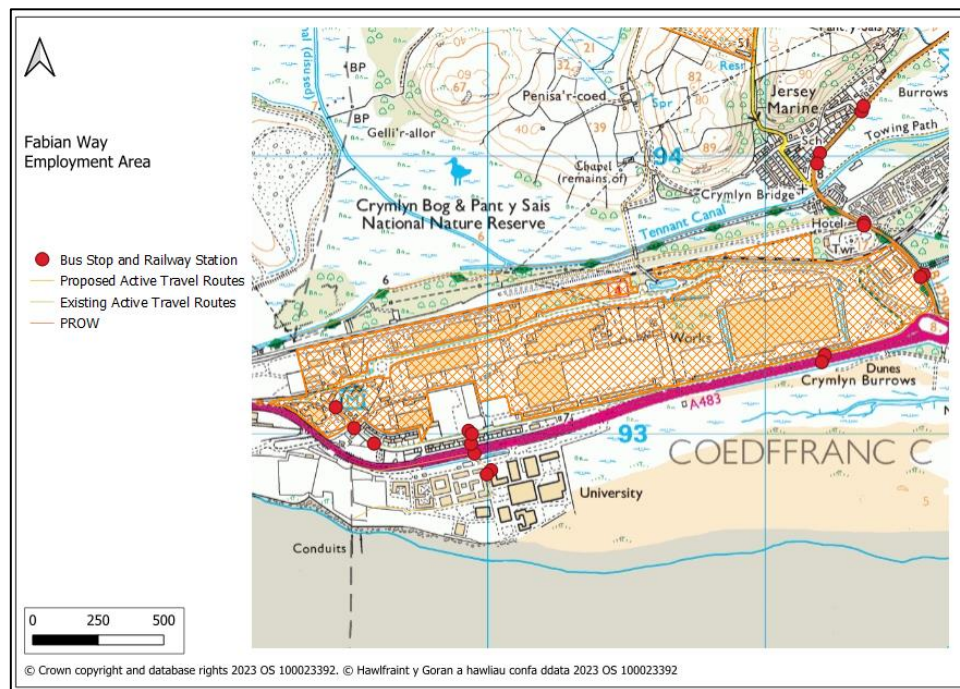
Figure 1: Fabian Way Employment Area



Site Detail	Information
Site Name	Fabian Way
Site Typology	Designated employment area
Reference	EC2/1
Site area (Ha)	78.1

Accessibility

Figure 2: Fabian Way - Accessibility



Mode	Provision
Road Access	<p>The employment area is accessed from Fabian Way (A483). This is the main strategic road link from the M4 to Swansea City Centre.</p> <p>The site therefore has very good strategic road access.</p>
Public Transport Access	<p>The nearest bus stop is situated adjacent to the employment area on Fabian Way. There are also bus stops within the employment area along Ffordd Amazon. These offer services every 10 to 20 minutes through the day.</p> <p>The employment area benefits from good access to both Neath town centre and Swansea City Centre.</p>

Mode	Provision
	The employment area therefore has excellent public transport access.
Pedestrian/ Cycle Access	<p>There is very good pedestrian and cycle access to the employment area from Neath, Baglan and Swansea City Centre.</p> <p>There are a number of existing and proposed active travel links through the employment area and adjacent to the employment area along Fabian Way.</p> <p>There are pavements to the employment area and through the employment area.</p> <p>The employment area therefore has excellent pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	The employment area is a designated employment area which benefits from very good road access, and excellent public transport access and pedestrian/ cycle access..

Internal Environment:

Figure 3: Internal Environment



Source 1: Google Streetview (2024)

Criteria	Analysis
Description	<p>Fabian Way employment area is a designated employment area in the current NPT LDP.</p> <p>The employment area is located in a key strategic location along the main arterial route from the M4 to Swansea City Centre.</p> <p>The employment area includes purpose built large warehouse accommodation including the recently developed Amazon. Older employment accommodation along Baldwin’s Crescent including operators such as Gower Chemicals. And former Ford/ Vitseon Factory which has been repurposed to include smaller employment premises and Bay Film Studios.</p>
Number of Commercial Premises	<p>There are currently 54 employment premises within the employment area.</p> <p>There are a number of larger units within the employment area that have been subdivided into smaller premises. The</p>

Criteria	Analysis
	number of units therefore varies depending upon configuration of floorspace/ occupiers.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units.</p> <p>Of the floorspace that has been obtained, total floorspace: 201,130sqm.</p> <p>Scale of floorspace:</p> <p><100sqm: 6%</p> <p>100-249sqm: 15%</p> <p>250-499sqm: 21%</p> <p>500-749sqm: 6%</p> <p>750-999sqm: 3%</p> <p>1,000sqm+: 50%</p>
Density	0.26 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 4%</p> <p>B1 Use Class: 37%</p> <p>B2 Use Class: 6%</p> <p>B8 Use Class: 33%</p> <p>D1 Use Class: 4%</p> <p>D2 Use Class: 0%</p>

Criteria	Analysis
	<p>Sui Generis: 11%</p> <p>Vacant: 6%</p>
Building Quality and Condition	<p>Building quality is mixed.</p> <p>There are new standalone units such as Amazon and older accommodation occupied by Gower Chemicals.</p> <p>On the whole building quality is of a more secondary nature.</p>
Quality of the Employment Area	<p>The employment area has a mixture of modern good quality employment premises and some older accommodation.</p> <p>The employment area is generally clean and tidy. There is some storage land/ land associated with units which isn't aesthetically pleasing.</p> <p>There is street lighting within the employment area.</p> <p>There are services and facilities both within the employment area and within close proximity to the employment area – there is a café within the employment area and facilities over the road at Swansea University's Bay Campus (including convenience retail).</p> <p>Most units have their own parking, where there is on-street parking this does not detract from the overall quality of the employment area.</p> <p>Overall, it is considered that the employment area has an average quality.</p>

Criteria	Analysis
Occupier Profile	There are a range of occupiers within the employment area of varying sizes. There are small offices for local businesses, self-storage, production studio, car sales, and an Amazon warehousing facility.
Vacant Units	There are currently 3 vacant units within the employment area (6% of total units).
Vacant Unit Trend	Whilst there have been vacant units in the past and there remain vacant units. The larger formerly vacant units have been repurposed to provide Bay Studios, and smaller employment premises.
Business/ Occupier Profile	<p>There is a mix of businesses within the employment area.</p> <p>There are international companies such as Amazon. World leading experts such as Cyden (expert IPL manufacturer). Headquarters for UK companies such as Vizolution which specialises in automated workflows. Pallet delivery experts such as Speedshift. Car, mowers and caravan sales. Self-storage, logistics, University of South Wales CWiC Scaffolding Academy and NPTC recycling.</p>
Prominence	<p>The employment area is highly prominent located along the main strategic arterial route from the M4 to Swansea City Centre.</p> <p>The employment area therefore benefits from excellent prominence.</p>
Parking	Most units have their own dedicated parking provision and there is some (limited) overspill parking within the

Criteria	Analysis
	<p>employment area, particularly within the Baldwin's Crescent area.</p> <p>The employment area therefore has generally good levels of parking provision.</p>
Servicing	<p>There are some servicing facilities within the employment area, e.g. a café within the employment area. There are also a number of servicing facilities opposite the employment area at Swansea University's Bay Campus. These are within very close proximity of the employment area.</p> <p>Overall, the employment area is considered to have very good servicing.</p>
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>The employment area is accessed from three entry points along Fabaian Way.</p> <p>There are a number of separate areas within the employment area defined by the types of occupiers and characters of the buildings. But on the whole the employment area functions as one standalone employment area.</p>
Internal Environment Summary	The employment area is located in a prominent location on Fabian Way on the gateway to Swansea City Centre and M4 motorway.

Criteria	Analysis
	<p>The employment area is comprised of a range of employment accommodation and is occupied by a wide variety of buisnesses.</p> <p>Employment accommodaiton is mixed and is comprised of newer and older stock.</p> <p>Generally the employment area is clean and tidy, has good levels of servicing and parking.</p>

External Environment:

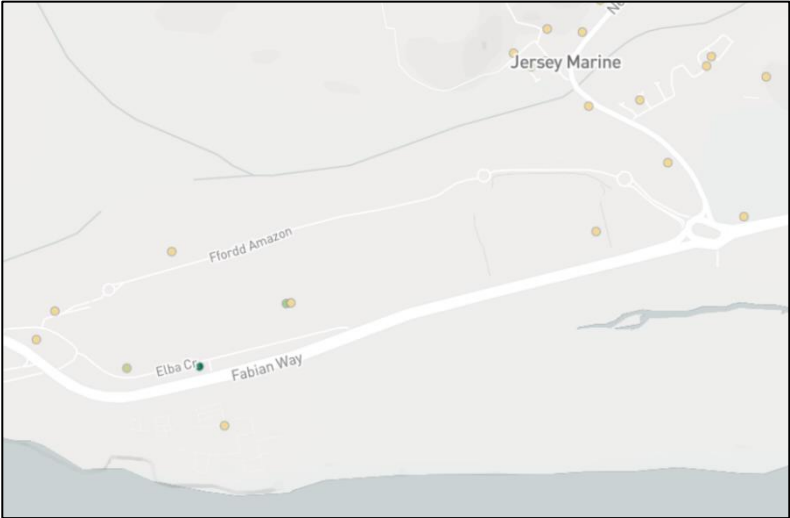
Figure 4: External Environment



Source 2: Google Streetview (2024)

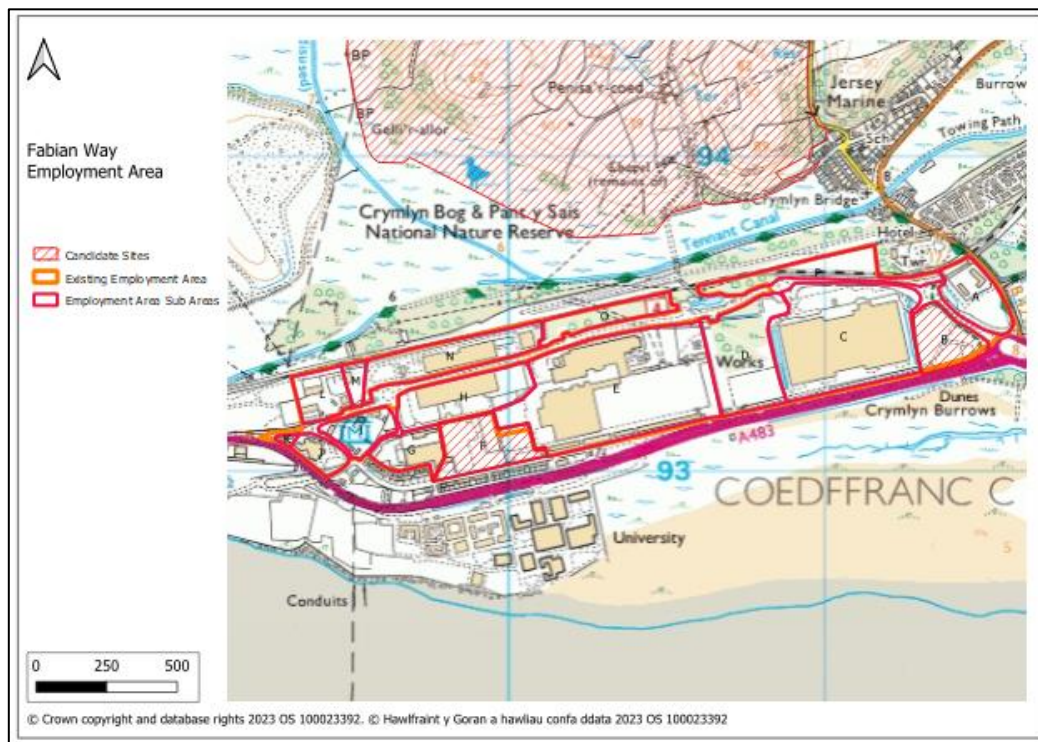
Criteria	Assessment
Proximity to Similar Uses	<p>Fabian Way employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>There are a number of other employment uses (including those in the City and County of Swansea) within close proximity of the employment area along Fabian Way.</p>

Criteria	Assessment
Adjoining Uses	<p>Overall, the employment area is considered to have complementary adjoining uses.</p> <p>Oposite the employment area is the recently developed Swansea University Bay Campus. Swansea University have carparking facilities wihtin the employment area and occupy one of the premises. The employment area therefore offers the opportunity for spin out businesses.</p> <p>Consideration is however needed to be given to the existing residential communities to the east and west of the employment areas in Crymlyn Burrows and Jersey Marine and student population opposite the employment area on Bay Campus.</p> <p>The current LDP allocates a site adjoining the employment area on Elba Crescent for 50 homes. Planning permission is awaiting determination for 150 units on this site.</p> <p>Consideration will need to be given to adjoining employment uses as part of the determination of this application.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Assessment
	
Proximity to Services (incl. convenience retail)	<p>The employment area has very good proximity to services including convenience retail.</p> <p>Within the employment area there is a café.</p> <p>At the Bay Campus, opposite the employment area, there is convenience retail, café, bar etc.</p>
External Environment Conclusion	<p>Fabian Way employment area is located within the Neath Spatial area where there are a number of employment areas, all offering different levels and types of provision.</p> <p>The employment area benefits from very good access to services.</p> <p>Adjoining uses include employment, the university (and potential spin-off benefits) and residential accommodaiton.</p>

Local Opportunities:

Figure 5 Local Opportunities



Criteria	Analysis
Market Performance and Perception	<p>There is currently one plot of land being marketed for sale within the employment area.</p> <p>Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.</p>
Development Activity and Interest	<p>Within recent years there has been development interest in the employment area:</p> <p><u>Site A:</u> Planning permission P2019/5148 submitted and withdrawn on the southern part of the parcel for three/ four storey office development plus single storey energy centre and associated parking, access and landscaping. It is</p>

Criteria	Analysis
	<p>understood that there has been developer interest in this part of the employment area.</p> <p><u>Site B:</u> There have been a number of temporary planning permissions including P2022/0976 for the retention of land as temporary HGV parking in association with the operation of the adjacent Amazon logistics warehouse until 31 January 2024. This part of the employment area has been promoted as a Candidate Site for employment uses (RLDP/N/0025).</p> <p><u>Site C:</u> Planning permission P2007/0236 granted March 2007 for the erection of a distribution warehouse with associated works. This is occupied by Amazon.</p> <p><u>Site E:</u> Conversion of the former Zetec factory into film studios and small employment premises (Bay Studios and Bay Studio Business Park). There have been a number of permissions for minor modifications. Prior approval not required (P2011/0628) for the proposed demolition of part of the former Visteon Works.</p> <p><u>Site F:</u> This is located outside of the employment area. It is an allocation in the current LDP for housing development.</p> <p><u>Site G:</u> Planning permission was granted in 2006 for the refurbishment of existing building, including complete façade recladding. Planning permission P2008/0514 granted September 2011 for a wider area for mixed use development comprising residential and business premises. The residential part of this has been re-permitted and now forms part of Site F.</p>

Criteria	Analysis
	<p><u>Site H:</u> Planning permission (P2007/0671) granted November 2007 for the demolition of existing industrial/warehouse building and erection of new.</p> <p><u>Site I:</u> Planning permission P2009/0591 granted January 2010 for construction of storage and distribution building. Planning permission submitted and withdrawn for storage unit (P2017/1142). Planning permission P2023/0598 granted November 2023 for retention of use of building as café with proposed parking scheme.</p> <p><u>Site J:</u> Planning permission P2019/0085 returned to applicant for the sub-division of industrial building and change of use to gym with associated car parking. Planning permission P2021/0684 granted July 2022 for the construction of 8 units for storage and associated parking.</p> <p><u>Site K:</u> Planning permission P2021/1119 granted February 2022 for change of use to dog day care facility and dog grooming parlour.</p> <p><u>Site L:</u> Planning permission P2017/0476 granted July 2017 for installation of vertical storage vessel. Planning permission P2015/0273 granted August 2015 for hazardous substances consent for up to 150 tonnes of hydrofluric acid category B1 substance.</p> <p>There may be opportunities for spin-off development from the new Swansea University Bay Campus.</p>
Planned Infrastructure	The employment area benefits from the recently constructed Ffordd Amazon.

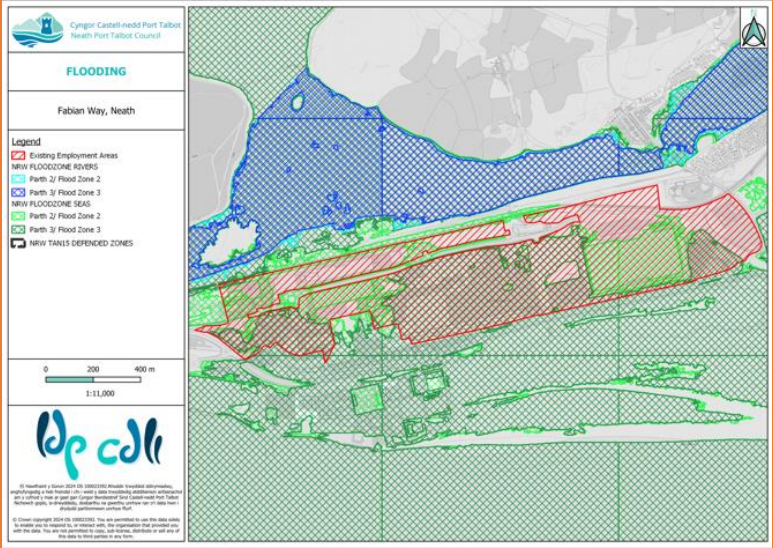
Criteria	Analysis
	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	There are a number of opportunities for redevelopment/development within the employment area. These include vacant land, older employment premises, and land used for storage. There are also potential opportunities for spin-off development following the development of Swansea University's Bay Campus. The majority of the employment area however falls within Flood Zone 3. active use to be suitable for development.
Local Opportunity Summary	Within recent years there has been developer interest and there are development opportunities within the employment area. There are also potential opportunities for spin-offs from the university campus. Flooding constraints may however limit development options.

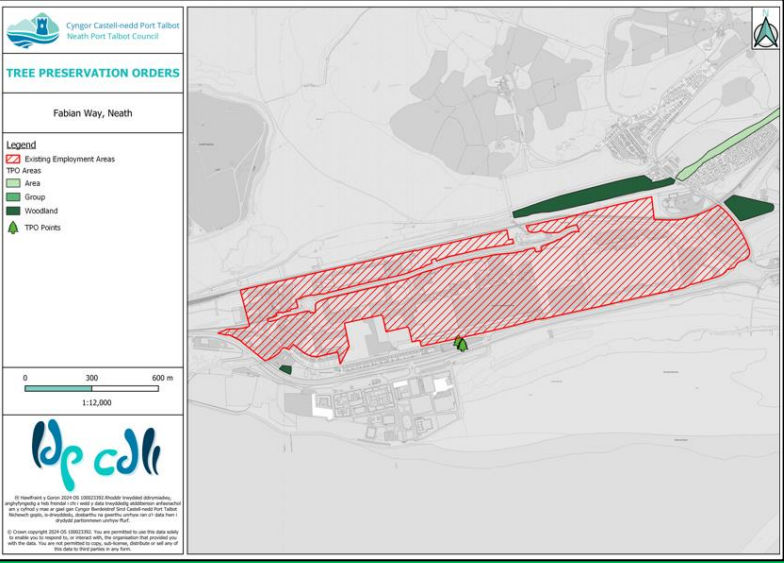
Constraints:

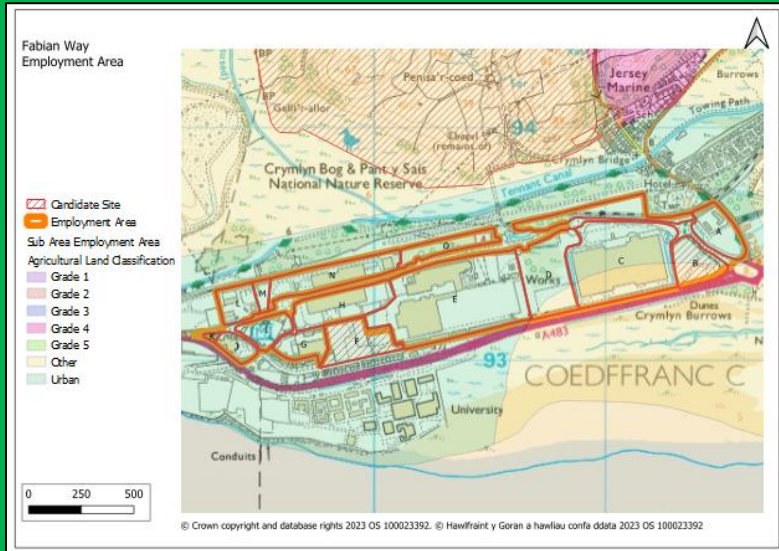
Criteria	Assessment
Greenfield/ Brownfield	<p>The majority of the employment area is brownfield.</p> <p>The majority of the undeveloped parcels are however greenfield.</p> <p>The employment area therefore has a mix of brownfield and greenfield development opportunities.</p>
Proximity to residential accommodation	There is residential accommodation adjoining the site on Elba Crescent. There is also residential accommodation opposite the employment area on Bay Campus and residential

Criteria	Assessment
	<p>accommodaiton to the north east of the employment area in Jersey Marine.</p> <p>Consideration will therefore need to be given to the proximity of residential accommodaiton.</p>
Highways	<p>As part of Candidate Site reference RLDP/N/0025, highways have commented that they do not object to the proposed development but that highway improvements may be required. A Transport Assessment is required. They have advised that there should be no new vehicular access points from Ffordd Amazon into the development and that access should be made via the existing access.</p>
Fundamental Constraints	<div data-bbox="560 1034 1337 1579"> </div> <p>There are a number of fundamental constraints:</p> <ul style="list-style-type: none"> • Crymlyn Bog Ramsar lies to the north of the employment area. • Crymlyn Bog SAC lies to the north of the employment area.

Criteria	Assessment
	<ul style="list-style-type: none"> • Crymlyn Burrows SSSI is to the south of the employment area on the other side of Fabian Way. • Crymlyn Bog SSSI is to the north of the employment area. • A number of parcels are impacted by Flooding. This includes a small area on the development opportunity of Parcel C. <p>These would need to be taken into consideration as part of development proposals.</p>
Proximity to other known environmental concerns	<p>As part of Candidate Site reference RLDP/N/0025, bios have concerns regarding the development of the site. This is because the area of hardstanding used as carparking/ container storage, is surrounded by an area of sparse but diverse open mosaic habitat. Verge along southern border is a SINCE, and watercourses run along north, east and southern boundaries of the site.</p> <p>Green level constraints: Hardstanding</p> <p>Amber level constraints: Species-rich open mosaic habitat. Invertebrates.</p> <p>Red level constraints: Watercourse. Connectivity.</p> <p>Species present: Oxeye daisy, viper's bugloss, common fleabane, hard rush, greater bird's foot trefoil, tormentil, cinquefoil spp., marsh woundwort.</p> <p>Species potential: Reptiles, rare invertebrates.</p>

Criteria	Assessment
	Further surveys required for planning: Reptile, invertebrate, plants, lower plants
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA</u>: The site is not located within AQMA.</p> <p><u>Noise sensitive area</u>: The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses</u>: The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area</u>: The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	 <p>Parts of the employment area, including parts of development opportunities, are located within Flood Zone 2 and 3.</p>

Criteria	Assessment
Landscape Sensitivity	<p>The employment area is not located within/ adjacent to an SLA.</p> <p>Development would therefore not cause adverse impacts on the features and characteristics for which SLAs have been designated.</p>
Tree Preservation Order/s	 <p>There are no TPOs within the employment area.</p> <p>There are no TPOs within development opportunities in the employment area.</p> <p>There is a TPO on the other side of the road of Elba Crescent but there are no TPOs directly adjacent to the employment area.</p>
Quiet Area	<p>The site is not located within a quiet area.</p>
Topography	<p>The employment area is relatively flat.</p> <p>All development opportunities are relatively flat.</p>

Criteria	Assessment
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	<p>As part of Candidate Site reference RLDP/N/0025, Welsh Water have commented the following:</p> <p><u>Water Supply:</u> Ok</p> <p><u>Water Sewerage:</u> Ok</p> <p><u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water Treatment Work. No capacity constraints identified.</p>
Impact on agricultural land	<p>The majority of the employment area is located within Class 4 Urban Agricultural Land Classification.</p> <p>Part of the employment area is located within Class 5 Non-Agricultural Agricultural Land Classification.</p> <p>The entirety of the employment area is therefore located within urban/ non-agricultural land classification .</p>  <p>The map displays the Fabian Way Employment Area, outlined in orange. It shows various agricultural land classifications: Grade 1 (light green), Grade 2 (light blue), Grade 3 (light purple), Grade 4 (light orange), Grade 5 (light green), and Other (light yellow). Urban areas are shown in light blue. The map includes labels for 'Crymlyn Bog & Pant y Sais National Nature Reserve', 'Jersey Marine', 'Crymlyn Bridge', 'University', 'Dunes', 'Crymlyn Burrows', 'Conduits', and 'COEDFFRANC C'. A scale bar indicates 0, 250, and 500 meters. A north arrow is present in the top right corner.</p>
Contamination	To follow.

Criteria	Assessment
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	There are a number of fundamental constraints within and adjoining the employment area which potentially limit development opportunities and would need to be taken into consideration as part of any development.

Availability and Deliverability:

Criteria	Assessment
Viability	Viability information has been provided for RLDP/N/0025. This suggests that development of the site would be viable. Further viability work will be required should the site be allocated for development in the RLDP.
Ownership	The employment area is owned by a number of landowners including BP, Graceland Developments, RT properties, EWS, Associated Ports, NPTC, and Welsh Government.
Has the site been promoted for development?	A parcel of land has been promoted as a Candidate Site for employment development.

Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	There is no known specific user for the Candidate Site being promoted for development. Existing occupiers may wish to relocate/ expand into the parcel. There may also be opportunities for spin-off developments from the university.
Site suitable for bad neighbour uses?	It is not considered that the parcel being promoted for development would be suitable for bad neighbour uses given its location on the key strategic route linking the M4 motorway to Swansea City Centre.
Potential expansion opportunities?	<p>There is potential to expand the employment area to the north to include the area adjacent to the Towers Hotel which obtained outline planning permission in February 2022 for industrial unit development (Use Class B1, B2 and B8) plus associated infrastructure.</p> <p>There is also potential to expand employment uses onto the site to the west of the employment area currently allocated for housing development in the current LDP. Consideration would need to be given to the proximity of adjoining residential uses. Planning permission has however been submitted for up to 150 units on this site and it is understood that there are constraints such as flooding.</p>
Pressure for other forms of development?	<p>There is not known to be pressure for other forms of development.</p> <p>There are a number of constraints which would limit development opportunities.</p>

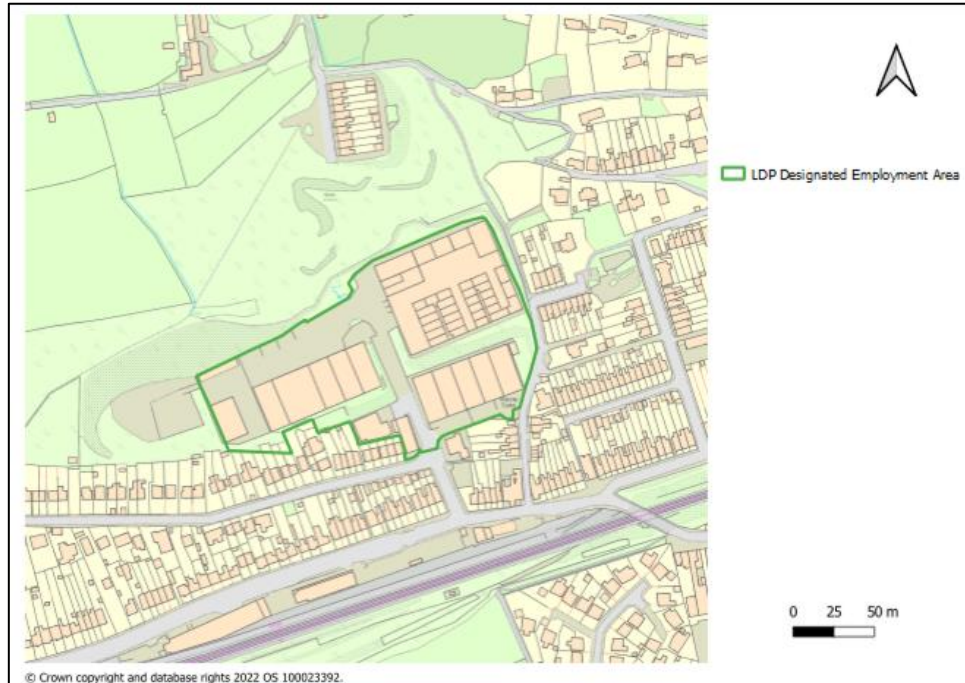
Criteria	Assessment
Availability and Deliverability Summary	<p>An area of land within the employment area has been promoted as a Candidate Site for employment uses. As part of this viability information was provided which showed that development of the site would be viable.</p> <p>There is a potential expansion opportunity to the north of the employment area on land adjoining the Towers hotel and this has recently been granted outline planning permission.</p> <p>There is also considered to be a potential opportunity for development on the site currently allocated for housing in the current LDP, however, there is a planning permission awaiting determination for housing development and there are known to be constraints on this site.</p> <p>Overall therefore it is considered that there are potential development opportunities and that opportunities would be deliverable.</p>

Conclusion:

Criteria	Assessment
Recommendation	<p>The employment area should be safeguarded for employment use.</p> <p>The boundary of the employment area should potentially be expanded to include land to the north of the employment area which has recently obtained outline planning permission for employment uses.</p>

Lonlas Employment Area

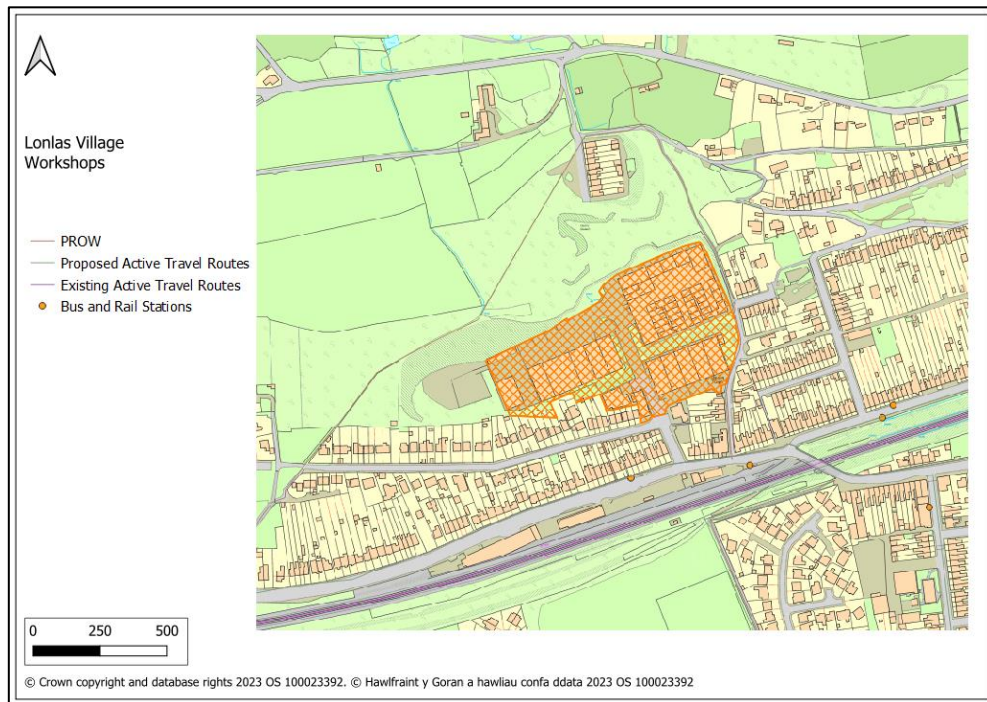
Figure 6: Lonlas Employment Area



Site Detail	Information
Site Name	Lonlas Village Workshops, Neath
Site Typology	Designated employment area
Reference	EC2/2
Site area (Ha)	2.8

Accessibility

Figure 7: Lonlas Village Workshops



Mode	Provision
Road Access	<p>The employment area is accessed from Lucy Road which feeds into Sidling Terrace (A4230).</p> <p>Sidling Terrace feeds directly to the M4.</p> <p>The employment area is therefore very well connected.</p>
Public Transport Access	<p>The nearest bus stop is situated along Dynevor Road which is within very close proximity of the employment area. This offers services hourly.</p> <p>The employment area therefore has average public transport access.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There is a proposed active travel route along Dynevor Road which is within very close proximity of the employment area.</p> <p>There are footpaths to the employment area and some footpaths within the employment area.</p> <p>Overall the employment area feels accessible via foot/ bike.</p> <p>The employment area therefore benefits from good pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	Overall the employment area has very good accessibility.

Internal Environment:

Figure 8: Internal Environment



Source 3: Google Streetview (2024)

Criteria	Analysis
Description	<p>Originally built in the 1960s, Lonlas employment area is accessed from Lucy Road in Skewen.</p> <p>The employment area includes an area managed by NPTC which comprises of a number of smaller workshops/ storage and distrubtion units and office units.</p> <p>There is also an area managed by Sterling Business which comprises a number of larger workshop/ storage and distrubution units.</p>
Number of Commercial Premises	There are 63 premises within the employment area.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units. For the units for which we have obtained floorspace data, total floorspace: 11,860sqm</p> <p>The majority of the premises are smaller.</p> <p>Scale of floorspace:</p> <p><100sqm: 66%</p> <p>100-249sqm: 11%</p> <p>250-499sqm: 6%</p> <p>500-749sqm: 14%</p> <p>750-999sqm: 2%</p> <p>1,000sqm+: 2%</p>

Criteria	Analysis
Density	0.52 plot ratio (noting floorspace availability limitation).
Use Class Mix	<p>A Use Class: 3%</p> <p>B1 Use Class: 39%</p> <p>B2 Use Class: 2%</p> <p>B2/ B8 Use Class: 23%</p> <p>B8 Use Class: 23%</p> <p>D1 Use Class: 2%</p> <p>D2 Use Class: 2%</p> <p>Sui Generis: 0%</p> <p>Vacant: 8%</p>
Building Quality and Condition	The employment area is characterised by good quality secondary stock.
Quality of the Employment Area	<p>Lonlas employment area contains older accommodation which has been updated and well-maintained.</p> <p>When visiting one of the units was undergoing modernisation.</p> <p>The employment area is generally clean and tidy.</p> <p>There is some lighting and CCTV within the employment area.</p> <p>There is some on-street marketing which does somewhat detract from the quality of the employment area.</p>

Criteria	Analysis
	<p>There are communal facilities within the employment area including toilets. There is a caretaker for the Council's units. There is a fish and chip shop adjoining the employment area. Within relatively close proximity to the employment area there is also a café and public house. Skewen District Centre is within relatively close proximity of the employment area which includes a number of services.</p> <p>Overall, therefore it is considered that the employment area has good overall quality.</p>
Occupier Profile	<p>There are a range of occupiers within the employment area including industrial, manufacturing, offices, storage and distribution.</p> <p>There are also supporting uses such as cafeteria.</p>
Vacant Units	<p>There are currently 5 vacant units within the employment area, approx. 8% of the total number of units.</p>
Vacant Unit Trend	<p>The Council's monitoring data shows that there have been very few vacant units since 2011.</p> <p>There are no long-term vacant units within the employment area.</p>
Business/ Occupier Profile	<p>There are a range of businesses within the employment area.</p> <p>These include small local companies such as M & S Ironing Services. UK wholesalers such as S & R Tradelink. UK manufactureres of survival clothing (Surviva Wear).</p>

Criteria	Analysis
	<p>Online retailers such as Blinkin Bananas. Project management and engineering consultants and garages such as D Dub's Garage Svices.</p>
Prominence	<p>The employment area is located in a key strategic location. It is however hidden behind exisiting residential accommodaion.</p> <p>The employment area is located off an A Road and there is signage to the employemtn area from the A road.</p> <p>Overall, therefore the employment area has good level of prominence.</p>
Parking	<p>Parking provision within the employment area is considered to be average.</p> <p>Most units have their own parking/ parking areas. There is however some overspill on-street parking within the employment area.</p>
Servicing	<p>There are communal toilets, a caretaeker and full CCTV system within the employment area.</p> <p>There is a fish and chip shop adjoining the employment area.</p> <p>There is a café and public house within close proximity of the employment area. Within relatively close proximity to the employment area there is also a café and public house. Skewen District Centre is within relatively close proximity of the employment area which includes a number of services.</p>

Criteria	Analysis
	The employment area is therefore considered to have good levels of servicing.
Gradient of Land	<p>Areas within the employment area have been levelled to create flat areas of employment.</p> <p>The employment area is therefore considered to have an average gradient.</p>
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>Whilst there are a number of different sections to the employment area, It is located off a single point of entry at the end of Lucy Road. The employment area is comprised of one main employment area.</p>
Internal Environment Summary	<p>Lonlas Employment Area is characterised by a good quality range of employment premises with good levels of servicing. The employment units are older but well maintained.</p> <p>The units are occupied by a variety of types of occupiers. There is a good demand for the units and there are a range of employment premises.</p>


External Environment:

Figure 9: External Environment



Source 4: Google Streetview (2024)

Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>There are no employment uses adjoining the employment area.</p> <p>There are a number of employment premises to the south of the employment area on A4240. These include car washing, car sales, van sales, leasing and maintenance of vehicles.</p>
Adjoining Uses	<p>The employment area lies immediately adjacent to existing residential accommodation off Lucy Road/ Graig Road. Consideration does need to be given to the proximity of the residential accommodation.</p> <p>There is a fish and chip take-away immediately to the south of the employment area.</p>

Criteria	Description
	<p>To the south of the employment area there area a number of employment premises specialising predominantly in cars and vans including car washing, car and van sales/leasing, and maintenance.</p>
<p>Availability and Speed of Broadband</p>	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
<p>Proximity to Services (incl. convenience retail)</p>	<p>There are no services within the employment area.</p> <p>There is a fish and chip shop immediately adjacent to the south of the employment area.</p> <p>Further to the south of the employment area there is a public house. To the south west of the employment area there is a café.</p> <p>Skewen District Centre is within relatively close proximity of the employment area which includes a number of services including convenience retail.</p>

Criteria	Description
	On the whole it is considered that the employment area has an average level of proximity to services (including convenience retail).
External Environment Summary	<p>The employment area is located within a mixed environment – there is residential accommodation and a fish and chip shop adjoining the employment area and to the south of the employment area there are a number of employment uses which are predominantly car based.</p> <p>The employment area is located within the Neath spatial area where there are a number of other employment areas, all offering different types of services.</p> <p>The employment area itself has average access to services.</p>

Local Opportunities:

Figure 10: Local Opportunities

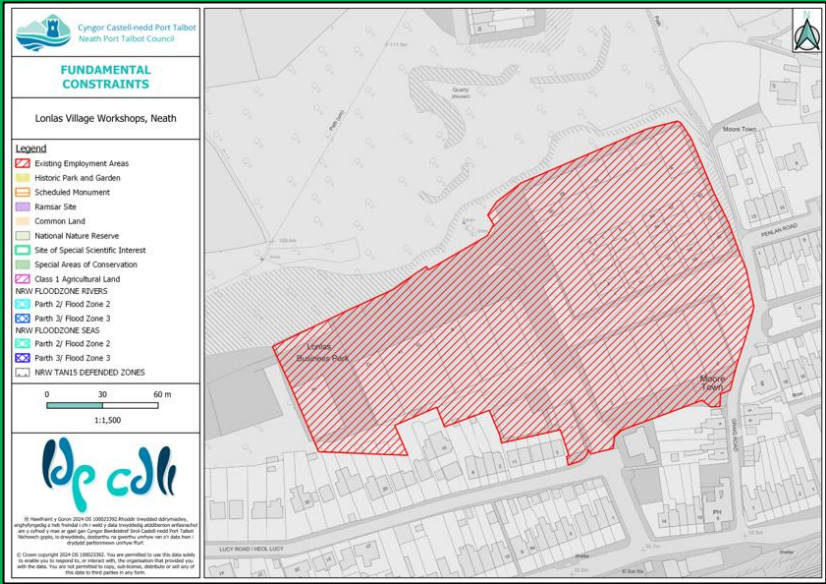


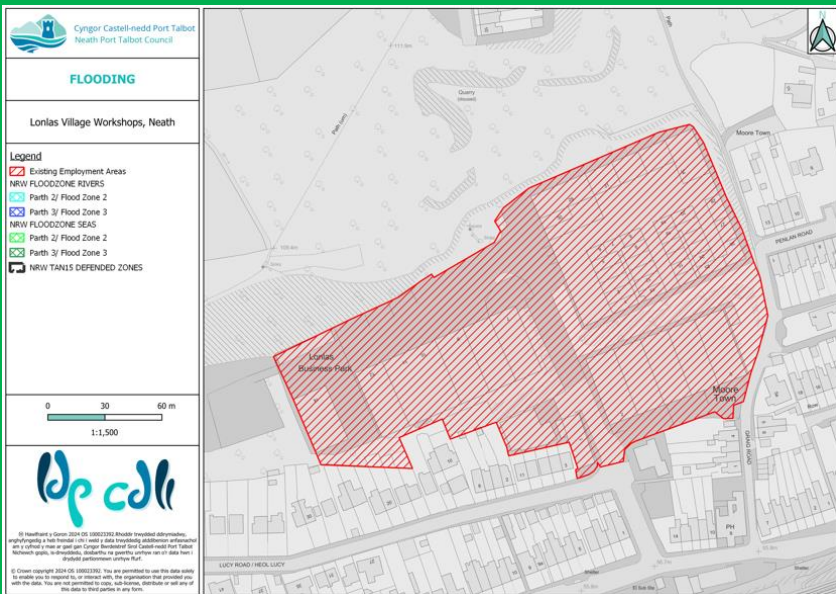
Criteria	Analysis
Market Performance and Perception	<p>Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.</p> <p>There are currently no units being marketed.</p>
Development Activity and Interest	<p>There has been limited development within the employment area over the Plan period – planning permission has been granted for minor modifications to units and for a change of use of unit to gym.</p> <p>A review of the planning permissions below show that there are competing demand for the units – planning permission was granted for change of use to gym and pre-application advice was sought for change of use to nursery and doggy day care.</p> <p>Site A:</p> <ul style="list-style-type: none"> • Pre-application advice was sought for the conversion of two units into a nursery – this did not proceed however to planning permission. • There have been no planning permissions over the Plan period. <p>Site B:</p> <ul style="list-style-type: none"> • Planning permission (P2015/1062) was submitted but returned to applicant for change of use of Unt 1 to a dog gymnasium and day care. • Pre-application advice was sought for the installation of a re Fridgeration unit to front of Unit 10.

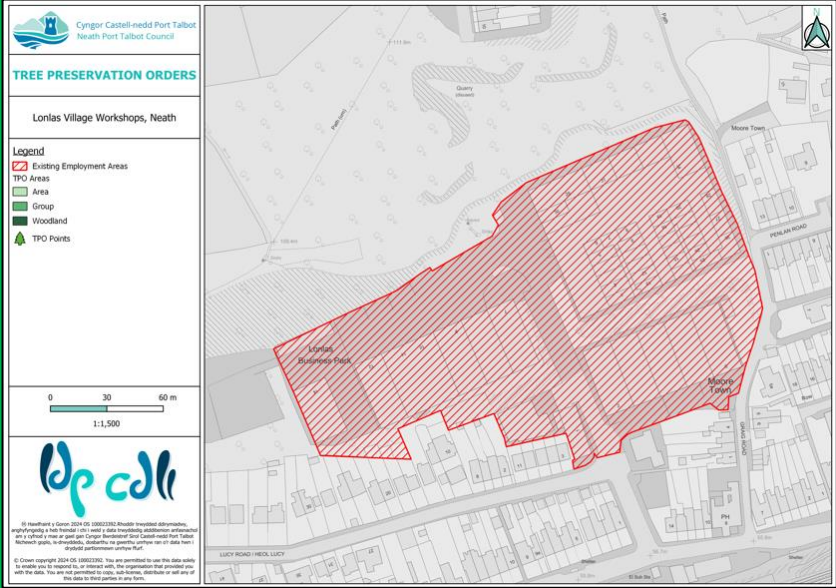
Criteria	Analysis
	<ul style="list-style-type: none"> Planning permission (P2016/1018) was granted for the retention of a gym in Unit 12. Planning permission (P2019/0235) was subsequently approved for retention of change of use to fitness gym (including change of opening hours) together with retention of mezzanine floor and ancillary café and sunbed rooms.
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	There are no redevelopment opportunities within the employment area.
Local Opportunities Summary	<p>Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.</p> <p>The employment area is entirely built out and therefore there are no redevelopment opportunities. Over the Plan period there have been a number of planning permissions/pre-application advice sought for non-employment uses, this shows that there is demand for premises for other uses within the employment area.</p>


Constraints:

Criteria	Assessment
Greenfield/ Brownfield	There are no development opportunities within the employment area.

Criteria	Assessment
	The entirety of the employment area is brownfield.
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is however, residential accommodation adjoining the employment area to the south and east of the employment area.</p> <p>Proximity to residential accommodation would need to be taken into consideration when considering proposals within the employment area.</p>
Highways	No information obtained as no Candidate Sites being promoted within the employment area.
Fundamental Constraints	 <p>There are no fundamental constraints within the employment area or within close proximity of the employment area.</p>

Criteria	Assessment
Proximity to other known environmental concerns	The employment area does not include and has no proximity to other known environmental constraints.
Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)	<p><u>AQMA:</u> The site is not located within AQMA.</p> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	

Criteria	Assessment
	There are no areas of Flood Zone 2 and 3 within the employment area.
Landscape Sensitivity	The employment area is not located within or adjacent to an SLA.
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the employment area.</p>
Quiet Area	The site is not located within a quiet area.
Topography	The employment area has been levelled to create areas for employment.
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	No information obtained as no Candidate Sites promoted for development within the employment area.

Criteria	Assessment
Impact on agricultural land	<p>The employment area is located within Grade 4 Agricultural Land Classification – Urban.</p>  <p>The map, titled 'Lonlas Village Workshops Employment Area', shows a designated employment area outlined in orange. The surrounding land is color-coded by agricultural land classification: Grade 1 (light green), Grade 2 (medium green), Grade 3 (dark green), Grade 4 (light brown), Grade 5 (medium brown), Other (light grey), and Urban (dark grey). The employment area is situated within a Grade 4 area. A scale bar indicates distances of 0, 250, and 500 meters. A north arrow is located in the top right corner. The map is credited to Crown copyright and database rights 2023 OS 100023392, © Hawffraint y Goran a hawliau corffo ddifia 2023 OS 100023392.</p>
Contamination	No information obtained as no Candidate Sites promoted for development within the employment area.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>There are no Candidate Sites being promoted for development within the employment area, therefore no viability information has been submitted.</p> <p>Given that the site is currently in operation and has a good level of occupation it is therefore considered that the employment area is viable.</p>
Ownership	<p>The employment area is owned and managed by Neath Port Talbot Council and Sterling Industrial. Neath Port Talbot Council own and manage the eastern part (Part A) and Sterling Industrial the western part (Part B).</p>
Has the site been promoted for development?	<p>No</p> <p>The employment area is fully developed.</p>
Site identified/ likely to be identified for a specific user or specific end use?	<p>There are no development opportunities within the employment area.</p> <p>Should development opportunities arise they may be occupied by existing occupiers in the employment area or neighbouring employment uses.</p> <p>There are a variety of employment uses within the employment area including small local businesses and national distributors.</p>
Site suitable for bad neighbour uses?	<p>No - residential accommodation adjoins the employment area.</p>

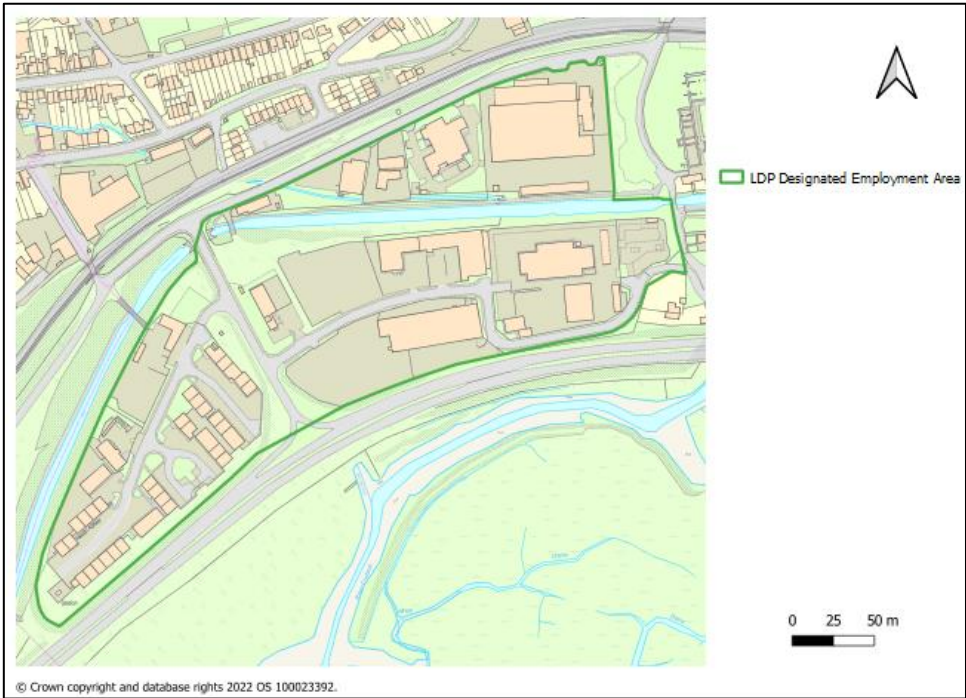
Criteria	Assessment
Potential expansion opportunities?	There are no potential expansion options within the employment area.
Pressure for other forms of development?	<p>Given the adjoining residential premises there may be pressure for residential redevelopment. The employment area is however well occupied and there is good demand for the premises. The site forms well as an employment site.</p> <p>A review of the planning permissions above shows that there are competing demand for the units – planning permission was granted for change of use to gym and pre-application advice was sought for change of use to nursery and doggy day care. There is therefore some pressure for other uses.</p>
Availability and Deliverability Summary	<p>The employment area is fully developed and there are no development opportunities within the employment area. Given this no Candidate Sites have been promoted for development. No viability information has therefore been provided, given however that the employment area has good levels of occupation it is suggested that the employment area is deliverable.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Neath Abbey Employment Area

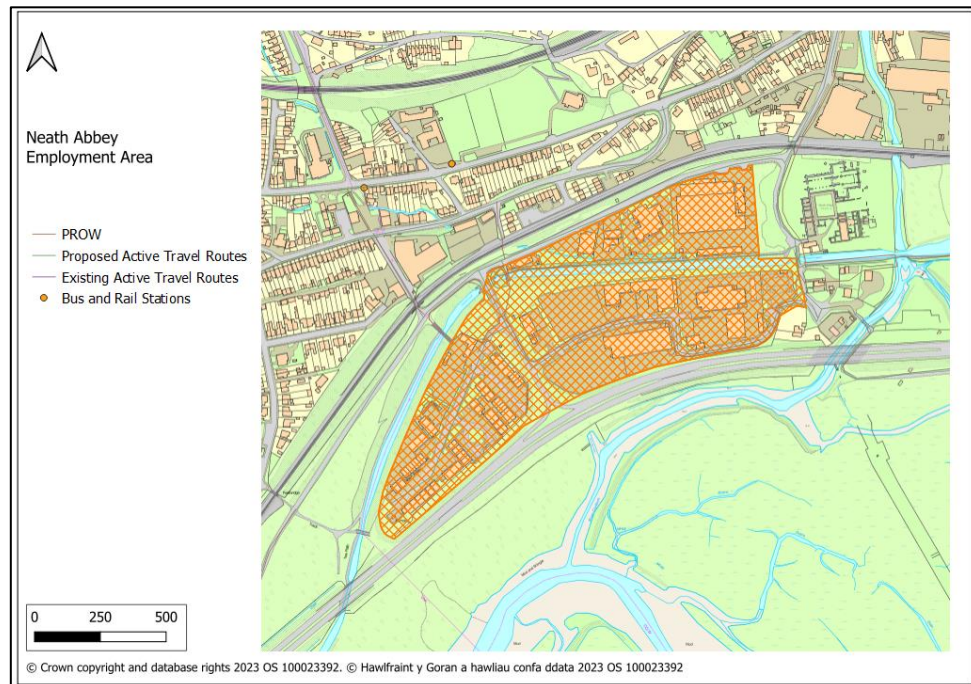
Figure 11: Neath Abbey Employment Area



Site Detail	Information
Site Name	Neath Abbey Business Park, Neath
Site Typology	Designated employment area
Reference	EC2/3
Site area (Ha)	11.7

Accessibility

Figure 12: Neath Abbey Employment Area



Mode	Provision
Road Access	<p>The employment area is accessed directly from A465 which feeds directly to the M4.</p> <p>The employment area is therefore very well connected .</p>
Public Transport Access	<p>The nearest bus stop is situated on St Johns Terrace which is some distance from the employment area.</p> <p>This offers services at least hourly (vary depending upon time of day – at points during the day every 10/15 minutes, at points every 45 minutes, and points hourly).</p> <p>The employment area therefore has very poor public transport access.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There are pavements to the employment area and through the employment area.</p> <p>There are no existing active travel routes within/ adjacent to employment area. There are however a number of future active travel routes within and adjacent to the employment area.</p> <p>The employment area therefore has average pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	The employment area is a designated employment area that has very good road access but more limited public transport and pedestrian/ cycle access.

Internal Environment:

Figure 13: Internal Environment





Source 5: Google Streetview (2024)

Criteria	Analysis
Description	<p>The Neath Abbey employment area is located in a key strategic location visible from the A465 with direct linkages to the A465 and then M4.</p> <p>The employment area is comprised of three parts: Neath Abbey Business Park which is managed by NPTC; Trade Centre Wales and associated offices and workshops; and a number of standalone employment premises on the other side of the Tennant Canal to the rear of Trade Centre Wales.</p>
Number of Commercial Premises	<p>There are 52 employment premises within the employment area.</p>

Criteria	Analysis
Commercial Floorspace	<p>Total floorspace: 21,783sqm</p> <p>Scale of floorspace:</p> <p>Majority of premises 100-249sqm.</p> <p><100sqm: 2%</p> <p>100-249sqm: 74%</p> <p>250-499sqm: 15%</p> <p>500-749sqm: 0%</p> <p>750-999sqm: 0%</p> <p>1,000sqm+: 9%</p>
Density	0.19 plot ratio.
Use Class Mix	<p>Majority of premises B1, B2 and B8 uses.</p> <p>A Use Class: 2%</p> <p>B1 Use Class: 25%</p> <p>B2 Use Class: 21%</p> <p>B2/ B8 Use Class: 19%</p> <p>B8 Use Class: 8%</p> <p>D1 Use Class: 4%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 12%</p>

Criteria	Analysis
	<p>Mixed Use Class (A, B1 and B2): 8%</p> <p>Vacant: 2%</p>
Building Quality and Condition	The employment area is predominantly made up of good quality secondary accommodation.
Quality of the Employment Area	<p>The employment area has older employment accommodation which has been generally well maintained, modernised and fit for purpose.</p> <p>The employment area is clean and tidy.</p> <p>There is streetlighting.</p> <p>There are some services within the employment area. These include a café and post box.</p> <p>There is a Greggs, fish and chip shop and Tesco within the wider area.</p> <p>There is some on-street parking around Trade Centre Wales, this detracts somewhat from the quality of this part of the employment area.</p> <p>Overall, the employment area is considered to be of average quality.</p>
Occupier Profile	The employment area is characterised by a good range of industrial, manufacturing, storage and distribution uses and supporting uses (such as cafe and office accommodation). There is a range of light and heavy industrial and manufacturing uses.

Criteria	Analysis
Vacant Units	There is currently one vacant unit (2% of all units).
Vacant Unit Trend	The Council's monitoring data shows that there have been very few vacancies since 2011 and that there have been no long-term vacant units.
Business/ Occupier Profile	<p>The employment area is predominantly occupied by local businesses such as Castle Carpentry, Cimla Forge and Hilbar Autos Limited.</p> <p>The employment area is also home to Llanellec which specialises in precision CNC machining of running gear for the world's military vehicles. It is also home to MTR Bailey Trading which is the parent company of Trade Centre Wales which is based in the employment area.</p>
Prominence	<p>The employment area is located on a key strategic road (A465). It is accessible from the key strategic road and parts of the employment area are visible from the A465. Other parts of the employment area are less visible but benefit from the key strategic location and access to A465.</p> <p>Overall, the employment area has excellent prominence.</p>
Parking	<p>All units within the employment area have their own dedicated parking provision.</p> <p>There is some overspill/ on-street parking provision around Trade Centre Wales. This somewhat detracts from the quality of this part of the employment area.</p> <p>Overall the employment area has a good level of parking.</p>

Criteria	Analysis
Servicing	<p>There are some services within the employment area. These include a café and post box. There is a Greggs, fish and chip shop and Tesco within the wider area.</p> <p>The employment area is considered to therefore have very good levels of servicing.</p>
Gradient of Land	<p>The employment area is relatively level.</p> <p>The gradient of the employment area is therefore good.</p>
Shape of Employment Area	<p>The employment area is comprised of three separate sub-areas: the Neath Abbey Business Park, Trade Centre Wales and associated units, and the standalone units to the rear of Trade Centre Wales the other side of Tennant Canal.</p> <p>Despite there being three separate sub-areas, the employment area functions as one standalone employment area.</p> <p>The employment area is accessed from two access points – one from Neath Abbey and one from the A465. These access points provide access to the entirety of the employment area.</p> <p>Overall, the employment area is considered to have an average shape.</p>
Internal Environment Summary	<p>The site is occupied by commercial premises which offer a range of smaller, medium and larger scale premises. The employment area is characterised by good quality secondary stock and is occupied by a range of industrial,</p>

Criteria	Analysis
	manufacturing, service and distribution uses. The employment area is generally clean and tidy and despite having three parts functions as one standalone employment area.

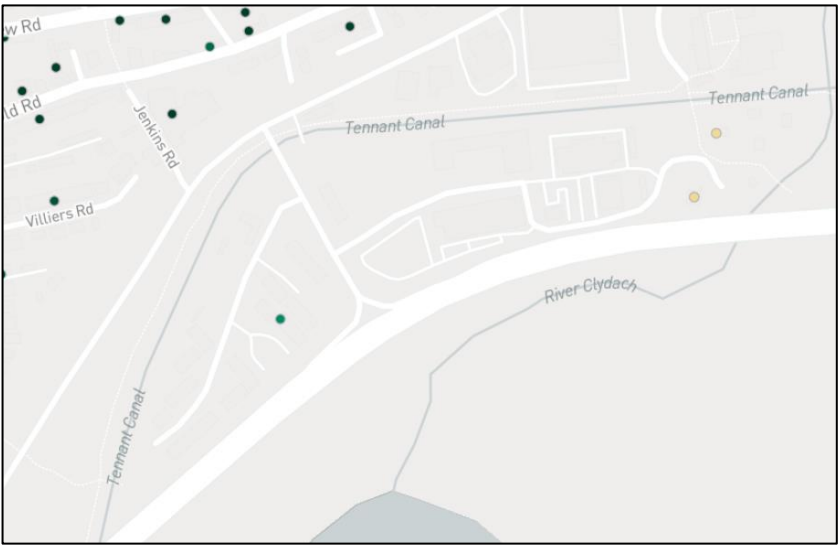
External Environment:

Figure 14: External Environment



Source 6: Google Streetview (2024)

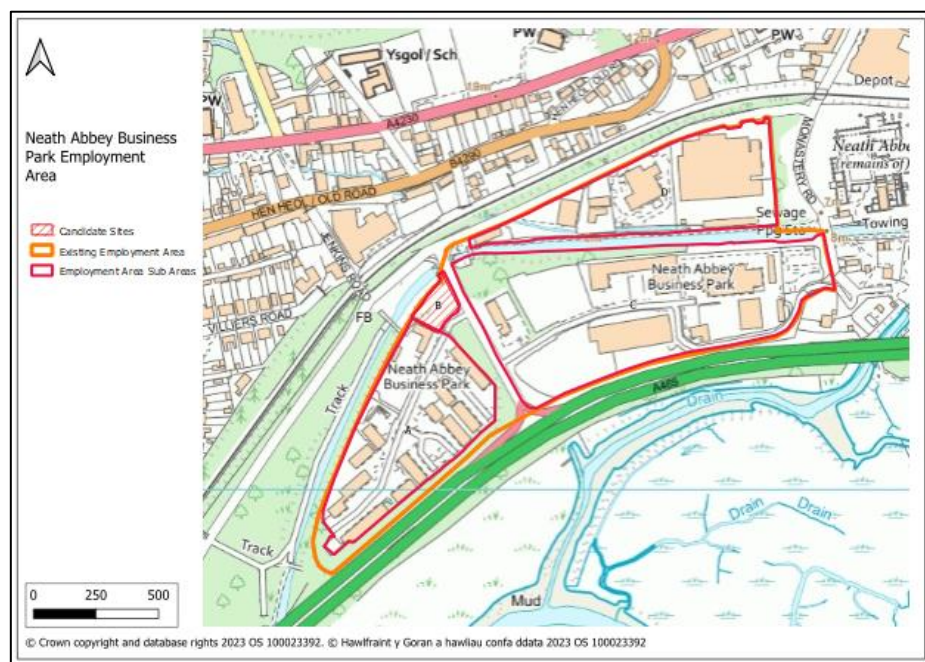
Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>The employment area is adjacent to Neath Abbey Wharf Employment Area. .</p> <p>There are a number of employment uses to the north of the employment area (on the other side of the railway line) that are not within a designated centre.</p>

Criteria	Description
Adjoining Uses	<p>Adjoining uses to Neath Abbey employment area are mixed but complementary to the employment area.</p> <p>The railway line runs along the northern boundary of the employment area. To the north of the employment area on the other side of the railway line there are a number of employment premises outside of a designated centre. To the east of the employment area is Neath Abbey. To the south of the employment area is the A465.</p> <p>There are no opportunities for spin-off/ agglomeration benefits.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>There are some services within the employment area. These include a café and post box. There is a Greggs, fish and chip shop and Tesco within the wider area.</p>

Criteria	Description
	On the whole there is considered to be very good level of proximity to services (including convenience retail).
External Environment Summary	<p>The employment area adjoins Neath Abbey Wharf employment area and there are a number of employment units to the north which are outside of the designated boundary.</p> <p>The employment area benefits from very good access to services and adjoining uses are complementary.</p>

Local Opportunities:

Figure 15: Local Opportunities



Criteria	Analysis
Market Performance and Perception	<p>Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.</p> <p>Neath Abbey employment area is managed by NPTC. It offers purpose built employment accommodation. There have been few vacancies over the LDP plan period and it is understood that there is good demand for the employment premises.</p> <p>The area adjoining Trade Centre Wales is predominantly occupied by Trade Centre Wales. There is also some office accommodation including that in the Newby Business Centre. It has not been possible to understand how well the space is occupied.</p> <p>The purpose built employment areas to the north are comprised of specialist standalone employment premises. These are well occupied.</p> <p>There are no units currently being marketed within the employment area.</p>
Development Activity and Interest	<p>There has been a notable extent of development activity over the Plan period. Planning permissions and development activity largely relate to the Trade Centre within Parcel C.</p> <p>There have been some development activity with regards to change of use for other uses (non-employment).</p> <p>Area A:</p>

Criteria	Analysis
	<ul style="list-style-type: none"> • Pre-application advice sought Units 22 and 23 for change of use to a facility to tutor young people to play musical instruments. • Pre-application advice sought for change of use of Unit 13 to offices. Planning permission (P2012/0278) granted for change of use of Unit 13 from car repairs to offices, insertion of a first floor and external alterations. Planning permission (P2013/0167) further granted for additional external alterations to Unit 13. • Pre-application advice sought for proposed use of Unit 38 for caravan repairs, storage, sales and maintenance. <p>Area B:</p> <ul style="list-style-type: none"> • Pre-application advice has been sought with regards to the development of this piece of land. <p>Area C:</p> <ul style="list-style-type: none"> • Pre-application advice sought for proposed vehicle workshop on land adjacent to Trade Centre Wales. • Planning permission (P2014/0389) granted for new workshop building and valet building plus 16 customer car park, 49 staff car park, and 269 vehicle storage spaces and landscaping on land adjacent to Trade Centre Wales. • Planning permission (P2014/0957) granted on land adjacent to the Trade Centre Wales Ltd. for

Criteria	Analysis
	<p>retention and completion of a new workshop building, spray paint workshop, and valet tent, plus 16 customer car park, 34 staff car park and 121 vehicle storage spaces and landscaping and access. Change of use and extension of existing paint workshop to after sales office and call centre, plus change of use of existing valet tent to courtesy car store.</p> <ul style="list-style-type: none"> • Planning permission (P2015/0442) granted for construction of a single storey extension, installation of windows and new vehicle access roller shutter door to front elevation of car sales showroom to Trade Centre Wales. • Pre-application advice sought for two mobile fuel extractor units for Trade Centre Wales. • Pre-application advice sought for change of use of Newby House from offices to gym. Further pre-application advice sought for air conditioning unit for Newby House. • Planning permission (P2023/0510) granted for change of use of Newby House to B8 (storage) with ancillary office accommodation and perimeter fencing. • Planning permission (P2011/0469) granted on land adjacent to the Trade Centre (north east) for one single storey and one two storey office building, single storey valet building, and one workshop

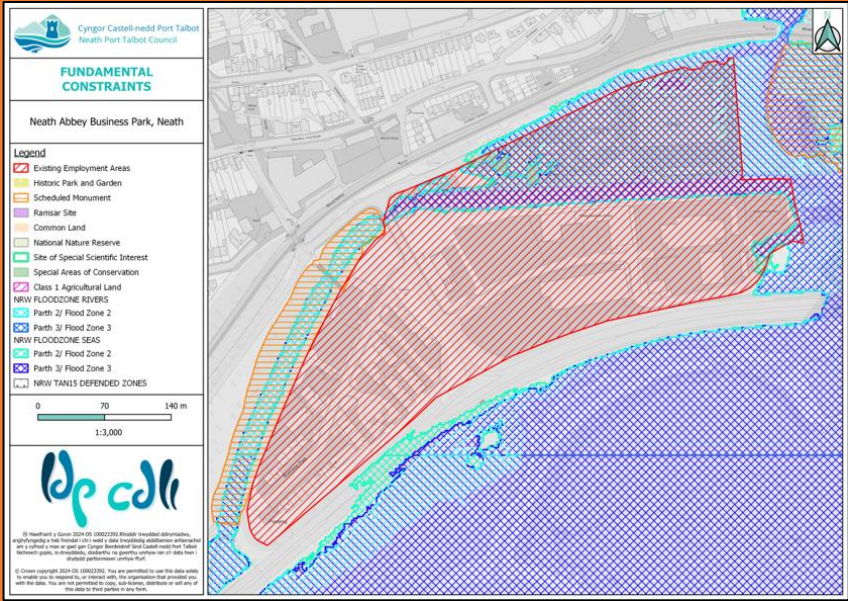
Criteria	Analysis
	<p>building (Use Class B1) with associated car parking and landscaping.</p> <ul style="list-style-type: none"> • Planning permission (P2012/1048) subsequently granted on land adjacent to the Trade Centre (north east) for industrial unit and office building (Class B1) with associated access, car parking and landscaping. • Planning permission (P2014/0941) subsequently granted for retrospective planning permission for the retention of site for car parking and storage involving laying of hard surface material, erection of palisade fencing to perimeter, security camera poles and security kiosk on land adjacent to the Trade Centre (north east). • Planning permission (P2013/0338) granted for non-illuminated sign. • Planning permission (P2014/1200) on Land R/O IVA Engineering Co Ltd. for new building for light industrial use (Class B1) incorporating offices, reception and ancillary gym, together with access and carparking returned to applicant. • Planning permission (P2015/0631) granted for erection of industrial building (use class B1) and associate works on land R/O IVA Engineering Co Ltd.

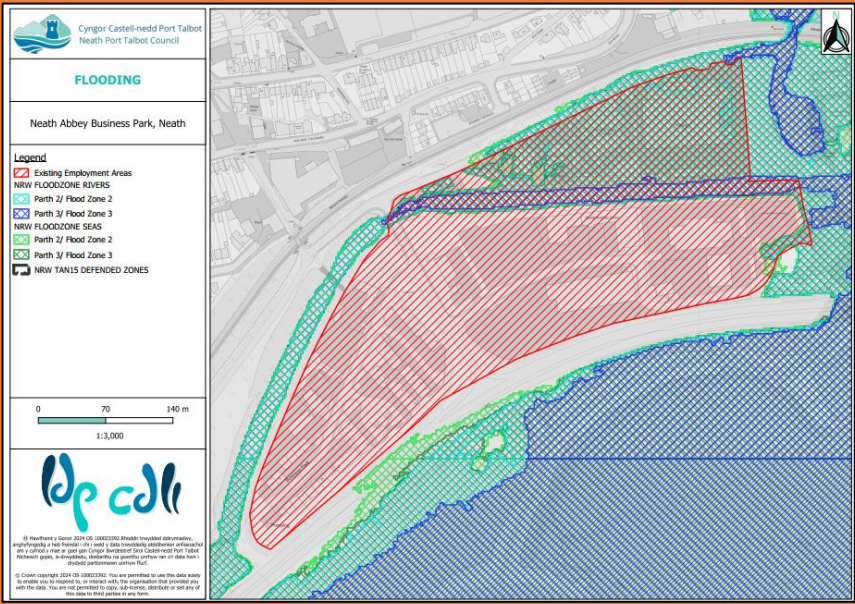
Criteria	Analysis
	<ul style="list-style-type: none"> • Planning permission (P2021/0621) granted to vary Condition 1 of Planning permission P2015/0631 to extend the consent for a further five years. • Planning permission (P2012/1064) granted for change of use of IVA Engineering Co Ltd. from light industrial (Use Class B1) to general industrial/ storage and distribution (Class B2/ B8). <p>Area D:</p> <ul style="list-style-type: none"> • Planning permission (P2015/0625) withdrawn for change of use of works canteen (ancillary to B2 use) to café (A3).
Planned Infrastructure	There is no known planned infrastructure improvements.
Redevelopment Opportunities?	<p>A small part of land has been promoted as a Candidate Site by Neath Port Talbot Council for employment development.</p> <p>Should some of the older standalone employment premises become vacant, there may be potential to redevelop some of these. They are however these are well occupied</p>
Local Opportunities Summary	The employment area is well occupied and there are limited development opportunities within the employment area. One small Candidate Site has been promoted for development. There may be potential for further redevelopment should any of the older standalone

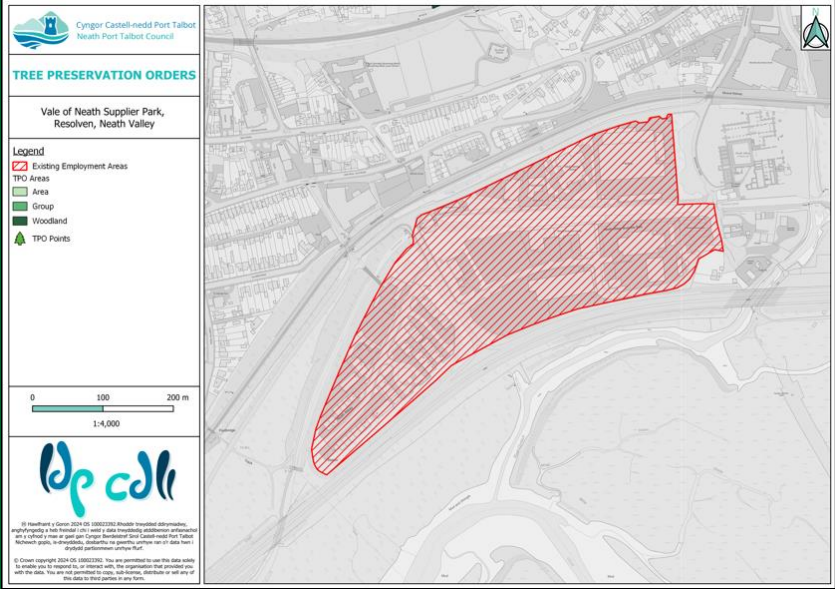
Criteria	Analysis
	<p>employment premises become vacant, these are however currently well occupied.</p> <p>Over the Plan period there have been a number of planning permissions, these predominantly relate to developments at Trade Centre Wales.</p>

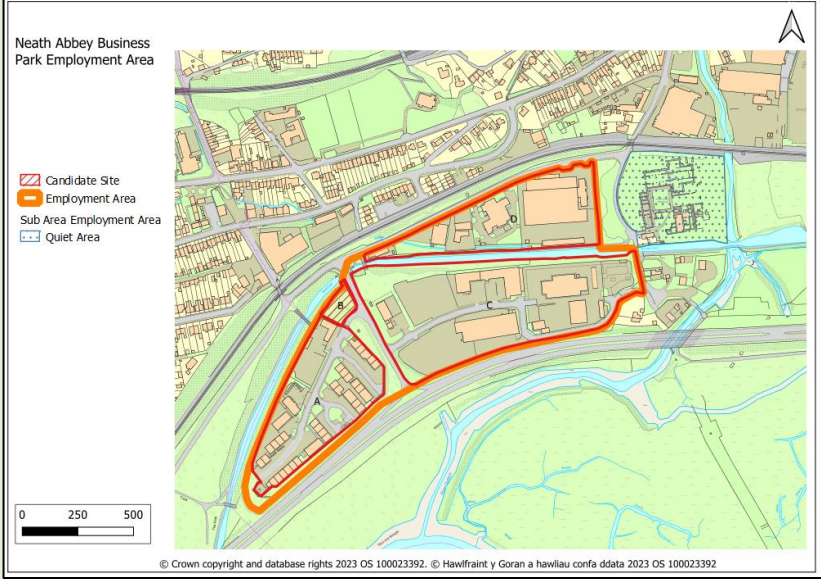
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	<p>The majority of the employment area is brownfield.</p> <p>Parcel B which is being promoted by Neath Port Talbot Council as a Candidate Site is greenfield.</p>
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is no residential accommodation directly adjacent to the employment area.</p> <p>There is residential accommodation within the wider area to the north of the railway line. This would however not limit development opportunities within the employment area/ inhibit operations within the employment area..</p>
Highways	<p>As part of Candidate Site reference RLDP/N/0029, highways have commented that they do not object to the proposed type and scale of development. Some highway improvements may however be required. A Transport Assessment is required.</p>

Criteria	Assessment
Fundamental Constraints	 <p>The following fundamental constraints are either located within or adjoining the Candidate Site:</p> <ul style="list-style-type: none"> • Tennant Canal: Skewen Cutting Scheduled Monument adjoins the north western boundary of the employment area. • Neath Abbey Scheduled Monument adjoins the eastern boundary of the employment area. • Small areas within the employment area are within Flood Zone 3.
Proximity to other known environmental concerns	The employment area does not include and has no proximity to other known environmental constraints.
Would development	<u>AQMA</u> : The site is not located within AQMA.

Criteria	Assessment
<p>exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u></p> <p>No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	 <p>The northern part of the site is located in flood zones 2 and 3. This includes the Candidate Site being promoted for development.</p>
Landscape Sensitivity	<p>The employment area is not located within or adjacent to SLA.</p>

Criteria	Assessment
	Development of Parcel B would therefore no cause adverse impacts on the features and characteristics of an SLA.
Tree Preservation Order/s	 <p>There are no TPOs within or adjacent to the Candidate Site parcel.</p>
Quiet Area	<p>The employment area is not located within a quiet area.</p> <p>Neath Abbey to the east of the employment area is designated as a quiet area within the current LDP.</p> <p>Development opportunities are not adjacent to the quiet area designation.</p>

Criteria	Assessment
	 <p>Neath Abbey Business Park Employment Area</p> <p> [Red outline] Candidate Site [Orange outline] Employment Area [Blue outline] Sub Area Employment Area [Dotted area] Quiet Area </p> <p>0 250 500</p> <p>© Crown copyright and database rights 2023 OS 100023392. © Hawffraint y Goran a hawliau confa ddata 2023 OS 100023392</p>
Topography	<p>The employment area is generally flat.</p> <p>The development parcel is flat.</p>
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	<p>As part of Candidate Site reference RLDP/N/0029, Welsh Water have commented the following:</p> <p><u>Water Supply:</u> Ok</p> <p><u>Water Sewerage:</u> Ok</p> <p><u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water Treatment Works. No capacity constraints identified.</p>
Impact on agricultural land	<p>Part of the employment area (including the development opportunity within Parcel B) is located within Agricultural Land Classification 4 – Urban.</p> <p>The remainder of the employment area is located within Class 5 Agricultural Land Classification – Non-Agricultural.</p>

Criteria	Assessment
	that further viability evidence will be required should the site be allocated in the Deposit Plan.
Ownership	The site is understood to be owned by a number of landowners including Neath Port Talbot Council and MTR Bailey the parent company of Trade Centre Wales.
Has the site been promoted for development?	A small part of the employment area has been promoted as a Candidate Site for development.
Site identified/ likely to be identified for a specific user or specific end use?	<p>There is not known to be any specific user for the part of the employment area that is being promoted for development.</p> <p>An existing occupier of the employment area may wish to move into the site.</p>
Site suitable for bad neighbour uses?	It is not considered that the employment area would be suitable for bad neighbour uses given the proximity of the employment area to other employment businesses and residential accommodation.
Potential expansion opportunities?	<p>There is limited expansion options within the employment area other than the area currently being promoted for development.</p> <p>There is potential to expand the boundary of the employment area to include existing employment premises to the north of the employment area. There may be opportunities for intensification of these units.</p>

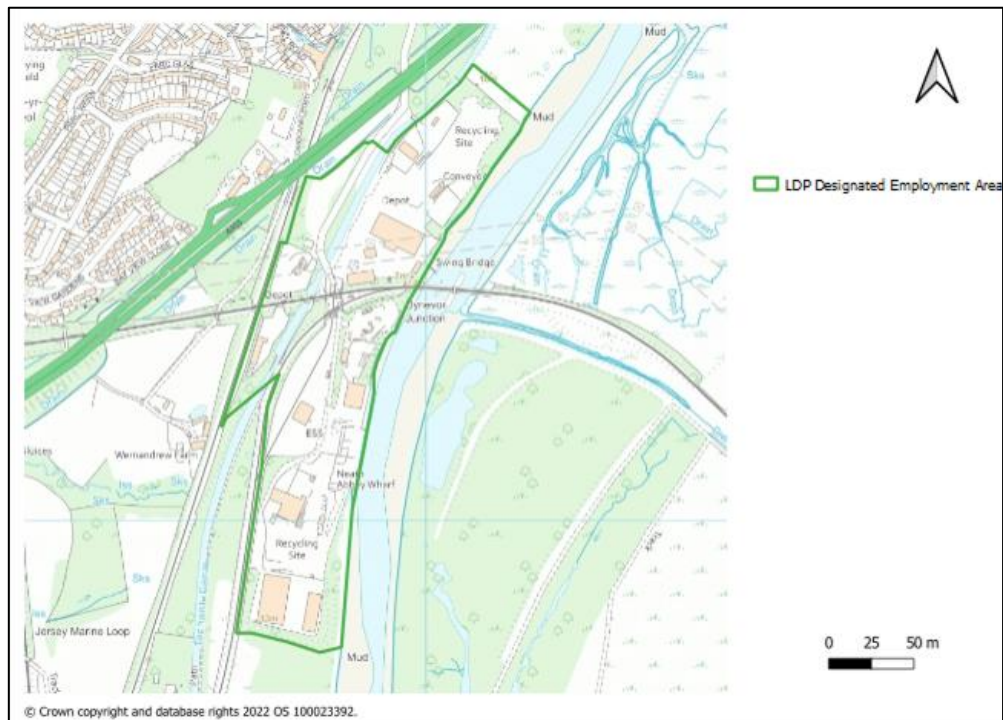
Criteria	Assessment
	<p>There may also be potential to develop employment uses on the parcel of land that joins up this employment area with Neath Abbey Wharf employment area. This is currently scrub land that is being promoted for housing but has not been found to be suitable for housing development.</p>
<p>Pressure for other forms of development?</p>	<p>It is not considered that there is pressure for other forms of development.</p> <p>Whilst there have been a number of planning permissions and pre-application enquiries these mainly relate to changes of use between employment uses.</p> <p>It is considered to be too far from existing residential accommodation to have residential redevelopment pressure.</p>
<p>Availability and Deliverability Summary</p>	<p>The employment area is well occupied and there are limited number of development opportunities with one area currently being promoted for employment uses.</p> <p>It is not considered that there is pressure for other forms of development.</p> <p>There may be potential to extend the employment area to include the employment premises to the north outside of the designated centre, and potentially to include the parcel of land between this employment area and Neath Abbey Wharf which is being promoted for housing development.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Neath Abbey Wharf Employment Area

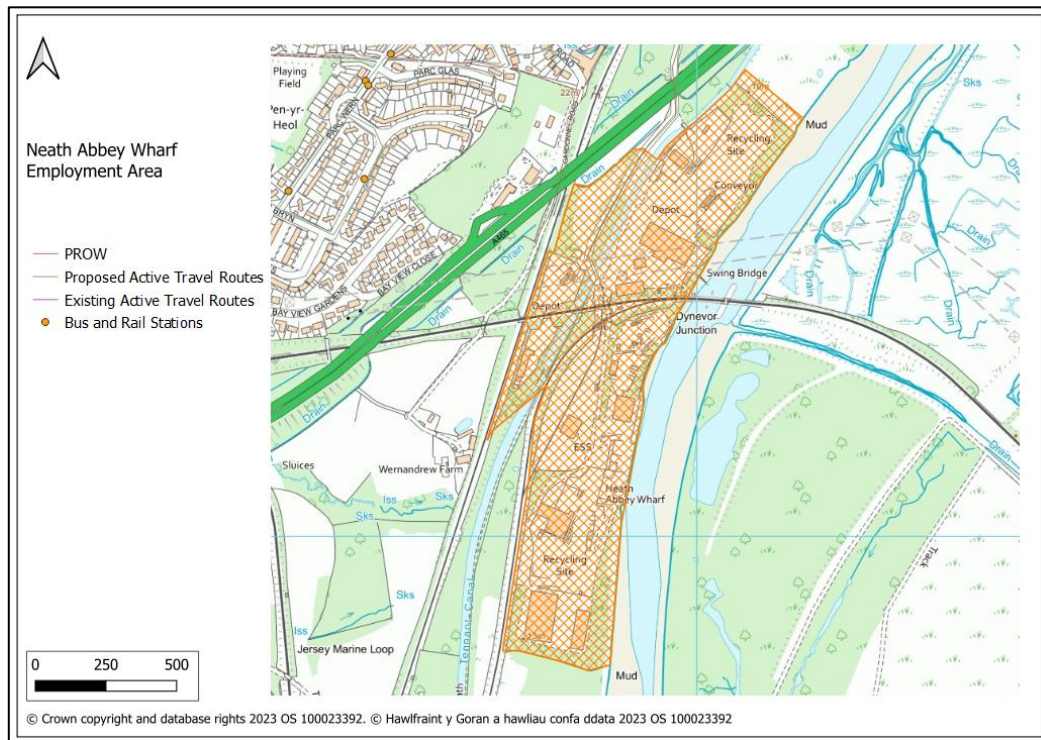
Figure 16: Neath Abbey Wharf Employment Area



Site Detail	Information
Site Name	Neath Abbey Wharf, Neath
Site Typology	Designated employment area
Reference	EC2/4
Site area (Ha)	17.5

Accessibility

Figure 17: Neath Abbey Wharf Employment Area



Mode	Provision
Road Access	<p>The employment area is accessed from A465 via a bridge over the mineral railway.</p> <p>The A465 feeds directly to the M4.</p> <p>The employment area therefore benefits from very good road access.</p>
Public Transport Access	<p>The nearest bus stop is situated on St Johns Terrace which is some distance from the employment area.</p> <p>This offers services at least hourly (vary depending upon time of day – at points during the day every 10/15 minutes, at points every 45 minutes, and points hourly).</p>

Mode	Provision
	The employment area therefore has very poor public transport access.
Pedestrian/ Cycle Access	<p>There is a pavement partially to the employment area. But there are no pavements to the remainder of the employment area or through the employment area.</p> <p>There are no existing active travel routes within the employment area.</p> <p>There is a proposed active travel route running along the Tennant Canal which runs through the employment area. However, it is not possible to access this in the employment area.</p> <p>The employment area does not feel pedestrian/ cycle friendly given that there are no pavements/ dedicated cycle paths and a high number of heavy goods vehicles.</p> <p>The employment area therefore has very poor pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area..
Accessibility Summary	<p>The employment area has very good road access but very poor public transport access and pedestrian/ cycle access.</p> <p>The employment area does not feel pedestrian friendly.</p>

Internal Environment:

Figure 18: Internal Environment



Source 7: Neath Port and Google Streetview (2024)

Criteria	Analysis
Description	<p>Neath Wharf employment area is located alongside the Neath River and contains a wharf for the movement of freight.</p> <p>The employment area is traversed by Tennant Canal.</p> <p>The employment area is accessible through the Neath Abbey Business Park from the A465.</p> <p>The main route into the site only services the employment area and neighbouring land which separates Neath Abbey Business Park employment area and Neath Abbey Wharf Employment Area. This neighbouring land has been promoted as a Candidate Site for housing development.</p> <p>The employment area does not include a typical business park format, instead there are a number of separate compounds with purpose built accommodation within those.</p>

Criteria	Analysis
Number of Commercial Premises	There are 8 employment premises within the employment area.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace for all units. For the units it has been possible to ascertain, total floorspace: 12,091sqm.</p> <p>Scale of floorspace:</p> <p><100sqm: 0%</p> <p>100-249sqm: 0%</p> <p>250-499sqm: 0%</p> <p>500-749sqm: 0%</p> <p>750-999sqm: 0%</p> <p>1,000sqm+: 100%</p>
Density	0.29 plot ratio (noting limitation of available floorspace data).
Use Class Mix	B2/ B8 Use Class: 100%
Building Quality and Condition	N/A – the employment area does not contain purpose-built business park accommodation. Instead, the employment area is comprised of a number of separate compounds with purpose built accommodation within those area.
Quality of the Employment Area	The employment area functions differently to other employment areas in the County.

Criteria	Analysis
	<p>The employment area does not include a range of employment units, instead it is formed of a series of separate compounds with purpose-built employment premises within these.</p> <p>The employment area is not inviting, does not have street lighting and is not attractive. It is however a key employment area for freight and for the specialist uses within the employment area.</p> <p>Overall therefore it is considered to have quite a poor quality.</p>
Occupier Profile	All premises are used for industrial operations, waste recycling and scrap metal.
Vacant Units	There are no vacant units.
Vacant Unit Trend	Historically there have been no vacant premises within the employment area.
Business/ Occupier Profile	The employment area is occupied by aggregate, scrap metal, waste and recycling businesses.
Prominence	<p>The employment area is located in a key location with direct road access via Neath Abbey Business Park to A465 and then M4.</p> <p>The employment area is not visible from the strategic road network.</p> <p>There is no signage to the employment area.</p>

Criteria	Analysis
	The employment area is therefore considered to have very poor prominence.
Parking	<p>Whilst the employment area does not have a formal layout, each business has parking provision within its compound – this is both formal provision and informal provision.</p> <p>There is no on-street parking.</p> <p>The employment area therefore has excellent parking provision.</p>
Servicing	<p>There is no servicing within the employment area.</p> <p>There is a café and post box within the adjoining Neath Abbey Business Area.</p> <p>There are a number of services within the Skewen District Centre. There is a Greggs, fish and chip shop and Tesco Superstore within relative close proximity.</p> <p>Overall, the employment area has average servicing facilities.</p>
Gradient of Land	<p>The employment area is relatively level.</p> <p>The employment area has therefore good gradient of land.</p>
Shape of Employment Area	The employment area is comprised of parcels occupied by separate businesses.

Criteria	Analysis
	<p>Nonetheless, the employment area has a regular shape. It is accessed from a single point of entry and functions as a single standalone employment area.</p> <p>The employment area therefore has a good shape.</p>
Internal Environment Summary	<p>Neath Abbey Wharf Employment Area has a different internal character to other employment areas in the County Borough.</p> <p>The employment area has a low degree of prominence and has a different characteristic to other employment areas in the Authority being occupied by aggregate, scrap metal, waste and recycling businesses each of which have their own compound rather than purpose-built units.</p> <p>In comparison to other employment areas in the County, Neath Abbey Wharf is quite low quality but fulfils a specific purpose. Historically there have been low occupancies within the employment area.</p> <p>The employment area has average levels of servicing.</p>

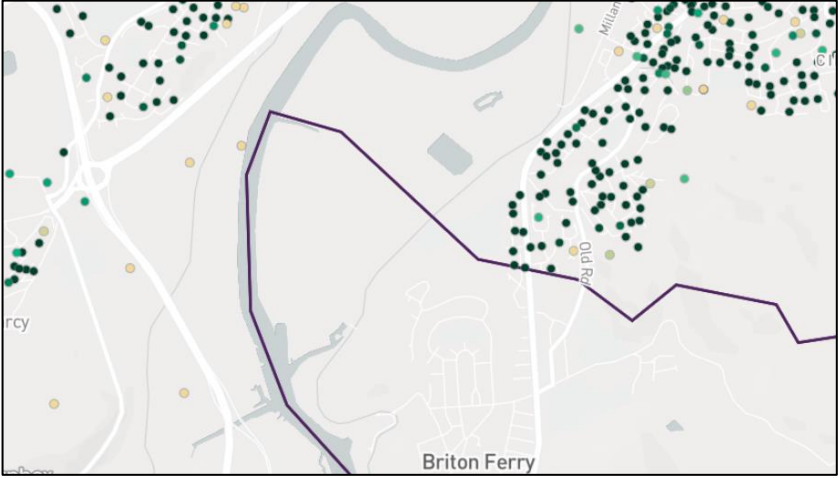
External Environment:

Figure 19: External Environment



Source 8: Google Streetview (2024)

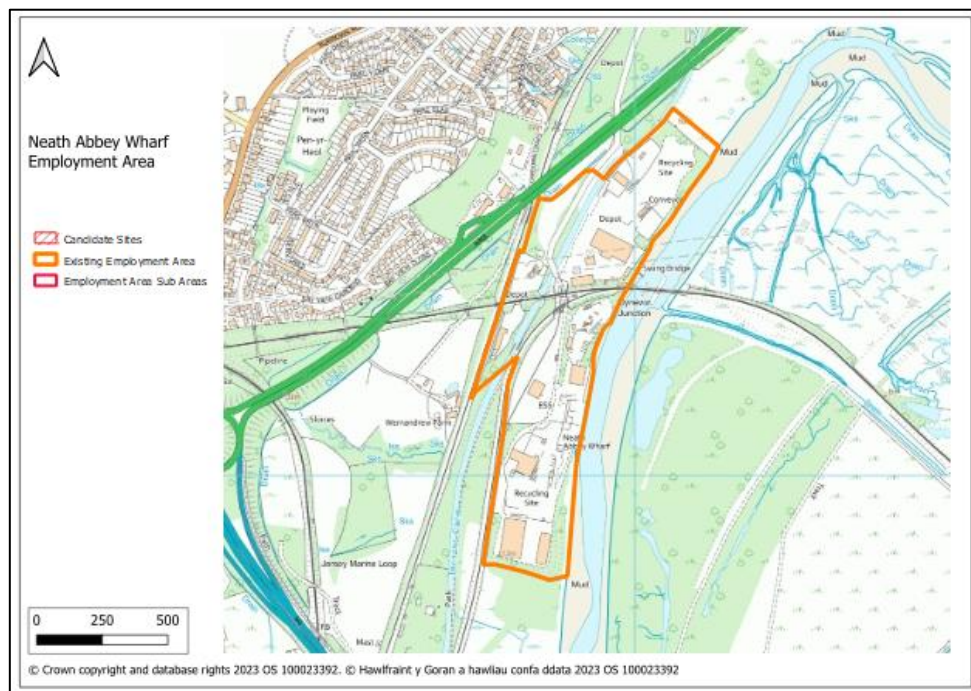
Criteria	Description
Proximity to Similar Uses	<p>Neath Abbey Wharf employment area is adjacent to Neath Abbey Business Park.</p> <p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>The employment area therefore has excellent proximity to similar uses.</p>
Adjoining Uses	<p>The employment area is located adjacent to the River Neath and the Neath Abbey Business Park.</p> <p>The Tennant Canal adjoins the northern boundary of the employment area.</p> <p>There is no residential accommodation adjoining the employment area.</p>

Criteria	Description
	There are no opportunities for spin-off/ agglomeration benefits.
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>There are no facilities within the employment area.</p> <p>There are a number of services within the Skewen District Centre. There is a Greggs, fish and chip shop and Tesco Superstore within relatively close proximity.</p> <p>Overall, the employment area has average servicing facilities.</p>
External Environment Summary	<p>The employment area is located within the Neath Spatial Area where there are a number of employment areas all offering different types and scales of provision.</p> <p>The employment area is located adjacent to Neath Abbey Business Park and the River Neath and Tennant Canal.</p>

Criteria	Description
	<p>Adjoining uses are complementary to the specialist type and scale of uses in the employment area and there is no residential accommodation adjoining the employment area.</p> <p>Overall, the employment area has an average level of servicing.</p>

Local Opportunities:

Figure 20: Local Opportunities

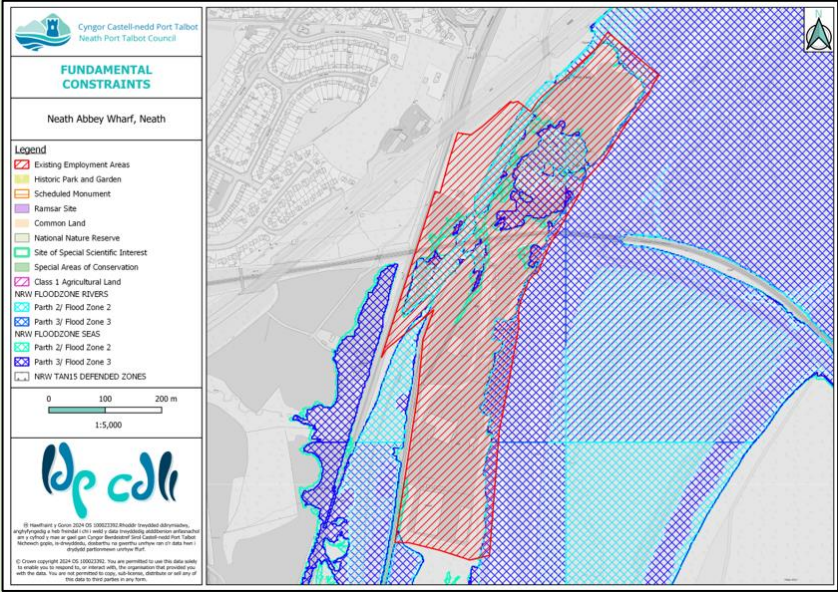


Criteria	Analysis
Market Performance and Perception	<p>The site is not a typical employment area and is not considered to be attractive to typical employment businesses. It however fulfils a specialist role and is well occupied for these types of businesses.</p>


Criteria	Analysis
	<p>There are currently no premises being advertised for rent/sale within the employment area.</p>
<p>Development Activity and Interest</p>	<p>Over the Plan period there has been some development activity:</p> <p>Derwen Plant:</p> <ul style="list-style-type: none"> • Planning permission (P2011/0136) granted to vary Condition 14 of Planning Permission P2005/1861 to allow for the receipt and handling of additional waste. • Pre-application advice sought to amend hours of operation in relation to Planning Permission (P2011/0136). • Planning permission (P2017/0942) granted for Variation of Condition 4 of Planning Permission P2011/0136) to allow for the processing of waste materials within the existing RRF building on a 24 hour, 7 days a week basis. • Planning permission (P2018/0807) granted to remove Condition 15 of Planning Permission P2017/0942 which restricts 24 hour operation for a period of 12 months to allow the facility to permanently operate 24 hours per day. <p>Morris and Co:</p> <ul style="list-style-type: none"> • Planning permission (P2012/0661) granted for variation of conditions 13 and 14 of planning

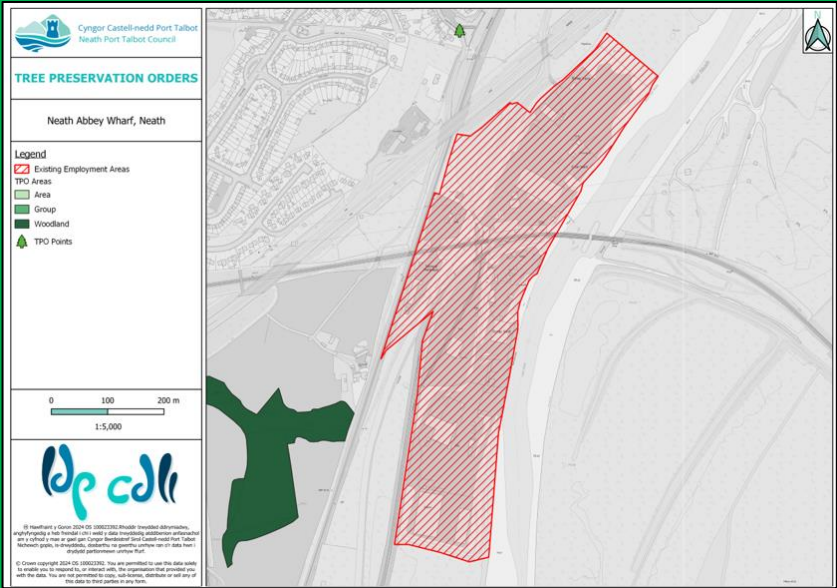
Criteria	Analysis
	<p>permission P2007/1128 to allow the handling and composting of household green waste.</p> <ul style="list-style-type: none"> • Planning permission (P2020/0292) withdrawn for proposed erection of steel framed storage shelter for storage of bottom ash and incinerator ash in a covered environment. • Planning permission (P2020/0511) granted for erection of steel framed shelter for the storage of incinerator waste.
Planned Infrastructure	There is no known planned infrastructure improvements.
Redevelopment Opportunities?	<p>The employment area is fully developed/ utilised.</p> <p>There may be potential to redevelop some of the existing compound areas. Consideration would however need to be given to the types of operation on adjoining compounds.</p>
Local Opportunities Summary	<p>Since the beginning of the Plan period there has been developer interest and a number of planning applications – these are all to modify existing premises for the continuation of current operations/ uses.</p> <p>The employment area is fully developed/ utilised.</p> <p>There may be potential to redevelop existing compounds, consideration would however need to be given to the types of operation on adjoining compounds.</p>

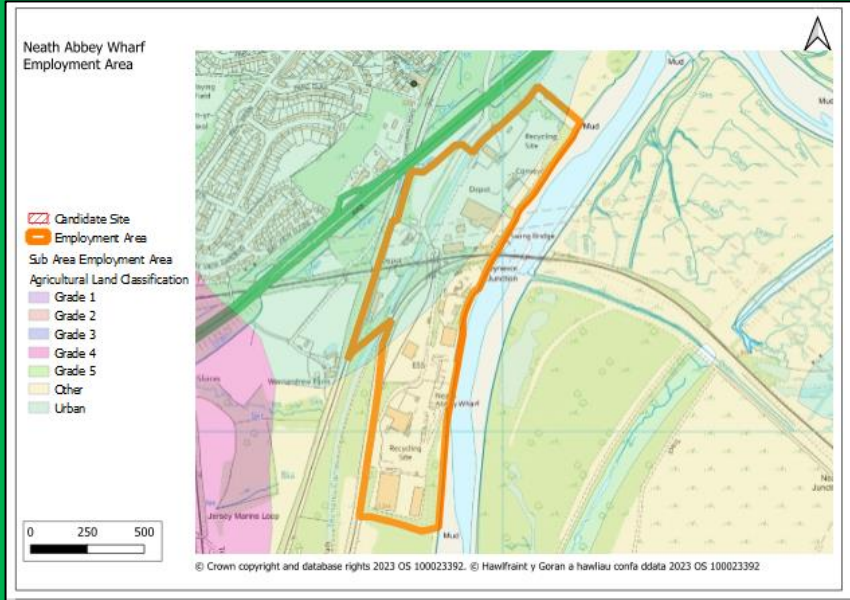
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The employment area is brownfield.
Proximity to residential accommodation	There is no residential accommodation within the employment area or adjacent to the employment area..
Highways	No information obtained as no Candidate Sites being promoted for development.
Fundamental Constraints	 <p>Small areas within the Candidate Site parcel are located within Flood Zone 3.</p> <p>There are therefore some small areas of fundamental constraint within the employment area.</p> <p>These areas are however not being promoted for development so would not be limited by fundamental constraints.</p>

Criteria	Assessment
Proximity to other known environmental concerns	Specific biodiversity comments have not been obtained as no areas within the employment area have been promoted for Candidate Sites.
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA:</u> The site is not located within AQMA.</p> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>

Criteria	Assessment
Flood risk	 <p>Small areas within the Candidate Site parcel are located within Flood Zone 3. There are however no Candidate Sites within the employment area, development would therefore not be limited by flooding constraints.</p>
Landscape Sensitivity	<p>The employment area is not located within a SLA.</p> <p>The employment area is not located adjacent to a SLA.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within/ adjoining the employment area..</p>
Quiet Area Designation	The employment area is not located within/ adjacent to quiet area designations.
Topography	The employment area is relatively flat.
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	<p>Part of the employment area is located within Agricultural Land Classification 4 – Urban.</p> <p>The remainder of the employment area is located within Agricultural Land Classification 5 – Non-agricultural.</p>

Criteria	Assessment
	<p>The entirety of the employment area is therefore located within urban/ non-agricultural land classification.</p>  <p>The map, titled 'Neath Abbey Wharf Employment Area', shows the geographical context of the site. A legend on the left identifies the 'Candidate Site' with a red hatched box, the 'Employment Area' with an orange outline, and the 'Sub Area Employment Area' with a yellow outline. It also details 'Agricultural Land Classification' with grades 1 through 5 in various colors, and 'Other' and 'Urban' areas. The map shows the site is primarily within urban and non-agricultural land. A scale bar indicates 0, 250, and 500 meters. Copyright information at the bottom reads: '© Crown copyright and database rights 2023 OS 100023392. © Hawffraint y Goran a hawliau cofre ddata 2023 OS 100023392'.</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	There are limited number of constraints to development. Some areas of the employment area are however identified as being within Flood Zone 3.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>There are no Candidate Sites being promoted for development within the employment area, therefore no viability information has been submitted.</p> <p>Given that the site is currently in operation and has a good level of occupation it is considered that the employment area is viable.</p>
Ownership	<p>Not known.</p> <p>The port is run by Neath Port Authority with independent owned wharfs operating trade along the river.</p>
Has the site been promoted for development?	<p>No areas within the employment area have been promoted for development.</p>
Site identified/ likely to be identified for a specific user or specific end use?	<p>No areas within the employment area have been promoted for development.</p> <p>Given the proximity of the employment area to the wharf, the employment area is largely comprised of these sorts of use. It is envisaged that this will continue.</p>
Site suitable for bad neighbour uses?	<p>The employment area is potentially suitable for bad neighbour uses given detachment from surrounding residential area. Any development would however need to be compatible with uses in the employment area.</p>

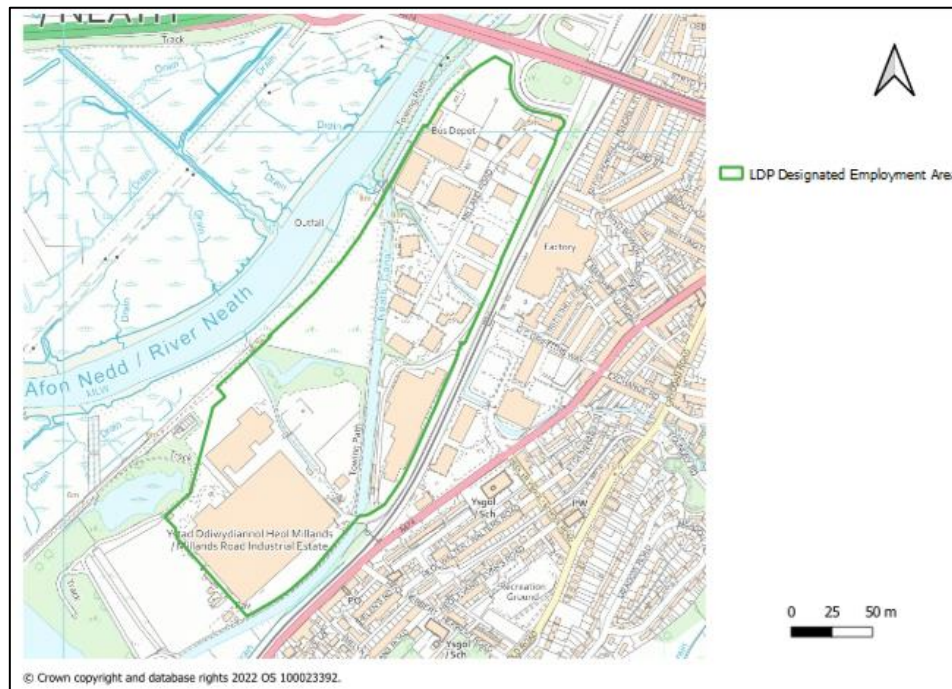
Criteria	Assessment
Potential expansion opportunities?	<p>There is potential (subject to any biodiversity and other constraints) for expansion to the north and south of the employment area.</p> <p>The parcel to the north of the employment area would join Neath Abbey Wharf Employment Area and Neath Abbey Business Park. The parcel has been promoted for development for housing but found not to be suitable for housing development. Consideration could therefore be given to the suitability of the parcel for employment uses.</p>
Pressure for other forms of development?	<p>Given the location and nature of the employment area, there is not considered to be pressure for other forms of development.</p> <p>Over the Plan period there have been a number of planning permissions for employment uses but these relate to extensions/ modifications to existing employment uses.</p>
Availability and Deliverability Summary	<p>There are currently no vacant units within the employment area, no areas being marketed for sale, and no areas being promoted for development. It is therefore assumed that the area is viable.</p> <p>There is potential for expansion (subject to assessment) for extension to the north and south. These areas have however not been promoted for employment development.</p> <p>There is not known to be pressure for other forms of development.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Melincryddan CMB/ Milland Road Industrial Estate

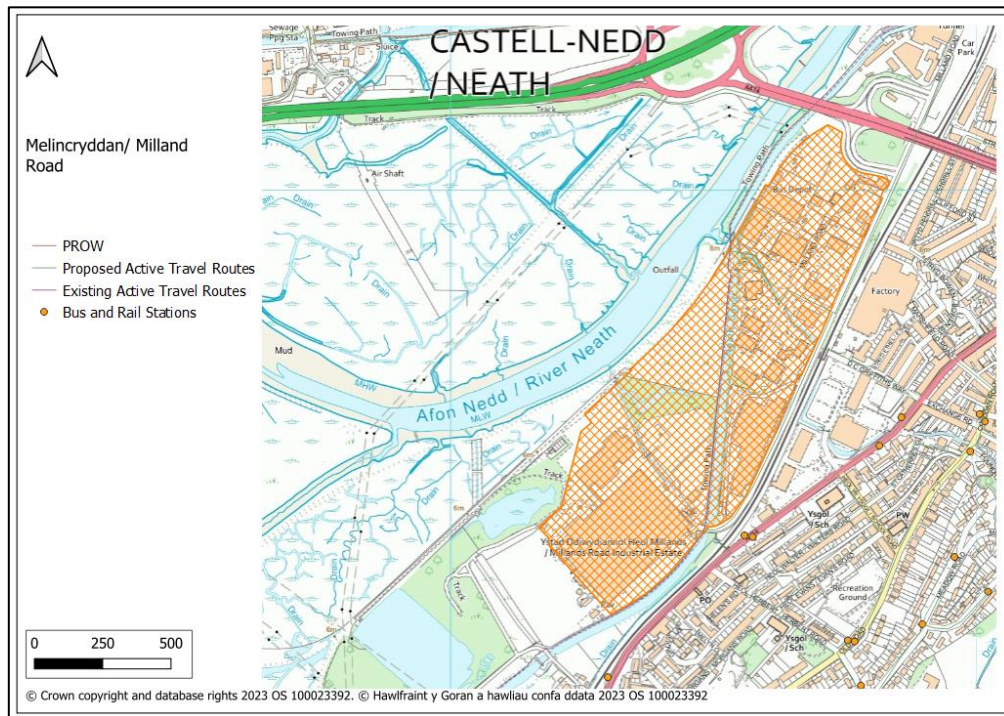
Figure 21: Melincryddan CMB/ Milland Road Industrial Estate



Site Detail	Information
Site Name	Melincryddan CMB / Milland Road Industrial Estate, Neath
Site Typology	Designated employment area
Reference	EC2/5
Site area (Ha)	24.1

Accessibility

Figure 22: Melincryddan CMB/ Milland Road Industrial Estate



Mode	Provision
Road Access	<p>The employment area is accessed from A474.</p> <p>The A474 feeds onto A465 which feeds onto the M4.</p> <p>The M4 is within relatively close proximity of the employment area.</p> <p>The employment area therefore has very good road access.</p>
Public Transport Access	<p>The employment area is adjacent to Neath Railway Station.</p> <p>There are no bus stops on this side of the railway. There is however a bus stop at the railway station. There is a</p>

Mode	Provision
	<p>pedestrian bridge over the railway line. This offers services every 10 to 30 minutes.</p> <p>It is therefore considered that the employment area has very good public transport access.</p>
Pedestrian/ Cycle Access	<p>The employment area has excellent pedestrian/ cycle access:</p> <p>There are footpaths within and adjacent to the employment area.</p> <p>There is an existing active travel route through the employment area.</p> <p>There is also a proposed active travel route through the employment area.</p> <p>There is also a proposed active travel link along Milland Road adjacent to the employment area.</p> <p>There is a proposed active travel route along Milland Road.</p> <p>The employment area is within walking distance of the town centre.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>The employment area has very good road linkages and excellent pedestrian/ cycle and public transport linkages.</p> <p>The employment area therefore has excellent overall accessibility.</p>

Internal Environment:

Figure 23: Internal Environment



Source 9: Google Streetview (2024)

Criteria	Analysis
Description	<p>The employment area is accessed from A474.</p> <p>The A474 feeds onto A465 which feeds onto the M4.</p> <p>The employment area is comprised of four sub-areas: two areas of older units along Milland Road, interspersed by the purpose built Milland Road employment units, and then the Metal Box area.</p>

Criteria	Analysis
	<p>The employment area is separated from the residential area of Melincryddan by the canal and railway line. There is however a pedestrian bridge for access.</p> <p>The employment area is separated from the town centre by the railway. Again, there is a bridge over the railway to the centre.</p>
Number of Commercial Premises	There are 38 employment premises within the employment area.
Commercial Floorspace	<p>It has not been possible to ascertain the floorspace of all units. For the remainder, the total floorspace is 66,207sqm.</p> <p>Of the premises we have floorspace data for, there are a range of employment premises within the employment area.</p> <p>Scale of floorspace:</p> <p><100sqm: 0%</p> <p>100-249sqm: 4%</p> <p>250-499sqm: 56%</p> <p>500-749sqm: 8%</p> <p>750-999sqm: 4%</p> <p>1,000sqm+: 28%</p>
Density	0.27 plot ratio (noting limitation with floorspace data).

Criteria	Analysis
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 37%</p> <p>B2 Use Class: 8%</p> <p>B2/ B8 Use Class: 8%</p> <p>B8 Use Class: 26%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 5%</p> <p>Sui Generis: 3%</p> <p>Vacant: 13%</p>
Building Quality and Condition	<p>All premises offer good quality secondary stock.</p> <p>Metal Road premises have recently been redeveloped and refurbished.</p>
Quality of the Employment Area	<p>Milland Road Employment Area includes some older employment stock which has been well maintained. The employment area is generally clean and tidy and there is street lighting.</p> <p>There are no services within the employment area but there are services within very close proximity.</p> <p>On-street parking does not detract from the overall quality of the employment area.</p>

Criteria	Analysis
Occupier Profile	<p>Occupiers in the employment area include offices, industry, manufacturing and storage and distribution uses. There are both heavier and lighter uses.</p> <p>There are a range of specialist occupiers (for example in manufacturing) and national distributors. There are also smaller premises for local businesses and headquarters for local and national businesses.</p>
Vacant Units	<p>There are 5 vacant units within the employment area (13% of units).</p>
Vacant Unit Trend	<p>Historically there have been a low number of vacant premises within the employment area.</p>
Business/ Occupier Profile	<p>There are a range of employment uses within the employment area.</p> <p>These include engineering companies such as:</p> <ul style="list-style-type: none"> • Formagrind which specialise in the manufacture of high-precision components and tooling. • Wolseley and Karcher distributors. • Naissance UK Trading and Innovation national distributors in ethically sourced natural oils and ingredients. <p>There are also headquarters of companies such as Hale Construction/ Sevenoaks Construction and Lextan.</p>

Criteria	Analysis
Prominence	<p>The employment area has direct access to the A474 to A465 and M4/</p> <p>The employment area is somewhat visible from the A474.</p> <p>The employment area therefore has excellent prominence.</p>
Parking	<p>All units within the employment area have their own dedicated parking.</p> <p>Within the older industrial premises of Milland Road there is some on-street parking. This is however quite limited.</p> <p>Overall, the employment area has very good parking provision.</p>
Servicing	<p>There are no services within the employment area.</p> <p>There is a café within very short distance to the north of the employment area.</p> <p>There are also a number of services within the town centre and Castle Retail Park which can be accessed by crossing the railway.</p> <p>It is therefore considered that there is a good level of servicing in the employment area.</p>
Gradient of Land	<p>The employment area is relatively level.</p> <p>The employment area therefore has good gradient of land.</p>
Shape of Employment Area	<p>The employment area is comprised of four sub-areas: the area by Metalbox and two areas of older accommodation</p>

Criteria	Analysis
	<p>along Milland Road interspersed with the purpose built business park accommodation.</p> <p>Whilst there are a number of separate sub-areas it functions as a standalone employment area.</p> <p>There is one main entrance to the employment area.</p> <p>The employment area therefore has a good shape.</p>
Internal Environment Summary	<p>The employment area is occupied by a range of employment premises of good quality secondary stock with some newly refurbished units. There are a range of businesses and employment uses. Historically there have been low vacancy rates.</p> <p>The employment area has excellent prominence, is clean and tidy, functions as one employment area, and has good overall levels of servicing.</p>

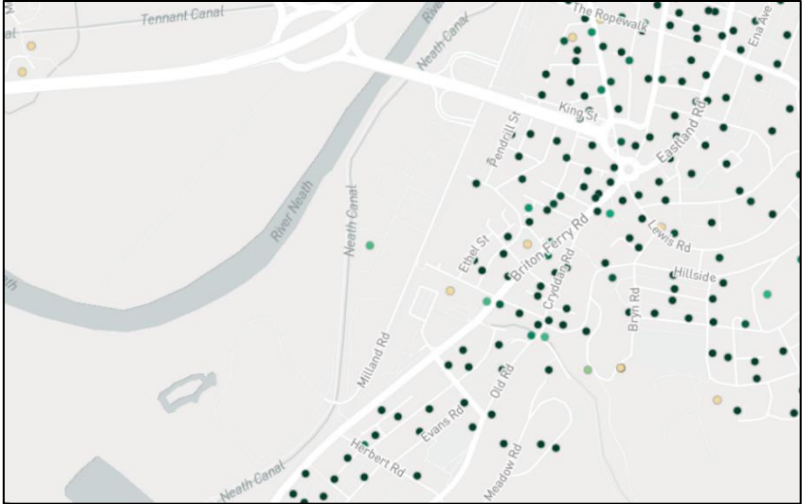
External Environment:

Figure 24: External Environment



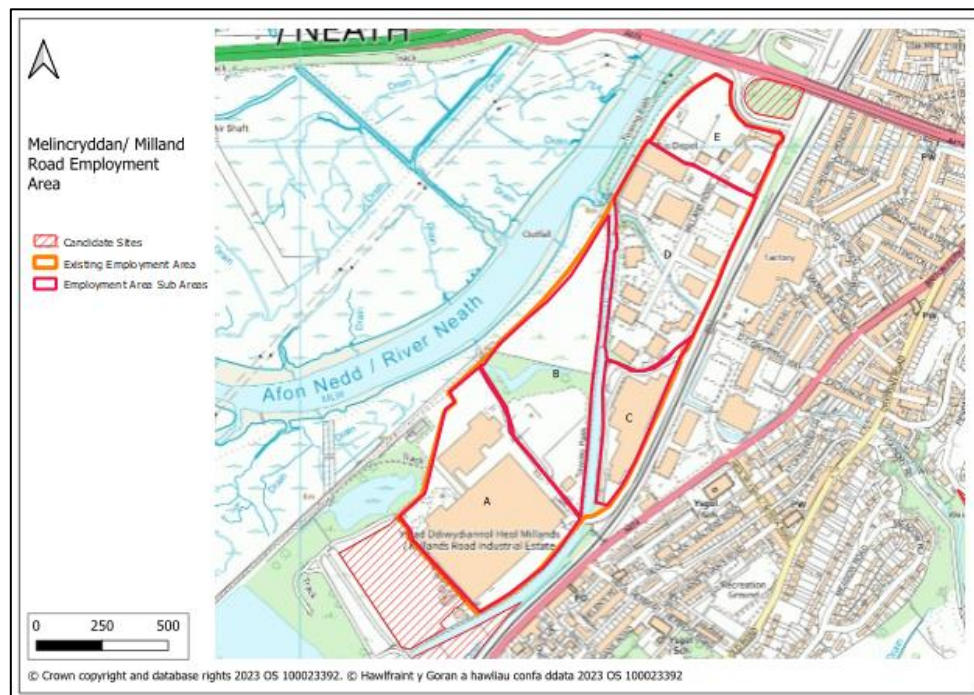
Source 10: Google Streetview (2024)

Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within the Neath Spatial Area. There are a number of other employment areas within the spatial area - these all have different offers of provision.</p> <p>There are employment uses immediately adjacent to north of the employment area.</p> <p>There are retail, residential and employment uses on the other side of the railway to the south of the employment area.</p> <p>There are a number of employment premises running along Milland Road and Commercial Road to the north of the employment area.</p>
Adjoining Uses	<p>There are employment uses immediately adjacent to north of the employment area.</p> <p>There are retail, residential and employment uses on the other side of the railway to the south of the employment area.</p> <p>There are no opportunities for spin-off benefits.</p> <p>Adjoining uses are complementary to the employment area.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Description
	
<p>Proximity to Services (incl. convenience retail)</p>	<p>There are no services within the employment area.</p> <p>There is a café within very short distance to the north of the employment area.</p> <p>There are also a number of services within the town centre and Castle Retail Park which can be accessed by crossing the railway.</p> <p>It is therefore considered that there is a good level of servicing in the employment area.</p>
<p>External Environment Conclusion</p>	<p>The employment area is located within close proximity of Neath Town Centre within the Neath Spatial Area where there are a number of employment areas each of which providing a different type/ scale of operation.</p> <p>To the north of the employment area there are a number of employment uses.</p> <p>Adjoining uses are complementary and include employment uses.</p>

Local Opportunities:

Figure 25: Local Opportunities

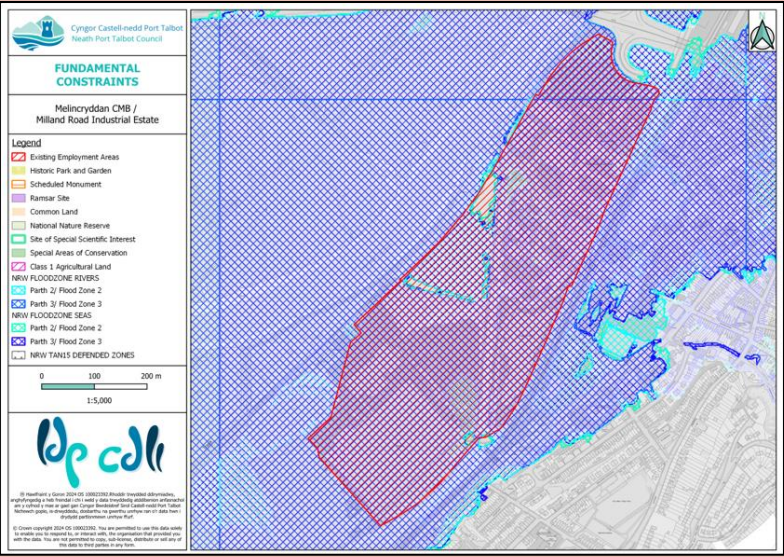


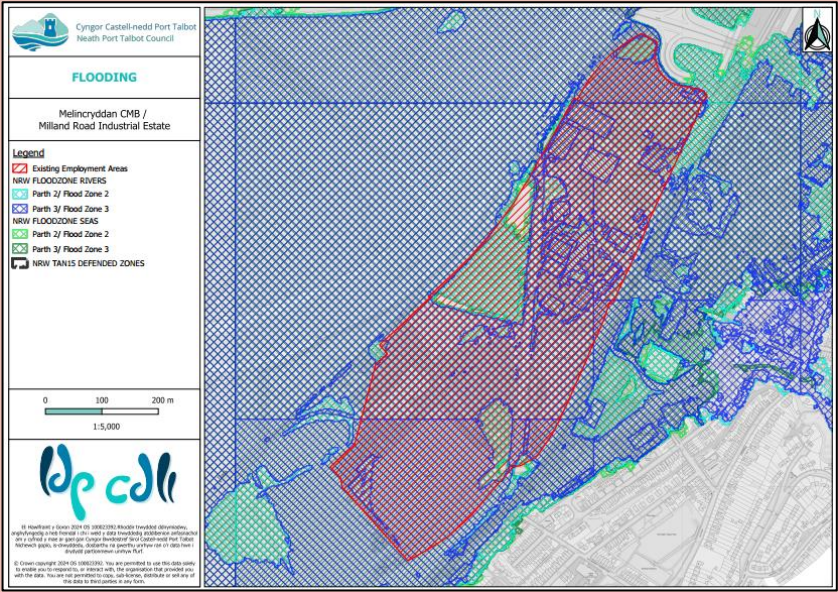
Criteria	Analysis
Market Performance and Perception	<p>Given that there are a limited number of vacant premises, and historically there have been, it is considered that there is good market performance and perception.</p> <p>There are currently no vacant units.</p> <p>One area within the employment area has been promoted for development (Area B) and areas to the north and south have been promoted for employment development.</p>
Development Activity and Interest	<p>The former Metal box factory has recently been purchased and refurbished by NPTC. This is now occupied by Hale, Sevenoaks Modular, and Ministry of Furniture.</p>

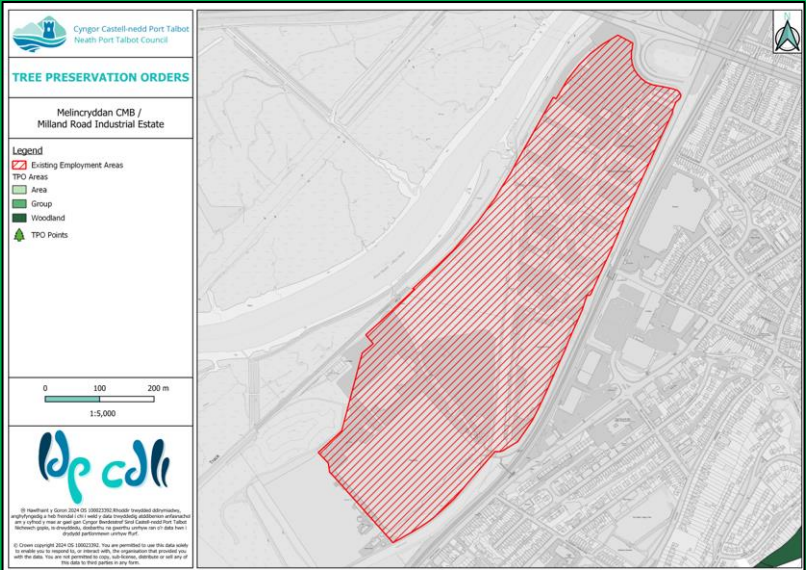
Criteria	Analysis
	<p>Three areas within/ adjoining the employment area have been promoted for development.</p> <p>There are currently no units being marketed for sale/ rent.</p>
Planned Infrastructure	<p>There is no known planned infrastructure improvements.</p>
Redevelopment Opportunities?	<p>There is potential for development on Parcel B. Planning permission has recently been refused for the development of a gym on this site and it has been promoted for employment development as part of the second Call for Sites.</p> <p>Two areas adjoining the employment area have been promoted for employment development. There is therefore potential for employment development on both of these sites.</p> <p>There may also be potential redevelopment opportunities of any of the older standalone employment premises. These are however all occupied.</p>
Local Opportunities Summary	<p>Given that there are a low number of vacant units, and historically there have been, it is considered that there is a good market demand for units within the employment area. This is represented in historic low vacancy numbers, no areas currently being to let/ for sale, and three areas within/ adjoining the employment area being promoted for development.</p>

Constraints:

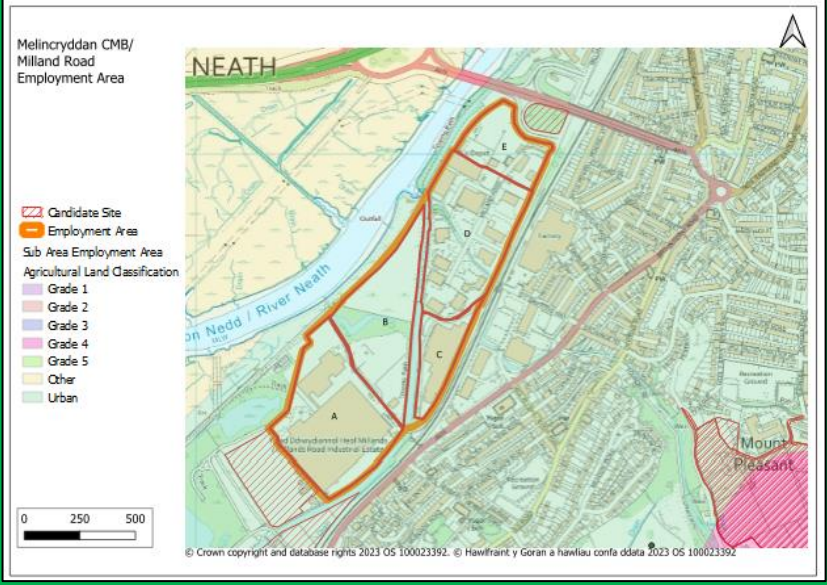
Criteria	Assessment
Greenfield/ Brownfield	<p>The majority of the employment area is brownfield.</p> <p>Parts being promoted for development adjoining the employment area are however greenfield.</p>
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area/ adjacent to the employment area.</p> <p>The nearest residential accommodation is situated the other side of the railway line.</p>
Highways	<p>As part of Candidate Site reference CS2:145, highways have commented that they have concerns regarding developing the site as it may result in a shortfall in parking for the area, with overspill on Milland Road and the surrounding highway network.</p> <p>As part of Candidate Site reference RLDP/N/0031, highways have not provided comments.</p> <p>As part of Candidate Site reference RLDP/N/0032, highways have identified a need for a Transport Assessment.</p>

Criteria	Assessment
Fundamental Constraints	 <p>The employment area is subject to Flood Zone 3 flooding constraint, this includes the parcels being promoted for development.</p>
Proximity to other known environmental concerns	<p>As part of Candidate Site reference CS2:145 the biodiversity constraints have been assessed with the only concern being a small area of red along one boundary for watercourse.</p>
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA:</u> The site is not located within AQMA.</p> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p>

Criteria	Assessment
	<p><u>Existing environmental problems within the immediate area?: No</u></p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	 <p>The employment area is subject to Flood Zone 3 flood risk. This includes parcels being promoted for development.</p>
Landscape Sensitivity	<p>The employment area is not located within or adjacent to a SLA.</p> <p>Development of the Candidate Site submissions would therefore not impact upon SLA.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within or adjacent to the employment area.</p> <p>There are no TPOs within or adjacent to development opportunities.</p>
Quiet Area Designation	<p>The employment area, nor the development opportunities within the employment area, are not located within close proximity of quiet area designation.</p>
Topography	<p>The employment area is relatively flat.</p> <p>The development opportunities are relatively flat.</p>
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	<p>As part of Candidate Site reference CS2:145, Welsh Water have commented the following:</p> <p><u>Water Supply:</u> No watermain crossing the site</p> <p><u>Water Sewerage:</u> No sewers crossing the site</p>

Criteria	Assessment
	<p><u>Waste Water Treatment Works:</u> WwTW Catchment - Afan New Works. No capacity constraints identified.</p> <p>As part of Candidate Site reference RLDP/N/0031, Welsh Water have commented the following:</p> <p><u>Water supply:</u> Ok</p> <p><u>Water sewerage:</u> Ok</p> <p><u>Water treatment works:</u> The CS would feed into the Afan Wastewater Treatment Works. No capacity constraints identified.</p> <p>As part of Candidate Site reference RLDP/N/0032, Welsh Water have made the following comments:</p> <p><u>Water supply:</u> Ok</p> <p><u>Public sewerage:</u> Ok</p> <p><u>Waste water treatment works:</u> The CS would feed into the Afan Wastewater Treatment Works. No capacity constraints identified.</p>
Impact on agricultural land	<p>The employment area (including all development opportunities) are located within Agricultural Land Classification 4 – Urban.</p>

Criteria	Assessment
	 <p>The map displays the Melincryddan CMB/Milland Road Employment Area. A legend on the left identifies the following elements:</p> <ul style="list-style-type: none"> Candidate Site: Indicated by a red dashed line. Employment Area: Indicated by an orange solid line. Sub Area Employment Area: Indicated by a red solid line. Agricultural Land Classification: <ul style="list-style-type: none"> Grade 1: Light green Grade 2: Yellow Grade 3: Light blue Grade 4: Pink Grade 5: Green Other: Yellow Urban: Light green <p>The map shows the River Neath flowing through the area, with candidate sites labeled A, B, C, D, and E. A scale bar indicates distances of 0, 250, and 500 meters. The map is titled 'NEATH' and includes a north arrow. Copyright information at the bottom reads: '© Crown copyright and database rights 2023 OS 100023392. © Hawiffrant y Goran a hawliau corff ddutia 2023 OS 100023392'.</p>
Contamination	To follow.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	Flood Zone 3 constraint limits development opportunities within the employment area.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>Viability information has been provided for Candidate Site reference RLDP/N/0031. However, further evidence is required should the site be allocated in the Deposit Plan.</p> <p>Viability information has been provided for Candidate Site reference RLDP/N/0032. However, further evidence is required should the site be allocated in the Deposit Plan.</p> <p>Viability information has been provided for Candidate Site reference CS2:145. The site is considered to be deliverable. However, further viability evidence will be required if the site is to be allocated in the Deposit Plan.</p>
Ownership	<p>NPTC owns the majority of the units within the employment area.</p> <p>The standalone units are however understood to be owned by a number of landowners.</p> <p>Two of the Candidate Sites being promoted for development (parcels adjoining the employment area) are owned and promoted by NPTC.</p> <p>The parcel within the employment area being promoted is owned and being promoted by Hale Construction.</p>
Has the site been promoted for development?	<p>Three parcels of land within/ adjoining the employment area have been promoted for development.</p>
Site identified/ likely to be identified for a	<p>It is not understood that the sites being promoted for development have been identified for a specific user or</p>

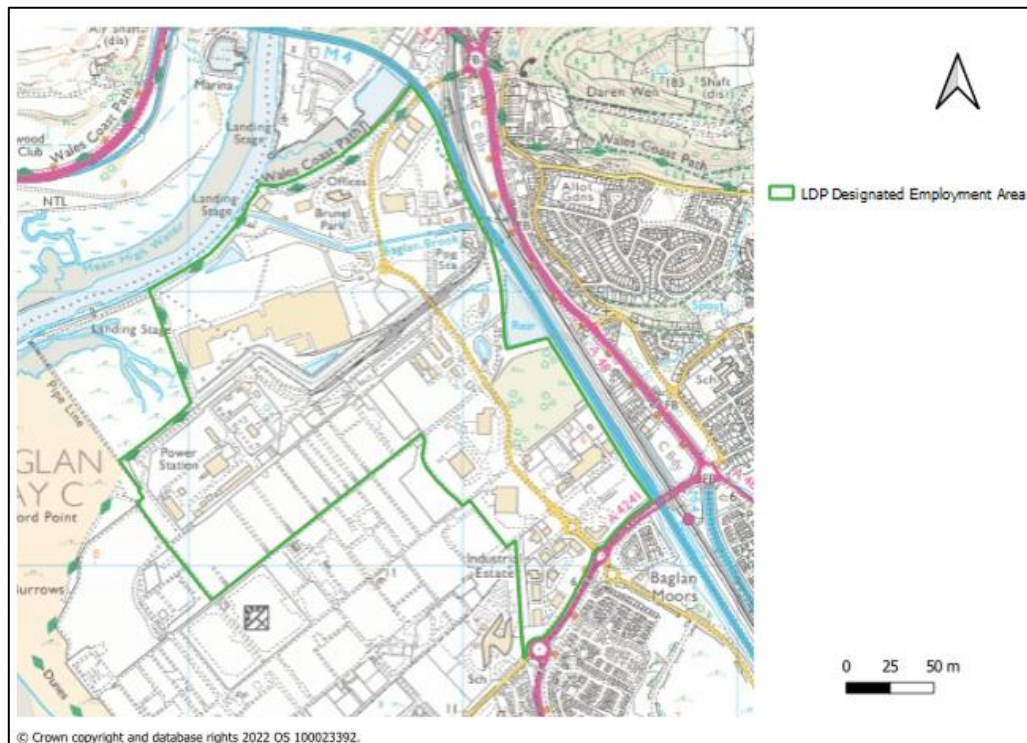
Criteria	Assessment
specific user or specific end use?	specific end use. It is assumed that these could either attract existing occupiers who wish to expand/ relocate or attract in new businesses to the employment area.
Site suitable for bad neighbour uses?	It is not considered that the employment area is suitable for bad neighbour uses given proximity to adjoining employment premises, proximity of Neath town centre, and proximity to existing residential and retail uses across the railway line.
Potential expansion opportunities?	There is potential to expand the employment area designation to include the existing employment accommodation to the north of the employment area. This has been identified as a potential cluster.
Pressure for other forms of development?	<p>There have been planning permissions/ pre-application discussions regarding other potential uses (for example gym) which suggests that there are competing uses.</p> <p>There is however not known to be pressure for other forms of development.</p>
Availability and Deliverability Summary	Milland Road Employment Area is well occupied and there is considered to be good demand for units within the centre. There are three development parcels that are being promoted for development – two adjoining the employment area and one within. There is also potential to expand the employment area to include the existing employment premises to the north east of the centre.

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Baglan Energy Park

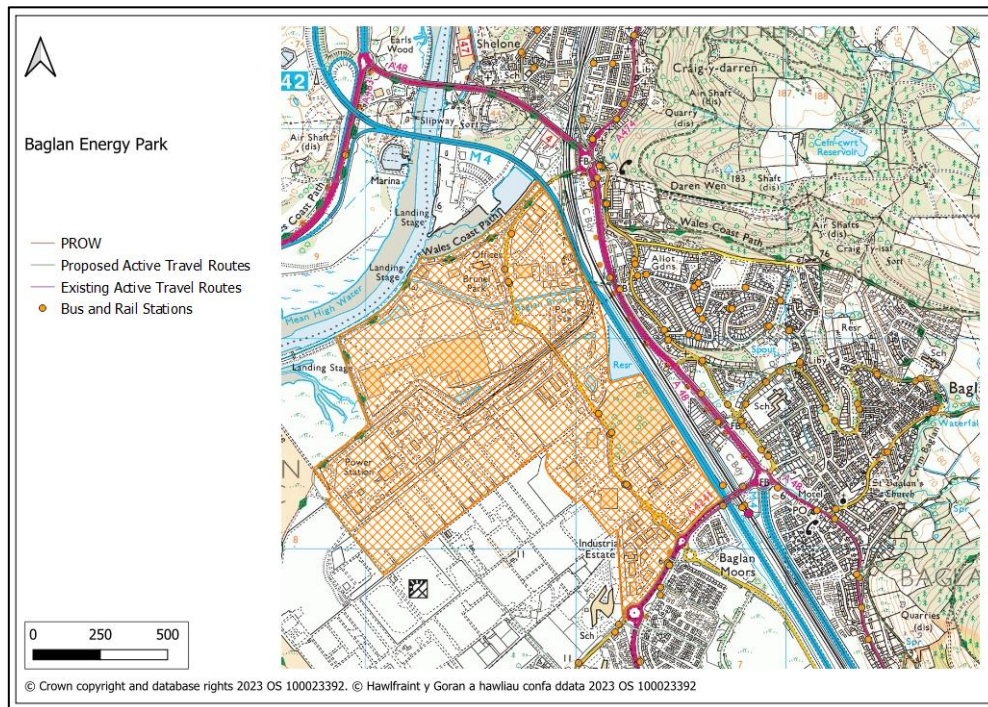
Figure 26: Baglan Energy Park



Site Detail	Information
Site Name	Baglan Energy Park
Site Typology	Designated employment area
Reference	EC2/6
Site area (Ha)	188.4

Accessibility

Figure 27: Baglan Energy Park



Mode	Provision
Road Access	<p>The employment area benefits from direct access to the A48 strategic road network which feeds directly to the M4 motorway.</p> <p>The employment area is therefore has very good road access.</p>
Public Transport Access	<p>There are a number of bus stops within the employment area along Brunel Way. These offer services every half hour.</p> <p>The employment area therefore benefits from very good public transport access.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There are footpaths to and within the employment area.</p> <p>There is an existing active travel route through the employment area along Brunel Way.</p> <p>There is a proposed active travel link around the edge of the employment area. There are also a number of proposed active travel linkages within relatively close proximity of the employment area.</p> <p>The employment area therefore benefits from excellent pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>The employment area has very good road and public transport access and excellend pedestrian/ cycle access.</p> <p>Overall, the employment area has excellent overall accessibility.</p>

Internal Environment:

Figure 28: Internal Environment



Source 11: Google Streetview (2024)

Criteria	Analysis
Description	<p>The Baglan Energy Park is allocated as a strategic employment area in the Council's current Local Development Plan.</p> <p>The employment area was a former BP chemicals site which has recently been acquired by Welsh Government.</p> <p>Some areas of the employment area have recently been developed and some areas are awaiting remediation.</p> <p>It is understood that Welsh Government are currently investigating the extent to which remediation works have been undertaken.</p> <p>The employment area is highly accessible and visible to the M4.</p>
Number of Commercial Premises	<p>The site is comprised of 153 premises.</p>
Commercial Floorspace	<p>It has not been possible to ascertain floorspace for all units. For those it has been possible to ascertain floorspace data, total floorspace: 166,118sqm</p> <p>Scale of floorspace:</p> <p><100sqm: 32%</p> <p>100-249sqm: 19%</p> <p>250-499sqm: 18%</p> <p>500-749sqm: 7%</p>

Criteria	Analysis
	<p>750-999sqm: 2%</p> <p>1,000sqm+: 22%</p>
Density	0.02 plot ratio (noting floorspace limitation).
Use Class Mix	<p>A Use Class: 2%</p> <p>B1 Use Class: 60%</p> <p>B2 Use Class: 5%</p> <p>B2/ B8 Use Class: 22%</p> <p>B8 Use Class: 3%</p> <p>D1 Use Class: 2%</p> <p>D2 Use Class: 1%</p> <p>Sui Generis: 2%</p>
Building Quality and Condition	There is a range of building quality within the employment area. This includes primary, good secondary and secondary accommodation.
Quality of the Employment Area	<p>Overall, the employment area is considered to be of good quality.</p> <p>Parts of the employment area have modern, good quality employment premises. There are also parts of the employment area which have not been developed.</p> <p>In the parts of the employment area that have been developed it is clean and tidy and there is street lighting.</p>

Criteria	Analysis
	<p>There are limited services within the employment area. There is a café within the employment area. There is a Morrisons, Tesco Express and McDonalds within relative proximity.</p> <p>All units have their own parking provision. There is some on street parking in the Seaway Parade area. This detracts somewhat from the quality of the employment area in this area.</p>
Occupier Profile	<p>There is a range of occupiers within the employment area – offices, industrial, manufacturing and storage and distribution uses.</p>
Vacant Units	<p>There are three vacant units (2% total units).</p>
Vacant Unit Trend	<p>Occupier information shows that since 2012 there has been an uptake in the number of vacant units.</p> <p>Whilst there are vacant units, there are a low number of such units.</p>
Business/ Occupier Profile	<p>The employment area is home to a range of occupiers.</p> <p>There are a number of specific spin-out companies from Swansea University located within Specific.</p> <p>There are a number of specialist local companies including security experts, consultancy services, solar panels, pallets and packaging companies. The employment area is also home to an award-winning face mask maker and distributor.</p>

Criteria	Analysis
	There are also a number of international companies such as Ecolab and Sofidel.
Prominence	<p>The employment area benefits from direct access to the A48 strategic road network which feeds directly to the M4 motorway.</p> <p>The employment area is visible from the M4.</p> <p>The employment area therefore benefits from excellent prominence.</p>
Parking	<p>Overall, the employment area has very good parking provision.</p> <p>All units within the employment area have their own dedicated parking.</p> <p>There is however some overspill/ on-road parking within the Seaway Parade area.</p>
Servicing	<p>There is very limited servicing provision within the employment area. This is limited to one café.</p> <p>There is a Morrisons, Tesco Express and McDonalds within relative close proximity.</p> <p>Overall, the employment area has quite poor servicing.</p>
Gradient of Land	<p>The employment area is relatively flat.</p> <p>The employment area therefore has good gradient of land.</p>

Criteria	Analysis
Shape of Employment Area	<p>Given that only parts of the employment area have been developed there are currently a number of standalone developed parts. These areas will become less standalone when the remainder of the employment provision is built.</p> <p>There are two entrance points to the employment area.</p>
Internal Environment Summary	<p>Baglan Energy Park is comprised of a variety of employment uses and premises. There are a range of sizes and quality of premises. It is a prominent employment area, there is good parking but servicing is more limited. Parts of the employment area have been developed and parts are awaiting redevelopment.</p>

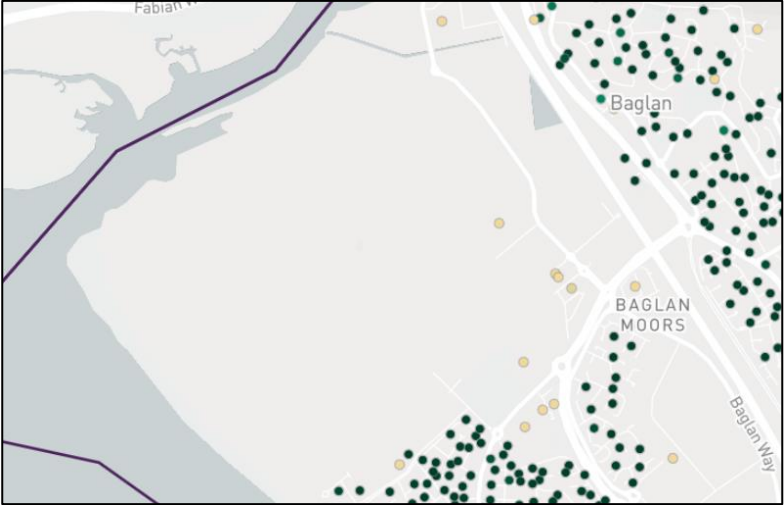
External Environment:

Figure 29: External Environment



Source 12: Google Streetview (2024)

Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within both the Neath and Port Talbot Spatial Areas. There are a number of other employment areas within both spatial areas. These offer a variety of provision (smaller, medium and larger premises).</p> <p>There are other employment areas adjoining the employment area.</p> <p>The employment area adjoins Endeavour Place employment area designated in the current LDP.</p> <p>Baglan Industrial Estate designated employment area is within close proximity to the employment area.</p>
Adjoining Uses	<p>To the north of the employment area is the M4.</p> <p>To the west of the employment area is River Neath.</p> <p>On the eastern boundary: Ysgol Bae Baglan, Western Avenue Playing Fields and residential accommodation along Seaway Parade and Endeavour Close designated employment area adjoin.</p> <p>To the south of the employment area is the sea.</p> <p>Adjoining uses are therefore complementary to the employment area. .</p> <p>Whilst Swansea University Bay Campus does not directly adjoin the employment area it is visible from the employment area. Within Baglan Bay Energy Park there have been opportunities provided for spin off accommodation from Swansea University. There is space and potential for further agglomeration benefits.</p>

Criteria	Description
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>There is very limited servicing provision within the employment area. This is limited to one café.</p> <p>There is convenience retail (Morrisons and Tesco Express) within relative close proximity. In comparison to other employment areas this is some distance and quite poor for the scale of the employment area.</p> <p>Overall, the employment area has quite poor servicing</p>
External Environment Summary	<p>The employment area is located within both the Neath and Port Talbot spatial areas. Adjoining uses include employment, school, residential, recreational space, and the sea. Whilst Swansea University's Bay Campus does not directly adjoin the employment area, it is visible from</p>

Criteria	Description
	<p>the employment area and there have been spin-off from the university.</p> <p>Servicing levels are quite poor, particularly given the size of the employment area.</p>

Local Opportunities:

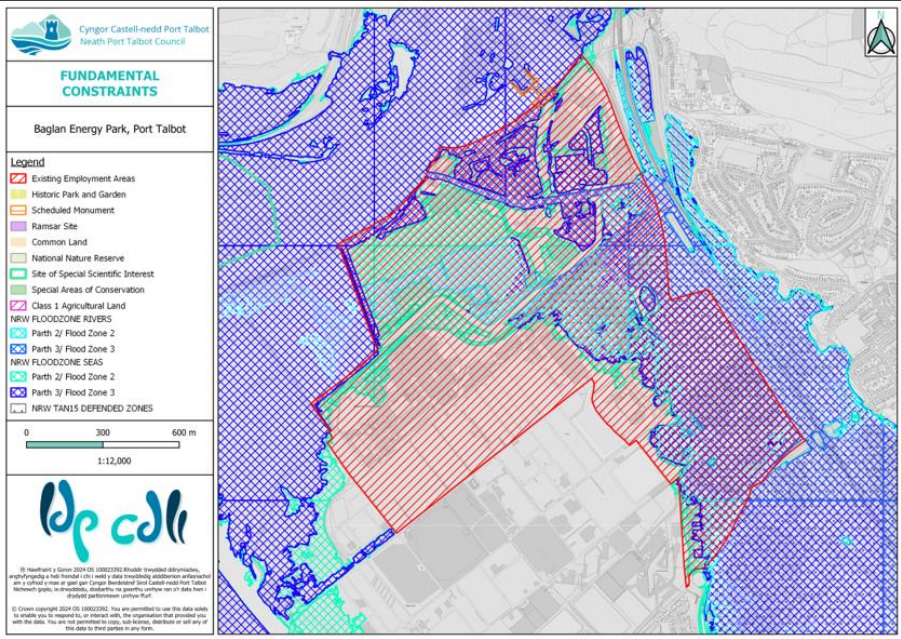
The employment area has not been split into parcels given that it has been promoted as a Candidate Site for employment development.

Criteria	Analysis
Market Performance and Perception	<p>Given that there are a limited number of vacant premises, and the number of vacant units has fallen over the plan period as units become occupied, it is considered that there is good market demand for the units and good overall performance and perception.</p> <p>It is understood that more units have not been developed in the employment area due to constraints with development rather than market demand.</p> <p>Welsh Government have recently purchased the site and have promoted it as a Candidate Site for development.</p> <p>There are currently 2 units/ parcels of land being marketed for sale – this includes Units 8 and 9 in Seaway Parade and a unit in the Rutherglen Centre. All units are being sold with tenants in-situ.</p>
Development Activity and Interest	<p>The site has recently been acquired by Welsh Government. It is understood that they are currently</p>

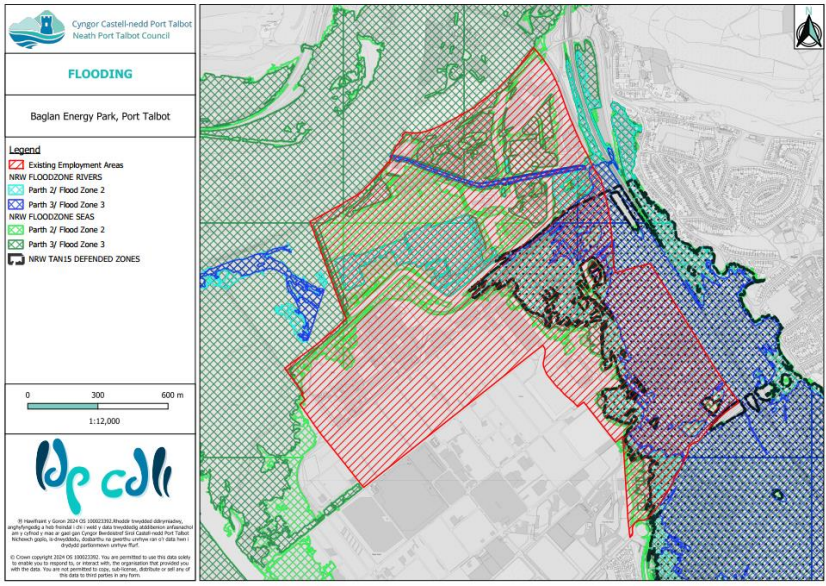
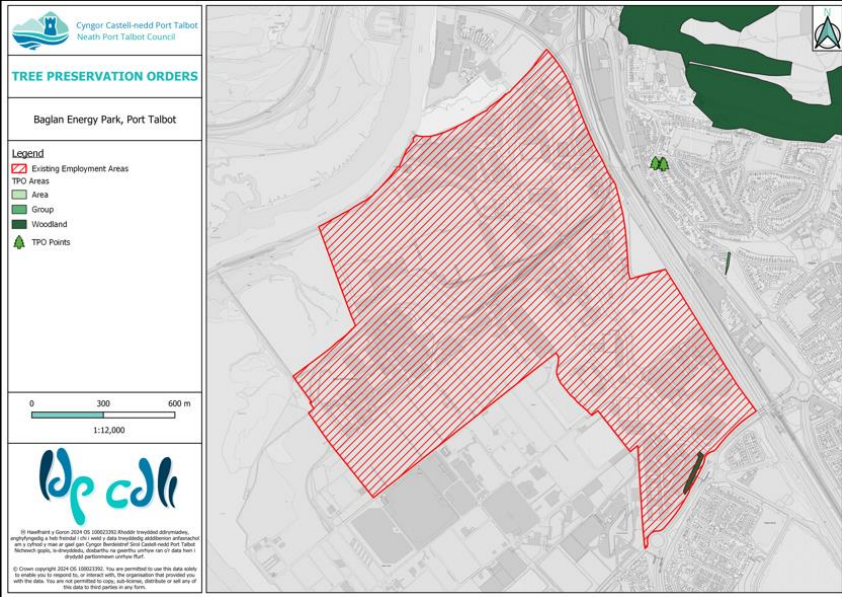
Criteria	Analysis
	undertaking investigation works and will bring the site forward for development.
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	<p>The employment area represents an opportunity to redevelop areas that were formerly occupied by BP.</p> <p>There may also be potential to redevelop existing built areas, particularly some of the older accommodation, should they become vacated.</p>
Local Opportunity Summary	<p>The remainder of the employment area has been promoted for development. The site has recently been sold to Welsh Government who are looking to bring the site forward for development. It is understood that it has not come forward for development to date due to constraints rather than market demand.</p> <p>The majority of the units are occupied, and occupancy rates have improved as units become developed. There is therefore considered to be good demand for the units.</p>

Constraints:

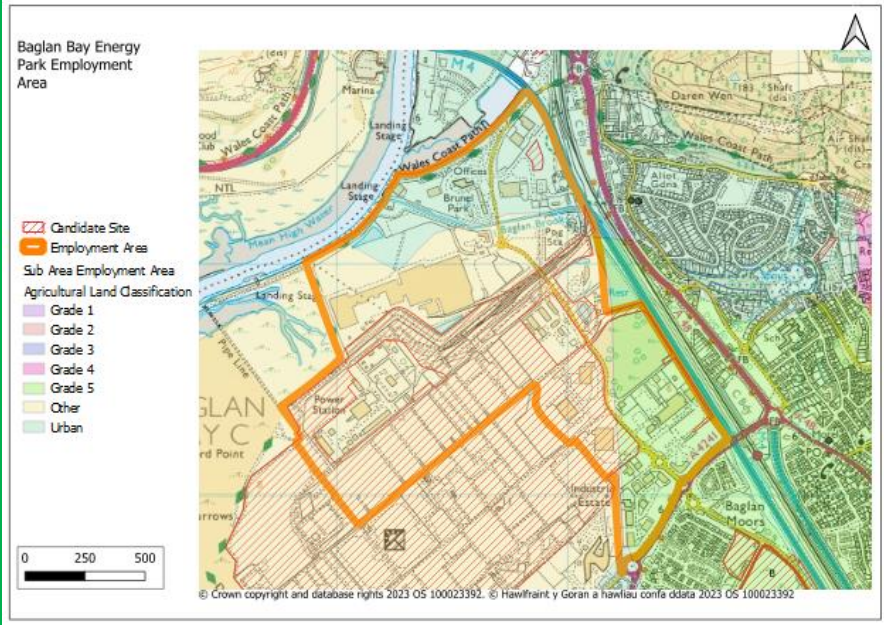
Criteria	Assessment
Greenfield/ Brownfield	The entirety of the employment area, including development opportunities, is brownfield.

Criteria	Assessment
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is employment accommodation adjacent to the south east of the employment area.</p>
Highways	<p>As part of Candidate Site reference RLDP/PT/0008, highways have commented that in accordance with TAN18 a Transport Assessment will be required. The proposed extent of operational assessments should cover Village Road, Fernbrook Close, Bagaln Way Roundabout, and A4241/Seaway Parade Roundabout. Any proposed vehicular accesses from Bagaln Way and Moor Road, shall have a visibility setback of 4.5 meters from the edge of carriageway in line with NPTCBC Highway Technical Design Guide for Residential, Commercial & Industrial Developments.</p>
Fundamental Constraints	

Criteria	Assessment
	Parts of the employment area, including parts being promoted for development, are identified as being within Flood Zone 3.
Proximity to other known environmental concerns	<p>As part of Candidate Site reference RLDP/PT/0008 the following biodiversity concerns have been raised:</p> <p>There is a large, complex site containing diverse open mosaic and sand dune habitats. The site is to be included in a master plan at a later date.</p> <p>Amber level features: Lapwing, rare invertebrates, protected plants, lower plants. Protected species, highly specialised habitat.</p> <p>Further surveys required for planning: ExP1, plants, lower plants, invertebrates, ground nesting birds, brown hare, reptiles.</p>
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA</u>: The site is not located within AQMA.</p> <p><u>Noise sensitive area</u>: The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses</u>: The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area</u>: The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?</u>: No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>

Criteria	Assessment
Flood risk	 <p>Parts of the employment area are at risk of flooding – areas are within Flood Zone 2 and 3.</p>
Landscape Sensitivity	<p>The employment area, nor development opportunities within the employment area, are not located within, or adjacent to, SLA.</p> <p>Development would therefore not impact upon SLA.</p>
Tree Preservation Order/s	

Criteria	Assessment
	<p>There are no TPOs within the employment area.</p> <p>There are no TPOs within development parcels in the employment area.</p> <p>There are no TPOs adjacent to the employment area.</p>
Topography	<p>The employment area is relatively flat.</p> <p>The development opportunities within the employment area are relatively flat.</p>
Quiet Area Designation	<p>The employment area is not located within a quiet area or within proximity of a quiet area.</p> <p>The remainder of the Candidate Site being promoted for development outside of the employment area is not located within a quiet area or within proximity of a quiet area.</p>
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	<p>As part of Candidate Site reference RLDP/PT/0008, Welsh Water have commented the following:</p> <p><u>Water Supply:</u> Ok</p> <p><u>Water Sewerage:</u> Ok</p> <p><u>Waste Water Treatment Works:</u> The site would feed into the Afan waste water treatment works. No capacity constraints identified.</p>
Impact on agricultural land	<p>The north western part of the employment area is located within Agricultural Land Classification 4 – Urban.</p>

Criteria	Assessment
	<p>The south eastern part of the employment area is located within Agricultural Land Classification 5 – Grade 5.</p> <p>The remainder of the employment area (including the majority of the area promoted for development) is located within Agricultural Land Classification 5 – Non-agricultural.</p> <p>The entirety of the employment area (including development opportunities) is therefore located within Grades 4 and 5.</p>  <p>The map displays the Baglan Bay Energy Park Employment Area. A legend on the left identifies the following features: Candidate Site (indicated by a red dashed line), Employment Area (orange outline), Sub Area Employment Area (yellow outline), and Agricultural Land Classification (various shades of green and yellow). The map shows the area is primarily composed of Grade 4 and Grade 5 agricultural land. Other features include the Wales Coast Path, Baglan Moors, and various industrial and residential areas. A scale bar at the bottom left indicates distances up to 500 meters. The map is credited to Crown copyright and database rights 2023 OS 100023392.</p>
Contamination	To follow.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.

Criteria	Assessment
Constraints Summary	Areas of the employment area are subject to flood risk (Flood Zone 2 and 3). There are also areas of biodiversity constraint. Highways have requested that a Transport Assessment undertaken for the area being promoted for development.

Availability and Deliverability:

Criteria	Assessment
Viability	The employment area has been promoted as a Candidate Site. No viability information was provided at the time. Given the size of the site and the complexity of the site, and the fact that Welsh Government had just purchased the site, it was agreed that viability information would be provided at a later date.
Ownership	The area of the site being promoted for development is owned by WG. It is understood that the remainder of the employment area is owned by a number of landowners. There are currently three units (2 listings) being marketed for sale with tenants in-situ.
Has the site been promoted for development?	Yes
Site identified/ likely to be identified for a	There is not known to be an identified user for the area being promoted for development.

Criteria	Assessment
specific user or specific end use?	<p>A number of the existing units are occupied by spin-offs from the University, there could be potential for further spin-off opportunities.</p> <p>Existing occupiers may also wish to relocate into the units.</p> <p>Given the scale of the site, the employment area would likely attract a range of occupiers. Some of these may be associated with the Celtic Freeport.</p>
Site suitable for bad neighbour uses?	It is not considered that the employment area is suitable for bad neighbour uses.
Potential expansion opportunities?	There is potential to expand the employment area to include area being promoted as a Candidate Site outside of the existing designation. Further understanding is required with regards to timeframes for bringing forward the site for development.
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Availability and Deliverability Summary	<p>Whilst the site has not been brought forward for development to date, the site is considered to be available and deliverable. The employment area has been promoted as a Candidate Site and whilst no viability information has been provided as part of the submission, it is considered that the site will be viable for development following discussions with Welsh Government. It is understood that the site previously has not been brought forward due to constraints which have been overcome. Work is being</p>

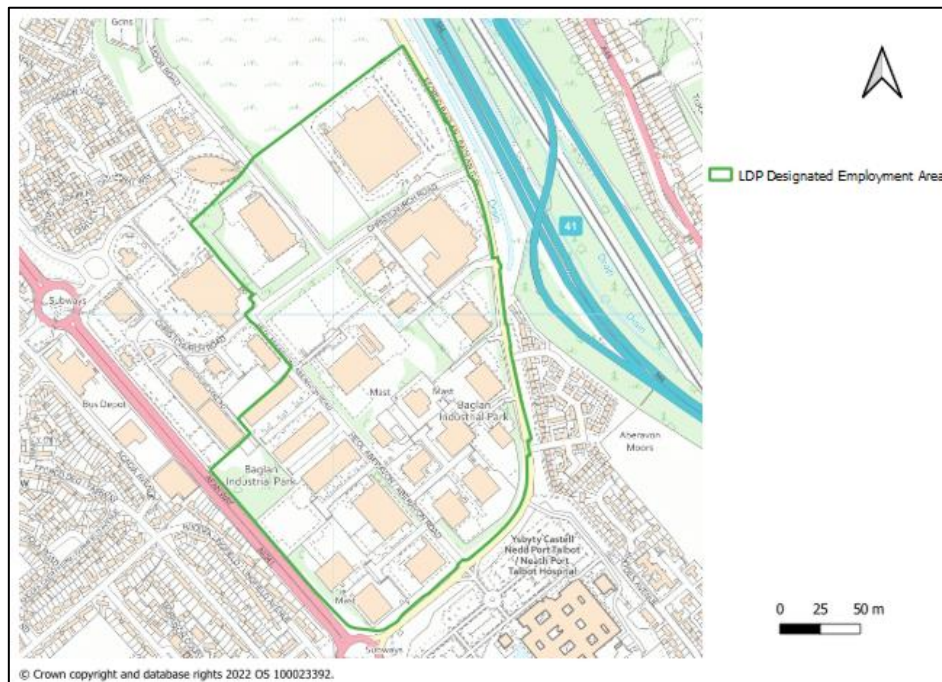
Criteria	Assessment
	<p>undertaken to understand the extent to which further remediation is required.</p> <p>There is considered to be a good demand for units and there is potential for either existing businesses to expand into new premises, more opportunities for spin-offs from the university, and opportunities associated with the Celtic Freeport.</p> <p>There is potential to expand the employment area to include area being promoted as a Candidate Site outside of the existing designation. Further understanding is required with regards to timeframes for bringing forward the site for development.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Baglan Industrial Estate

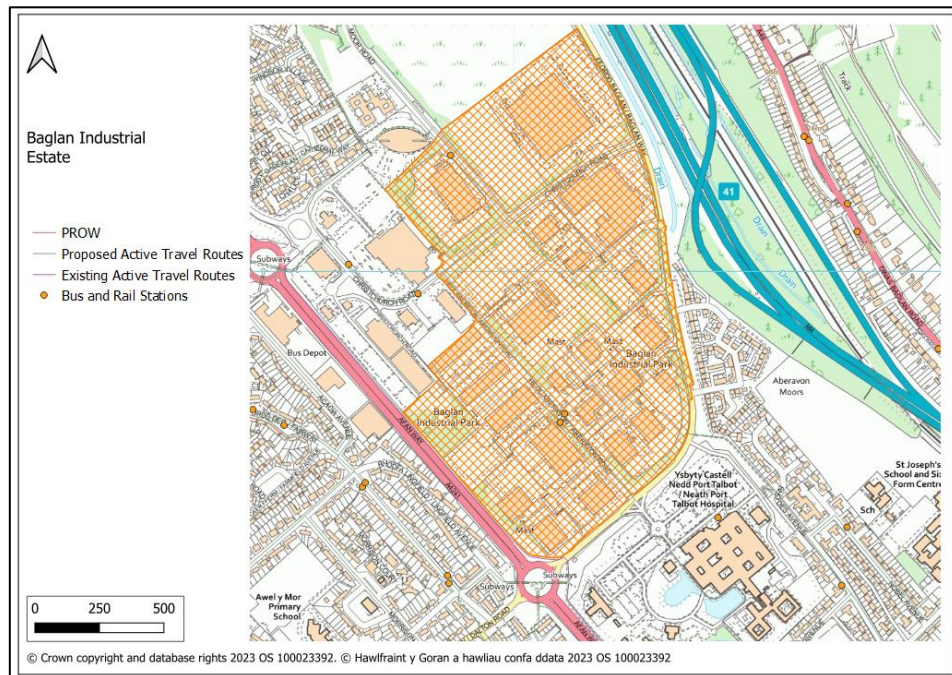
Figure 30: Baglan Industrial Estate



Site Detail	Information
Site Name	Baglan Industrial Estate, Port Talbot
Site Typology	Designated employment area
Reference	EC2/7
Site area (Ha)	35.3

Accessibility

Figure 31: Baglan Industrial Estate



Mode	Provision
Road Access	<p>The site is accessed from the A4241.</p> <p>The A421 links to the A48 which directly links to the M4.</p> <p>The A4241 also becomes Harbour Way which links into the M4.</p> <p>Access to the M4 is therefore within relatively close proximity of the employment area.</p> <p>The employment area therefore has very good road access.</p>
Public Transport Access	<p>The nearest bus stop is situated on Aberavon Road within the employment area. This offers services every 15-30 minutes during the day.</p>

Mode	Provision
	The employment area therefore has excellent public transport access.
Pedestrian/ Cycle Access	<p>There are pavements within and to the employment area.</p> <p>There is an existing active travel route adjacent to the employment area.</p> <p>There are a number of proposed active travel routes passing through the employment area.</p> <p>Overall, the employment area has very good pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>The employment area benefits from very good road and pedestrian and cycle access and excellent public transport access.</p> <p>The employment area therefore has very good overall accessibility.</p>

Internal Environment:

Figure 32: Internal Environment



Source 13: Google Streetview (2024)

Criteria	Analysis
Description	<p>The employment area is located in Baglan close to the M4 motorway and the Harbourside Peripheral Distributor Road.</p> <p>The employment area is designated within the current LDP. It is well-established industrial estate which is occupied by a range of uses.</p> <p>Unlike other employment areas in NPT, there are a number of larger units.</p>
Number of Commercial Premises	<p>There are 37 employment premises within the employment area.</p>
Commercial Floorspace	<p>Total floorspace: 75,626sqm</p>

Criteria	Analysis
	<p>In comparison to other employment areas in NPT, this employment area has a greater proportion of larger units.</p> <p>Scale of floorspace:</p> <p><100sqm: 0%</p> <p>100-249sqm: 0%</p> <p>250-499sqm: 24%</p> <p>500-749sqm: 6%</p> <p>750-999sqm: 15%</p> <p>1,000sqm+: 55%</p>
Density	0.21 plot ratio.
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 0%</p> <p>B1/ B2 Use Class: 5%</p> <p>B2 Use Class: 27%</p> <p>B2/ B8 Uses Class: 59%</p> <p>B8 Use Class: 0%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 3%</p>

Criteria	Analysis
Building Quality and Condition	The employment area includes good quality secondary accommodation.
Quality of the Employment Area	<p>The Baglan Industrial Estate was largely developed in the 1980s. It is comprised of purpose-built employment accommodation that has been well-maintained and is of a good quality.</p> <p>The employment area is clean and tidy.</p> <p>There is street lighting in the employment area.</p> <p>There is some on-street parking but this is limited.</p> <p>The employment area is therefore overall considered to be good quality.</p>
Occupier Profile	<p>The employment area includes a range of office, industrial, manufacturing and service and distribution units.</p> <p>Compared to other employment areas, there are a greater number of larger units suitable for B2 and B8 uses.</p>
Vacant Units	There is currently one vacant unit in the employment area (3% of total units).
Vacant Unit Trend	Historically, there have been very few vacant units within the employment area.
Business/ Occupier Profile	There are a range of businesses operating in the employment area, the majority of which are large manufacturing and distribution.

Criteria	Analysis
	<p>There are a number of national distributors including City Electrical Factors Ltd., Screwfix and Howdens Joinery.</p> <p>There are a number of companies based in the industrial estate which trade nationally and internationally, such as Cultech and Envases UK.</p> <p>There are also a high number of glassworks manufacturing providers.</p>
Prominence	<p>The employment area is located on the A4241. It is adjacent to the M4.</p> <p>The employment area is somewhat visible from both the A4241 and M4. There is signage from the A4241.</p> <p>On the whole it is considered that the employment area has good prominence.</p>
Parking	<p>All units have their own dedicated parking provision.</p> <p>There is some overspill parking/ on-street parking provision. This is quite limited.</p> <p>Overall, the employment area is considered to have good level of parking provision.</p>
Servicing	<p>There are no servicing facilities within the employment area.</p> <p>There are a number of retailers selling food adjacent to the employment area including Lidl, B & M Home Store, Morrisons and Food Warehouse by Iceland.</p>

Criteria	Analysis
	<p>There is also a public house within relative close proximity.</p> <p>The employment area therefore has a good level of servicing.</p>
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>The employment area is accessed from a number of access points from the A4241. The employment area however functions as a standalone employment area.</p>
Internal Environment Summary	<p>Baglan Industrial Estate is comprised of a number of units built largely in the 1980s which have been well maintained. Compared to other employment areas in the County there are a number of larger units which are predominantly occupied by B2/B8 uses.</p> <p>The employment area has a good level of overall prominence and servicing.</p>

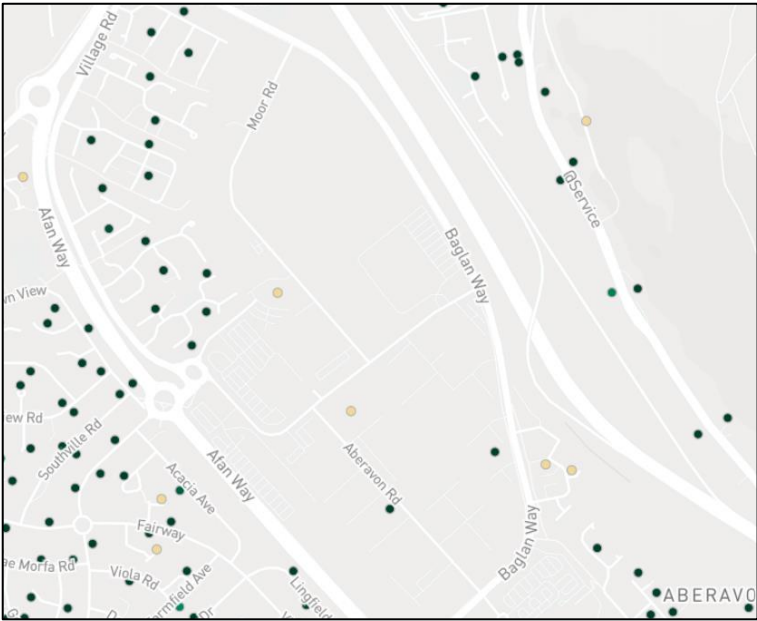
External Environment:

Figure 33: External Environment



Source 14: Google Streetview (2024)

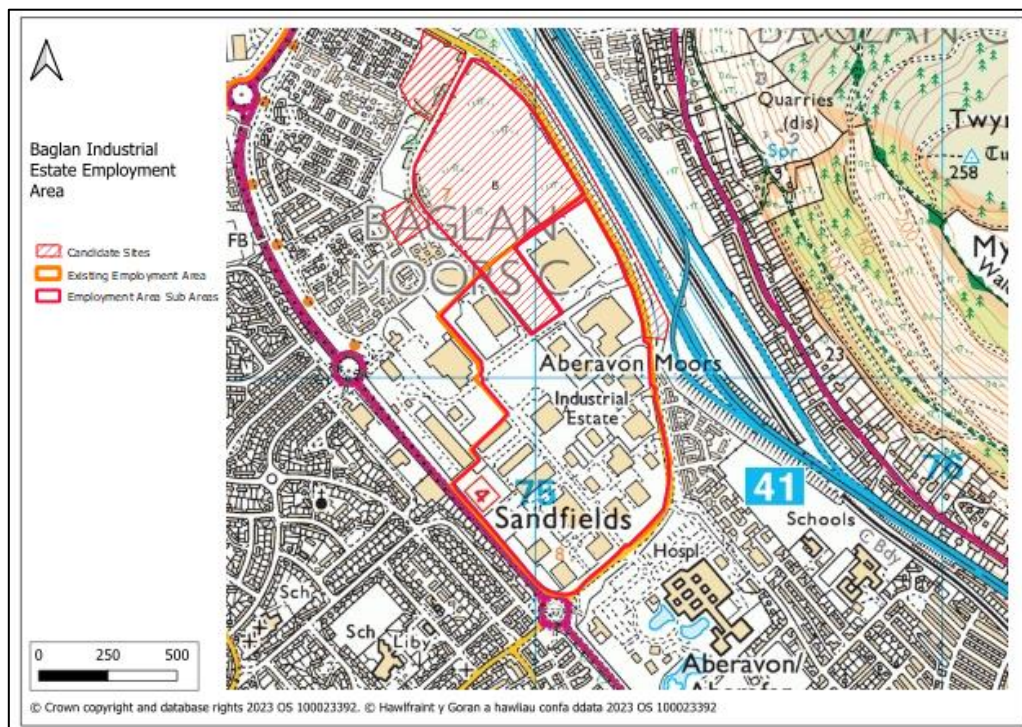
Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within the Port Talbot spatial area where there are a number of employment areas, each providing a different offer.</p> <p>The employment area is located within relatively close proximity to Baglan Energy Park employment area.</p> <p>To the south of the employment area there are a number of employment premises and gym that are not within the designated centre.</p> <p>Within the north west of the employment area, and adjoining the employment area, there is a parcel of land that is currently being developed to form Glass Works Factory.</p>
Adjoining Uses	<p>There are a mix of adjoining uses.</p> <p>To the north of the employment area is the M4.</p> <p>Within the north west/ adjoining the north west is a parcel of land that is currently being developed to form Glass Works Factory.</p> <p>To the east of the employment area is residential accommodation and Neath Port Talbot hospital.</p> <p>To the south of the employment area there are a number of employment premises and gym that are not within the designated centre.</p> <p>To the south west of the employment area there are a number of retail premises along Christchurch Road.</p>


Criteria	Description
	<p>Within the wider area there is residential accommodation.</p> <p>Overall, the employment area has adjoining units complementary to the employment area.</p> <p>There are a number of businesses within the employment area that specialise in glassworks. There may therefore be some opportunities for spin-off. There is however no available land.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>There are no servicing facilities within the employment area.</p> <p>There are a number of retailers selling food within close proximity to the employment area including Lidl, B & M Home Store, Morrisons and Food Warehouse by Iceland.</p>

Criteria	Description
	<p>There is also a public house within relatively close proximity.</p> <p>The employment area therefore has a good level of servicing .</p>
External Environment Summary	<p>The employment area has good levels of servicing and is located within a mixed area including employment premises, retail and residential and adjoining the M4.</p> <p>Within the wider area there is also more employment.</p>

Local Opportunities:

Figure 34: Local Opportunities

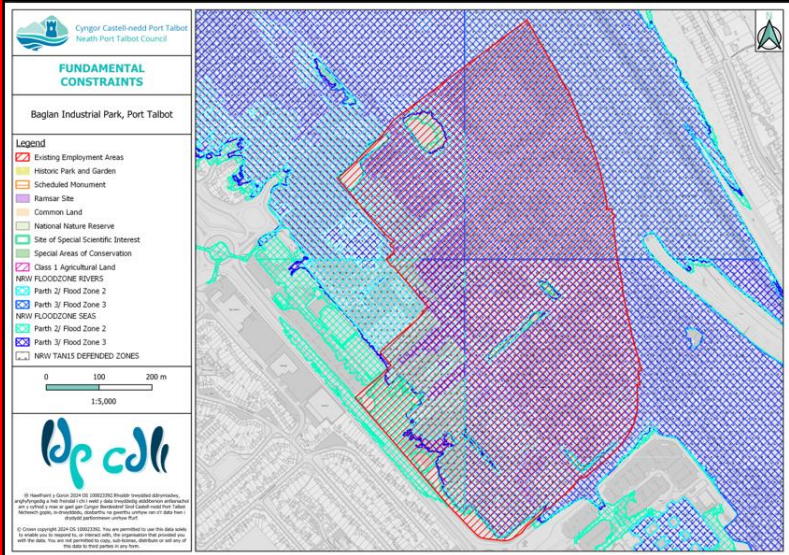


Criteria	Analysis
Market Performance and Perception	<p>Given that there are, and historically have been, few vacant units within the employment area, there is considered to be good market demand for the units and good market perception.</p> <p>There is also considered to be good market demand and perception given that a unit is currently being redeveloped partly within and partly adjoining the employment area (Parcel B). due to the current ongoing planning permission. This area was also promoted as a Candidate Site for development.</p> <p>There is a parcel of land currently being marketed for sale adjoining the employment area.</p> 
Development Activity and Interest	<p>Planning permission has recently been granted for development on Parcel B. This is currently under construction. This area was also promoted as a Candidate Site for development (RLDP/PT/0007). This shows that there is market demand for units.</p>

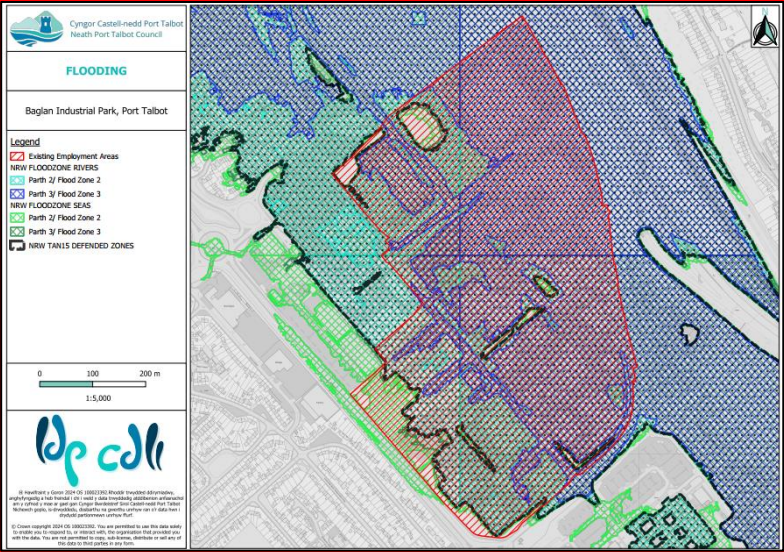
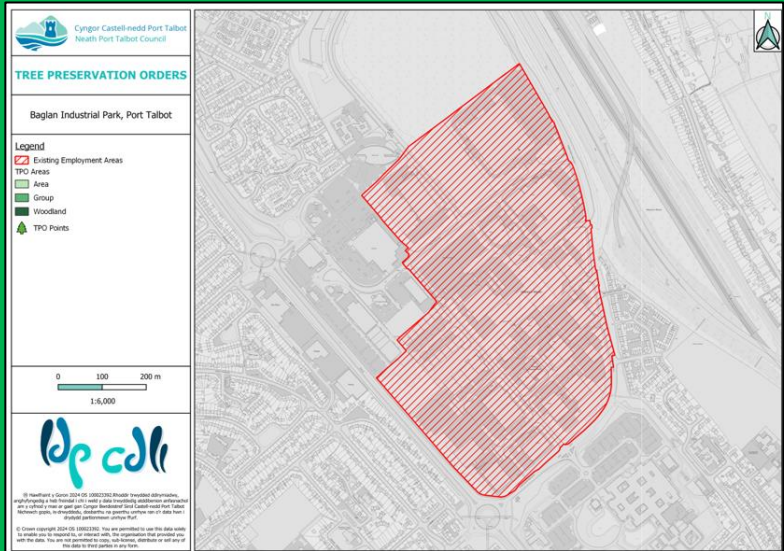
Criteria	Analysis
	There are no other development opportunities within the employment area.
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	<p>There are no areas within the employment area that represent opportunities for redevelopment.</p> <p>There may be potential to redevelop existing premises should these become vacant but there is understood to be a strong demand for the units.</p> <p>There may be potential to redevelop the area currently being marketed. Further detailed assessment would be required.</p>
Local Opportunities Summary	Historically there has been good market demand for units within the employment area. Parcel B was promoted as a Candidate Site but is currently being developed. There is potential opportunity on the parcel currently being marketed, a detailed assessment would need to be undertaken to understand constraints.

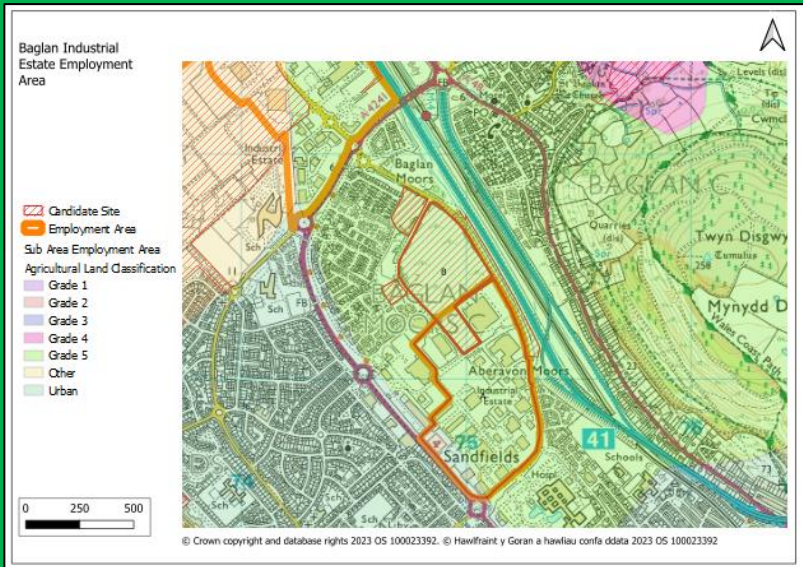
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The entirety of the employment area is brownfield.
Proximity to residential accommodation	There is no residential accommodation within the employment area.

Criteria	Assessment
	Residential accommodation adjoins the north eastern edge of the employment area.
Highways	As part of Candidate Site reference RLDP/PT/0007, highways have commented in accordance with TAN18 a Transport Assessment will be required. The proposed extent of operational assessments should cover Village Road, Fernbrook Close, Bagaln Way Roundabout, and A4241/Seaway Parade Roundabout. Any proposed vehicular accesses from Baglan Way and Moor Road, shall have a visibility setback of 4.5 meters from the edge of carriageway in line with NPTCBC Highway Technical Design Guide for Residential, Commercial & Industrial Developments.
Fundamental Constraints	 <p>Parts of the employment area are within Flood Zone 2 and 3.</p>

Criteria	Assessment
<p>Proximity to other known environmental concerns</p>	<p>As part of Candidate Site reference RLDP/PT/0007, the following biodiversity comments have been made:</p> <p>There is a large, complex site containing diverse open mosaic and sand dune habitats. The site is to be included in a master plan at a later date.</p> <p>Amber level features: Lapwing, rare invertebrates, protected plants, lower plants. Protected species, highly specialised habitat.</p> <p>Further surveys required for planning: ExP1, plants, lower plants, invertebrates, ground nesting birds, brown hare, reptiles</p>
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA</u>: The site is not located within AQMA.</p> <p><u>Noise sensitive area</u>: The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses</u>: The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area</u>: The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?</u>: No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>

Criteria	Assessment
Flood risk	 <p>The site is located within Flood Zone 2 and 3.</p>
Landscape Sensitivity	<p>The employment area is not located within a SLA or within close proximity of a SLA.</p>
Tree Preservation Order/s	 <p>There are no TPOs within the employment area.</p> <p>There are no TPOs within the development opportunity.</p> <p>There are no TPOs adjacent to the employment area.</p>

Criteria	Assessment
Quiet Area Designation	Neither the employment area nor the development opportunity is located within a quiet area designation.
Topography	The employment area is relatively flat. The development opportunity is relatively flat.
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	As part of Candidate Site reference RLDP/PT/0007, Welsh Water have commented the following: <u>Water Supply:</u> Ok <u>Water Sewerage:</u> Ok <u>Waste Water Treatment Works:</u> The site would feed into the Afan waste water treatment works. No capacity constraints identified.
Impact on agricultural land	The entirety of the employment area and the development opportunity is located within Grade 5 Agricultural Land Classification. 

Criteria	Assessment
Contamination	To follow.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	There are flooding constraints. These would not limit development opportunities as planning permission has been granted for the development of the Candidate Site being brought forward for development.

Availability and Deliverability:

Criteria	Assessment
Viability	No viability information has been provided as part of the Stage 2 request for Candidate Site RLDP/PT/0007. Planning permission has been approved and is under construction. It is therefore assumed that it is viable to bring forward development within the employment area.
Ownership	The employment area is understood to be in mixed ownership.

Criteria	Assessment
Has the site been promoted for development?	<p>Part of the employment area/ an area adjoining the employment area, has been promoted for development. This is currently under construction.</p> <p>No other areas have been promoted for development, including the area adjacent to the employment area that is currently being marketed for development.</p>
Site identified/ likely to be identified for a specific user or specific end use?	<p>The part of the site being promoted for development is currently under construction by Glassworks.</p> <p>With regards to other potential development opportunities, there are not known to be any specific users/ specific end use. There are a number of glass work related businesses within the employment area.</p>
Site suitable for bad neighbour uses?	It is not considered that the employment area is suitable for bad neighbour uses due to neighbouring uses.
Potential expansion opportunities?	<p>There is potential to expand the employment area to include the entirety of the glassworks site (Parcel B).</p> <p>There is also potential to expand the employment area to include the area of land currently being marketed for sale.</p>
Pressure for other forms of development?	There is no known to be pressure for other uses.
Availability and Deliverability Summary	There is a parcel of land which is currently being developed and potential further extension.

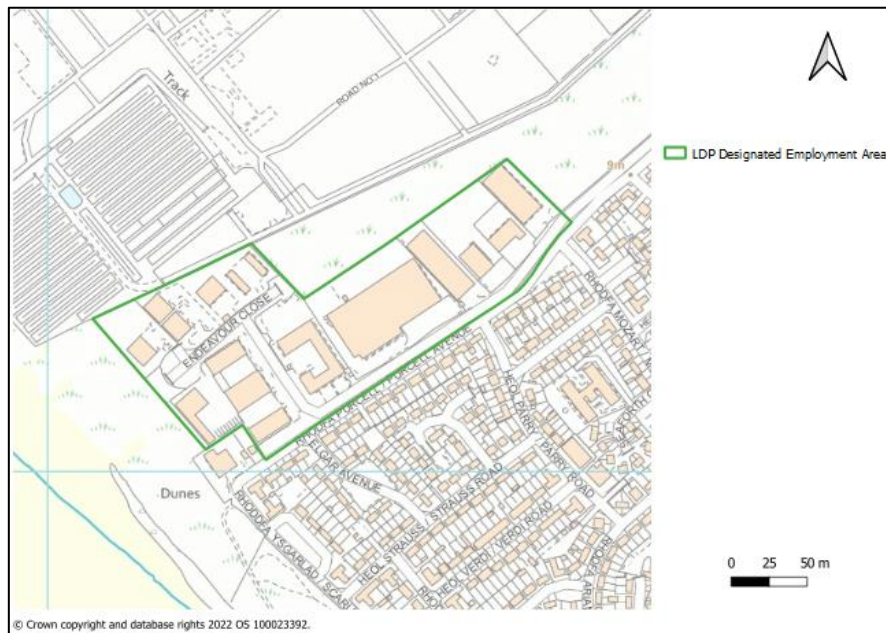
Criteria	Assessment
	There is a good history of occupation of units, there is not known to be pressure for other uses.

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Endeavour Close Employment Area

Figure 35: Endeavour Close Employment Area



Site Detail	Information
Site Name	Endeavour Close, Port Talbot
Site Typology	Designated employment area
Reference	EC2/8
Site area (Ha)	7.7

Accessibility

Figure 36: Endeavour Close



Mode	Provision
Road Access	<p>The site is accessed from Purcell Avenue.</p> <p>Purcell Avenue feeds into Seaway Parade which feeds into the A4241 then A48 which then feeds into the M4.</p> <p>The employment area is within relatively close proximity of the M4.</p> <p>It is therefore considered that the employment area has good road access.</p>
Public Transport Access	<p>The nearest bus stop is situated adjacent to the employment area along Purcell Avenue. This offers services every 30-60 minutes.</p>

Mode	Provision
	The employment area therefore has good/ very good public transport access depending on the time of the day.
Pedestrian/ Cycle Access	<p>There are pavements within and adjacent to the employment area.</p> <p>There is both an existing and proposed active travel route running along Purcell Avenue adjacent to the employment area.</p> <p>The employment area therefore benefits from very good pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>Overall the employment area therefore has very good accessibility.</p> <p>The employment area benefits from good road and public transport access and very good pedestrian and cycle access.</p>

Internal Environment:

Figure 37: Internal Environment



Source 15: Google Streetview (2024)

Criteria	Analysis
Description	<p>The Endeavour Close employment area is a well-established industrial estate situated adjacent to Baglan Bay Energy Park employment area.</p> <p>The employment area formed part of the wider UDP allocation at Baglan Energy Park but was considered as part of the LDP preparation to be functioning as a separate employment area. It was therefore identified as a separate employment area.</p> <p>The employment area includes the Sandfields Young Business Centre which includes a number of small premises for start up businesses.</p> <p>The employment area also includes a number of larger workshop/ storage/ distribution units.</p>
Number of Commercial Premises	<p>There are 81 premises within the employment area.</p>

Criteria	Analysis
Commercial Floorspace	<p>There are a number of employment premises in the employment area for which it has not been possible to ascertain floorspace information.</p> <p>For the remaining units, there is 9,365sqm of employment floorspace.</p> <p>Scale of floorspace:</p> <p><100sqm: 28%</p> <p>100-249sqm: 53%</p> <p>250-499sqm: 10%</p> <p>500-749sqm: 5%</p> <p>750-999sqm: 0%</p> <p>1,000sqm+: 5%</p>
Density	0.12 plot ratio (noting limitation with floorspace data availability).
Use Class Mix	<p>A Use Class: 1%</p> <p>B1 Use Class: 37%</p> <p>B1/ B2 Use Class: 10%</p> <p>B2 Use Class: 1%</p> <p>B2/ B8 Use Class: 15%</p> <p>B8 Use Class: 9%</p> <p>D1 Use Class: 0%</p>

Criteria	Analysis
	<p>D2 Use Class: 0%</p> <p>Sui Generis:1%</p> <p>Vacant: 26%</p>
Building Quality and Condition	<p>The employment area is predominantly occupied by secondary stock.</p>
Quality of the Employment Area	<p>The employment area includes a mix of employment premises of varying ages – some more older stock and some newer accommodation.</p> <p>The premises within the employment area are generally well maintained.</p> <p>The employment area is clean and tidy.</p> <p>There are street lights.</p> <p>There are no services within the employment area. There is however a café directly adjacent to the employment area.</p> <p>The naval club (which is currently vacant) is also adjacent to the employment area.</p> <p>There are a number of facilities along Parry Road including take-aways, public house and convenience retail. These are within walking distance of the employment area.</p> <p>There is a small amount of on-street parking within the employment area – this however does not detract from the overall quality of the employment area.</p>

Criteria	Analysis
	The employment area is therefore considered to be of a good quality.
Occupier Profile	There are a variety of occupiers within the employment area including regional/ national distribution and a number of start-ups/ smaller businesses.
Vacant Units	In comparison to other employment areas, there are quite a high number of vacant units within the employment area - 21 premises (26% of premises).
Vacant Unit Trend	Historically there have been a few vacant units in the employment area. These are usually occupied quite quickly. There are no long-term vacant units.
Business/ Occupier Profile	<p>There is a mixture of businesses within the employment area.</p> <p>These include small businesses within the Sandfields Business Centre such as 4 Colour Digital Limited and Vamped Upholstery.</p> <p>There are also a number of larger manufacturing companies such as Cornelius Electronics, Krane Engineering and Omega Environmental Services.</p>
Prominence	<p>The employment area has somewhat limited prominence.</p> <p>The employment area is visible from the local road but not main road.</p> <p>The employment area is therefore considered to have poor level of prominence.</p>

Criteria	Analysis
Parking	<p>All of the units within the employment area have their own dedicated parking provision.</p> <p>There is some on-street parking but this does not detract from the overall quality of the employment area.</p> <p>The employment area is therefore considered to have a good level of parking provision.</p>
Servicing	<p>There are no facilities within the employment area.</p> <p>There is however a café adjoining the employment area.</p> <p>The former dockers club is also adjacent to the employment area.</p> <p>There are also a number of facilities, including convenience retail, pub and take-aways along Parry Road.</p> <p>The employment area is therefore considered to have a good level of servicing.</p>
Gradient of Land	<p>The employment area is relatively flat.</p>
Shape of Employment Area	<p>The employment area has a fairly regular shape.</p> <p>The employment area is accessed from a single access point from Solar Way.</p> <p>Some of the businesses have direct access from the entry road and a number share an access point.</p> <p>The employment area therefore functions as a standalone employment area.</p>

Criteria	Analysis
	The employment area therefore has a good overall shape.
Internal Environment Summary	<p>The employment area includes a range of employment premises – there are a number of smaller start-up units, and a number of larger units.</p> <p>There are a number of vacant units within the employment area, however, historically vacant units have been quickly occupied and there are no long-term vacant units.</p> <p>The employment area benefits from good levels of servicing and is clean and tidy and welcoming.</p>

External Environment:

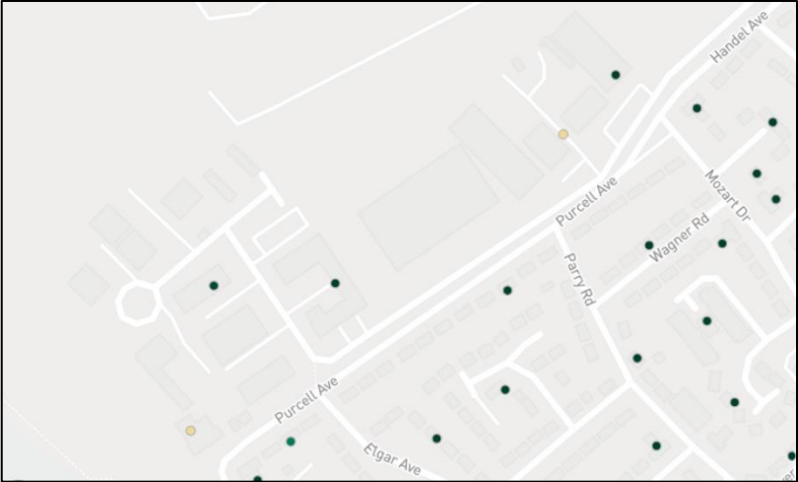
Figure 38: External Environment



Source 16: Google Streetview (2024)

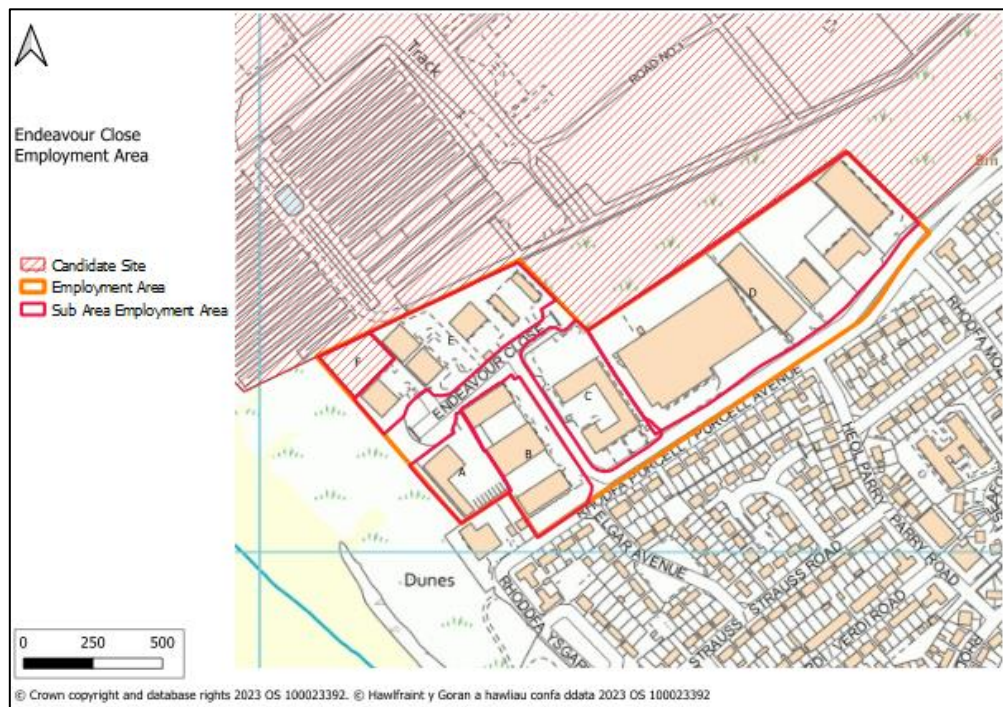
Criteria	Description
Proximity to Similar Uses	The employment area adjoins the Baglan Energy Park employment area and is within relatively close proximity of Baglan Industrial Estate.

Criteria	Description
	<p>The employment area is located within the Port Talbot spatial area. There are a number of employment areas within the spatial area. These provide different offers.</p>
Adjoining Uses	<p>Adjoining uses are mixed but considered to be complementary:</p> <p>To the north west/ west, the employment area adjoins Baglan Bay Energy Park employment area.</p> <p>To the north east the employment area adjoins a vacant parcel of land which is allocated for housing development in the current LDP. It also adjoins Western Avenue Playing Fields and Ysgol Bae Baglan.</p> <p>To the south of the employment area there is residential accommodation.</p> <p>Within the employment area there is the Sandfields Business Centre which includes premises for spin-off/ small businesses. There is therefore potential for spin-off businesses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Description
	
Proximity to Services (incl. convenience retail)	<p>There are no facilities within the employment area.</p> <p>There is however a café adjoining the employment area.</p> <p>The former dockers club is also adjacent to the employment area.</p> <p>There are also a number of facilities, including convenience retail, pub and take-aways along Parry Road.</p> <p>The employment area is therefore considered to have a good level of servicing.</p>
External Environment Summary	<p>The employment area is considered to have good level of servicing. Adjoining uses are mixed but complementary.</p> <p>There are opportunities for spin-off businesses.</p>

Local Opportunities:

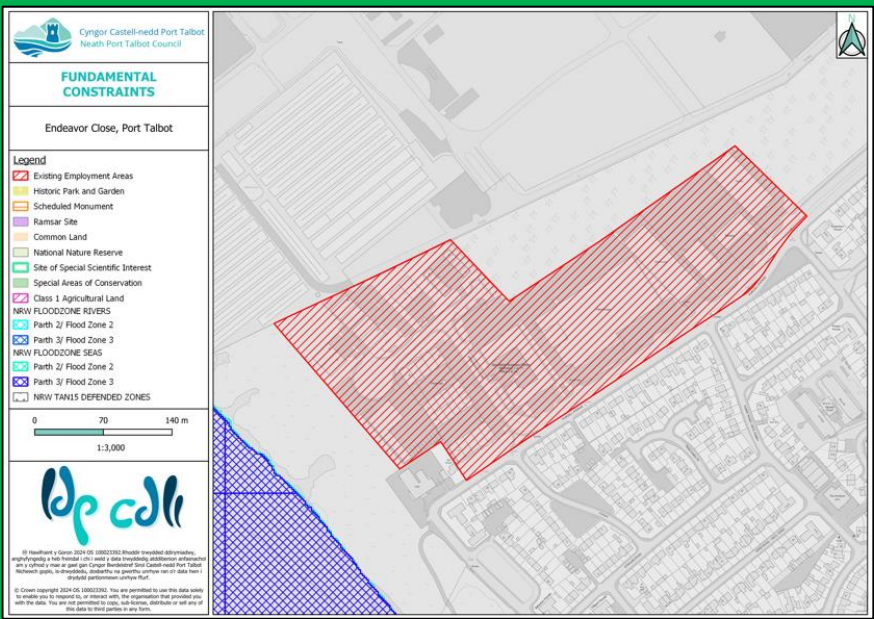
Figure 39: Local Opportunities



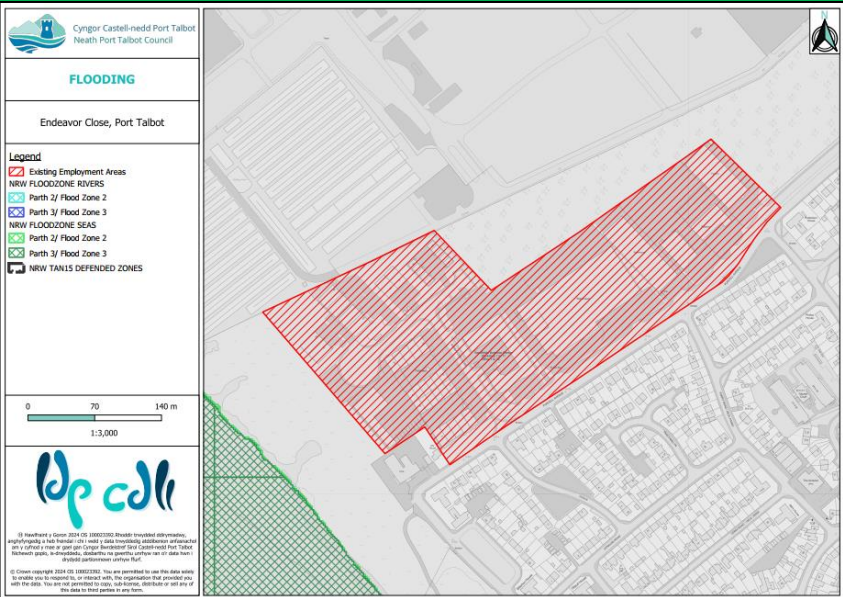
Criteria	Analysis
Market Performance and Perception	<p>Whilst there are a number of vacant units, this is only high in comparison to other employment areas which all have very low vacancies. Historically there has been a good demand for units and it may just be natural churn which means that a number are currently available.</p> <p>Within recent years there has been development adjacent to the employment area (to the south west).</p> <p>A Candidate Site is also being promoted for development within the employment area.</p> <p>It is therefore considered that there is good demand for units and good market perception of the employment area.</p>

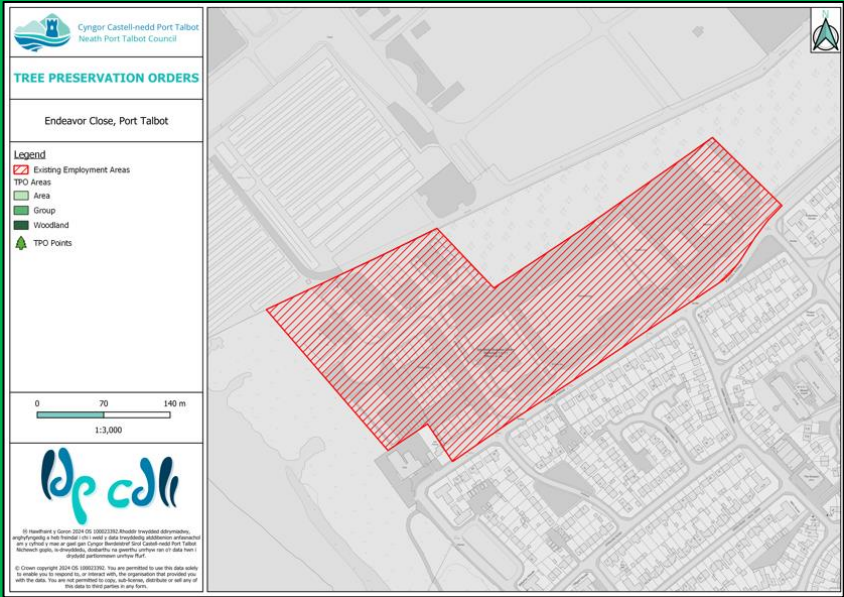
Criteria	Analysis
Development Activity and Interest	<p>There is a Candidate Site being promoted for development within the employment area.</p> <p>Within recent years a new employment premise has been developed adjacent to the employment area.</p>
Planned Infrastructure	<p>There are no known planned infrastructure improvements.</p>
Redevelopment Opportunities?	<p>A Candidate Site has been promoted for development.</p> <p>The remainder of the employment area is developed.</p> <p>There may be potential for redevelopment opportunities of standalone units should they become available.</p> <p>Historically however there has been good demand for the employment premises.</p>
Local Opportunity Summary	<p>There are limited opportunities for development within the employment area. There is a parcel of land being promoted as a Candidate Site, but apart from this there are no development opportunities other than redevelopment of standalone premises should they become available.</p> <p>Whilst there are a number of vacant units, historically there have been few vacant units. Within recent years a new employment premise has been developed adjoining the employment area. It is therefore considered that there is good local demand and perception.</p>

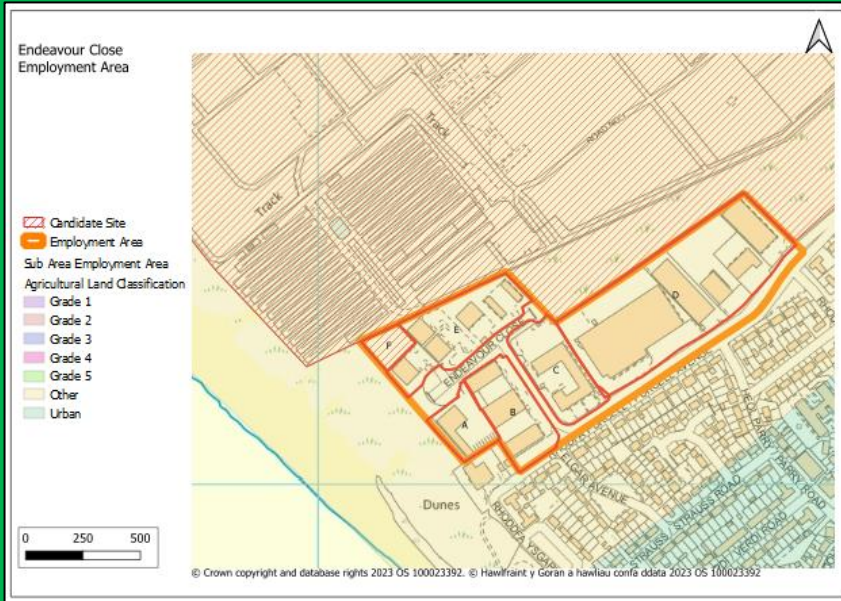
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The entirety of the employment area is brownfield.
Proximity to residential accommodation	There is no residential accommodation within the employment area. There is residential accommodation to the south of the employment area.
Highways	As part of Candidate Site reference RLDP/PT/0061, highways have commented that they have no objection in principle. This is because there is an existing point of access off Endeavour Close which provides direct vehicular access to the proposed site location.
Fundamental Constraints	 <p>There are no fundamental constraints within the employment area.</p>

Criteria	Assessment
Proximity to other known environmental concerns	<p>As part of Candidate Site reference RLDP/PT/0061 the following biodiversity comments have been made:</p> <p>Within the site there is a small area of disturbed ground and dune grassland.</p> <p>Green level features: Disturbed ground</p> <p>Amber level features: Dune grassland. SINC.</p> <p>Further surveys required for planning: Vegetation survey of grassland, SINC criteria</p>
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA:</u> The site is not located within AQMA.</p> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>

Criteria	Assessment
Flood risk	 <p>No areas of the employment area are subject to flood risk.</p>
Landscape Sensitivity	<p>The employment area is not located within or adjacent to SLA.</p> <p>Development would therefore not cause adverse impacts on the features and characteristics for which SLAs have been designated.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within the employment area or adjacent to the employment area.</p>
Quiet Area Designation	The employment area is not located within, nor adjacent to, a Quiet Area.
Topography	<p>The development opportunity is relatively flat.</p> <p>The employment area is relatively flat.</p>
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	<p>As part of Candidate Site reference RLDP/PT/0061, Welsh Water have commented the following:</p> <p><u>Water Supply:</u> Ok</p> <p><u>Water Sewerage:</u> Ok</p> <p><u>Waste Water Treatment Works:</u> The CS would feed into the Afan Waste Water. No capacity constraints identified.</p>

Criteria	Assessment
Impact on agricultural land	<p>The entirety of the employment area is located within Class 5 Agricultural Land Classification – Non-Agricultural. .</p>  <p>The map, titled 'Endeavour Close Employment Area', shows a candidate site (red outline) and the employment area (orange outline). The site is located within Class 5 Agricultural Land Classification (Non-Agricultural). The map includes a legend for Agricultural Land Classification (Grade 1 to Grade 5, Other, Urban), a scale bar (0 to 500), and a north arrow. The site is situated near a track and dunes, with surrounding areas labeled as 'Track', 'Dunes', 'Golf Avenue', 'Strawberry Road', and 'Paddy Field'.</p>
Contamination	To follow.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Viability	Viability information has been provided for RLDP/PT/0061. The site is considered to be deliverable and further viability information will be required should the site be allocated for development in the Deposit Plan.
Ownership	There are understood to be a number of landowners. Neath Port Talbot Council own a number of units within the employment area. Other units are owned by other individuals.
Has the site been promoted for development?	A parcel of land has been promoted for development within the employment area.
Site identified/ likely to be identified for a specific user or specific end use?	There is no known specific end user for the parcel of land being promoted for development. There may be potential for existing occupiers to extend into the site.
Site suitable for bad neighbour uses?	It is not considered that the employment area is suitable for bad neighbour uses given neighbouring uses.
Potential expansion opportunities?	There are no potential expansion opportunities. Other than the parcel being promoted for development there are no other areas of undeveloped land within the employment area.

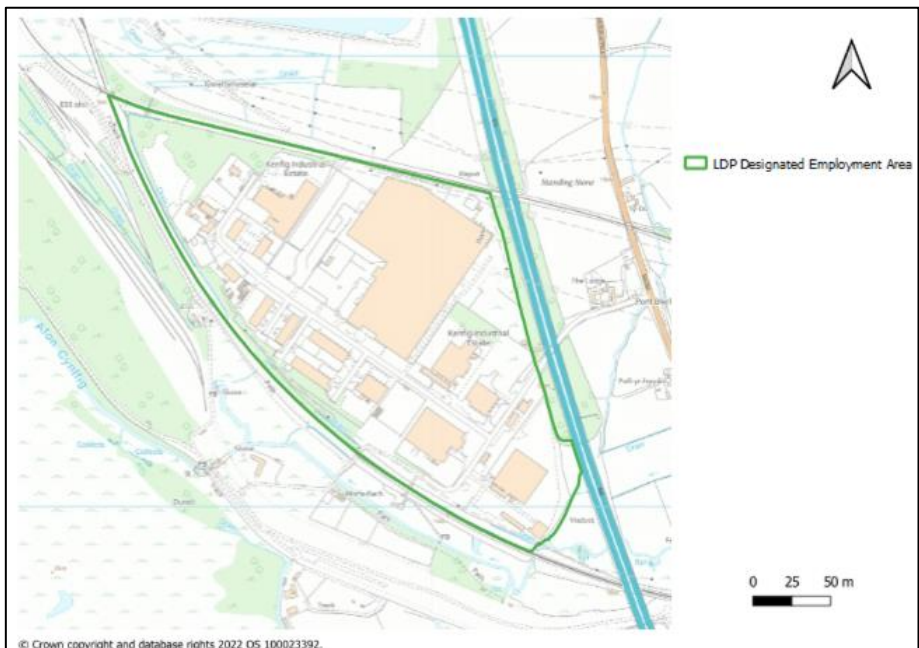
Criteria	Assessment
	There may be potential for redevelopment of existing premises should they become vacant. There is however a history of occupation of these units.
Pressure for other forms of development?	There is no known pressure for other forms of development.

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Kenfig Industrial Estate

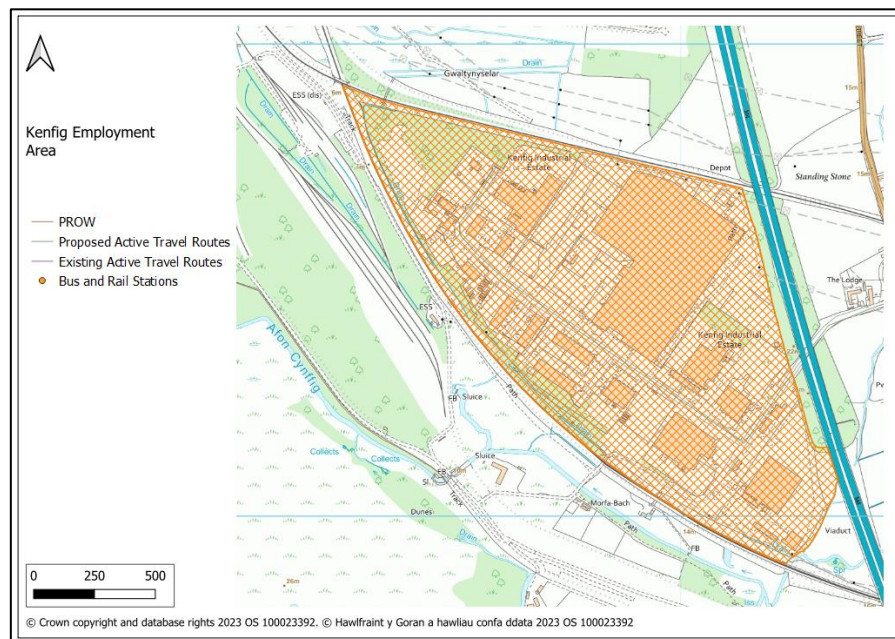
Figure 40: Kenfig Industrial Estate



Site Detail	Information
Site Name	Kenfig Industrial Estate, Port Talbot
Site Typology	Designated employment area
Reference	EC2/9
Site area (Ha)	51.2

Accessibility

Figure 41: Kenfig Employment Area



Mode	Provision
Road Access	<p>The employment area is accessed from B4263 Water Street.</p> <p>The employment area is accessed from the M4 via the A4229 and B4283 from Junction 37 (approx. 3.5 miles) and via the B4283 from Junction 38 (approx. 1.5 miles).</p> <p>The employment area is visible from the M4 and is within relatively close proximity of accessing the M4.</p> <p>The employment area is therefore considered to have average road access.</p>
Public Transport Access	<p>There are no bus stops within relative close proximity of the employment area.</p>

Mode	Provision
	The employment area therefore has very poor public transport access.
Pedestrian/ Cycle Access	<p>There are pavements to the employment area and within the employment area.</p> <p>There are no existing active travel routes within the employment area.</p> <p>There is a proposed active travel route along the A48 to Kenfig Industrial Estate. This will pass into the employment area.</p> <p>Overall, therefore it is considered that the employment area has average pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	The employment area has average road access and pedestrian and cycle access and very poor public transport links.

Internal Environment:

Figure 42: Internal Environment



Source 17: Google Streetview (2024)

Criteria	Analysis
Description	<p>The Kenfig employment area is close to the M4 and is accessible from the B4282 (Water Street). The employment area is located close to the boundary with Bridgend County Borough and the communities of Pyle and North Cornelly.</p> <p>The employment area was allocated in the UDP. The employment area was designated as an existing employment area in the current LDP and access to the employment area has been improved during the Plan period.</p> <p>The employment area is in close proximity to important and protected sites for nature conservation: Kenfig Dunes SSSI, Kenfig Dunes SAC and Margam Moors SSSI.</p>
Number of Commercial Premises	<p>There are 45 employment premises within the employment area.</p>
Commercial Floorspace	<p>There are a number of employment premises for which it has not been possible to obtain floorspace data.</p> <p>Of the remaining units, total floorspace: 36,424sqm</p> <p>Scale of floorspace:</p> <p><100sqm: 0%</p> <p>100-249sqm: 6%</p> <p>250-499sqm: 45%</p> <p>500-749sqm: 3%</p>

Criteria	Analysis
	<p>750-999sqm: 13%</p> <p>1,000sqm+: 32%</p>
Density	0.07 plot ratio (noting floorspace data limitation)
Use Class Mix	<p>A Use Class: 4%</p> <p>B1 Use Class: 4%</p> <p>B2 Use Class: 38%</p> <p>B8 Use Class: 36%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 4%</p> <p>Vacant: 13%</p>
Building Quality and Condition	There is a range of quality of employment premises within the employment area.
Quality of the Employment Area	<p>The employment area is comprised of a mixture of employment land and premises.</p> <p>There are a number of older employment premises which have been well-maintained, newer employment premises and storage land.</p> <p>The employment area is clean and tidy.</p> <p>There is street lighting within the employment area.</p>

Criteria	Analysis
	<p>There are dedicated on-street parking bays. There is therefore no overspill parking.</p> <p>There are some services within the employment area – two cafes. There is however no convenience retail.</p> <p>There are no services adjacent to the employment area. There are a number of facilities within North Cornelly, including convenience retail.</p> <p>The employment area is therefore considered to be of an average quality.</p>
Occupier Profile	The majority of premises are occupied by manufacturing, industrial, storage and distribution uses.
Vacant Units	There are currently 6 vacant units (13% of total employment premises).
Vacant Unit Trend	Historically there were a number of vacant units. Occupancy rates have however improved and now there are no long-term vacant units.
Business/ Occupier Profile	<p>There is a mixture of businesses within the employment area.</p> <p>These include Amazon who operate a distribution unit within the employment area, John Pyle Auctioneers who occupy a very large unit within the employment area, Wernick who have developed a new premise within the employment area for the construction of modular accommodation, and Walsh – Blyth and Turton who are</p>

Criteria	Analysis
	<p>wholesalers of personal protection equipment and workwear.</p> <p>There are a number of specialist UK manufacturing and distribution businesses which are based in the employment area. These include Celtic Chemicals Ltd., Inside Out Living, and British Rototherm.</p> <p>There are also a number of other more local businesses/ businesses offering more local services such as caravan storage and car servicing/ repair.</p>
Prominence	<p>The employment area is visible from the M4. The employment area is however not accessible from the M4. The employment area is accessed from B4263 Water Street.</p> <p>The employment area therefore has very good prominence.</p>
Parking	<p>All units within the employment area have their own dedicated parking.</p> <p>There is dedicated on-street parking bays. There is therefore no overspill parking.</p> <p>The employment area therefore has excellent parking provision.</p>
Servicing	<p>There is some servicing within the employment area – two cafes.</p> <p>There are no more facilities within the wider area. The nearest facilities would be in North Cornelly/ Pyle.</p>

Criteria	Analysis
	<p>For the size of the employment area one might expect a greater amount of servicing within the employment area/ wider area, in particular convenience retail.</p> <p>The employment area is therefore considered to have generally an average level of servicing.</p>
Gradient of Land	<p>The employment area is relatively flat.</p>
Shape of Employment Area	<p>The employment area is accessed from a single entry point.</p> <p>The employment area has a regular shape.</p> <p>The employment area functions as a standalone employment area.</p> <p>The employment area is therefore considered to have a good shape .</p>
Internal Environment Summary	<p>The employment area includes a range of employment premises. The greatest number of units are either 250-499sqm or 1,000+sqm. The majority of units are occupied by B2/B8 uses. Historically there have been a number of vacant units but vacancy levels have improved and there are no long-term vacant units.</p> <p>The employment area is very prominent and overall is of an average quality and has average levels of servicing.</p>

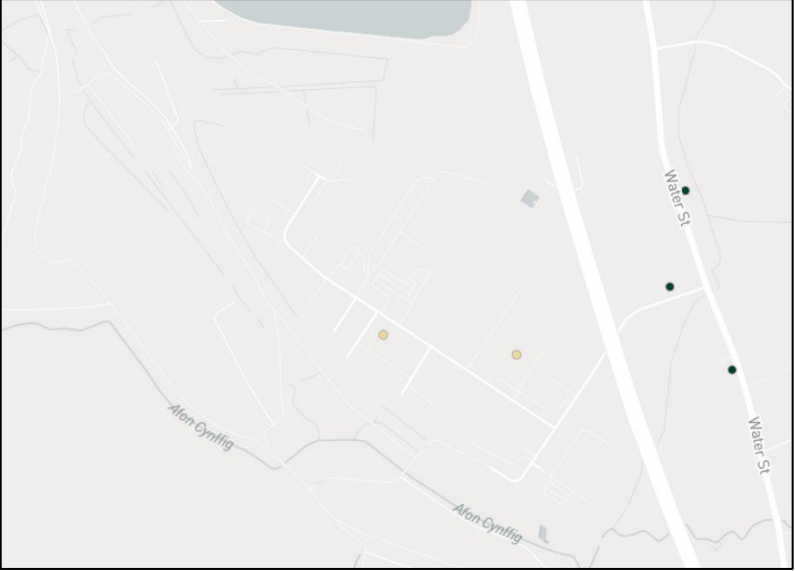
External Environment:

Figure 43: External Environment



Source 18: Google Streetview (2024)

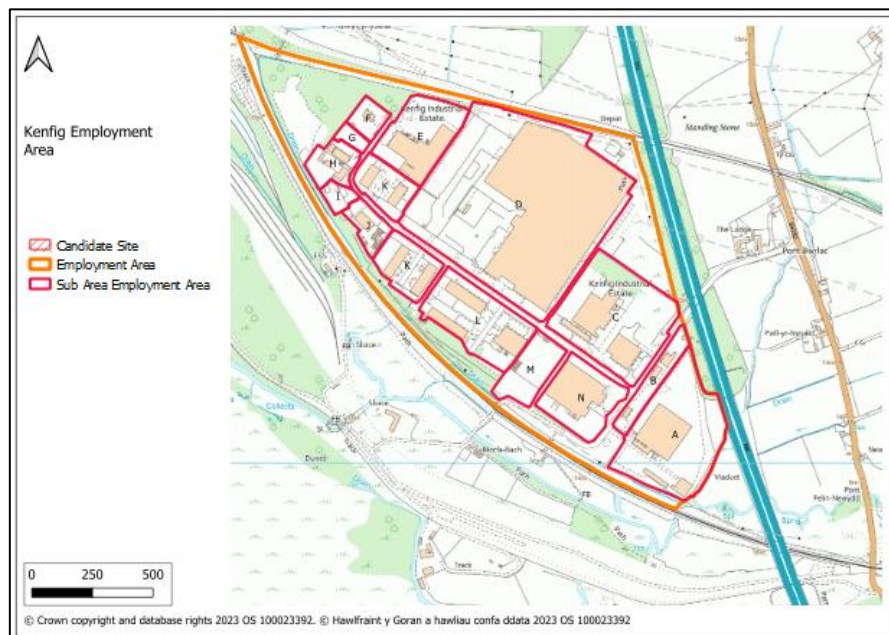
Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within the Port Talbot spatial area where there are a number of employment areas. All of which have a different offer.</p> <p>There are no employment uses adjoining/ within close proximity to the employment area.</p> <p>The nearest employment uses would be TATA steelworks designated employment area in the current LDP and J38 allocated employment area. These are to the north/ north west of the employment area and are some distance.</p> <p>There are employment premises within the neighbouring settlement of Pyle/ North Cornelly. This is however some distance from the employment area.</p>
Adjoining Uses	<p>Given the location of the employment area, adjoining uses include the M4, Eglwys Nunydd reservoir and Kenfig Dunes.</p>

Criteria	Description
	<p>Consideration needs to be given to proximity to SSSI and SAC.</p> <p>Adjoining uses are therefore generally complementary.</p> <p>There are no opportunities for spin-off/ agglomeration.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>There is some servicing within the employment area – two cafes.</p> <p>There are no more facilities within the wider area. The nearest facilities would be in North Cornelly/ Pyle. This is within relative close proximity of the employment area.</p>

Criteria	Description
	<p>For the size of the employment area one might expect a greater amount of servicing within the employment area/ wider area, in particular convenience retail.</p> <p>The employment area is therefore considered to have generally an average level of servicing.</p>
External Environment Summary	<p>Whilst there are no employment uses adjoining the employment area or within close proximity of the employment area. Adjoining uses are complementary. Consideration however is needed to be given to the proximity of the employment area and SAC.</p> <p>The employment area has average levels of servicing.</p>

Local Opportunities:

Figure 44: Local Opportunities




Criteria	Analysis
Market Performance and Perception	<p>Over recent years there has been a decline in the number of vacant units. The employment area has also attracted 'big' occupiers such as Amazon and John Pyle. It is therefore considered that there is good market demand for units and good perception of the employment area.</p> <p>There is currently only one unit for sale – Unit 3.</p>
Development Activity and Interest	<p>No areas have been promoted for development within the employment area.</p> <p>There has been refurbishment and development of units over the Plan period.</p>
Planned Infrastructure	<p>There are no known planned infrastructure improvements.</p>
Redevelopment Opportunities?	<p>There are no development opportunities within the employment area.</p> <p>There may be potential to redevelop standalone units should they be vacated.</p>
Local Opportunity Summary	<p>There are not considered to be any redevelopment opportunities within the employment area, other than the potential for the redevelopment of standalone units should they become available.</p> <p>Over recent years there has been an update in the number of units occupied and areas of the estate have been redeveloped/ new units constructed. The employment area has attracted 'big' names such as Amazon and John Pyle. It is therefore considered that there is good market</p>

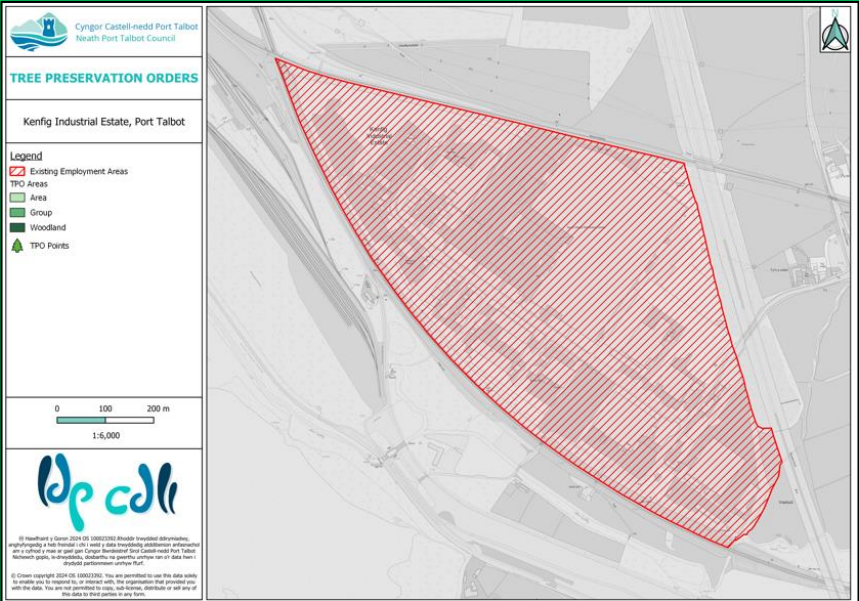
Criteria	Analysis
	demand for the units and good perception of the employment area.

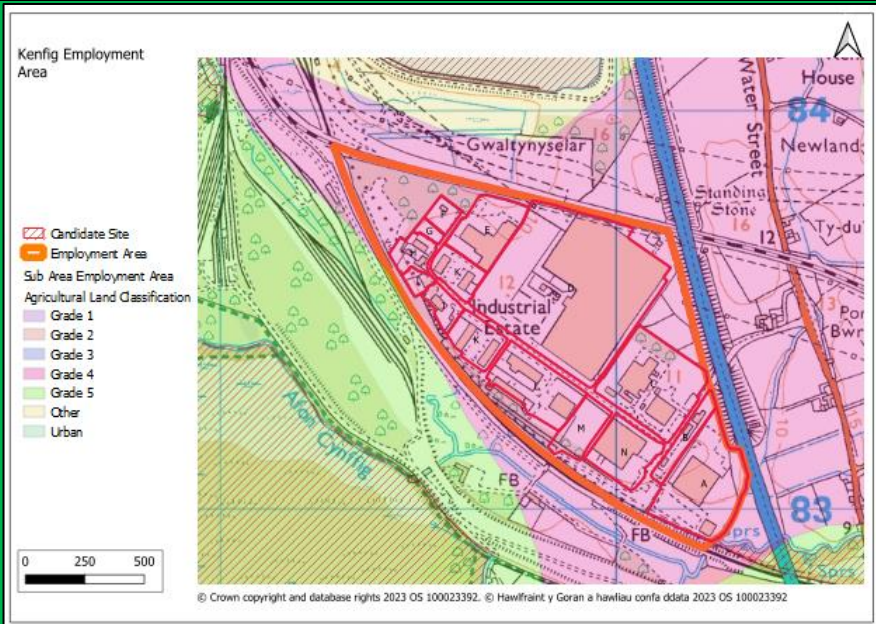
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The entirety of the employment area is brownfield.
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is no residenital accommodation adjacent to the employment area.</p> <p>Residential accommodation would not limit development opportunities.</p>
Highways	No information obtained as no Candidate Sites promoted for development.

Criteria	Assessment
<p>Fundamental Constraints</p>	<div data-bbox="491 315 1369 931"> </div> <p>There are no fundamental constraints to development.</p> <p>Consideration would need to be given to the proximity of Kenfig SSSI, Kenfig Dunes SAC and Margam Moors SSSI.</p>
<p>Proximity to other known environmental concerns</p>	<p>No information obtained as no Candidate Sites promoted for development.</p>
<p>Would development exacerbate existing environmental problems? (e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA:</u> The site is not located within AQMA.</p> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p>

Criteria	Assessment
	<p><u>Existing environmental problems within the immediate area?:</u></p> <p>No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	 <p>Small parts of the site are located within 2 and 3.</p>
Landscape Sensitivity	<p>The employment area is not located within/ adjacent to SLA.</p> <p>Development would therefore not cause adverse impacts on the features and characteristics for which SLAs have been designated.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within the employment area.</p>
Quiet Area Designation	The employment area is not located within/ adjacent to Quiet Area designation.
Topography	The employment area is relatively flat.
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	The employment area is located within Grade 4 Agricultural Land Classification.

Criteria	Assessment
	 <p>The map displays the Kenfig Employment Area, which is outlined in orange. Within this area, a specific site is highlighted with a red outline, labeled as a 'Candidate Site'. The map also shows various agricultural land classifications: Grade 1 (light purple), Grade 2 (pink), Grade 3 (light blue), Grade 4 (medium blue), Grade 5 (green), and Other (yellow). Urban areas are shown in light green. The map includes a scale bar (0 to 500 meters) and a north arrow. Labels on the map include 'Kenfig Employment Area', 'Candidate Site', 'Employment Area', 'Sub Area Employment Area', 'Agricultural Land Classification', 'Grade 1', 'Grade 2', 'Grade 3', 'Grade 4', 'Grade 5', 'Other', 'Urban', 'Kenfig', 'Gwaltynyselar', 'Industrial Estate', 'Water Street', 'House', 'Newland', 'Standing Stone', 'Ty-du', 'Por Bwr', 'FB', 'dps', '84', '83', '12', '16', '9', '10', '11', '13', '14', '15', '17', '18', '19', '20', '21', '22', '23', '24', '25', '26', '27', '28', '29', '30', '31', '32', '33', '34', '35', '36', '37', '38', '39', '40', '41', '42', '43', '44', '45', '46', '47', '48', '49', '50', '51', '52', '53', '54', '55', '56', '57', '58', '59', '60', '61', '62', '63', '64', '65', '66', '67', '68', '69', '70', '71', '72', '73', '74', '75', '76', '77', '78', '79', '80', '81', '82', '83', '84', '85', '86', '87', '88', '89', '90', '91', '92', '93', '94', '95', '96', '97', '98', '99', '100'. A copyright notice at the bottom reads: '© Crown copyright and database rights 2023 OS 100023392. © Hawffraint y Goran a hawflau corff ddata 2023 OS 100023392'.</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	Consideration would need to be given to the proximity of Kenfig SAC, Kenfig SSSI and Margam SSSI.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>There are no Candidate Sites being promoted for development within the employment area, therefore no viability information has been submitted.</p> <p>Given that the employment area is currently in operation, that the number of vacant units has fallen, that there has been recent development/ refurbishment, and that the employment area has attracted 'big' occupiers, it is considered that the employment area is viable.</p>
Ownership	The employment area is understood to be owned by a variety of landowners.
Has the site been promoted for development?	No Candidate Sites have been promoted for development within the employment area.
Site identified/ likely to be identified for a specific user or specific end use?	N/A – no Candidate Sites have been promoted for development within the employment area.
Site suitable for bad neighbour uses?	The employment area may be potential for bad neighbour uses given that the employment area is not located adjacent to residential dwellings. Consideration would however need to be given to the proximity of the site and Kenfig SAC, Kenfig SSSI and Margam SSSI.
Potential expansion opportunities?	There are not considered to be any potential development options. The employment area is developed.

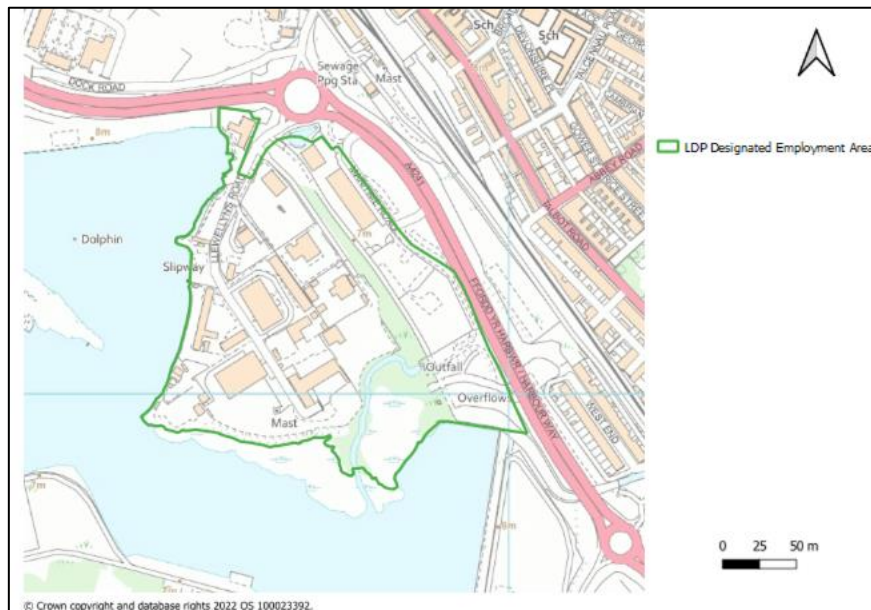
Criteria	Assessment
Pressure for other forms of development?	There is not known to be any pressure for other forms of development.
Availability and Deliverability Summary	<p>No areas within the employment area have been promoted for development and no areas are considered to be available for development.</p> <p>There is not known to be any pressure for alternative uses. The employment area may be suitable for bad neighbour uses subject to consideration of the proximity of the employment area to Kenfig SAC, Kenfig SSSI and Margam SSSI.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Llewellyn's Quay Employment Area

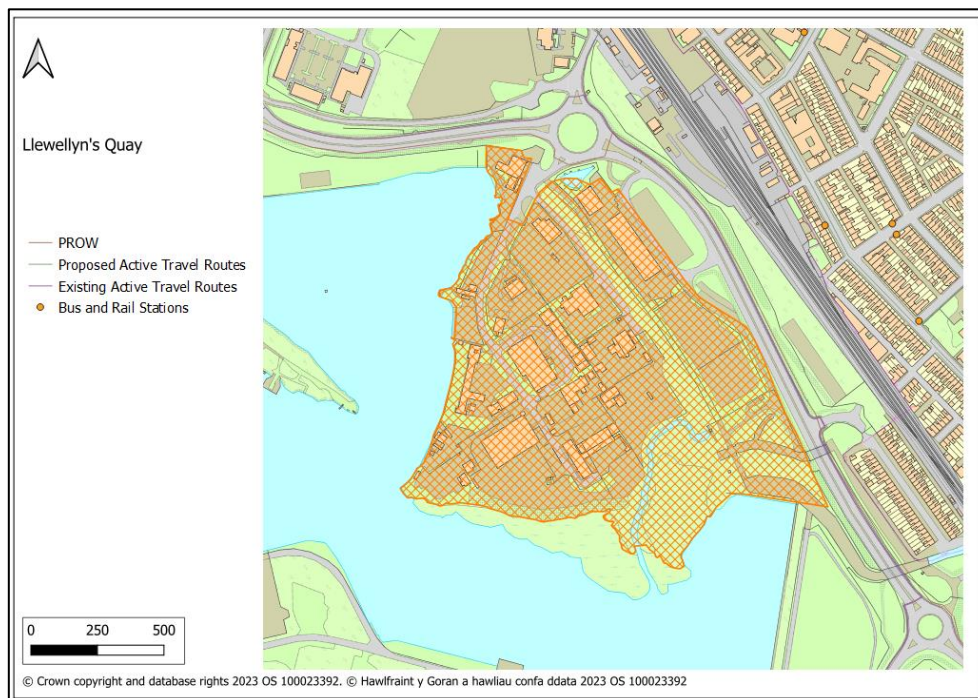
Figure 45: Llewellyn's Quay



Site Detail	Information
Site Name	Llewellyn's Quay, Port Talbot
Site Typology	Designated employment area
Reference	EC2/10
Site area (Ha)	13.9

Accessibility

Figure 46: Llewellyn's Quay



Mode	Provision
Road Access	<p>The employment area is accessed from Harbour Way (A4241).</p> <p>Harbourway is a new strategic road linking the A48 to the M4.</p> <p>The employment area therefore is within very close proximity of the M4.</p> <p>The employment area therefore has very good road access.</p>
Public Transport Access	<p>Port Talbot railway station is located to the north west of the employment area.</p>

Mode	Provision
	<p>There is limited bus access to the employment area. The nearest bus stop is located along the A48 the other side of the railway line. This offers services every 10, 20 and 30 minutes depending on the time of the day.</p> <p>Overall the employment area is considered to have very poor public transport access.</p>
Pedestrian/ Cycle Access	<p>There is a public right of way running along Harbour Way.</p> <p>There are two existing active travel routes running along Harbour Way adjacent to the employment area.</p> <p>There is a pavement into the employment area. There are however no pavements within the employment area.</p> <p>Overall, the employment area is considered to have average pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>The employment area has very good road access but only average pedestrian and cycle access and very poor public transport access.</p> <p>Overall, the employment area is therefore considered to have average accessibility.</p>

Internal Environment:

Figure 47: Internal Environment



Source 19: Google Streetview (2024)

Criteria	Analysis
Description	<p>Llewellyn's Quay employment area is a well-established employment area in Port Talbot. The employment area formed part of the UDP allocation at Port Talbot Docks but was identified as a standalone employment area in the LDP.</p> <p>The employment area is located in a key strategic location close to Port Talbot town centre and the Harbourway Peripheral Distributor Road (PDR) which provides direct linkages to M4.</p> <p>The employment area has historically had strong occupancy rates. There are however a number of vacant units currently due to the relocation of RunTech offices to Swansea.</p>
Number of Commercial Premises	<p>There are 57 employment premises within the employment area (this is in part due to the subdivision of a number of larger units).</p>

Criteria	Analysis
Commercial Floorspace	<p>It has not been possible to ascertain floorspace for all units. For the units it has been possible to ascertain, total floorspace: 50,086sqm.</p> <p>Scale of floorspace:</p> <p><100sqm: 23%</p> <p>100-249sqm: 19%</p> <p>250-499sqm: 19%</p> <p>500-749sqm: 3%</p> <p>750-999sqm: 0%</p> <p>1,000sqm+: 35%</p>
Density	0.36 plot ratio (noting floorspace data limitation).
Use Class Mix	<p>A Use Class: 2%</p> <p>B1 Use Class: 25%</p> <p>B2 Use Class: 11%</p> <p>B2/ B8 Use Class: 30%</p> <p>B8 Use Class: 18%</p> <p>D1 Use Class: 2%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 4%</p> <p>Vacant: 11%</p>

Criteria	Analysis
Building Quality and Condition	Employment premises are of a secondary and tertiary nature.
Quality of the Employment Area	<p>Llewellyn's Quay employment area is generally comprised of older employment accommodation and storage land. This is within a varied condition.</p> <p>The employment area is clean and tidy.</p> <p>There is no dedicated street lighting within the employment area but units do have lighting.</p> <p>There is a café within the employment area. There are a limited number of other services and facilities within the wider area. There are a number of facilities within the town centre. These would need to be accessed by crossing the railway line.</p> <p>There is no on-street parking and no overspill parking provision.</p> <p>Overall, the employment area is considered to have a poor overall quality.</p>
Occupier Profile	There are a range of occupiers within the employment area. These include more heavy uses and less. They include office accommodation, manufacturing, industry, storage and distribution.
Vacant Units	There are currently 6 vacant units (11% total units).
Vacant Unit Trend	Vacancy data shows that there have historically been low vacancy rates within the employment area.

Criteria	Analysis
	<p>There are currently a number of vacant units following the partial relocation of Runtech, who occupied a number of units, to Swansea.</p>
Business/ Occupier Profile	<p>Llewellyn's Quay employment area is occupied by a range of employment businesses.</p> <p>For a number of years, a number of units have been occupied by Runtech. They have recently partly re-located to Swansea Enterprise Park as they have outgrown the facilities in Llewellyn's Quay.</p> <p>There are a number of specialist businesses such as Talbot Hydraulics, Fairwood Fabricators, Arran Pipeline Supplies, Spraytech, First Corporate Clothing Ltd. and Avalon Insulation Services Ltd.</p> <p>There are also a number of businesses providing local services such as Planguard Garages Services, M & D Care and South Wales Jetski Club.</p>
Prominence	<p>Llewellyn's Quay employment area is located on a key strategic road (PDR) and is accessible from the road.</p> <p>The employment area is visible from the road.</p> <p>The employment area therefore has excellence prominence.</p>
Parking	<p>All units within the employment area have their own dedicated car parking provision and there is no on-street overspill parking within the employment area.</p>

Criteria	Analysis
	The employment area therefore has excellent parking provision.
Servicing	<p>There is some servicing within the employment area – this includes a café.</p> <p>There are a limited number of other services and facilities within the wider area. There are a number of facilities within the town centre. These would need to be accessed by crossing the railway line.</p> <p>Overall, the employment area is considered to have a good level of servicing.</p>
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	<p>The employment area is accessed from a single point of entry.</p> <p>The employment area has a regular shape.</p> <p>The employment area functions as a standalone employment area.</p>
Internal Environment Summary	<p>Llewellyn's Quay Employment area is highly prominent, previously forming part of the UDP allocation at Port Talbot Docks. It functions as a standalone employment area and is prominent.</p> <p>The employment area is comprised of older employment accommodation. Whilst the employment area is not the most attractive of the employment areas in the County, historically it has been well occupied. There are currently a number of vacant units due to the partial relocation of</p>

Criteria	Analysis
	Runtech who occupied a number of units. There are a variety of unit sizes and there is a good level of servicing.

External Environment:

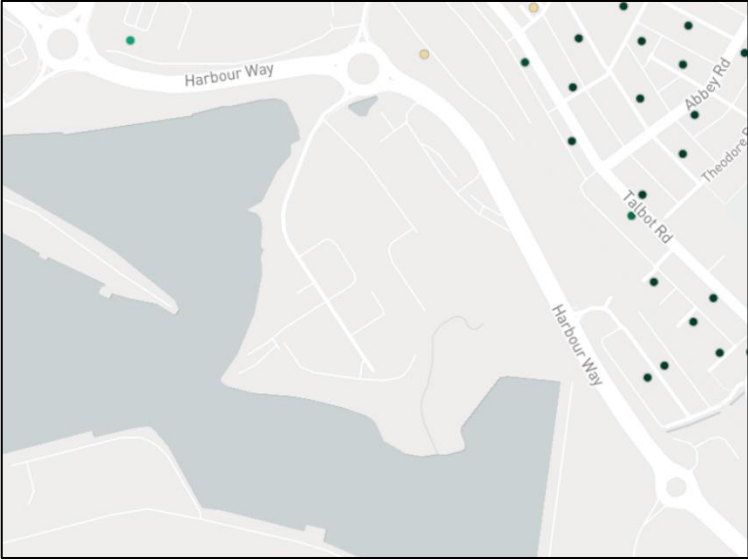
Figure 48: External Environment



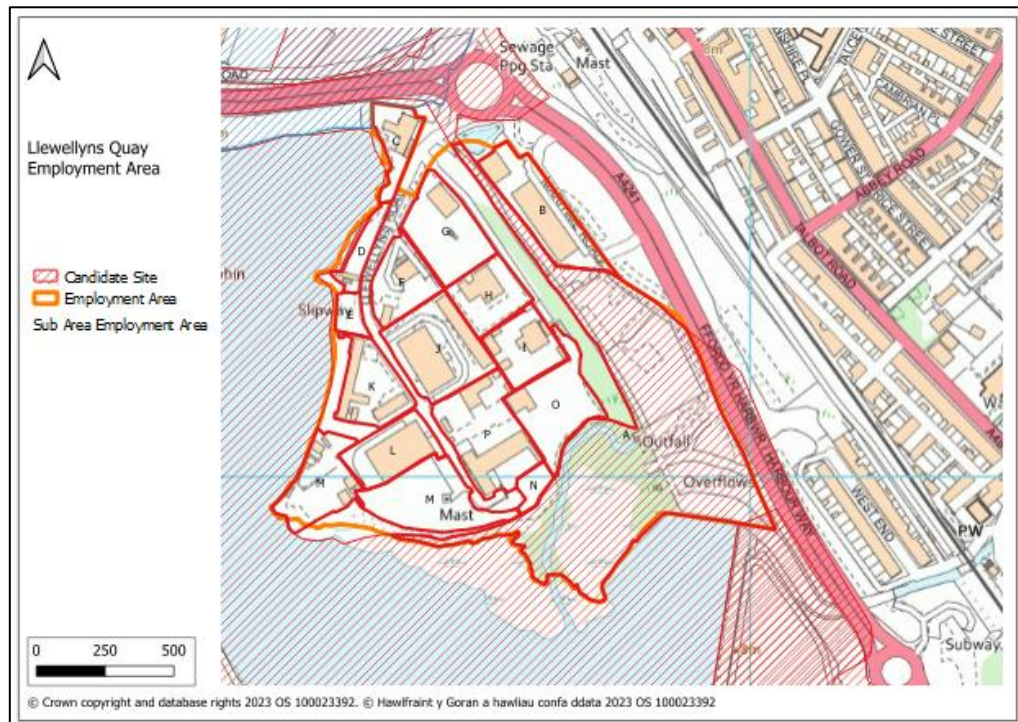
Source 20: Google Streetview (2024)

Criteria	Description
Proximity to Similar Uses	<p>Llewellyn's Quay Employment Area is located within Port Talbot spatial area where there are a number of employment areas. These all have different offers.</p> <p>The employment area adjoins the Harbourside allocated employment area which includes businesses such as TWI.</p> <p>The employment area also adjoins the Port.</p> <p>There are therefore a number of employment premises adjoining the employment area.</p> <p>Tata designated employment area is also within relatively close proximity of the employment area.</p>

Criteria	Description
	<p>The employment area therefore has excellent proximity to similar uses.</p>
Adjoining Uses	<p>Adjoining uses include Harbourway PDR to the north, Harbourside allocated strategic employment area to the north west, Port to the south/ south west/ south east, and Tata designated employment area to the east.</p> <p>Adjoining uses are therefore complementary to the employment area.</p> <p>Historically the employment area has had low vacancies so there have been limited opportunities for spin-off and historically there has been a high number of premises occupied by a single business. This business has since partly relocated so there are some vacant smaller premises. There is therefore some potential for spin-off/ start up. There have been some spin-off from Tata onto Harbourside and there is expected to be some spin-off/ agglomeration benefits from proposed development at the port.</p> <p>Adjoining uses are therefore considered to be complementary and offer some potential spin-off benefits.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Description
	
Proximity to Services (incl. convenience retail)	<p>Overall, the employment area is considered to have an average level of servicing (including convenience retail).</p> <p>There is some servicing within the employment area – this includes a café.</p> <p>There are a limited number of other services and facilities within the wider area, in particular limited access to convenience retail.</p> <p>There are a number of facilities, including convenience retail, within the town centre. These would need to be accessed by crossing the railway line. This is some distance from the employment area.</p>
External Environment Summary	<p>Llewellyn's Quay Employment Area has an average level of access to services. It however has good proximity to employment premises/ employment areas, and adjoining uses are complementary.</p>

Local Opportunities:




Criteria	Analysis
Market Performance and Perception	<p>On the whole it is considered that the employment area has good market performance and perception.</p> <p>Whilst the employment area itself offers older poorer quality stock compared to others, historically there has been good demand for these units.</p> <p>Within recent years Runtech have purchased and used area A for storage and repairs of vehicles. Planning permission P2023/0707 has also been granted for the development of a store.</p> <p>An area to the north of Parcel B has also recently been occupied by storage containers.</p>

Criteria	Analysis
	Both these parcels of land were left following the development of the PDR.
Development Activity and Interest	<p>Within recent years there has been some development.</p> <p>Part of Area A has been promoted as part of a wider Candidate Site for development at the port.</p>
Planned Infrastructure	<p>There are no known planned infrastructure improvements.</p> <p>The site benefits from the recently constructed Port Talbot PDR.</p>
Redevelopment Opportunities?	<p>Potential for redevelopment of areas formerly occupied by Runtech. Two of the units in this area are however occupied.</p> <p>Parts of Area A have been promoted as part of a wider Candidate Site for development at the Port. Part of this land was previously used as storage land for Port Talbot Docks. It was subject to a CPO by the Council to facilitate the construction of Harbour Way and has since reverted back to ABP following completion of Harbour Way.</p> <p>Potential to redevelop area to the north of the employment area which is currently used for storage.</p> <p>Potential to redevelop standalone units/ areas if they become available.</p>
Local Opportunities Summary	Whilst there has been an increase in the number of vacant units this is due to the partial relocation of Runtech rather


Criteria	Analysis
	<p>than reflecting a general uptake in vacant premises. There is considered to be good market demand.</p> <p>No Candidate Sites have been promoted for development within the employment area. There are also limited opportunities for development other than the redevelopment of standalone premises. There is the potential to bring forward parts of Parcel A for development, potentially as part of development at the Port. There is also potentially opportunity to bring forward the area to the north of the employment area currently used for storage.</p>

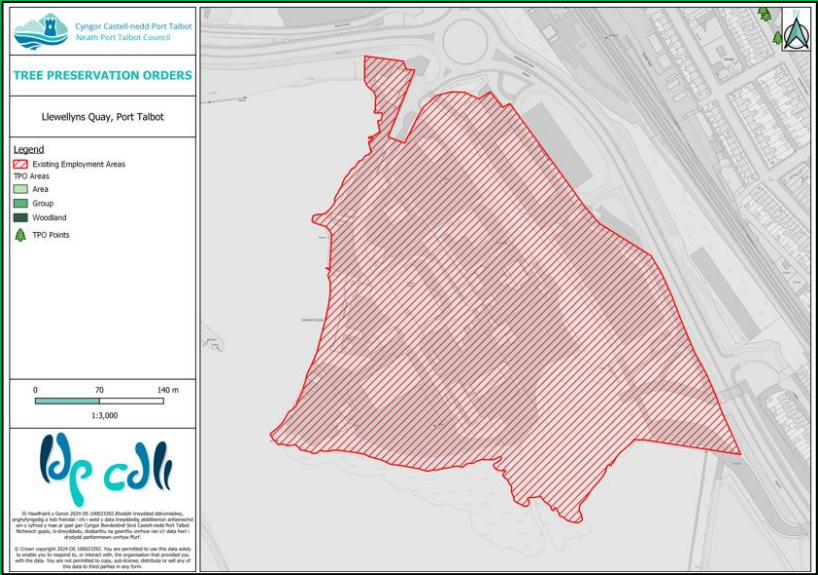
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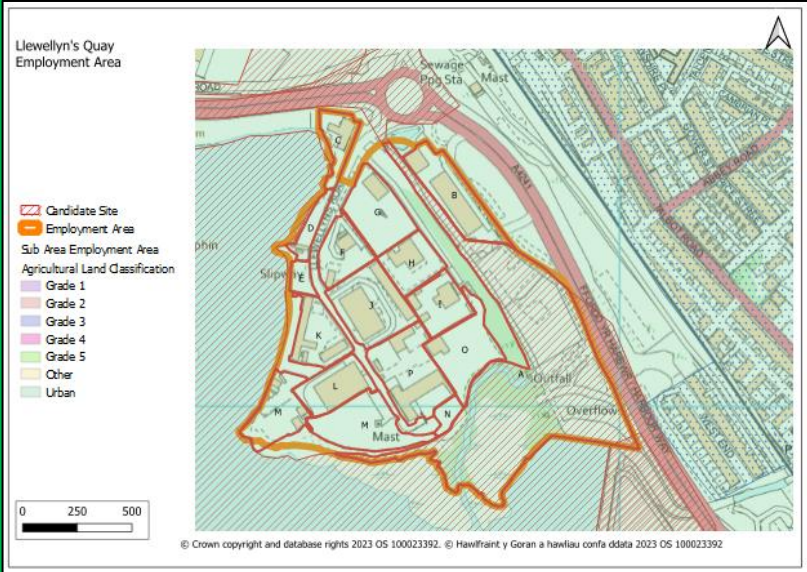
Criteria	Assessment
Greenfield/ Brownfield	<p>The majority of the employment area is brownfield.</p> <p>The development opportunity includes both greenfield and brownfield land. .</p>
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is no residential accommodation immediately adjacent to the employment area.</p> <p>The nearest residential accommodation is located at Lower West End which is on the other side of Harbour Way (A4241). This is not within sufficient proximity of the employment area to limit development operations/ inhibit operations within the employment area. .</p>

Criteria	Assessment
Highways	No information obtained as no standalone Candidate Sites promoted for development. Comments in relation to the wider Port are not considered to be specific to the employment area.
Fundamental Constraints	 <p>Areas within the employment area, including development opportunity on Parcel A, is partly within Flood Zone 3.</p> <p>There are therefore fundamental constraints within the employment area, including on development potential. Consideration would need to be given to this constraint.</p>
Proximity to other known environmental concerns	No information obtained as no standalone Candidate Sites promoted for development. Comments in relation to the wider Port are not considered to be specific to the employment area.
Would development exacerbate existing	AQMA: The employment area, and the development opportunities are within very close proximity of the Port

Criteria	Assessment
<p>environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p>Talbot AQMA. Consideration would need to be given to the proximity of the AQMA.</p> <div data-bbox="564 443 1385 1021"> <p>The map displays the Llewellyn's Quay Employment Area, which is outlined in orange. It is situated along a riverbank. Various constraints are indicated: a red hatched area for 'Dark Skies', a green hatched area for 'Quiet Area', and a blue hatched area for 'AQMA'. The map also shows 'Candidate Sites' (pink hatched), the 'Employment Area' (orange outline), and 'Sub Area' (red outline). A scale bar at the bottom left indicates distances of 0, 250, and 500 meters. A north arrow is located in the top right corner. The map is overlaid on a detailed street map of the surrounding urban area.</p> </div> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Consideration will therefore need to be given to the proximity of the AQMA.</p>

Criteria	Assessment
Flood risk	 <p>The employment area is entirely within Flood Zone 2 and 3. This includes the development opportunities.</p>
Landscape Sensitivity	<p>The employment area is not located within/ adjacent to an SLA.</p> <p>Development would therefore not cause adverse impacts on the features and characteristics for which SLAs have been designated.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within / adjoining the employment area.</p>
Quiet Area	The site is not located within a quiet area.
Topography	<p>The employment area is generally flat.</p> <p>The site being promoted for development is generally flat.</p>
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	No information obtained as no standalone Candidate Sites promoted for development. Comments in relation to the wider Port are not considered to be specific to the employment area.
Impact on agricultural land	The entirety of the employment area, including development opportunities, is located within Agricultural Land Classification 4 – Urban.

Criteria	Assessment
	 <p>The map displays the Llewellyn's Quay Employment Area, outlined in orange. Within this area, several candidate sites are marked with red dashed lines and labeled with letters (A, B, C, D, E, F, G, H, J, K, L, M, N, O, P). The map also shows surrounding features such as the 'Sewage Pump Sta.', 'Mast', 'Slipway', 'Outfall', and 'Overflow'. A legend on the left identifies the symbols for 'Candidate Site', 'Employment Area', 'Sub Area Employment Area', and 'Agricultural Land Classification' (Grades 1-5, Other, Urban). A scale bar indicates distances of 0, 250, and 500 meters. The map is titled 'Llewellyn's Quay Employment Area' and includes a north arrow in the top right corner.</p>
Contamination	No information obtained as no standalone Candidate Sites promoted for development. Comments in relation to the wider Port are not considered to be specific to the employment area.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	Consideration would need to be given to the proximity of the AQMA. Flood risk presents a constraint to development, with the majority of the employment area being identified as Flood Zone 3.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>No viability information has been obtained as no standalone Candidate Sites promoted for development. Comments in relation to the wider Port are not considered to be specific to the employment area.</p> <p>Given that the site is currently in operation and has a good level of occupation it is considered that the employment area is viable.</p> <p>This is also supported by recent development within/ adjoining the employment area.</p>
Ownership	<p>The site is understood to be owned by a variety of landowners.</p>
Has the site been promoted for development?	<p>Part of Parcel A falls within the wider Port Talbot Port Candidate Site which has been promoted for development.</p>
Site identified/ likely to be identified for a specific user or specific end use?	<p>The part of the Candidate Site falling within Parcel A is likely to be occupied by users associated with the Freeport/ port development.</p>
Site suitable for bad neighbour uses?	<p>The employment area may potentially be suitable for bad neighbour uses given that the site does not directly adjoin residential accommodation.</p> <p>Consideration would need to be given to the proximity of the town centre, existing residential communities, the Port and AQMA.</p>

Criteria	Assessment
Potential expansion opportunities?	There is potential to expand Llewellyn's Quay to include the area of land to the north which is currently used for storage.
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Availability and Deliverability Summary	<p>There are no Candidate Sites being promoted for development within the employment area. Part of Parcel A however is within the Candidate Site being promoted at the Port.</p> <p>Within recent years there has been development on Parcel B and an area to the north of the employment area which could be included within the employment area boundary. There is not known to be pressure for other uses.</p> <p>Generally it is understood that there is good demand for the units.</p>

Conclusion:

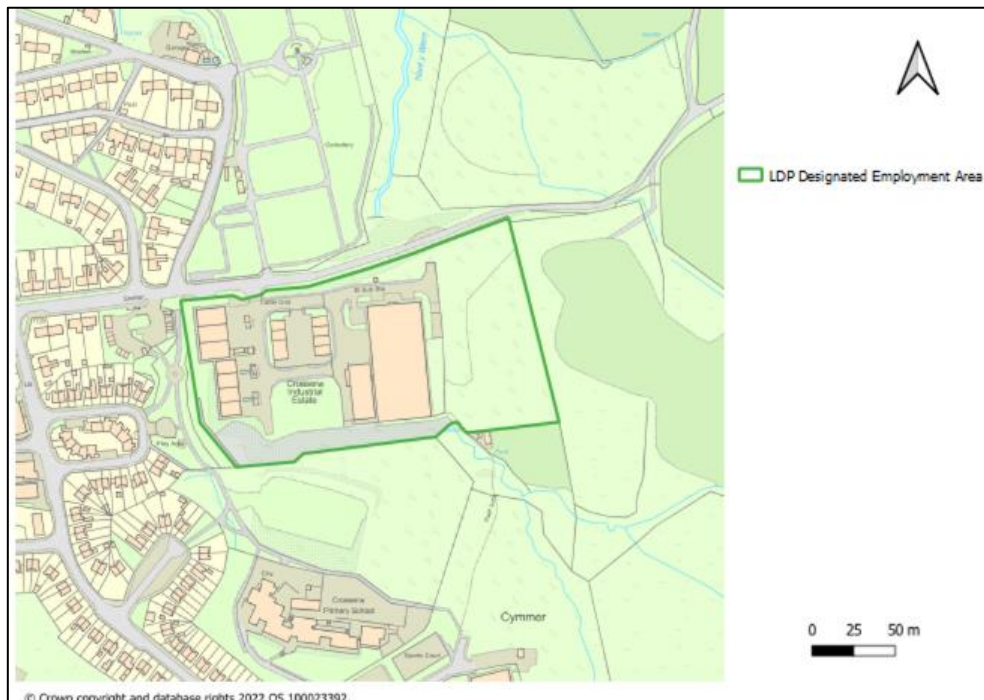
Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Tata Steelworks

Given that a Candidate Site has been promoted for this site, it has not been assessed as part of the existing employment areas. It is however recommended that the site remains an existing employment area.

Croeserw Industrial Estate

Figure 49: Croeserw Industrial Estate



Site Detail	Information
Site Name	Croeserw Industrial Estate, Afan Valley
Site Typology	Designated employment area
Reference	EC2/12
Site area (Ha)	3.3

Accessibility

Figure 50: Croeserw Industrial Estate



Mode	Provision
Road Access	<p>The site is accessed from Eastern Avenue.</p> <p>Eastern Avenue feeds onto the A4063 which feeds into Maesteg and the A4107 which feeds down to Port Talbot.</p> <p>The employment area is some distance from the M4.</p> <p>Overall, the employment area is considered to have average road access.</p>
Public Transport Access	<p>The nearest bus stop is situated Eastern Avenue which is within relatively close proximity of the employment area.</p> <p>This offers services every half hour.</p>

Mode	Provision
	The employment area is therefore considered to have average public transport activity.
Pedestrian/ Cycle Access	<p>There is an existing active travel route from Croeserw Industrial Estate into the village to the primary school.</p> <p>There is no pavement per se to the employment area (although the road does have large grass verges). There are pavements within the employment area.</p> <p>Overall, the employment area is considered to have average pedestrian and cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	The employment area has average road, pedestrian, cycle and public transport access.

Internal Environment:

Figure 51: Internal Environment



Source 21: Google Streetview (2024)

Criteria	Analysis
Description	<p>Croeserw Industrial Estate is comprised of a number of units and workshops and an area of undeveloped land on the eastern side.</p> <p>Croeserw Industrial Estate is located adjacent to the residential area of Croesew, opposite a cemetery and to the rear of a school and community centre.</p> <p>The employment area provides an important source of employment for the local area.</p> <p>The employment area is designated in the current LDP.</p>
Number of Commercial Premises	There are 15 employment premises within the employment area.
Commercial Floorspace	<p>Total floorspace: 5,748sqm</p> <p>Scale of floorspace:</p> <p><100sqm: 43%</p> <p>100-249sqm: 21%</p> <p>250-499sqm: 29%</p> <p>500-749sqm: 0%</p> <p>750-999sqm: 0%</p> <p>1,000sqm+: 7%</p>
Density	0.17 plot ratio.

Criteria	Analysis
Use Class Mix	All units B2/B8 Use Class.
Building Quality and Condition	The employment area predominantly has secondary building quality.
Quality of the Employment Area	<p>Croeserw Industrial Estate is comprised of a number of older employment premises which are in varied condition.</p> <p>On the whole the employment area is clean and tidy. The appearance could however be improved in parts.</p> <p>There is street lighting within the employment area.</p> <p>There is no on street parking.</p> <p>There are no services within the employment area but there is a convenience store and take-away within relatively close proximity of the employment area.</p> <p>Overall, the employment area is considered to have an average level of quality.</p>
Occupier Profile	Units are occupied by manufacturing and industrial uses.
Vacant Units	There are currently four vacant units within the employment area.
Vacant Unit Trend	Within recent years there have been a number of vacant units.
Business/ Occupier Profile	The employment area is occupied by local businesses such as Afan Automotive and J & C Mechanical.

Criteria	Analysis
	A number of the employment premises are occupied by Wilkins Travel Ltd.
Prominence	<p>Croeserw Industrial Estate, whilst providing employment facilities for the Village, has limited prominence within the village, hidden off Eastern Avenue. The employment area is partially viaible from Coronation Avenue.</p> <p>There is no signage to the employment area.</p> <p>The employment area therefore has poor overall prominence.</p>
Parking	<p>All of the units within the employment area have their own parking provision. There is no on-street/ overspill parking.</p> <p>The employment area is therefore considered to have excellent parking facilities.</p>
Servicing	<p>There are no facilities within the employment area.</p> <p>There are facilities within the village which are within relatively close proximity of the employment area. These include convenience retail, public house and take-away provision.</p> <p>Overall, the employment area is therefore considered to have an average level of servicing.</p>
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	The employment area has a regular shape.

Criteria	Analysis
	<p>The employment area is accessed from a single point of entry.</p> <p>The employment area functions as a standalone employment area.</p>
Internal Environment Summary	<p>Croeserw Industrial Estate Employment Area is located within Croeserw. It is a small local employment area that is comprised of smaller units for B2 and B8 uses.</p> <p>The employment area is not prominent and there have been a number of vacant units within recent times.</p> <p>Employment accommodation is more of a nature. But on the whole the employment area is clean and tidy.</p>


External Environment:

Figure 52: External Environment



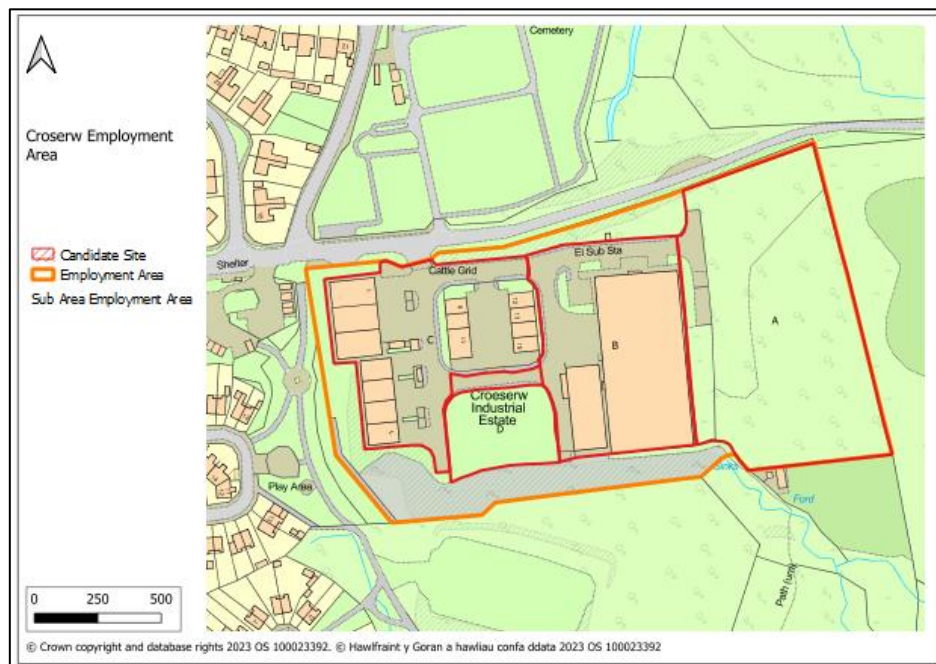
Source 22: Google Streetview (2024)

Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within the Afan Valley spatial area. There are two employment areas within the spatial area. These have a similar offer.</p> <p>There are no employment premises adjoining the employment area or within relative close proximity of the employment area.</p> <p>There are two other employment premises within the village. These offer small scale provision.</p> <p>The employment area therefore has an average level of proximity to similar uses.</p>
Adjoining Uses	<p>The employment area adjoins existing residential accommodation, school, community centre and cemetery.</p> <p>Adjoining uses are generally complementary to the employment area given the scale and location of the employment area.</p> <p>The majority of the units are occupied by a single business Wilkins Travel Ltd. There are some smaller vacant units which offer the opportunity for start-ups. Overall though there is considered to be limited opportunity for spin-off/ agglomeration businesses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Description
	
Proximity to Services (incl. convenience retail)	<p>There are no services within the employment area.</p> <p>There are facilities within the village which are within relatively close proximity of the employment area. These include convenience retail.</p> <p>Overall, the employment area is therefore considered to have an average level of servicing.</p>
External Environment Summary	<p>The employment area is considered to have an average level of servicing. There are no employment uses directly adjoining the employment area (being more of a mixed nature). Adjoining uses are however considered to be complementary to the employment area.</p>

Local Opportunities:

Figure 53: Local Opportunities

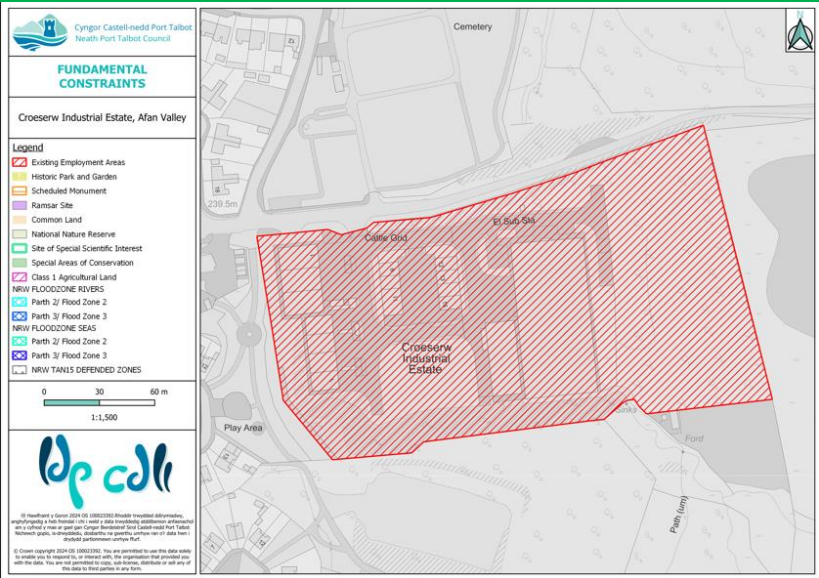


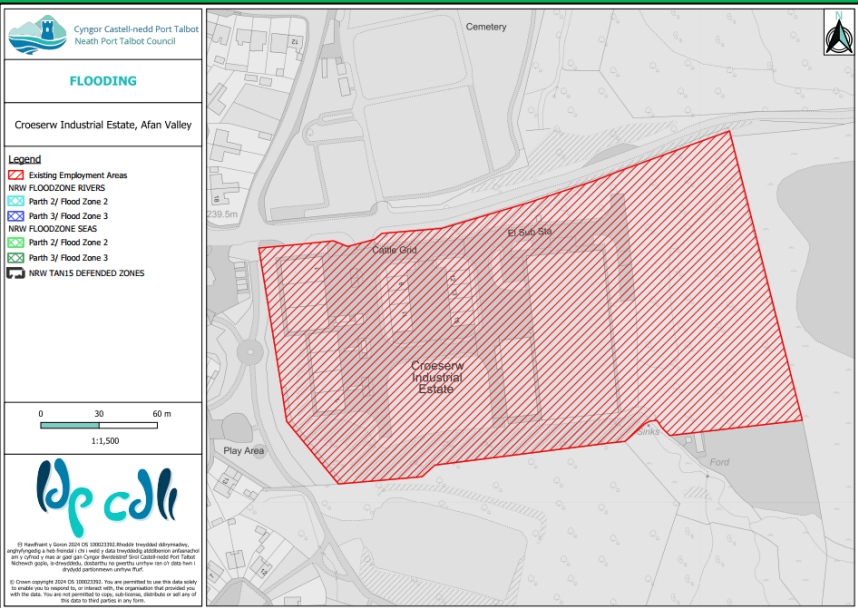
Criteria	Analysis
Market Performance and Perception	<p>Area A has been promoted as a Candidate Site for housing development. It is however understood that they would be interested in bringing the site for employment development.</p> <p>There are a number of vacant units within the employment area and the employment area fulfils a more local role.</p>
Development Activity and Interest	<p>There has been no development activity over the LDP plan period. Pre-application discussions were held with a potential developer in 2011 for industrial units on the vacant area of land and adjacent land.</p>
Planned Infrastructure	<p>No known planned infrastructure.</p>

Criteria	Analysis
Redevelopment Opportunities?	<p>There are two potential redevelopment opportunities within the employment area. Parcel A to the east of the employment area and Parcel D to the south of the employment area. Neither of these have been promoted for employment uses. Parcel A has however been promoted for housing and it is understood that the landowner would be interested in bringing the site forward for employment development.</p> <p>There may be potential for redevelopment of existing units when/ should they become available.</p>
Local Opportunities Summary	<p>Croeserw Employment Area plays a more local role.</p> <p>There are opportunities for development within the employment area.</p>

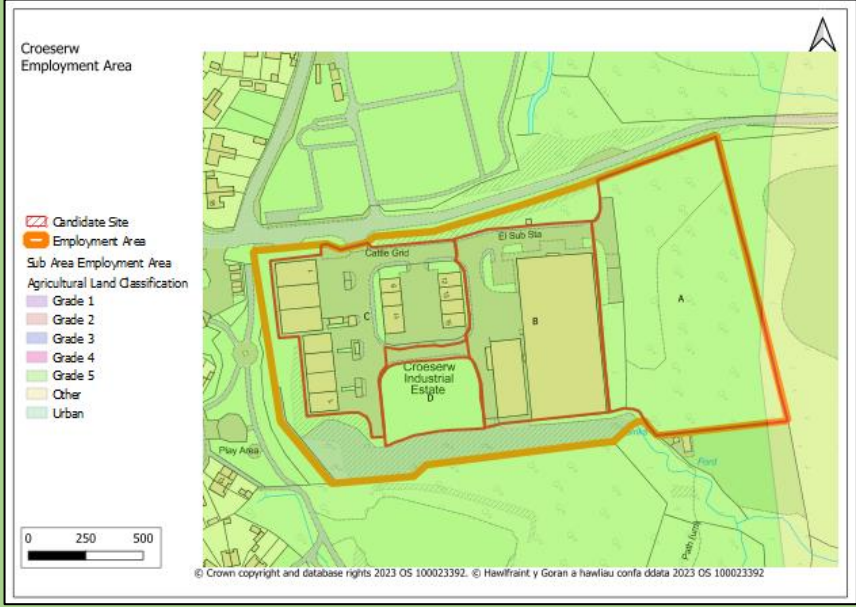
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	<p>The employment area includes both brownfield and greenfield land.</p> <p>The development opportunities within the employment area are greenfield.</p>
Proximity to residential accommodation	There is no residential accommodation within or adjoining the employment area.
Highways	As part of Candidate Site reference UCS:14, Highways have raised concerns with the development of this site. This is

Criteria	Assessment
	<p>because the site frontage is accessed directly from Eastern Avenue/Viaduct Road and will require a separate highway access to that of the industrial estate, and carriageway width is approximately 4-4.5m. This is not sufficient for two way traffic, and footpaths to encourage Active Travel. Also potential for visibility issues for both drivers and pedestrians. Development would be challenging, due to the above visibility issues along with its poor horizontal alignment of the carriageway.</p>
Fundamental Constraints	 <p>There are no fundamental constraints within the employment area.</p>
Proximity to other known environmental concerns	<p>As part of Candidate Site reference UCS:14 Biodiversity officers have identified this site as a S7 habitat, SINC 018 Nant y Wern, and identified that there are trees on site. Potnetial species include birds, bats and reptiles.</p>
Would development exacerbate existing	<p><u>AQMA</u>: The site is not located within AQMA.</p>

Criteria	Assessment
<p>environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u></p> <p>No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
<p>Flood risk</p>	 <p>The site is not located within a flood zone.</p>
<p>Landscape Sensitivity</p>	<p>The employment area adjoins Mynydd y Gelli SLA.</p> <p>Development opportunity Parcel A adjoins Mynydd y Gelli SLA.</p>

Criteria	Assessment
	 <p>Croeserw Employment Area</p> <p>SLA</p> <p>Employment</p> <p>Candidate Sites</p> <p>Employment Area</p> <p>Sub Area</p> <p>0 250 500</p> <p>© Crown copyright and database rights 2023 OS 100023392. © Hawfrant y Goran a hawliu conff ddata 2023 OS 100023392</p>
Tree Preservation Order/s	 <p>Cynor Castell-nedd Port Talbot Neath Port Talbot Council</p> <p>TREE PRESERVATION ORDERS</p> <p>Croeserw Industrial Estate, Afan Valley</p> <p>Legend</p> <ul style="list-style-type: none"> Existing Employment Areas TPO Areas Area Group Woodland TPO Points <p>0 30 60 m</p> <p>1:1,500</p> <p>© Crown copyright 2024 OS 100023392. You are permitted to use this data solely to make sites to respond to, or shared with, the organisation that provided it and for the data. You are not permitted to copy, sell, borrow, distribute or use any of this data for third parties in any form.</p> <p>There are no TPOs within or adjoining the employment area.</p> <p>There are no TPOs within development opportunities.</p>
Quiet Area	The site is not located within a quiet area.
Topography	The employment area, and development opportunities within the employment area, are relatively flat.

Criteria	Assessment
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	To follow.
Impact on agricultural land	<p>The majority of the employment area, apart from a very small area within development Parcel A, is identified as Agricultural Land Classification 5.</p> <p>The very small part of Parcel A is identified as Agricultural Land Classification 5 Non-Agricultural..</p> 
Contamination	To follow.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.

Criteria	Assessment
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	Consideration would need to be given to the proximity of SLA.

Availability and Deliverability:

Criteria	Assessment
Viability	As part of Candidate Site reference UCS:14, viability information has been provided. This shows that the site is considered to be deliverable. However, further viability evidence will be required if the site is to be allocated in the Deposit Plan.
Ownership	The site was developed by the Welsh Development Agency. It is assumed that the site is owned by a number of landowners, but ownership is unknown.
Has the site been promoted for development?	No. Parcel A has been promoted for housing development, however it is understood that the landowner would be willing to bring the site forward for employment development.
Site identified/ likely to be identified for a	It is not considered that there are any specific users/ specific end use.

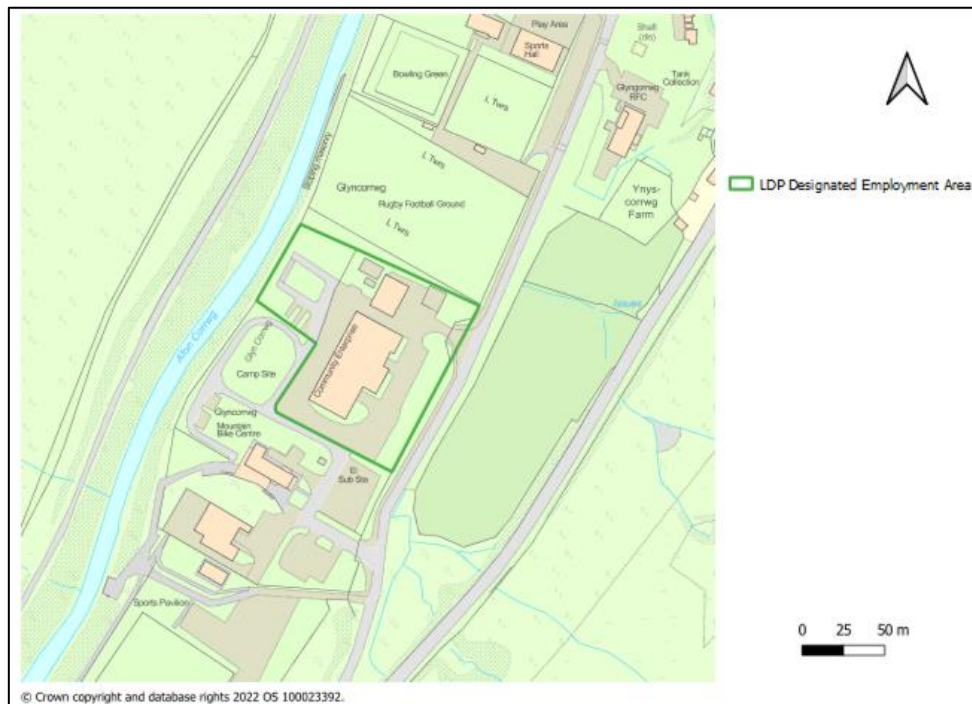
Criteria	Assessment
specific user or specific end use?	Existing businesses may wish to expand.
Site suitable for bad neighbour uses?	It is not considered that the employment area would be considered suitable for bad neighbour uses given the proximity of the employment area to the cemetery, residential accommodation, school and community centre and the existing employment uses on site.
Potential expansion opportunities?	Two parcels have been identified as potential opportunities for expansion.
Pressure for other forms of development?	<p>Parcel A has been promoted for housing development. It is however understood that the site promoter would bring the site forward for housing or employment uses.</p> <p>In general, there is not considered to be pressure for other forms of development.</p>
Availability and Deliverability Summary	<p>Whilst two parcels have been identified for development they have not been promoted for employment uses.</p> <p>Further work would need to be undertaken in order to see whether they are deliverable and available.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Glyncorrwg Workshops

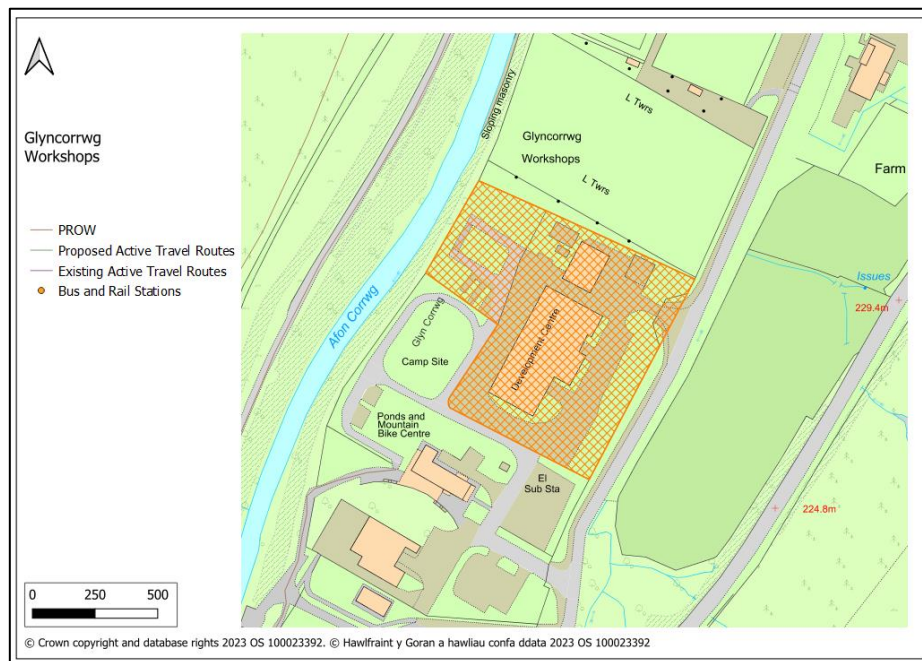
Figure 54: Glyncorrwg Workshops



Site Detail	Information
Site Name	Glyncorrwg Workshops, Afan Valley
Site Typology	Designated employment area
Reference	EC2/13
Site area (Ha)	1.0

Accessibility

Figure 55: Glyncorrwg Workshops



Mode	Provision
Road Access	<p>Glyncorrwg is at the top of the Afan Valley.</p> <p>The employment area is accessed from Park Street/ Cymmer Road. Cymmer Road feeds into Cymmer.</p> <p>The employment area has good road access into the village but does not benefit from good strategic road access.</p> <p>The employment area is located some distance from the nearest A road.</p> <p>The employment area therefore has poor road access.</p>
Public Transport Access	<p>There are a number of bus stops located along Cymmer Road.</p>

Mode	Provision
	<p>These offer services approximately every 2 hours. There are more regular services during peak times.</p> <p>The employment area therefore has poor public transport access.</p>
Pedestrian/ Cycle Access	<p>The employment area is within walking distance of the village.</p> <p>There are pavements to the employment area and within the employment area.</p> <p>There are a number of public rights of way within the wider area including one to the neighbouring bike centre.</p> <p>There are no active travel routes within close vicinity of the employment area.</p> <p>The employment area therefore has poor pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area .
Accessibility Summary	<p>Whilst the employment area is within relative close proximity of the village and there are good footpaths to the village. Overall, the employment area has poor road access, public transport access and pedestrian and cycle access.</p>

Internal Environment:

Figure 56: Internal Environment



Source 23: Google Streetview (2024)

Criteria	Analysis
Description	<p>Glyncorrwg Workshops are situated south of the village of Glyncorrwg adjacent to Glyncorrwg Ponds, rugby fields, and the Mountain Bike Centre in the Afan Valley.</p> <p>Within the employment area there are a range of various sized industrial units and offices all under one roof with service corridors serving each of the units.</p> <p>The workshops are managed by the Council.</p>
Number of Commercial Premises	<p>There are 18 employment units within the employment area.</p>
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all of the units.</p> <p>For the units it has been possible to ascertain floorspace data, the total floorspace is: 1,587sqm.</p>

Criteria	Analysis
	Half of these are less than 100sqm. The remaining half are 100-249sqm.
Density	0.16 plot ratio (noting floorspace data limitation)
Use Class Mix	All premises are B2/B8 uses.
Building Quality and Condition	All premises are secondary quality.
Quality of the Employment Area	<p>The employment area is comprised of older employment provision which is well maintained clean and tidy.</p> <p>There is no street lighting within the employment area. Units do however have lighting.</p> <p>Each of the units have their own parking provision. There is no on-street/ overspill parking.</p> <p>Services within the employment area are limited to communal toilets. There are facilities within the mountain bike centre and within the village itself. These are within relative close proximity of the employment area.</p> <p>Overall, the employment area is considered to be of good quality.</p>
Occupier Profile	All premises are used for light industrial/manufacturing and storage uses.
Vacant Units	There are currently no vacant units in the employment area.

Criteria	Analysis
Vacant Unit Trend	<p>The Council owns this employment area and therefore we have in-depth occupier information since 2011. This shows that there have been no periods of long-term vacant units.</p>
Business/ Occupier Profile	<p>Occupiers within the employment area are of a local nature. They include occupiers such as Glyncorrwg MOT Centre, Grip and Rip Tyres, and A and D Mouldings.</p> <p>A number of the units are occupied by windows and door suppliers, MPN Windows and Doors.</p>
Prominence	<p>The employment area is visible from the local road into Glyncorrwg. It is not visible from a main or strategic road.</p> <p>The employment area therefore has poor overall prominence.</p>
Parking	<p>Each unit within Glyncorrwg Workshops has its own dedicated parking provision. There is no on-street/ overspill parking provision.</p> <p>The employment area is therefore considered to have excellent parking provision.</p>
Servicing	<p>Each of the units within the Glyncorrwg Workshops are under one roof with service corridors serving each of the units. There are communal toilet facilities.</p> <p>There are no other servicing facilities within the employment area. There are however facilities within the adjoining bike centre and within the village.</p>

Criteria	Analysis
	<p>The employment area is therefore considered to have good overall servicing for the size and type of employment area.</p>
Gradient of Land	<p>The employment area is relatively flat.</p>
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>The employment area is accessed from a single point of entry.</p> <p>The employment area stands as a standalone employment area.</p>
Internal Environment Summary	<p>Whilst not positioned in a prominent location, the employment area plays an important role in providing a range of premises for the Afan Valley.</p> <p>The employment area has a history of being well occupied and used for storage and light industrial/manufacturing businesses.</p> <p>Whilst stock is older, overall the employment area is clean and tidy.</p>

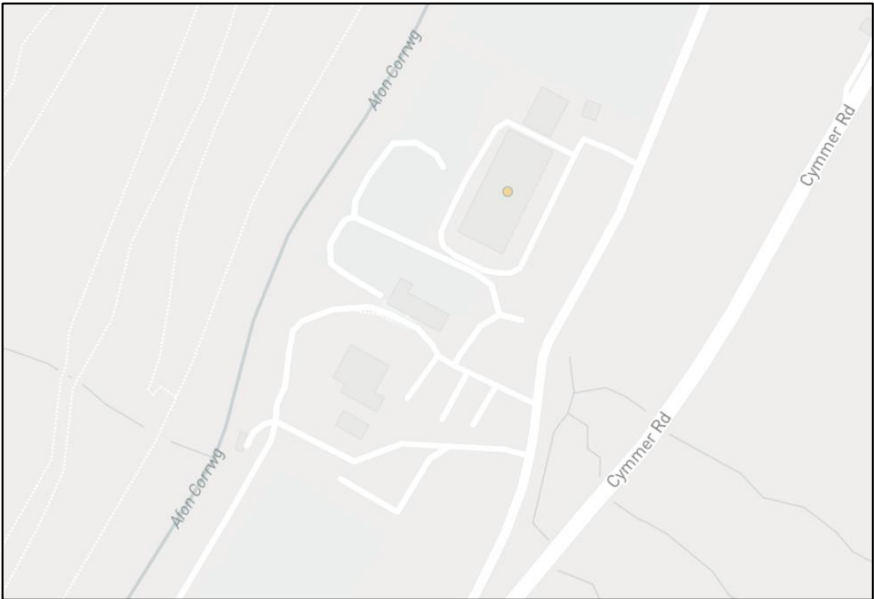
External Environment:

Figure 57: External Environment



Source 24: Google Streetview (2024)

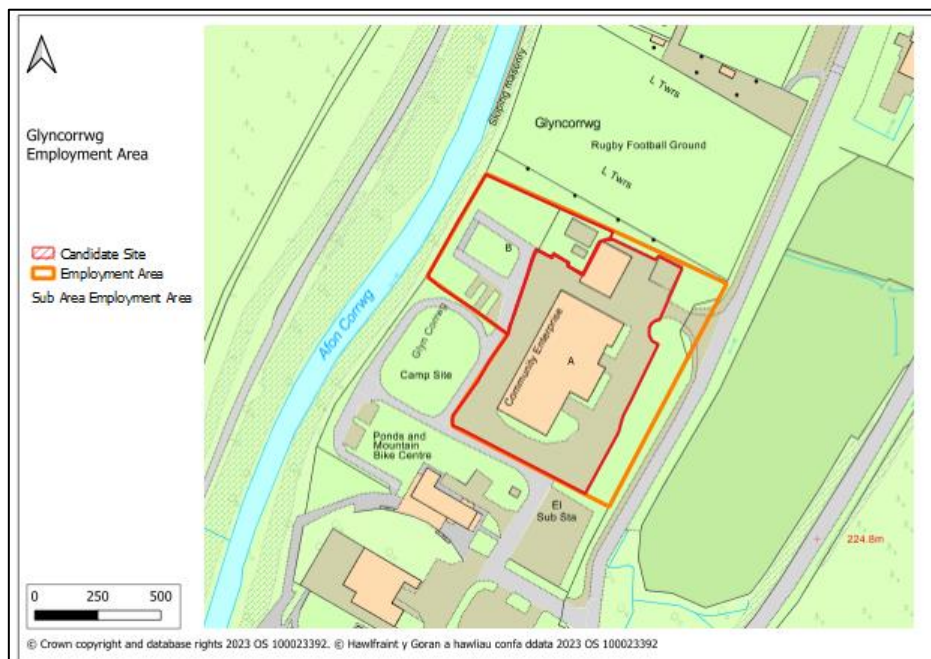
Criteria	Description
Proximity to Similar Uses	<p>The employment area is located within the Afan Valley spatial area. There are two employment areas within the spatial area. These have a similar offer.</p> <p>There are small employment units within the Glyncorrwg Ponds Co-Operative adjoining the employment area. These units (plus the employment area) are the extent of employment provision within the village.</p> <p>The employment area therefore has good proximity to similar uses.</p>
Adjoining Uses	<p>Adjoining uses include Glyncorrwg Ponds Campsite, mountain bike centre and workshops to the south, River Corrwg to the west, rugby club to the north, and countryside and Cymmer Road to the east.</p> <p>The employment area is well spaced from the adjoining uses.</p> <p>Adjoining uses are complementary to the employment area.</p>

Criteria	Description
	<p>A number of the units are occupied by one business, MPN Windows and Doors. The workshops also provide small premises which provide opportunities for start-up businesses. There are however historically low levels of vacancies. On the whole,, there are therefore considered to be limited number of opportunities for spin-off/ agglomeration.</p>
<p>Availability and Speed of Broadband</p>	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
<p>Proximity to Services (incl. convenience retail)</p>	<p>There is some servicing within the employment area - each of the units within the Glyncorrwg Workshops are under one roof with service corridors serving each of the units. There are communal toilet facilities.</p> <p>There are no other servicing facilities, including convenience retail, within the employment area.</p>

Criteria	Description
	<p>There are however facilities within the adjoining bike centre.</p> <p>There is convenience retail within the village which is within relatively close proximity of the employment area.</p> <p>The employment area is therefore considered to have good overall servicing for the size and type of employment area.</p>
External Environment Summary	The employment area is considered to have good overall servicing. There are a variety of adjoining uses including employment, and these are considered to be complementary.

Local Opportunities:

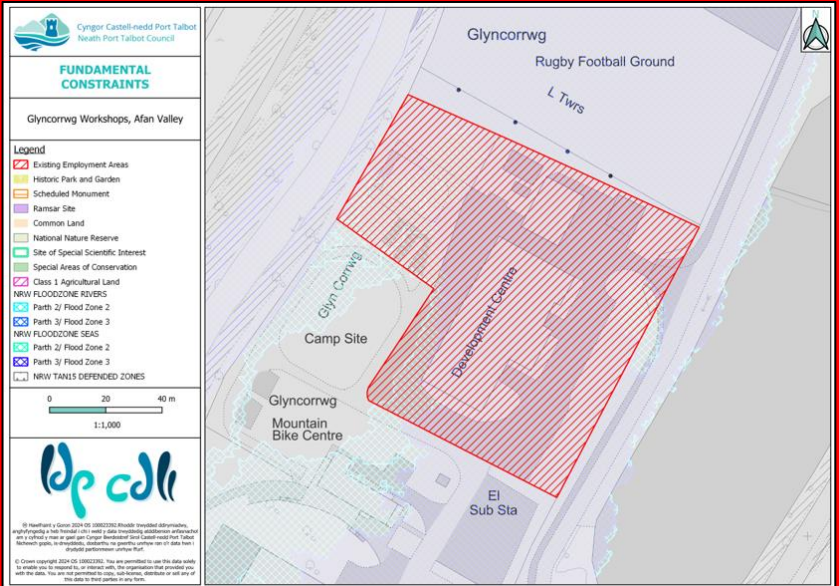
Figure 58: Local Opportunities

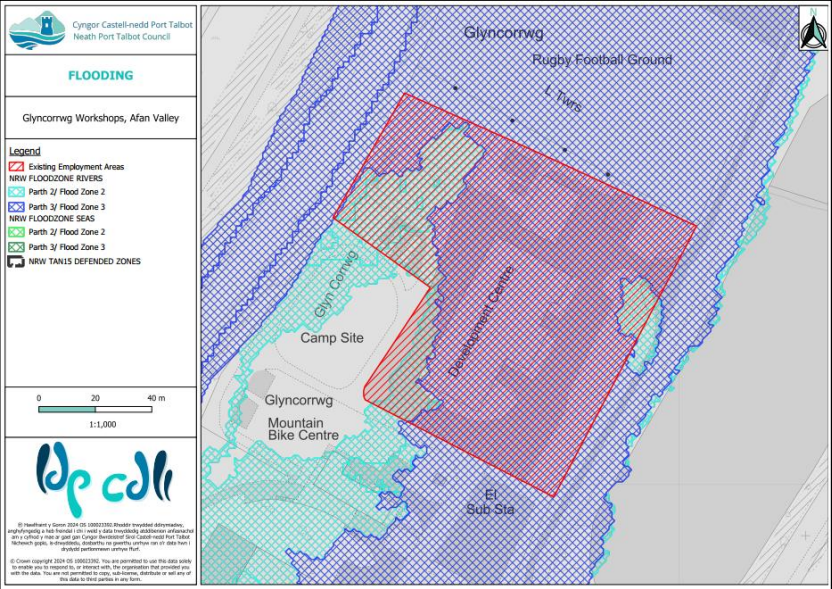


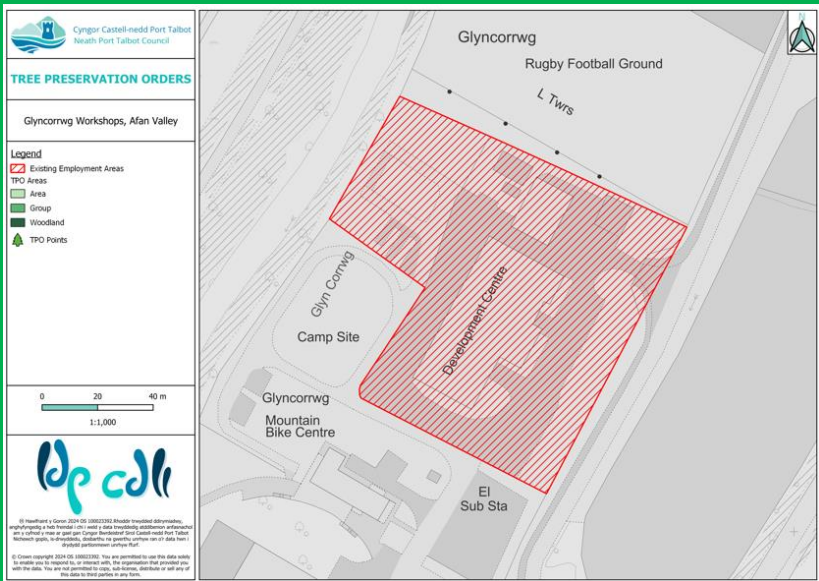
Criteria	Analysis
Market Performance and Perception	<p>Given that there is a history of low vacancies and no long-term vacant units, it is considered that there is good demand for the units and therefore good market perception.</p> <p>There are currently no units for rent.</p>
Development Activity and Interest	<p>A pre application in 2013 for 4 x industrial units received a mixed response.</p> <p>There has been no other development activity and interest over the Plan period.</p> <p>No sites have been promoted for development in the RLDP.</p>
Planned Infrastructure	<p>There are no known planned infrastructure improvements.</p>
Redevelopment Opportunities?	<p>No sites have been promoted for development in the RLDP.</p> <p>There is potentially some redevelopment potential for the area to the north (Parcel B). Further assessment would need to be undertaken as to the suitability of this.</p>
Local Opportunities Summary	<p>It is considered that there is good market perception and demand for the units. There has been no development since the beginning of the Plan period but there has been some development interest.</p>


Constraints:

Criteria	Assessment
Greenfield/ Brownfield	<p>The employment area includes a mix of brownfield and greenfield land.</p> <p>Parcel A is predominantly brownfield.</p> <p>Parcel B is mixed brownfield and greenfield.</p> <p>Development opportunities within Parcel B are therefore mixed.</p>
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is no residential accommodation adjoining the employment area.</p> <p>There is no residential accommodation within/ adjoining the development opportunity within Parcel B.</p> <p>Proximity of residential accommodation would therefore not limit/ inhibit development opportunities within the employment area. .</p>
Highways	<p>No information obtained as no Candidate Sites promoted for development.</p>

Criteria	Assessment
<p>Fundamental Constraints</p>	 <p>Areas within the employment land, including within development opportunity Parcel B are constrained by Flood Zone 3.</p> <p>There are therefore fundamental constraints within the employment area. These would limit/ inhibit development within the employment area.</p>
<p>Proximity to other known environmental concerns</p>	<p>No information obtained as no Candidate Sites promoted for development.</p>
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA</u>: The site is not located within AQMA.</p> <p><u>Noise sensitive area</u>: The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses</u>: The site is not located within close proximity to noise sensitive uses.</p>

Criteria	Assessment
	<p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	 <p>Areas within the employment area, including development opportunity on Parcel B are subject to flooding constraint.</p>
Landscape Sensitivity	<p>The employment area is not located within/ adjoining SLA.</p> <p>Development within the Candidate Site would therefore not cause adverse impacts on the features and characteristics for which the SLA has been designated..</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within or adjoining the employment area.</p> <p>There are no TPOs within or adjoining the development opportunity within Parcel B..</p>
Quiet Area	The site is not located within a quiet area.
Topography	<p>The employment area is relatively flat.</p> <p>The development opportunity on Parcel B is relatively flat.</p>
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	No information obtained as no Candidate Sites being promoted for development within the employment area.
Impact on agricultural land	The employment area is located within Agricultural Land Classification Grade 5.

Criteria	Assessment
	<p>Glyncorrwg Employment Area</p>  <p>The map displays the Glyncorrwg Employment Area, which is outlined in orange. The area is divided into sub-areas A and B. The map shows various agricultural land classifications: Grade 1 (light green), Grade 2 (medium green), Grade 3 (dark green), Grade 4 (light purple), Grade 5 (dark purple), Other (yellow), and Urban (grey). A legend on the left side of the map provides the key for these classifications. A scale bar at the bottom left indicates distances of 0, 250, and 500 meters. The map also shows the Glyncorrwg River and surrounding roads.</p> <p>© Crown copyright and database rights 2023 OS 100023392, © Hawlfraint y Goran a hawliau corff ddata 2023 OS 100023392</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	Flooding limits development opportunities.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>There are no Candidate Sites being promoted for development within the employment area, therefore no viability information has been submitted.</p> <p>Given that the site is currently in operation and has a good level of occupation it is considered that the employment area is viable.</p>
Ownership	The employment area is owned by the Council.
Has the site been promoted for development?	No Candidate Sites have been promoted for development.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	It is not considered that the employment area is suitable for bad neighbour uses.
Potential expansion opportunities?	There is a potential site within the employment area for development, this is however limited by flooding constraints.
Pressure for other forms of development?	There is not known to be pressure for other forms of development.

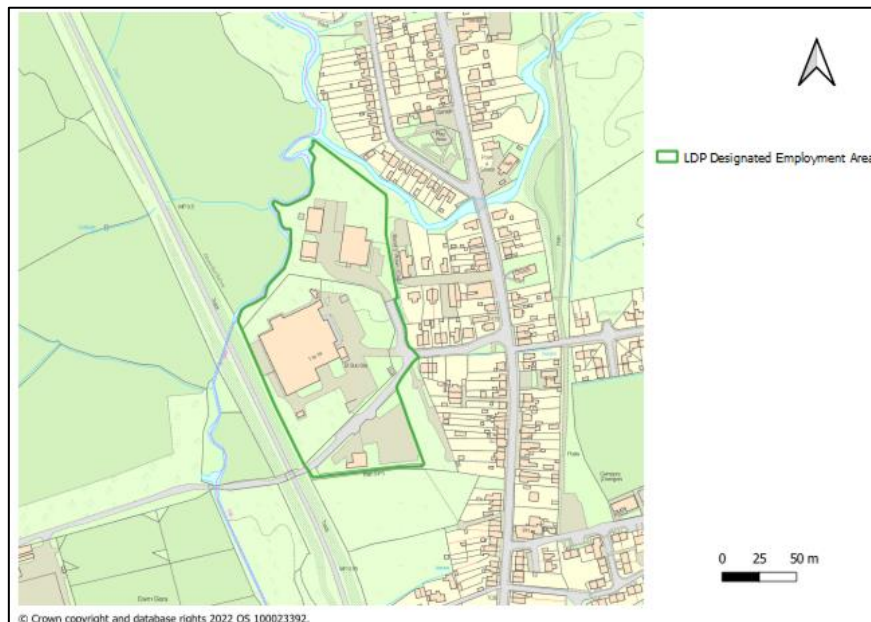
Criteria	Assessment
Availability and Deliverability Conclusion	The employment area is well occupied and there is a good demand for units. There is potential to expand within the employment area, this is however limited by flooding constraints.

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Cwmgors Workshops and Industrial Estate

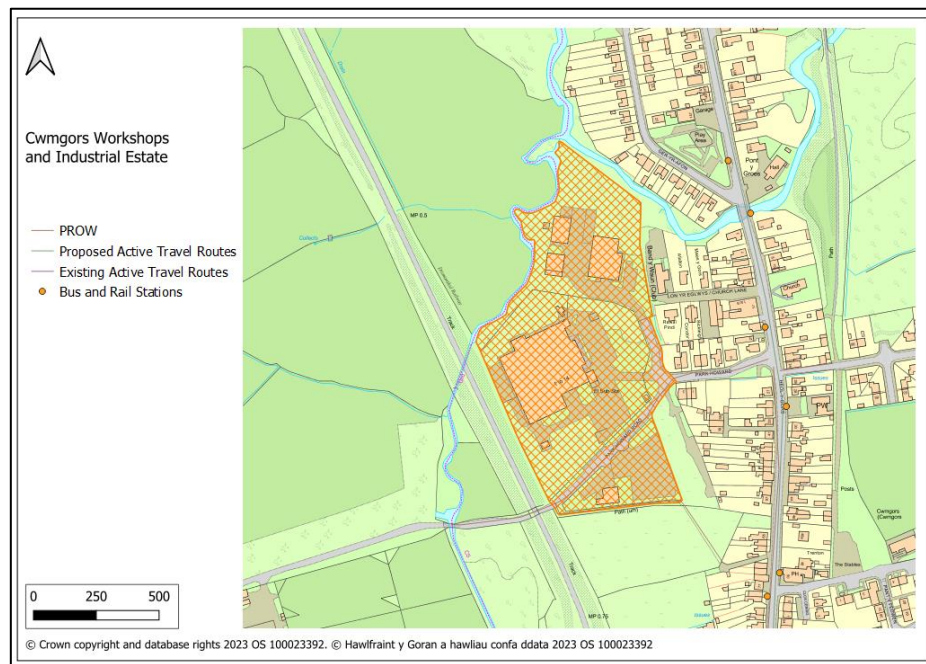
Figure 59: Cwmgors Workshops and Industrial Estate



Site Detail	Information
Site Name	Cwmgors Workshops and Industrial Estate, Amman Valley
Site Typology	Designated employment area
Reference	EC2/14
Site area (Ha)	3.7

Accessibility

Figure 60: Cwmgors Workshops and Industrial Estate



Mode	Provision
Road Access	<p>The employment area is accessed from Park Howard Road.</p> <p>Park Howard Road links directly to Heol y Gors (A474) which links to Pontardawe.</p> <p>The employment area is some distance from the M4.</p> <p>The employment area therefore has good road access.</p>
Public Transport Access	<p>There are a number of bus stops along Heol y Gors. These are within relatively short distance from the employment area. They offer services every couple of hours.</p>

Mode	Provision
	The employment area therefore has average public transport access.
Pedestrian/ Cycle Access	<p>There is a pavement to the employment area. There is not however a pavement within the employment area.</p> <p>There is a public right of way into/ through the employment area.</p> <p>There are no existing active travel routes within/ adjacent to the employment area. There is however a proposed active travel route along Park Howard Road.</p> <p>The employment area therefore has poor pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>The employment area has good road access, average public transport access and poor pedestrian and cycle access.</p> <p>Overall, the employment therefore has average accessibility.</p>

Internal Environment:

Figure 61: Internal Environment



Source 25: Google Streetview (2023)

Criteria	Analysis
Description	<p>Cwmgors Industrial Estate is accessed from Park Howard Road.</p> <p>The employment area is designated as an employment area in the current LDP.</p> <p>The employment area is located predominantly within a residential area and is comprised of three separate parts accessed via a single point of entry.</p> <p>The area to the north is comprised of a number of workshops. These are occupied by a range of businesses.</p> <p>The central area is managed by the Council and is comprised of an array of various sized industrial units and offices all under one roof with service corridors serving each of the units.</p> <p>The area to the south is comprised of an industrial building with adjacent storage. This is occupied by A V Coatings.</p>

Criteria	Analysis
Number of Commercial Premises	There are 34 premises within the employment area.
Commercial Floorspace	<p>There are a number of employment premises for which no floorspace data is available.</p> <p>For the remainder of the units, total floorspace: 6,293sqm</p> <p>Scale of floorspace:</p> <p><100sqm: 48%</p> <p>100-249sqm: 30%</p> <p>250-499sqm: 12%</p> <p>500-749sqm: 6%</p> <p>750-999sqm: 0%</p> <p>1,000sqm+: 3%</p>
Density	0.17 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 47%</p> <p>B2 Use Class: 15%</p> <p>B2/ B8 Use Class: 9%</p> <p>B8 Use Class: 6%</p> <p>D1 Use Class: 0%</p>

Criteria	Analysis
	<p>D2 Use Class: 0%</p> <p>Sui Generis: 6%</p> <p>Vacant: 18%</p>
Building Quality and Condition	On the whole the employment premises are of a secondary nature.
Quality of the Employment Area	<p>Cwmgors Workshops and Industrial Estate has a mixed overall appearance.</p> <p>The employment area is largely comprised of older employment stock which varies in terms of quality of condition.</p> <p>The employment area is generally clean and tidy. There are areas which are in poorer condition and could benefit from enhancement.</p> <p>There isn't any street lighting within the employment area. Some businesses have dedicated lighting.</p> <p>There is some on-street parking. This does not however detract from the overall quality of the employment area.</p> <p>There is a burger van in the employment area and there are shared toilet facilities.</p> <p>There are facilities within the wider area within the village. These include convenience retail and take-away.</p> <p>Overall, the employment area is considered to have a poor quality.</p>

Criteria	Analysis
Occupier Profile	There are a range of occupiers. There are a number of premises that are occupied by offices and light industrial premises. There are also a number of B2 and B8 occupiers.
Vacant Units	There are currently 6 vacant units (18% total units).
Vacant Unit Trend	Historically there have been a low number of vacant units.
Business/ Occupier Profile	The employment area is comprised of predominantly local businesses. These include businesses such as Superior Joinery Ltd, Pops Car Hire, and Zodiac Windows.
Prominence	<p>Croeserw Industrial Estate is accessed via residential accommodation off Park Howard Road. Park Howard Road leads to the A474.</p> <p>There is signage to the employment area from the A road.</p> <p>The employment area therefore has good prominence.</p>
Parking	<p>All units within the employment area have their own dedicated parking provision.</p> <p>There is some overspill parking provision, this however does not detract from the quality of the employment area.</p> <p>The employment area therefore has very good parking provision .</p>
Servicing	<p>There are some services within the employment area.</p> <p>These include a food van that is located within the</p>

Criteria	Analysis
	<p>employment area and shared toilet facilities within the managed area.</p> <p>There are a number of services within the wider area within the village. These include convenience retail and take-away.</p> <p>Overall, the employment area is considered to have a good level of servicing for the scale and nature of the employment area.</p>
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>The employment area is comprised of three separate areas: northern, central and southern parcels. Whilst these act as three standalone parts the employment area does function as a standalone employment area.</p> <p>The employment area has a single point of entry.</p> <p>The employment area therefore has a good shape.</p>
Internal Environment Summary	The employment area offers a range of employment premises of type and size. They are predominantly of a smaller and more local nature. On the whole the employment area has secondary quality stock. There are some areas that could be environmentally aesthetically improved.

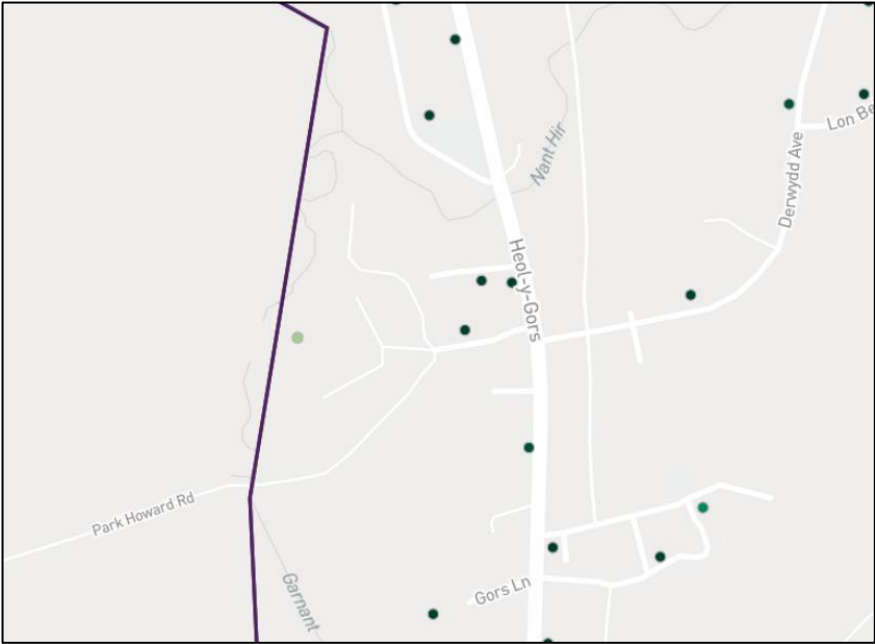
External Environment:

Figure 62: External Environment



Source 26: Google Streetview (2024)

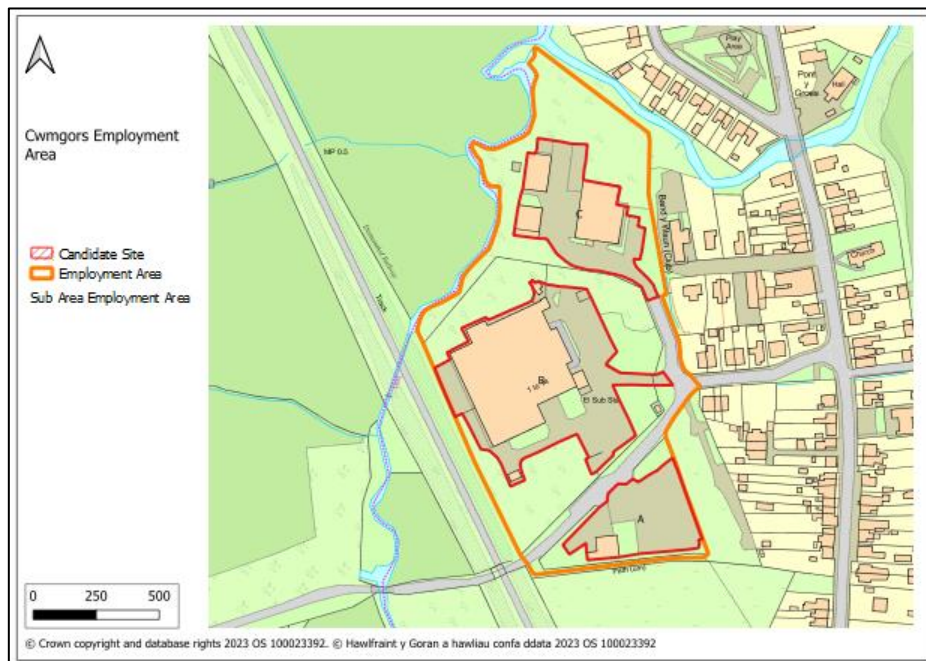
Criteria	Description
Proximity to Similar Uses	<p>There are no employment units adjoining the employment area.</p> <p>There are a number of employment units within relatively close proximity of the employment area.</p> <p>The employment area is located within the Amman Valley spatial area. There are no other designated employment areas within the spatial area.</p> <p>On balance, the employment area is considered to have average proximity to similar uses.</p>
Adjoining Uses	<p>The employment area adjoins residential accommodation to the east. To the western boundary is railway line. To the north and south there is undeveloped land. The residential accommodation is some distance through the employment area. Adjoining uses are therefore considered to be complementary to the employment area.</p>

Criteria	Description
	<p>The employment area offers smaller accommodation and therefore potential space for start-ups. Historically however there have been a low number of vacant units.</p> <p>There is therefore considered to be limited opportunity for spin-off/ agglomeration.</p> <p>Adjoining uses are therefore considered to be very good.</p>
<p>Availability and Speed of Broadband</p>	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
<p>Proximity to Services (incl. convenience retail)</p>	<p>There are no services within the employment area.</p> <p>There is a convenience store and take-away within walking distance of the employment area on the main road (A474).</p>

Criteria	Description
	<p>Convenience retail is therefore within relative close proximity of the employment area.</p> <p>There is therefore considered to be average proximity to services including convenience retail.</p>
External Environment Summary	<p>The employment area is located within the Amman Valley spatial area. There are no other designated employment areas within the spatial area.</p> <p>Adjoining uses are complementary to the employment area.</p> <p>Whilst there are no services within the employment area, there are services within relatively close proximity of the site.</p>

Local Opportunities:

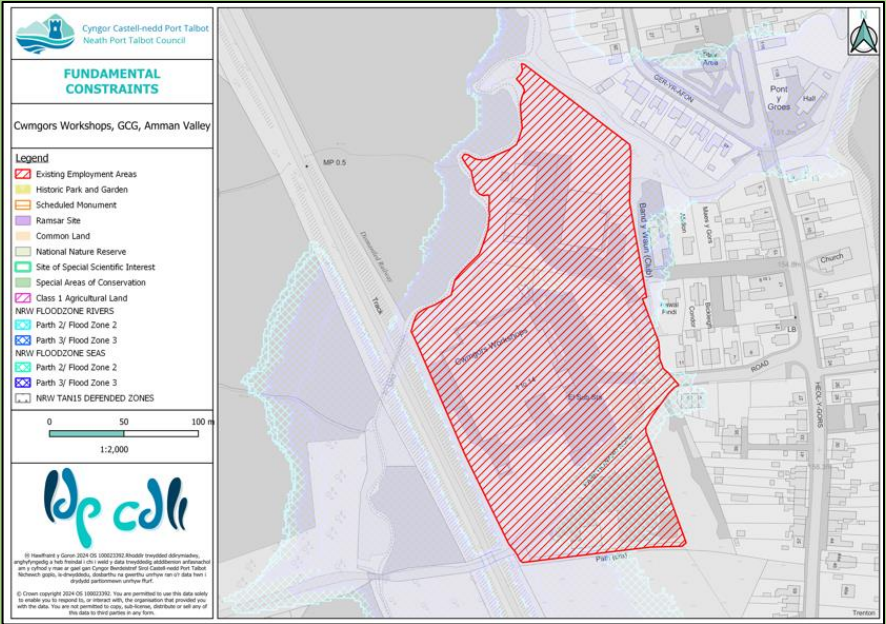
Figure 63: Local Opportunities

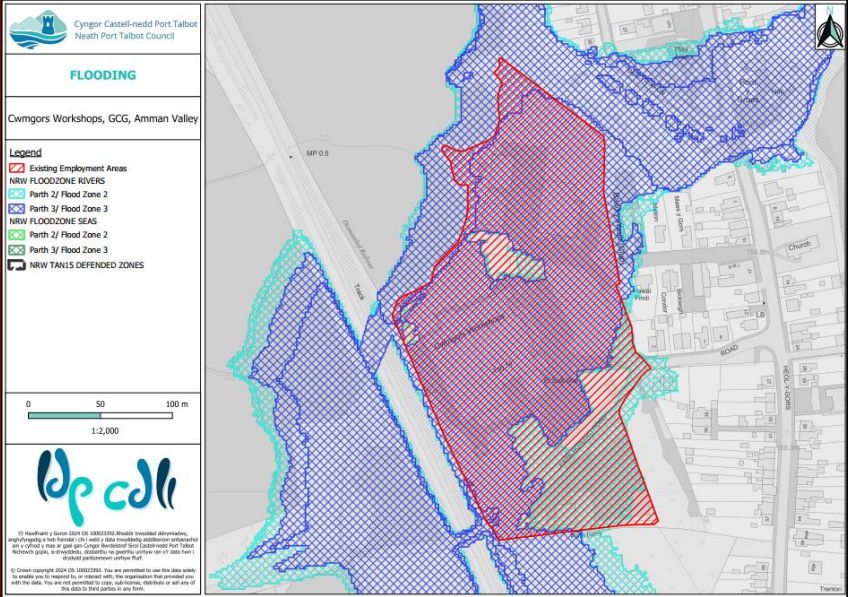


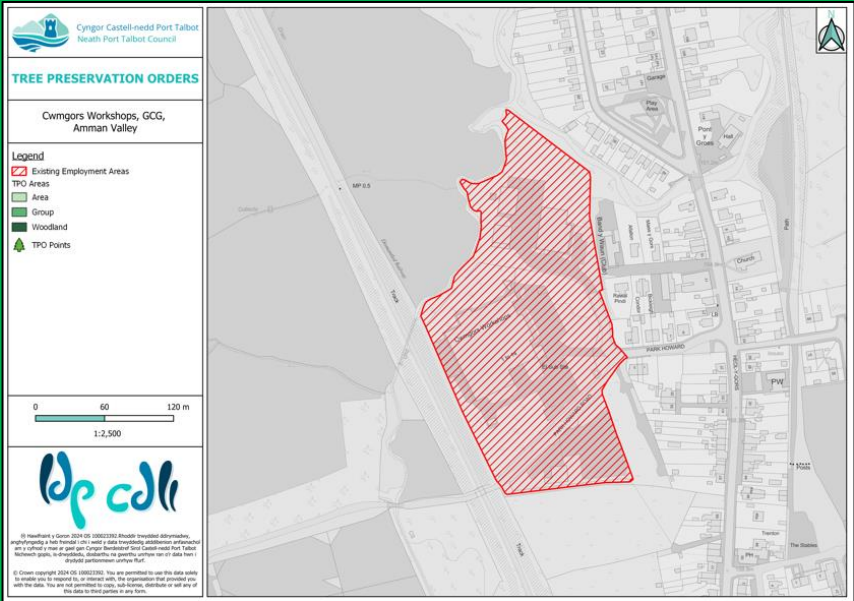
Criteria	Analysis
Market Performance and Perception	Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.
Development Activity and Interest	There has been no development activity over the LDP plan period.
Planned Infrastructure	No known planned infrastructure.
Redevelopment Opportunities?	There are no development opportunities within the employment area.

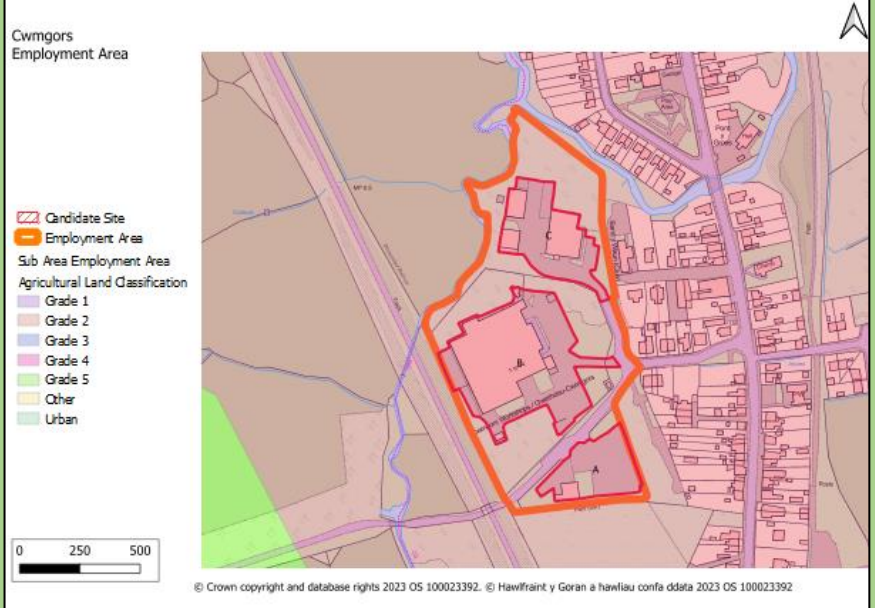
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	There are no development opportunities within the employment area. The employment area is mixed greenfield and brownfield.
Proximity to residential accommodation	There are no development opportunities within the employment area. There is no residential accommodation within the employment area. Residential accommodation adjoins the employment area including on the access road to the employment area.
Highways	No information obtained as no Candidate Sites have been promoted for development.

Criteria	Assessment
Fundamental Constraints	 <p>Parts of the employment area are subject to Flood Zone 3.</p> <p>There are no development opportunities within the employment area, flooding does therefore not represent a constraint to development within these areas.</p>
Proximity to other known environmental concerns	No information obtained as no Candidate Sites have been promoted for development.
Would development exacerbate existing environmental problems?	<p><u>AQMA</u>: The site is not located within AQMA.</p> <p><u>Noise sensitive area</u>: The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses</u>: The site is not located within close proximity to noise sensitive uses.</p>

Criteria	Assessment
(e.g. air quality, noise, light etc.?)	<p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u></p> <p>No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	 <p>The site is located within flood zones 2 and 3.</p>
Landscape Sensitivity	<p>The employment area is not located within/ adjacent to an SLA.</p> <p>Development would therefore not cause adverse impacts on the features and characteristics for which SLAs have been designated.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within or adjoining the employment area.</p>
Quiet Area	The site is not located within a quiet area.
Topography	The employment area is relatively flat.
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	No information obtained as no Candidate Sites being promoted for development.
Impact on agricultural land	The employment area is located within Agricultural Land Classification Grade 4.

Criteria	Assessment
	 <p>The map displays the Cwmgors Employment Area, which is outlined in orange. Within this area, a specific site is highlighted with a red outline, designated as a 'Candidate Site'. The map also shows various agricultural land classifications: Grade 1 (light purple), Grade 2 (light brown), Grade 3 (light blue), Grade 4 (pink), Grade 5 (light green), and Other (yellow). Urban areas are shown in light green. A scale bar indicates distances of 0, 250, and 500 meters. A north arrow is located in the top right corner. The map is sourced from Crown copyright and database rights 2023 OS 100023392.</p>
Contamination	No information obtained as no Candidate Sites being promoted for development.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	<p>There are no development opportunities within the employment area, therefore no constraints to limit future development opportunities.</p> <p>Parts of the employment area are nonetheless subject to flooding constraints.</p>

Availability and Deliverability:

Criteria	Assessment
Viability	<p>There are no Candidate Sites being promoted for development within the employment area, therefore no viability information has been submitted.</p> <p>Given that the site is currently in operation and has a good level of occupation it is considered that the employment area is viable.</p>
Ownership	<p>Part of the employment area is owned by the Council. Ownership of the remainder of the employment area is unknown.</p>
Has the site been promoted for development?	<p>No Candidate Sites have been promoted for development.</p>
Site identified/ likely to be identified for a specific user or specific end use?	<p>N/A</p>
Site suitable for bad neighbour uses?	<p>It is not considered that the employment area is suitable for bad neighbour uses.</p>
Potential expansion opportunities?	<p>Potential for expansion to the north and south of the employment area. These have however not been promoted for development.</p>

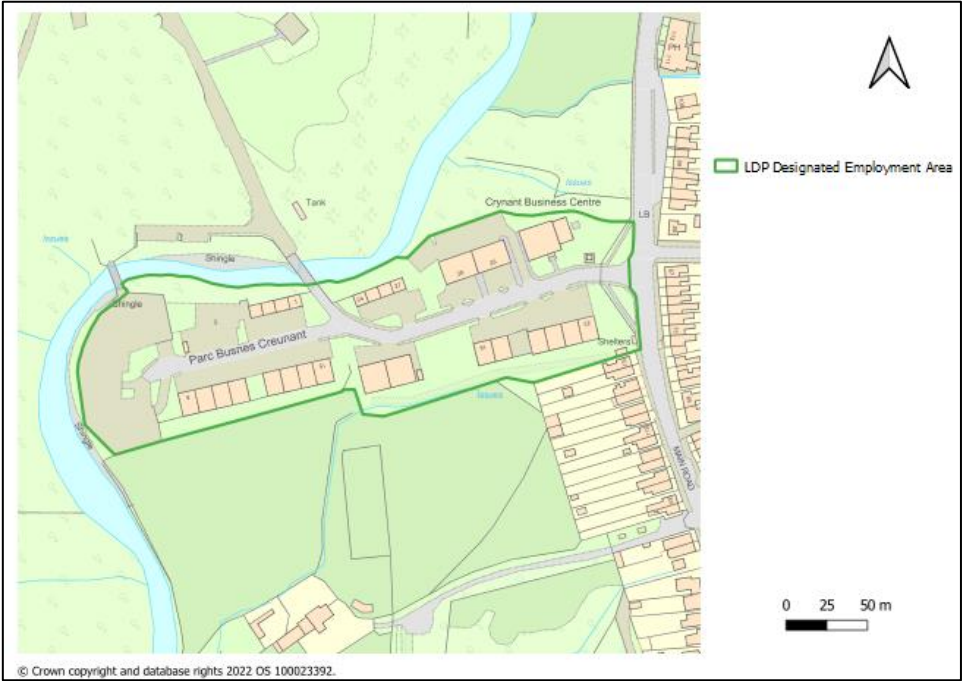
Criteria	Assessment
Pressure for other forms of development?	<p>There is no known pressure for other forms of development.</p> <p>No relevant recent Planning permissions.</p>
Availability and Deliverability Summary	<p>No areas within the employment area have been promoted for development.</p> <p>There is potential for expansion of the employment area more generally, these areas have however not been promoted for development.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Crynant Business Park, Dulais Valley

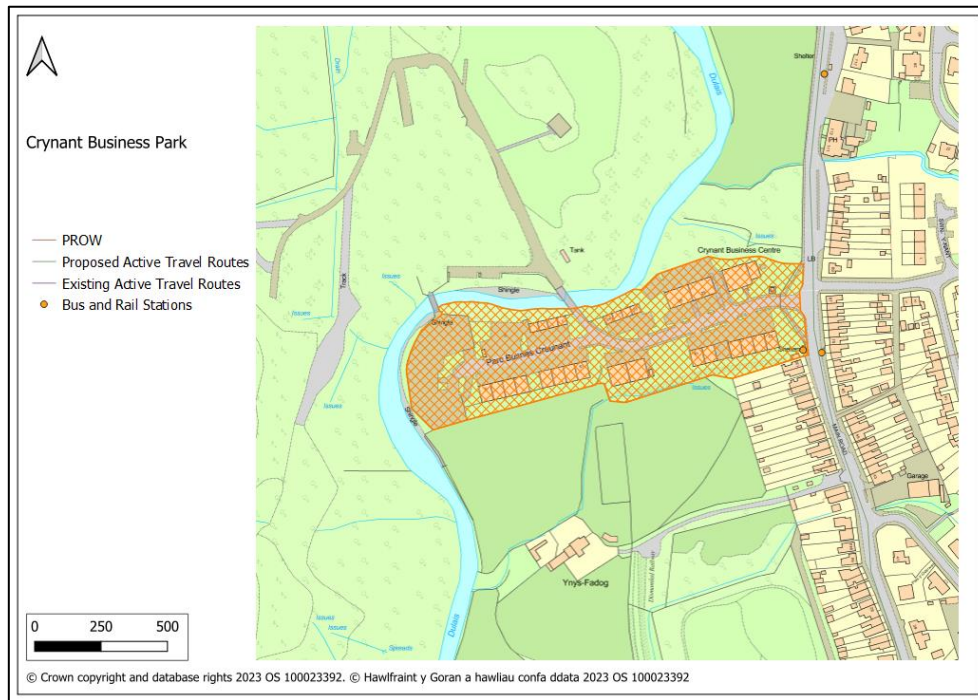
Figure 64: Crynant Business Park



Site Detail	Information
Site Name	Crynant Business Park, Dulais Valley
Site Typology	Designated employment area
Reference	EC2/15
Site area (Ha)	2.3

Accessibility

Figure 65: Crynant Business Park



Mode	Provision
Road Access	<p>The site is accessed from Main Road (A4109).</p> <p>The A4109 joins the A465 Heads of the Valley Road at Aberdulais. The A465 then feeds directly to the M4.</p> <p>In comparison to other employment areas in the County, the M4 is some distance from the employment area.</p> <p>The employment area therefore has relatively good road access.</p>
Public Transport Access	<p>The nearest bus stop is situated adjacent to the employment area on Main Road (A4109). This offers services every half hourly/ hour.</p>

Mode	Provision
	The employment area therefore has good public transport access.
Pedestrian/ Cycle Access	<p>There are pavements to the employment area and within the employment area.</p> <p>There are no existing active travel routes within/ adjacent to the employment area.</p> <p>There is a proposed active travel route along Main Road adjacent to the employment area.</p> <p>The employment area therefore has average pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Conclusion	The employment area has good road and public transport access and average pedestrian/ cycle access. The employment area therefore benefits overall from good accessibility

Internal Environment:

Figure 66: Internal Environment



Source 27: Google Streetview (2024)

Criteria	Analysis
Description	<p>Crynant Employment Area is situated in the Dulais Valley, north of the village of Crynant, on the A4109 with good transport links with Seven Sisters and Neath.</p> <p>The employment area is comprised of 30 individual units with an office, toilet facilities and roller shutter doors for each unit.</p> <p>The employment area is designated within the current LDP.</p> <p>The units are used for a range of uses including offices and light industry.</p> <p>On the estate's entrance there is a business centre offering conference facilities, photocopying and cafe.</p>
Number of Commercial Premises	<p>There are 28 premises within the employment area.</p>
Commercial Floorspace	<p>There are two premises within the employment area for which there is not floorspace data available.</p> <p>The remaining 26 premises provide 2,773sqm of employment accommodation.</p> <p>Scale of floorspace of the 26 premises:</p> <p><100sqm: 8 premises</p> <p>100-249sqm: 18 premises</p> <p>250-499sqm: 1</p>

Criteria	Analysis
Density	0.12 plot ratio (noting limitation with data).
Use Class Mix	<p>The majority of the units are occupied by B2/ B8 uses.</p> <p>A Use Class: 1 unit</p> <p>B1 Use Class: 7 units</p> <p>B2 Use Class: 2 units</p> <p>B2/B8 Use Class: 10 units</p> <p>B8 Use Class: 5 units</p> <p>Sui Generis: 6 units</p> <p>Vacant: 1 unit</p>
Building Quality and Condition	All premises are of secondary quality.
Quality of the Employment Area	<p>The employment area is comprised of older employment accommodation which has been well maintained and fit for purpose.</p> <p>The employment area is clean and tidy and well-maintained.</p> <p>There is street lighting within the employment area.</p> <p>There are some services within the employment area.</p> <p>Each of the units has dedicated parking and there is very limited on-street parking. This does not detract from the overall quality of the employment area.</p>

Criteria	Analysis
	The employment area is therefore considered to be very good.
Occupier Profile	The majority of premises are light industrial/ manufacturing and storage uses.
Vacant Units	There is currently one vacant unit.
Vacant Unit Trend	The Council owns the employment area and therefore we have information since 2011. This shows that there have been no long-term vacant units. Where units have been vacant they have been occupied very quickly.
Business/ Occupier Profile	<p>Crynant employment area is occupied predominantly by local businesses which offer facilities and services for local residents.</p> <p>These include businesses such as Knott's MOT Centre, Crynant Home Improvements and DANSA.</p>
Prominence	<p>Crynant Industrial Estate is located directly off and visible from Main Road (A4109).</p> <p>The employment area therefore has a good level of prominence.</p>
Parking	<p>Each unit within the employment area has dedicated parking provision.</p> <p>There is limited on-street parking which does not detract from the quality of the employment area.</p>

Criteria	Analysis
	Overall, there is considered to be a very good level of parking provision.
Servicing	<p>Within the employment area there is a business centre which offers conference facilities, photocopying/ faxes and a café.</p> <p>Within the wider area there is a public house.</p> <p>There is limited convenience retail within relative close proximity to the employment area. This is located further to the south in the village.</p> <p>Overall, there is considered to be a good level of servicing within the employment area.</p>
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	<p>The employment area is comprised of one main area of employment provision. The employment area therefore has a regular shape.</p> <p>The employment area is accessed off a single point of entry.</p> <p>The employment area acts as a standalone employment area.</p> <p>The employment area is therefore considered to have a good shape.</p>
Internal Environment Summary	The employment area is well occupied and has a history of being well occupied with no long term vacant units.

Criteria	Analysis
	The employment area is predominantly used for light manufacturing/ industry. It is located in a prominent location off the A road, has some servicing within the employment area, and generally is clean, tidy and welcoming.

External Environment:


Figure 67: External Environment



Source 28: Google Streetview (2024)

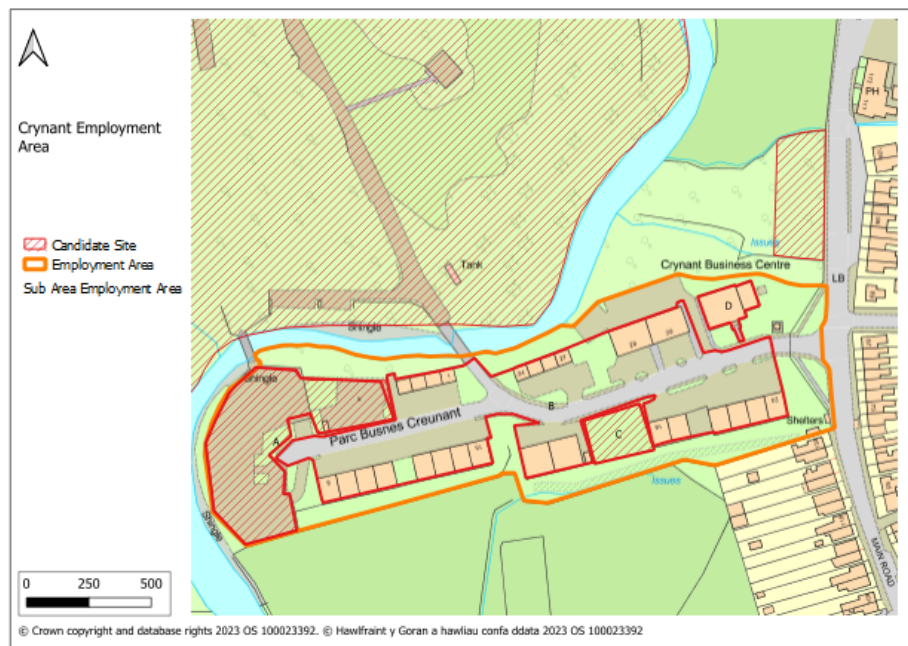
Criteria	Description
Proximity to Similar Uses	<p>There are no employment premises adjacent to the employment area.</p> <p>Within the wider area there are a limited number of standalone employment areas.</p> <p>The employment area is located within the Dulais Valley. There are no other employment areas within the spatial area.</p>

Criteria	Description
	Overall, the employment area is therefore considered to have an average level of proximity to similar uses.
Adjoining Uses	<p>Adjoining uses include residential accommodation to the east and partly to the south. There is agricultural land to the south. To the west is River Dulais and to the north is former Treforgan Colliery Site which has been promoted as a Candidate Site for residential, employment and mixed use development.</p> <p>Adjoining uses are complementary to the type and scale of the employment area.</p> <p>Within the employment area there is a business centre which offers start-up style accommodation. Historically however the employment area has had a limited number of vacancies.</p> <p>Whilst a number of businesses within the employment area occupy more than one unit, no business/ type of business dominates the employment area.</p> <p>There is therefore considered to be limited opportunity for spin-off/ agglomeration benefits.</p> <p>Adjoining uses are therefore considered to be very good.</p>
Availability and Speed of Broadband	The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.

Criteria	Description
	
Proximity to Services (incl. convenience retail)	<p>There is a café and business centre within the employment area. There is however no convenience retail.</p> <p>There is limited convenience retail within relative close proximity to the employment area. This is located further to the south in the village.</p> <p>Overall, proximity to services (including convenience retail) is considered to be average.</p>
External Environment Summary	<p>The employment area is located within the Dulais Valley. There are no other employment areas within the spatial area.</p> <p>Whilst there are no other employment uses within the immediate vicinity, adjoining uses are complementary.</p> <p>There are some services within the employment area, access to convenience retail is however more limited.</p>

Local Opportunities:

Figure 68: Local Opportunities



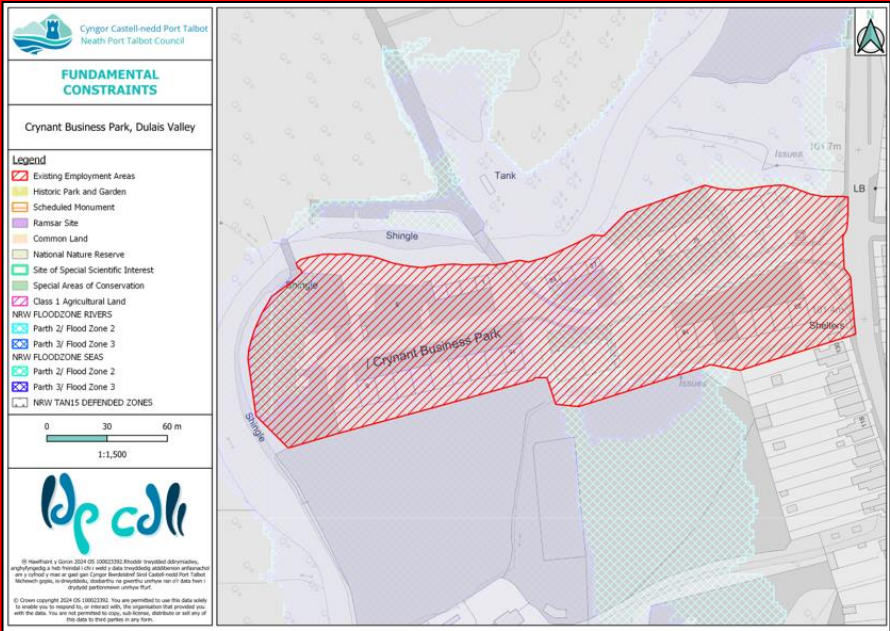
Criteria	Analysis
Market Performance and Perception	<p>Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.</p> <p>There are two Candidate Sites being promoted for development within the employment area.</p>
Development Activity and Interest	<p>There has been no development activity over the LDP plan period.</p> <p>There are two parcels currently being promoted as Candidate Sites (Parcels A and C).</p>
Planned Infrastructure	No known planned infrastructure.

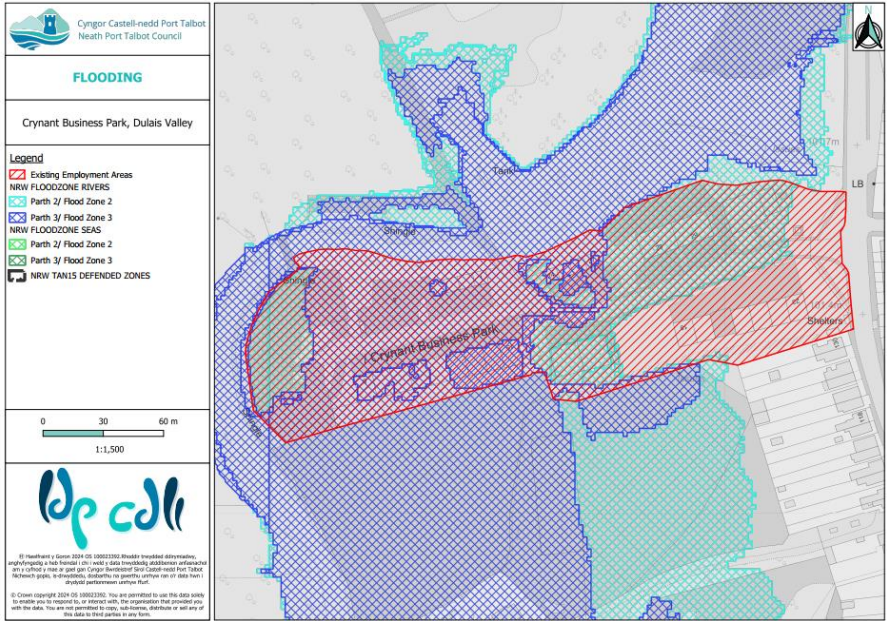
Criteria	Analysis
Redevelopment Opportunities?	<p>Two parcels within the employment area (Parcel A and Parcel C) have been promoted by the Council for employment development as part of the Candidate Sites (RLDP/DV/0005).</p> <p>Two parcels to the north of the employment area are also being promoted for development – the parcel to the north east (RLDP/DV/0004) for residential accommodation; and the larger parcel to the north (RLDP/DV/0006) for a mix of residential, employment and mixed use development.</p>
Local Opportunities Summary	<p>Over the Plan period there has been no development activity, two areas have however been promoted as Candidate Sites for employment uses.</p> <p>Areas to the north of the employment area have also been promoted for development. There is therefore considered to be a good demand for units. This is also supported by the low vacancy rates detailed previously.</p>

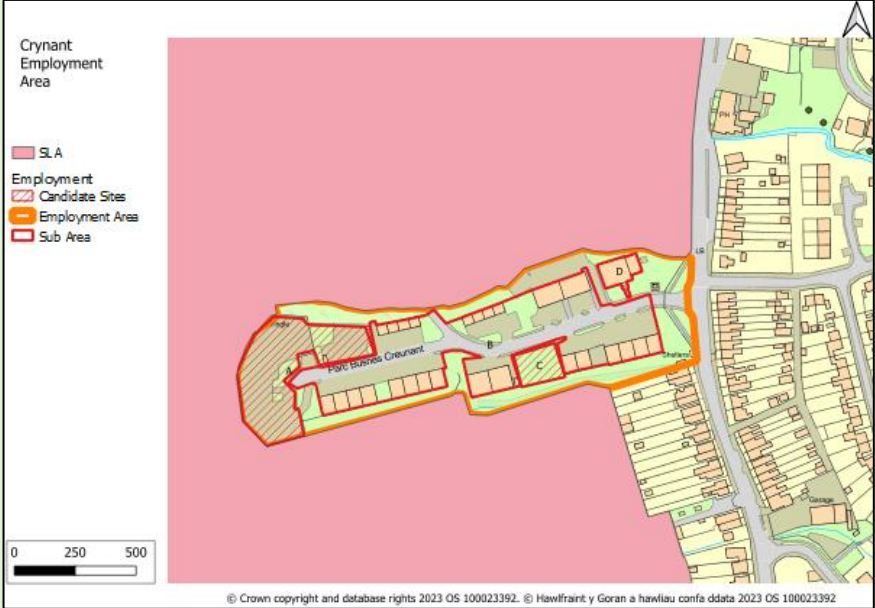
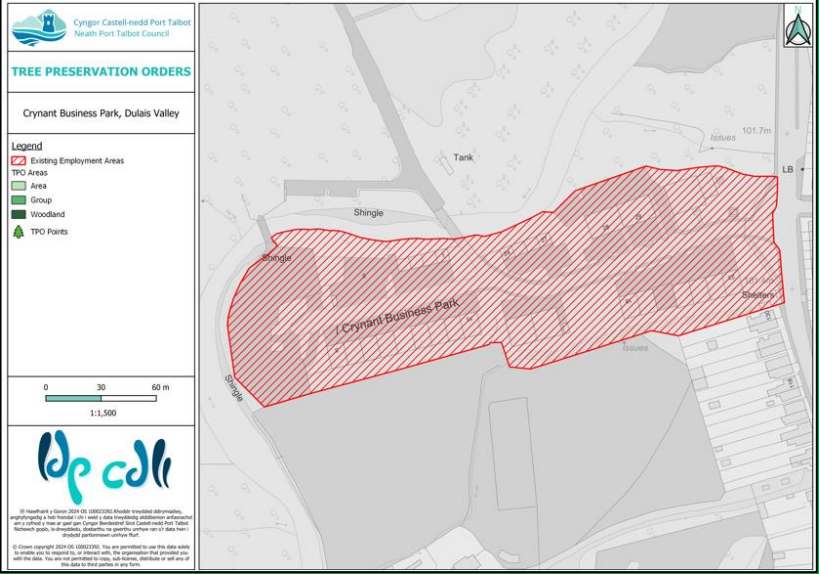
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	<p>The entirety of the employment area, apart from Parcel C which is being promoted for development, is brownfield.</p> <p>Development opportunities within the employment area are therefore mixed greenfield and brownfield.</p>

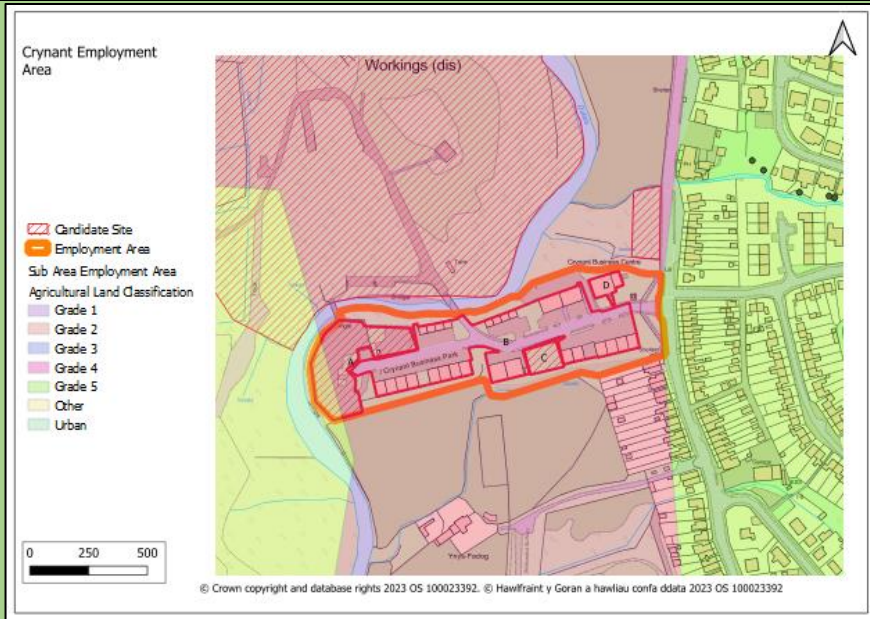
Criteria	Assessment
Proximity to residential accommodation	<p>There is no residenital accommodation within the employment area.</p> <p>There is residential accommodation adjoining part of the southern boundary of the employment area. This is however some distance to the units within the employment area.</p> <p>There is no residential accommodation within or adjoining the development opportunities within the employment area.</p> <p>Areas to the north of the employment area are being promoted for mixed uses including residenital accommodation. These are either separated from the employment area by the River Dulais or are some distance to the employment area.</p> <p>Residential accommodation therefore does not limit or inhibit developmetn opportunities within the employment area.</p>
Highways	<p>As part of Candidate Site reference RLDP/DV/0005, Highways have made no comments/ observations in relation to proposed use.</p>

Criteria	Assessment
Fundamental Constraints	 <p>Areas within the employment area, including areas within development opportunity Parcel A and adjoining/ entrance to Parcel C are within Flood Zone 3. This would limit development opportunities within these parcels.</p> <p>There are therefore fundamental constraints within the employment area which would limit development opportunities.</p>
Proximity to other known environmental concerns	<p>As part of Candidate Site reference RLDP/DV/0005, the Biodiversity officers have made the following comments:</p> <p>The site is comprised of two small plots. The western plot is primarily hard standing with early successional brownfield habitat, and the eastern plot has neutral grassland that is currently being managed sympathetically for wildlife.</p> <p>Green Level Features: Hard standing, neutral grassland</p> <p>Amber Level Features: Pollinators</p>

Criteria	Assessment
	Red Level Features: Trees
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA</u>: The site is not located within AQMA.</p> <p><u>Noise sensitive area</u>: The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses</u>: The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area</u>: The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?</u></p> <p>No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
Flood risk	 <p>The majority of the site is located within flood zone 2 and 3.</p>

Criteria	Assessment
<p>Landscape Sensitivity</p>	<p>The employment area adjoins Dulais Valley SLA.</p> <p>Potential development Parcel A is directly adjacent to Dulais Valley SLA.</p> <p>Potential development Parcels C and D adjoin SLA.</p>  <p>© Crown copyright and database rights 2023 OS 100023392. © Hawlfraint y Goran a hawllau confs ddata 2023 OS 100023392</p>
<p>Tree Preservation Order/s</p>	 <p>There are no TPOs within the employment area.</p>

Criteria	Assessment
	There are no TPOs within development opportunities in the employment area.
Quiet Area	The site is not located within a quiet area.
Topography	The employment area is relatively flat. All development opportunities are relatively flat.
Water Quality	As part of Candidate Site reference RLDP/DV/0005, Welsh Water have made the following comments: <u>Water Supply:</u> Ok <u>Water Sewerage:</u> Ok <u>Waste Water Treatment Works:</u> The site would feed into the Crynant Waste Water Treatment Works. Capacity constraints identified.
Impact on agricultural land	The majority of the employment area is located within Agricultural Land Classification Grade 4. The remaining small part of the employment area (which includes the edge of development parcel A) is located within Agricultural Land Classification 5 – non-agricultural. .

Criteria	Assessment
	 <p>The map displays the Crynant Employment Area, which is designated as a 'Candidate Site' (indicated by a red hatched area) and an 'Employment Area' (indicated by an orange outline). The map also shows 'Sub Area Employment Area' and 'Agricultural Land Classification' with various grades (Grade 1, Grade 2, Grade 3, Grade 4, Grade 5, Other, and Urban). A scale bar indicates distances up to 500 meters. The map includes labels for 'Workings (dis)', 'Crynant Business Park', and 'Crynant Business Centre'. A north arrow is located in the top right corner. The map is sourced from Crown copyright and database rights 2023 OS 100023392.</p>
Contamination	To follow
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	Flooding constrains development opportunities within the employment area.

Availability and Deliverability:

Criteria	Assessment
Viability	Viability information has been provided for Candidate Site RLDP/DV/0005 and is considered to be deliverable.
Ownership	The employment area is owned by NPTC.
Has the site been promoted for development?	Areas within the employment area have been promoted for development.
Site identified/ likely to be identified for a specific user or specific end use?	Given the range of existing occupiers, the employment area has not been identified/ is likely to be required for a specific user or specialist use.
Site suitable for bad neighbour uses?	It is not considered that the employment area would be considered suitable for bad neighbour uses given the proximity of the employment area to residential accommodation and the existing employment uses on site.
Potential expansion opportunities?	Areas to the north of the employment area have been promoted for development, there are therefore potential expansion opportunities.
Pressure for other forms of development?	There is no known pressure for other forms of development. Areas to the north have been promoted for housing development. As well as employment development.

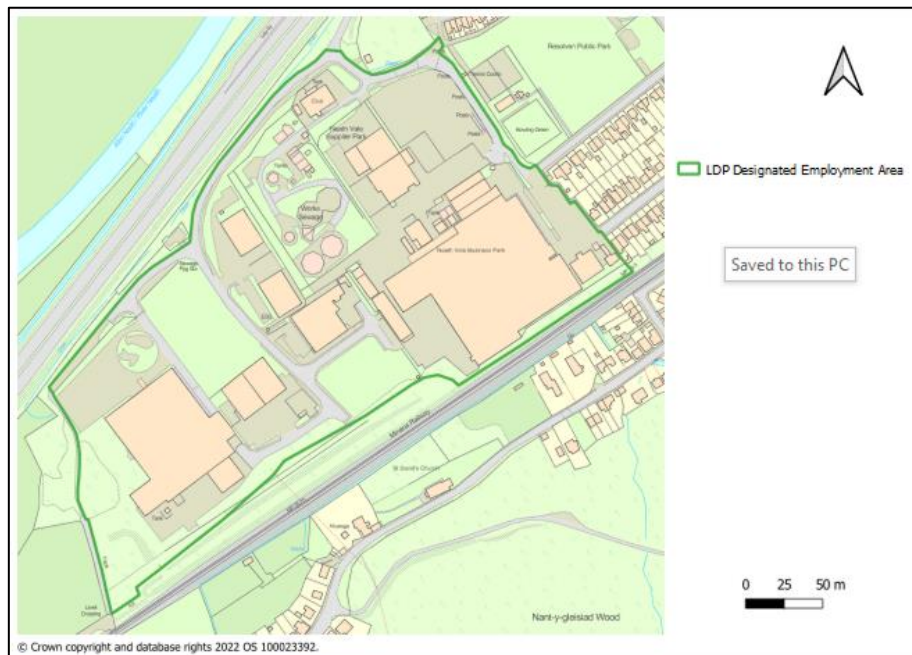
Criteria	Assessment
Availability and Deliverability Conclusion	<p>The employment area is owned by the Council. Areas within the employment area have been promoted for development, there are however flooding constraints which limit development suitability.</p> <p>Areas to the north of the employment area have also been promoted for development.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Vale of Neath Supplier Park

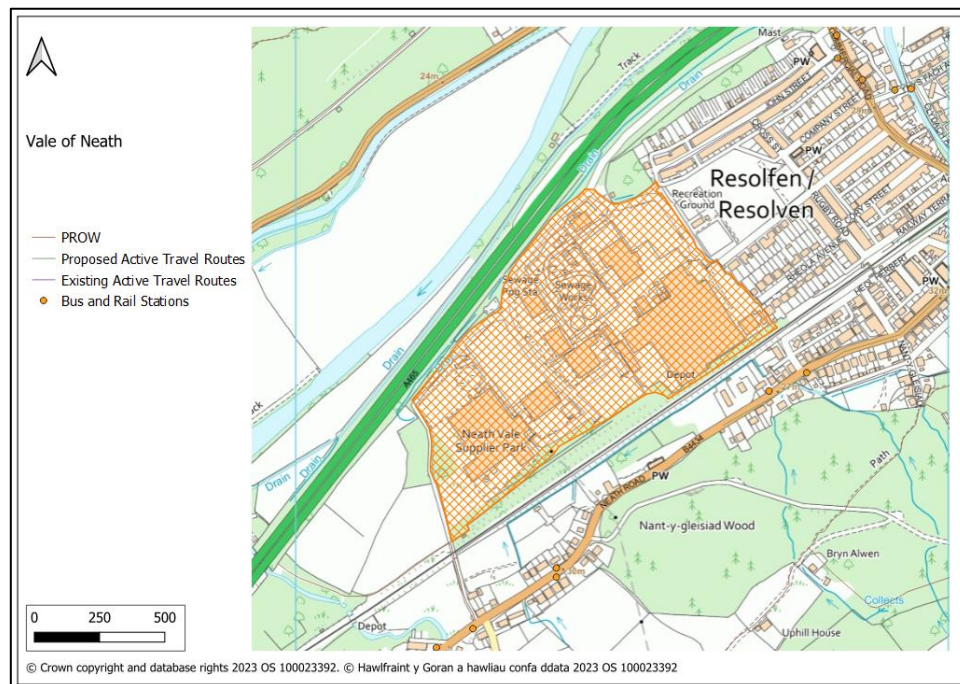
Figure 69: Vale of Neath Supplier Park



Site Detail	Information
Site Name	Vale of Neath Supplier Park, Neath Valley
Site Typology	Designated employment area
Reference	EC2/16
Site area (Ha)	14.0ha

Accessibility

Figure 70: Vale of Neath Supplier Park



Mode	Provision
Road Access	<p>The employment area has direct access from the A465 trunk road.</p> <p>The A465 feeds directly into the M4.</p> <p>The M4 is within relatively short distance of the M4.</p> <p>The employment area therefore has very good road access.</p>
Public Transport Access	<p>The nearest bus stop is situated John Street which is within relatively close proximity of the employment area. This offers services every half hour/ hour.</p> <p>The employment area therefore has relatively average public transport access.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There are no pavements along the direct access from the A465.</p> <p>From the village, there is an existing and proposed active travel route running along John Street which links directly with the employment area. There is also direct pedestrian access to the employment area from Vaughn Avenue. Both of these routes have pavements. There are also pavements within the employment area.</p> <p>The employment area therefore has very good pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>The employment area has very good road and pedestrian and cycle access. It however only has an average level of public transport access.</p> <p>Overall, the employment area therefore has very good accessibility.</p>

Internal Environment:

Figure 71: Internal Environment



Source 29: Google Streetview (2024)

Criteria	Analysis
Description	<p>The Vale of Neath employment area is designated in the current LDP.</p> <p>The Vale of Neath Industrial Estate is located adjacent to the settlement of Resolven and is well established with easy access off the A465.</p> <p>The employment area includes a mixture of very large employment premises and smaller workshops. The employment area is also home to the relocated Rheola Market.</p>
Number of Commercial Premises	<p>There are 32 premises within the employment area.</p>
Commercial Floorspace	<p>It has not been possible to ascertain floorspace for all units. For the units for which floorspace has been obtained, total floorspace: 22,732sqm.</p>

Criteria	Analysis
	<p>Scale of floorspace:</p> <p><100sqm: 32%</p> <p>100-249sqm: 23%</p> <p>250-499sqm: 13%</p> <p>500-749sqm: 6%</p> <p>750-999sqm: 3%</p> <p>1,000sqm+: 23%</p>
Density	0.16 plot ratio (noting limitation with regards to floorspace data availability).
Use Class Mix	<p>A Use Class: 3%</p> <p>B1 Use Class: 19%</p> <p>B2 Use Class: 44%</p> <p>B8 Use Class: 25%</p> <p>D1 Use Class: 0%</p> <p>D2 Use Class: 0%</p> <p>Sui Generis: 3%</p> <p>Vacant: 6%</p>
Building Quality and Condition	Employment premises are predominantly either good or very good quality secondary quality.

Criteria	Analysis
Quality of the Employment Area	<p>The employment area is mixed in terms of overall quality.</p> <p>There a modern purpose built employment premises that are well-maintained.</p> <p>There are also smaller older employment premises that vary in terms of the extent to which they have been maintained.</p> <p>The employment area is generally clean and tidy.</p> <p>There is street lighting within the employment area.</p> <p>Each unit has its own dedicated parking/ parking area.</p> <p>There is no on-street/ overspill parking.</p> <p>Overall, the employment area is considered to have a good overall quality.</p>
Occupier Profile	<p>The employment area provides a range of accommodation including facilities for engineering, manufacturing, storage and distribution and office accommodation.</p> <p>There are a range of employment premises and premises are occupied by a range of occupiers including local businesses and international businesses.</p>
Vacant Units	<p>There are currently 2 vacant units, 6% of total units.</p>
Vacant Unit Trend	<p>Historically there have been few vacant units within the employment area.</p>
Business/ Occupier Profile	<p>There is a mixture of businesses within the employment area.</p>

Criteria	Analysis
	<p>Businesses include occupiers within Resolven Market, local businesses such as Paragon Engineered Timber and Dragon Sealants and Celtic Motorcycles, national companies such as Mollart Engineering and Hornbill Engineering, and international companies such as Jtekt Automotive Ltd.</p> <p>The majority of businesses operate across the authority/ South Wales.</p>
Prominence	<p>The employment area benefits from direct access to the A465.</p> <p>The employment area is visible from the A465.</p> <p>The A465 is a key strategic road in the County Borough.</p> <p>The employment area therefore has excellent overall prominence.</p>
Parking	<p>Each of the units within the employment area have their own dedicated parking provision/ area.</p> <p>There is no on-street parking provision/ overspill.</p> <p>The employment area therefore benefits from excellent parking provision.</p>
Servicing	<p>There is some servicing within the employment area – there is a café.</p> <p>There are a number of other facilities within close proximity of the employment area within the village.</p>

Criteria	Analysis
	The employment area therefore benefits from very good levels of servicing.
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	The employment area has a regular shape. It is accessed from a single point of entry and functions as a standalone employment area.
Internal Environment Summary	The employment area provides a range of employment premises including smaller premises for more local businesses and purpose-built large premises for international businesses. There are a range of occupiers. The employment area is clean and tidy and there are facilities within relatively close proximity. The employment area has a good overall level of prominence.

External Environment:

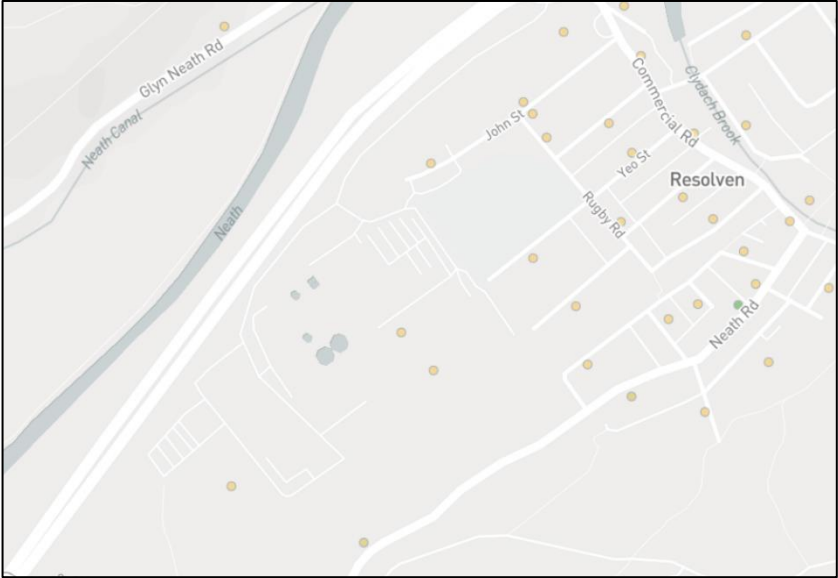
Figure 72: External Environment




Source 30: Google Streetview (2024)

Criteria	Description
Proximity to Similar Uses	<p>There are no employment uses adjoining the employment area.</p> <p>There are a number of employment units within the village. These predominantly offer smaller premises.</p> <p>The employment area is located within the Neath Valley spatial area where there is another employment area. Together both employment areas offer a range of employment premises.</p> <p>There is therefore a good level of proximity to similar uses.</p>
Adjoining Uses	<p>To the east of the employment area adjoining uses include residential accommodation, public park and bowls ground.</p> <p>To the north of the employment area is the A465.</p> <p>To the south of the employment area is a tree belt and railway line.</p> <p>To the west of the employment area is a vacant parcel of land that was previously allocated for employment uses in the NPT UDP.</p> <p>Adjoining uses are therefore complementary to the employment area.</p> <p>Within the employment area there are a range of sizes of employment premises. There are no start-up premises per se but some of these could be occupied by start-up businesses. Historically however there have been low levels of vacancy.</p>

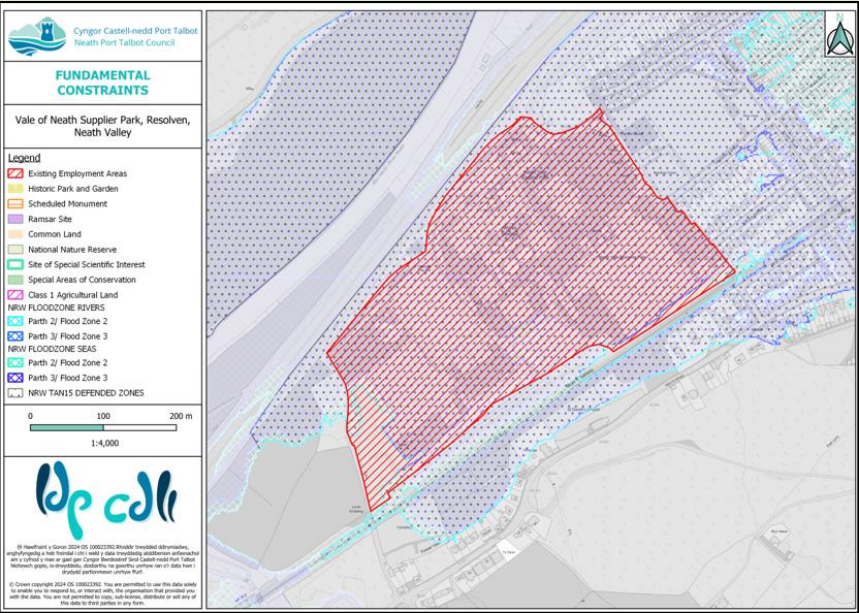
Criteria	Description
	<p>Within the employment area there are a number of automotive related businesses. These include large national/ international businesses such as JTERN Automotive UK Ltd and Mollart Automotive. Mollart located in the employment area due to being a just in time supplier for TRW Trading which has since closed its factory.</p> <p>A number of units are now occupied by Paragon Engineered Timber which has expanded rapidly. There are also a number of related home improvement businesses.</p> <p>There is therefore potential for some agglomeration and spin-off. Historically, there has however been few vacant units. There is some vacant land within the employment – this has been promoted as a Candidate Site by Welsh Government and it is understood that the parcel is under offer. There is potential to expand to the south of the employment area.</p> <p>There is therefore considered to be very good adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

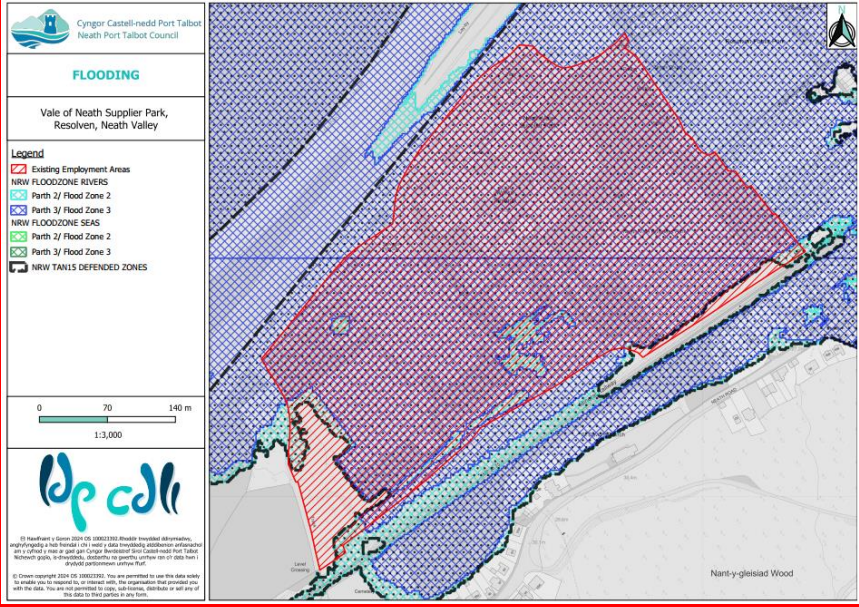
Criteria	Description
	
Proximity to Services (incl. convenience retail)	<p>There are some services within the employment area – this includes a café.</p> <p>There are a number of other facilities within close proximity to the employment area within the village of Resolven. These services include convenience retail.</p> <p>The employment area therefore benefits from an average level of proximity to services.</p>
External Environment Summary	<p>The employment area is located within close proximity of Resolven and the A465 and is visible from the A465. It provides a range of employment premises for different businesses and due to its close proximity to Resolven offers a variety of services within close proximity, these are in addition to those in the employment area. Despite being in close proximity to the village, adjoining uses are complementary.</p>

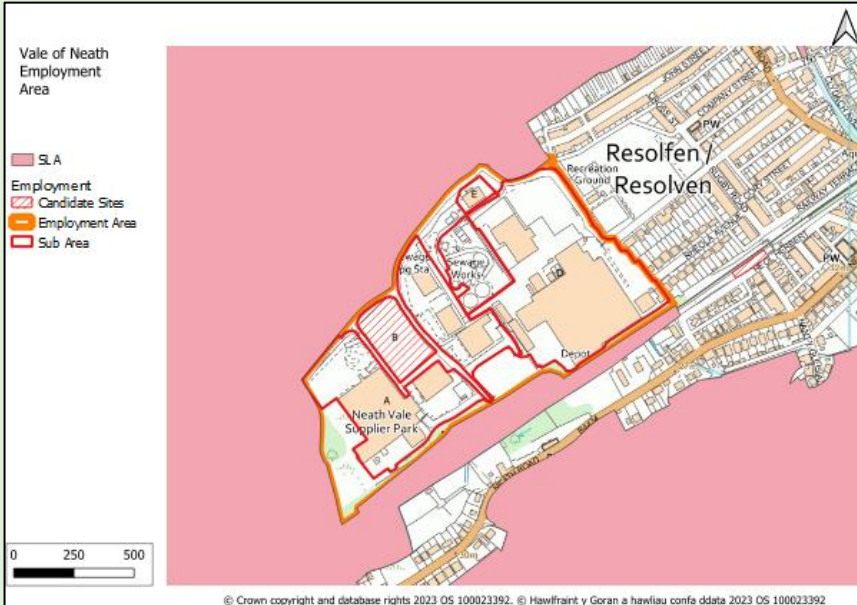
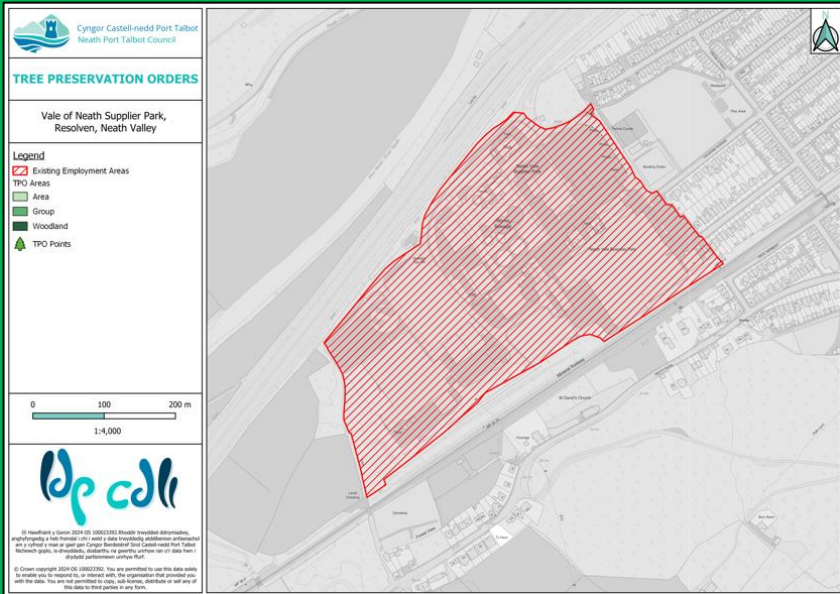
Criteria	Analysis
	
Development Activity and Interest	Following the closure of the TRW Systems Factory, the former unit has recently been re-occupied by Rheola Market.
Planned Infrastructure	No known planned infrastructure.
Redevelopment Opportunities?	Parcel of land within the employment area has been promoted as a Candidate Site by WG for employment uses.
Local Opportunities Summary	<p>It is considered that there is good demand for units within the employment area. Following the closure of TRW Systems, the unit is now occupied by the market and there are a number of stalls/ small businesses within. The employment area is more generally well occupied and there is a good demand for units.</p> <p>One area of land has been promoted by WG for employment development.</p>

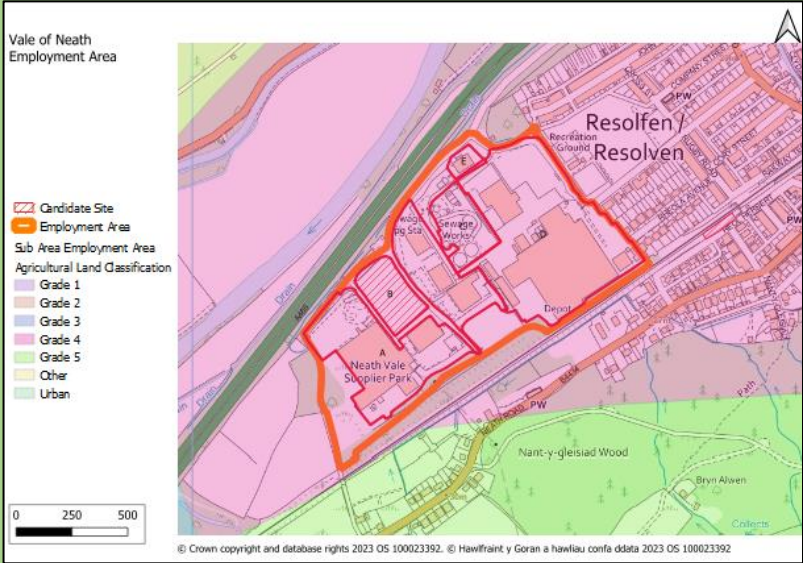
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	Mixed. With the exception of the areas that are currently developed, the remainder is greenfield.
Proximity to residential accommodation	<p>There is no residential development within the employment area.</p> <p>Residential accommodation adjoins part of the north eastern boundary.</p> <p>There is no residential accommodation within/ adjoining the development opportunity Parcel B.</p>
Highways	<p>As part of Candidate Site reference RLDP/NV/0020, Highways have not objected to the type and scale of development but noted that highway works may be required depending on the outcome of the transport assessment. They also made the following comments: The site is on a large existing industrial estate with 7.5m roads, with viable access off the Toyoda Site Access Road from the North, East and West. It is noted that there are signs placed by an existing business on the industrial estate that cars are to use the North/West road and HGV's are to use the East, but this is not mandatory. In accordance with TAN18, a Transport Assessment would be needed as the site is over 5,000m².</p>

Criteria	Assessment
Fundamental Constraints	 <p>There are areas within the employment area that are within Flood Zone 3. This does not include land within development opportunity Parcel B.</p>
Proximity to other known environmental concerns	<p>As part of Candidate Site reference RLDP/NV/0020, Biodiversity officers have said the site is an area of marshy grassland with ponds and have made the following comments:</p> <p>Amber level features: Marshy grassland, ponds. S7 habitat.</p> <p>Species present: Common frog</p> <p>Species potential: Reptiles</p> <p>Further surveys required: Reptiles, SINC criteria</p>
Would development exacerbate existing	<p><u>AQMA</u>: The site is not located within AQMA.</p> <p><u>Noise sensitive area</u>: The site is not located within a noise sensitive area.</p>

Criteria	Assessment
<p>environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
<p>Flood risk</p>	 <p>The site is located within flood zones 2 and 3. This would limit development opportunities.</p>
<p>Landscape Sensitivity</p>	<p>The employment area is adjacent to SLA.</p> <p>Development opportunity Parcel A is adjacent to SLA.</p>

Criteria	Assessment
	<p>Development would unlikely impact upon the features and characteristics for which the SLA was designated given that there is adjoining development.</p> 
Tree Preservation Order/s	 <p>There are no TPOs within or adjoining the employment area.</p>
Quiet Area	<p>The site is not located within a quiet area.</p>

Criteria	Assessment
Topography	<p>The employment area is relatively flat.</p> <p>The development opportunity within the employment area is relatively flat.</p>
Water Quality	<p>As part of Candidate Site reference RLDP/NV/0020, Welsh Water have made the following comments:</p> <p><u>Water Supply:</u> Ok</p> <p><u>Water Sewerage:</u> Ok</p> <p><u>Waste Water Treatment Works:</u> The CS would feed into Resolven Waste Water Treatment Works. No constraints identified.</p>
Impact on agricultural land	<p>The employment area is located within Agricultural Land Classification Grade 4.</p> 
Contamination	To follow

Criteria	Assessment
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	There are areas of the employment area that are within Flood Zone 3, this does not however include the Candidate Site.

Availability and Deliverability:

Criteria	Assessment
Viability	Viability information has been provided for Candidate Site RLDP/NV/0020. This shows that the site is considered deliverable. However, further viability evidence will be required if the site is to be allocated in the Deposit Plan.
Ownership	It is understood that the employment area is owned by a number of landowners. The area of land being promoted is owned by WG.
Has the site been promoted for development?	An area of land within the employment area has been promoted for development.

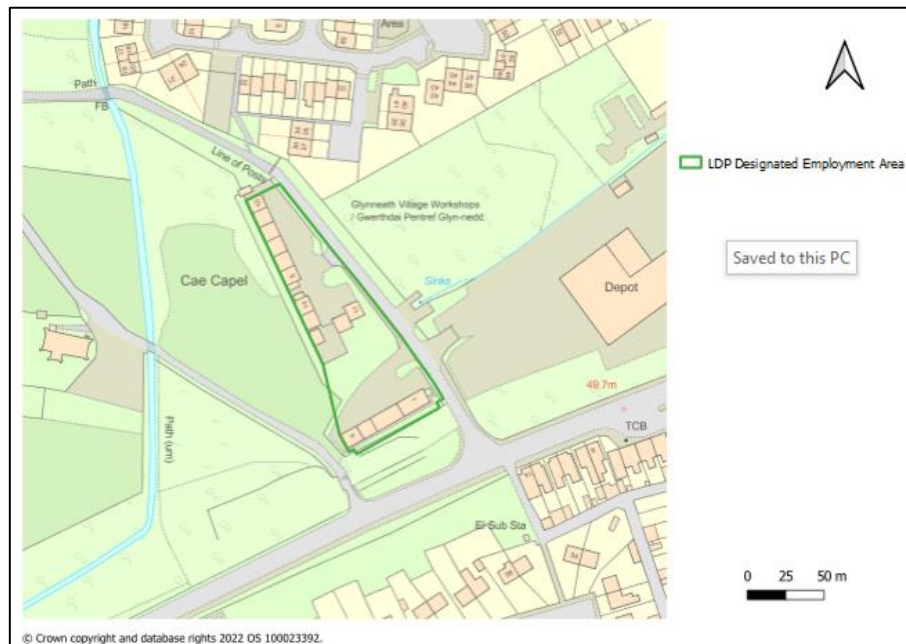
Criteria	Assessment
Site identified/ likely to be identified for a specific user or specific end use?	It is understood that a specific user is in the process of purchasing the area of land that is being promoted by WG.
Site suitable for bad neighbour uses?	It is not considered that the employment area would be considered suitable for bad neighbour uses given the proximity of the employment area to residential accommodation and the existing employment uses on site.
Potential expansion opportunities?	There is potential to extend the employment area to the west into the area formerly allocated as part of the NPT UDP. This has however not been promoted for development.
Pressure for other forms of development?	Given the nature of the employment area it is not considered that the employment area would be appropriate for other forms of development.
Availability and Deliverability	<p>The employment area is well occupied and there is considered to be a good demand for units.</p> <p>An area of land is owned and being promoted by WG for employment uses.</p> <p>There is potential to expand to the south west to the area previously allocated as part of the UDP. This area has however not been promoted for development.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Glynneath Village Workshops

Figure 74: Glynneath Village Workshops



Site Detail	Information
Site Name	Glynneath Village Workshops, Neath Valley
Site Typology	Designated employment area
Reference	EC2/17
Site area (Ha)	0.4

Accessibility

Figure 75: Glynneath Village Workshops



Mode	Provision
Road Access	<p>The employment area is accessed from B4242.</p> <p>The B4242 feeds into the A465 trunk road which provides direct access to the M4.</p> <p>The M4 is within relative close proximity of the employment area.</p> <p>The employment area therefore has average road access</p>
Public Transport Access	<p>The nearest bus stop is situated B4242. This is within a relatively short distance of the employment area. This offers services hourly.</p>

Mode	Provision
	The employment area therefore has average public transport access
Pedestrian/ Cycle Access	<p>There are pavements to the employment area.</p> <p>There are no pavements within the employment area.</p> <p>There are no existing active travel routes within/ adjoining the employment area.</p> <p>There is a proposed active travel route adjacent to the employment area along the B4242.</p> <p>The employment area therefore has poor pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area.
Accessibility Summary	<p>The employment area has average road access and public transport access and poor pedestrian and cycle access.</p> <p>Overall, the employment area has average accessibility.</p>

Internal Environment:

Figure 76: Internal Environment



Source 31: Google Streetview (2024)

Criteria	Analysis
Description	<p>Glynneath Village Workshops are located at the entrance to the centre of Glynneath off the B4242.</p> <p>The employment area is designated in the current LDP.</p> <p>The employment area includes 13 small units and one compound with office, toilet facilities and roller shutter doors for each unit.</p> <p>The units are occupied by a range of users for general business and industry.</p>
Number of Commercial Premises	<p>There are 14 premises within the employment area.</p>

Criteria	Analysis
Commercial Floorspace	<p>Total floorspace: 689sqm</p> <p>Scale of floorspace: All premises are less than 100sqm.</p>
Density	0.17 plot ratio.
Use Class Mix	All units are used for B2/ B8 uses.
Building Quality and Condition	All secondary quality.
Quality of the Employment Area	<p>Glynneath Village Workshops employment area is comprised of older employment premises which have generally been well maintained.</p> <p>There is street lighting within the employment area.</p> <p>The employment area itself is somewhat clean and tidy. Environmental enhancements could be made.</p> <p>The wider area is not inviting and could be improved.</p> <p>There are no services within the employment area – however the majority of the units are used as lock-up facilities. There are services including convenience retail and take-away within relatively close proximity of the employment area.</p> <p>Overall the employment area is considered to have a poor overall quality.</p>
Occupier Profile	All premises are used for storage/ light industrial uses.

Criteria	Analysis
	The majority of the premises are used as lock-ups/ for storage for small businesses.
Vacant Units	There are no vacant units within the employment area.
Vacant Unit Trend	Given that the Council owns this employment area, we have annual occupancy records since 2011. This shows that the employment area has been fully occupied since 2011. Where there have been vacant units these have been occupied very quickly. It is understood that there is a high demand for these units.
Business/ Occupier Profile	<p>The employment area is occupied by local businesses such as Paul Green Tyres, Euro Tech Roofing and Vale Memorials Ltd.</p> <p>The majority of the businesses use the premises as lock-up premises.</p>
Prominence	<p>Glynneath Village Workshops are located at the entrance to the centre of Glynneath off the B4242. They are not really visible from the B road. There is however signage to the employment area.</p> <p>Overall, the employment area is considered to have an average level of prominence.</p>
Parking	There is some dedicated parking provision within the employment area/ space for parking in front of the units.

Criteria	Analysis
	<p>There is some more sporadic/ overspill parking in addition within the employment area. This does somewhat detract from the quality of the employment area.</p> <p>Overall, the employment area is considered to have poor overall parking provision.</p>
Servicing	<p>There are no services within the employment area – however the majority of the units are used as lock-up facilities.</p> <p>There are services including convenience retail and take-away within relatively close proximity of the employment area.</p> <p>Overall the employment area is considered to have average level of servicing.</p>
Gradient of Land	<p>The employment area is relatively flat.</p>
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>It is accessed from a single point of entry.</p> <p>From the single point of entry there are two parts of the employment area. The employment area however functions as a single employment area.</p> <p>The employment area is therefore considered to have a good shape.</p>
Internal environment summary	<p>The employment area is made up of 14 employment premises which are all used for B2/B8 uses. The majority of the premises are used as lock-ups/ storage for small busiensses. All the premises are under 100sqm and are all</p>

Criteria	Analysis
	of a secondary quality. All units are occupied and there is a history of strong occupation.

External Environment:

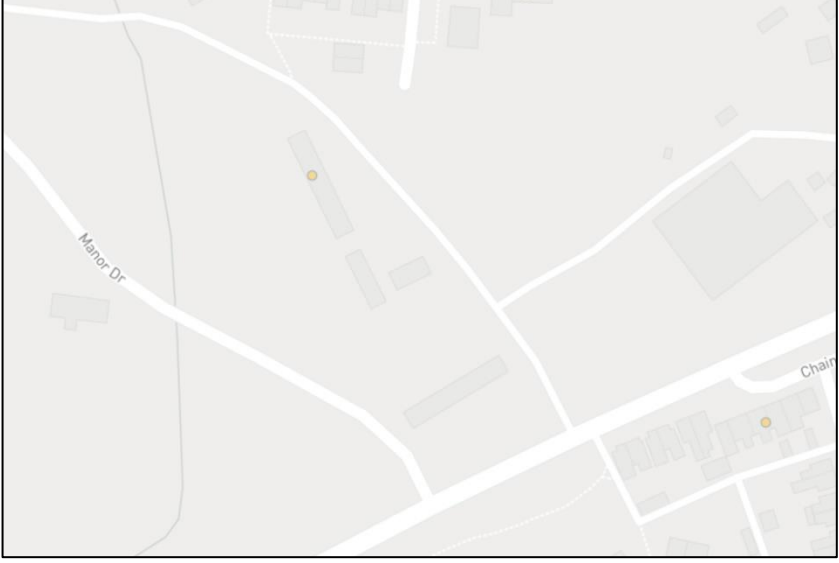
Figure 77: External Environment



Source 32: Google Streetview (2024)

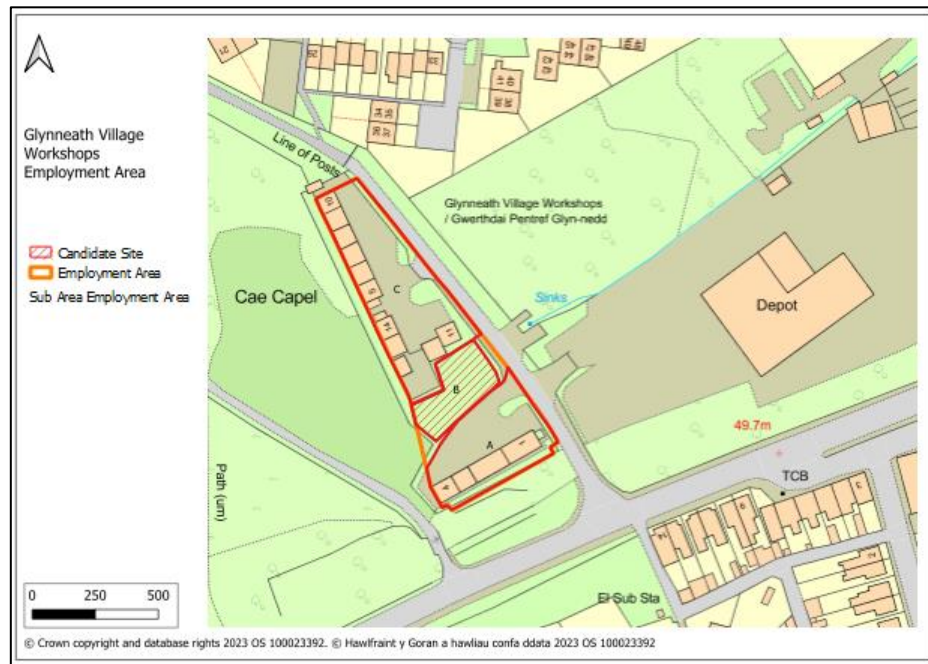
Criteria	Description
Proximity to Similar Uses	<p>There is an employment use (John Pearce Glynneath) adjacent to the employment area.</p> <p>There are other employment uses within relatively close proximity of the employment area.</p> <p>The employment area is located within the Neath Valley spatial area where there is another employment area. Together both employment areas offer a range of employment premises.</p> <p>The employment area therefore has excellent proximity to similar uses.</p>

Criteria	Description
Adjoining Uses	<p>Adjoining uses to the employment area include employment uses to the east, B4242 to the south of the employment area, open space to the west of the employment area, and open space and residential accommodation to some north of the employment area.</p> <p>The employment area includes smaller workshop premises for start-up businesses. There are however historically low vacancies within the employment area. The employment area also acts as more of a warehouse facility than an employment area with active businesses.</p> <p>There are no businesses that dominate the employment area nor types of businesses.</p> <p>There are therefore considered to be limited opportunities for spin-off and agglomeration benefits.</p> <p>It is therefore considered that there are average adjoining uses.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p>

Criteria	Description
	
Proximity to Services (incl. convenience retail)	<p>There are no services within the employment area – however the majority of the units are used as lock-up facilities.</p> <p>There are services including convenience retail and take-away within relatively close proximity of the employment area.</p> <p>The employment area is therefore considered to have an average level of proximity to services including convenience retail.</p>
External Environment Summary	<p>The external environment is complementary to the employment area. There are other employment uses adjoining the employment area. There are no services within the employment area but there are within relatively close proximity of the employment area.</p>

Local Opportunities:

Figure 78: Local Opportunities

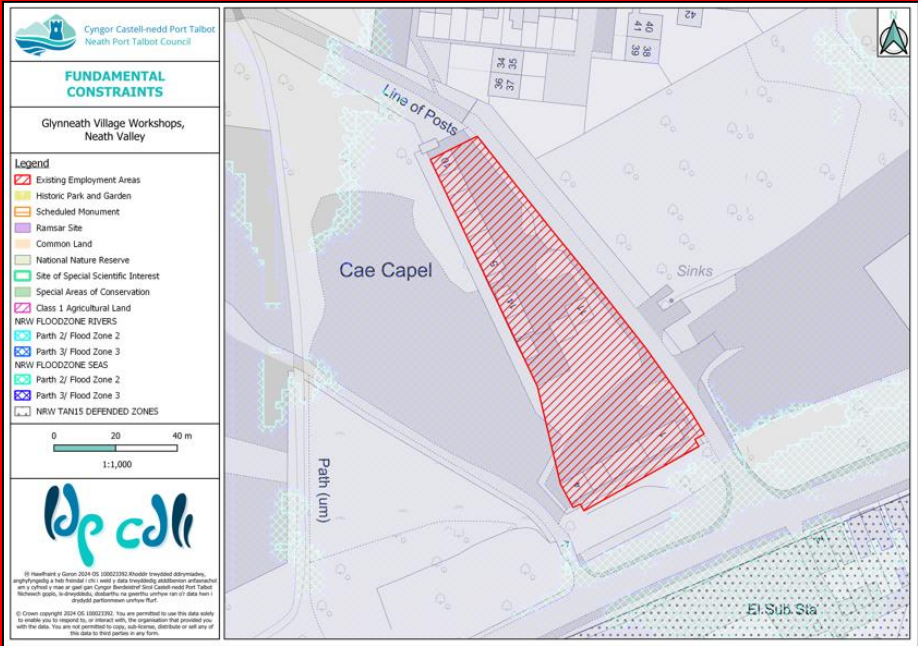


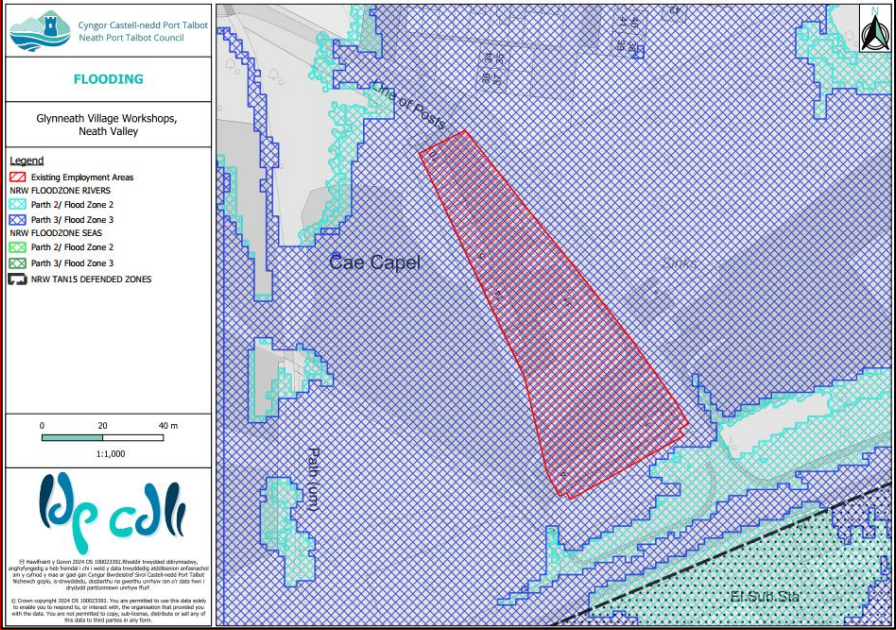
Criteria	Analysis
Market Performance and Perception	<p>Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.</p> <p>There is a Candidate Site being promoted for development within the employment area.</p>
Development Activity and Interest	<p>No recent known developer activity or planning applications.</p> <p>There is a Candidate Site being promoted for development within the employment area.</p>
Planned Infrastructure	<p>There are no known planned infrastructure improvements.</p>

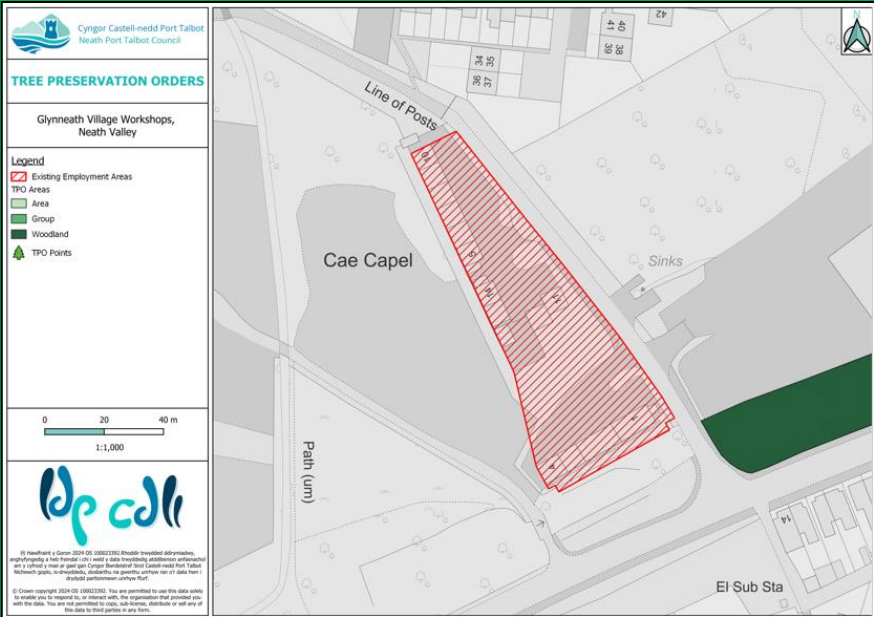
Criteria	Analysis
Redevelopment Opportunities?	There are no redevelopment opportunities within the employment area.
Local Opportunities Summary	<p>Over recent years there has been no development within the employment area. A Candidate Site has however been promoted for employment development within the employment area.</p> <p>The existing employment area boundary could be expanded to include the neighbouring employment premise.</p>

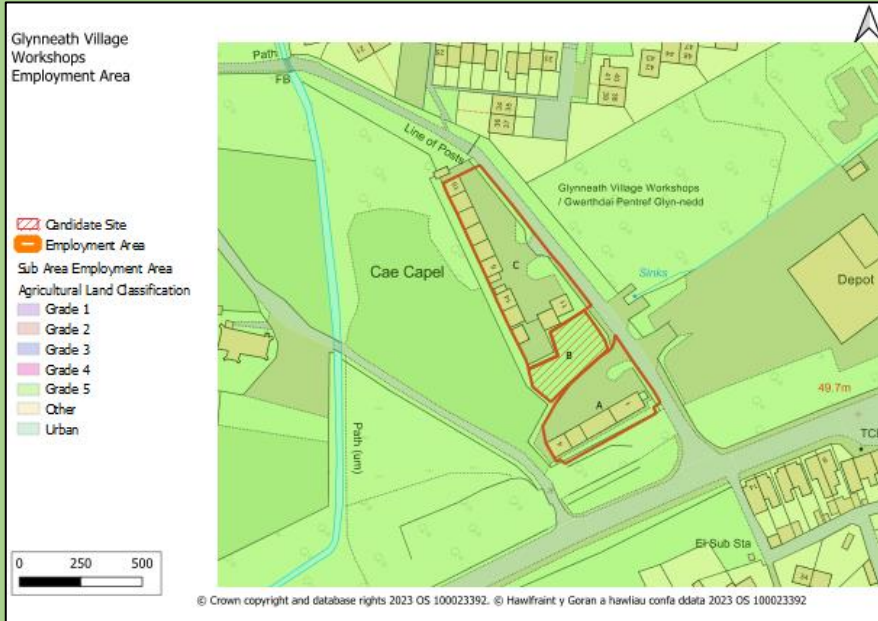
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	<p>The entirety of the employment area, apart from the development opportunity, is brownfield.</p> <p>The development opportunity is greenfield. .</p>
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is no residential accommodation adjacent to the employment area.</p> <p>Development within the employment area would not be inhibited by proximity to residenital accommodation. .</p>
Highways	As part of Candidate Site reference RLDP/NV/0008, Highways have commented that in accordance with TAN18 a Transport Assessment will be required. The proposed extent of operational

Criteria	Assessment
	assessments should cover Village Road, Fernbrook Close, Bagaln Way Roundabout, and A4241/Seaway Parade Roundabout. Highways have stated that any proposed vehicular accesses from Baglan Way and Moor Road, shall have a visibility setback of 4.5 meters from the edge of carriageway in line with NPTCBC Highway Technical Design Guide for Residential, Commercial & Industrial Developments.
Fundamental Constraints	 <p>The site is located with flood zones 2 and 3. Flooding therefore presents a constraint to development.</p>
Proximity to other known environmental concerns	As part of Candidate Site reference RLDP/NV/0008, a red biodiversity constraint has been identified. This is due to an area of grassland and the potential for nesting birds.
Would development exacerbate	<u>AQMA</u> : The site is not located within AQMA.

Criteria	Assessment
<p>existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>
<p>Flood risk</p>	 <p>The site is located with flood zones 2 and 3. Flooding therefore presents a constraint to development.</p>
<p>Landscape Sensitivity</p>	<p>The employment area is not located within/ adjoining SLA.</p> <p>Development within the employment area would not cause adverse impacts on the features and characteristics of an SLA.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within or adjoining the employment area.</p> <p>There are no TPOs within or adjoining the development opportunity.</p>
Quiet Area	The site is not located within a quiet area.
Topography	<p>The employment area is relatively flat.</p> <p>The development opportunity is relatively flat.</p>
Water Quality	<p>As part of Candidate Site reference RLDP/NV/0008, Welsh Water have made the following comments:</p> <p><u>Water Supply:</u> Ok</p> <p><u>Water Sewerage:</u> Ok</p> <p><u>Waste Water Treatment Works:</u> The site would feed into the Afan waste water treatment works. No capacity constraints identified.</p>

Criteria	Assessment
Impact on agricultural land	<p>The employment area, including development opportunity on Parcel B, is located within Agricultural Land Classification 5..</p>  <p>The map displays the Glynneath Village Workshops Employment Area. A legend indicates that the area is primarily Grade 5 Agricultural Land (light green). A red outline marks the 'Candidate Site' and 'Employment Area'. The map also shows 'Cae Capel', 'Glynneath Village Workshops / Gwerthdal Pentref Glyn-nedd', 'Depot', 'Path (un)', 'Line of Posts', 'Sinks', 'EFG Sub Sta', and 'TCB'. A scale bar shows 0, 250, and 500 meters. Copyright information at the bottom reads: '© Crown copyright and database rights 2023 OS 100023392. © Hawlfraint y Goran a hawliau confa ddata 2023 OS 100023392'.</p>
Contamination	To follow
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	There are no overriding constraints to development.

Availability and Deliverability:

Criteria	Assessment
Viability	<p>Viability has not been provided as part of the Stage 2 request for Candidate Site RLDP/NV/0008.</p> <p>The employment area is however owned by the Council and is fully</p>
Ownership	<p>The employment area is owned by NPTC.</p>
Has the site been promoted for development?	<p>An area within the employment area has been promoted as a Candidate Site.</p>
Site identified/ likely to be identified for a specific user or specific end use?	<p>There is no known specific user for the Candidate Site being promoted for development. Existing occupiers may wish to relocate/ expand into the parcel.</p>
Site suitable for bad neighbour uses?	<p>It is not considered that the employment area is suitable for bad neighbour uses.</p>
Potential expansion opportunities?	<p>There are no potential expansion opportunities.</p> <p>There is potential to re-draw the employment area boundary to include the adjoining employment premise.</p>
Pressure for other forms of development?	<p>There is no known pressure for other forms of development.</p>

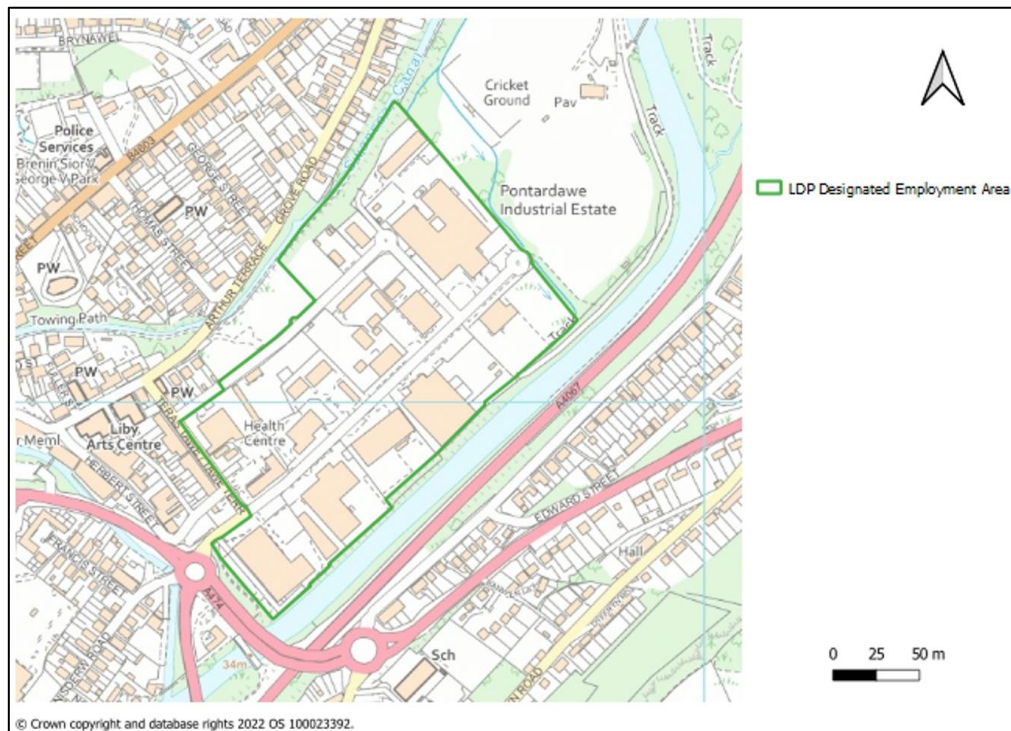
Criteria	Assessment
Availability and Deliverability Summary	<p>The employment area is owned by NPTC and the Council has promoted an area for development.</p> <p>There is potential to expand the employment area to include the existing employment area adjoining.</p>

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Alloy Industrial Estate, Pontardawe

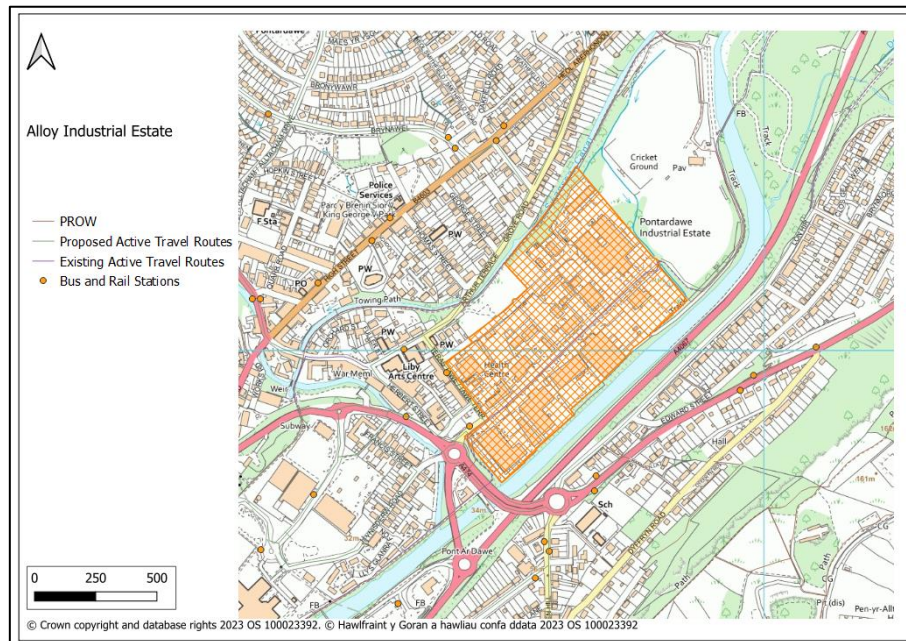
Figure 79: Alloy Industrial Estate, Pontardawe



Site Detail	Information
Site Name	Alloy Industrial Estate, Pontardawe
Site Typology	Designated employment area
Reference	EC2/18
Site area (Ha)	12.02

Accessibility

Figure 80: Alloy Industrial Estate



Mode	Provision
Road Access	<p>The employment area is accessed from the A474 which feeds into the A4067. The A4067 feeds to Ystalyfera/ Ystragynlais and Swansea. It also feeds directly to the M4.</p> <p>In comparison to other employment areas in the County, the M4 is some distance from the employment area.</p> <p>The employment area therefore has good road access.</p>
Public Transport Access	<p>The nearest bus stop is situated on A474. This is essentially adjacent to the employment area. This offers services every 10 to 20 minutes.</p> <p>The employment area therefore has very good public transport access.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There are pavements to and within the employment area.</p> <p>There is a public right of way passing through the employment area.</p> <p>There is an existing active travel route passing through the employment area and running along the northern boundary of the employment area.</p> <p>There is a proposed active travel route passing through the employment area.</p> <p>There are a number of other proposed active travel routes within relative close proximity of the employment area.</p> <p>The employment area therefore has excellent pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area
Accessibility Summary	<p>The employment area has good road access, very good public transport access and excellent pedestrian/ cycle access.</p> <p>The employment area therefore has very good overall accessibility.</p>

Internal Environment:

Figure 81: Internal Environment



Source 33: Google Streetview (2024)

Criteria	Analysis
Description	<p>The Alloy Employment Area encompasses the Cwmtawe Business Park which is owned and managed by NPTC and Alloy Industrial Estate which offers a wider range of employment premises.</p> <p>The employment area is designated within the current LDP.</p> <p>The employment area is located within the settlement boundary of Pontardawe and close to the town centre.</p>
Number of Commercial Premises	<p>There are 65 employment premises within Ally Industrial Estate.</p>
Commercial Floorspace	<p>There are a number of premises for which it has not been possible to ascertain floorspace data.</p> <p>For the remaining units, the total floorspace: 28,380sqm.</p>

Criteria	Analysis
	<p>Scale of floorspace:</p> <p><100sqm: 47%</p> <p>100-249sqm: 15%</p> <p>250-499sqm: 18%</p> <p>500-749sqm: 0%</p> <p>750-999sqm: 3%</p> <p>1,000sqm+: 18%</p>
Density	0.24 plot ratio (noting limitation with data).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 18%</p> <p>B2 Use Class: 30%</p> <p>B8 Use Class: 21%</p> <p>D1 Use Class: 8%</p> <p>D2 Use Class: 6%</p> <p>Sui Generis: 3%</p> <p>Vacant: 14%</p>
Building Quality and Condition	The employment premises are predominantly good quality secondary and secondary accommodation.
Quality of the Employment Area	The employment area has a mixture of employment accommodation of varying ages.

Criteria	Analysis
	<p>There are also areas of storage within the employment area.</p> <p>The employment premises are well maintained.</p> <p>The employment area is clean and tidy and inviting.</p> <p>There is street lighting within the employment area.</p> <p>There is some on street parking in some areas of the employment area. These do not detract from the overall quality of the employment area.</p> <p>There are some services within the employment area – these include a café.</p> <p>There are a number of facilities within Pontardawe Town Centre which is within very close proximity of the employment area.</p> <p>Overall, the employment area is considered to have very good quality.</p>
Occupier Profile	<p>The employment area is comprised of a mixture of employment uses – office, industrial, manufacturing, storage and distribution. Both light and non-light.</p>
Vacant Units	<p>Vacant units: 9 units</p> <p>% total units. 14%</p>
Vacant Unit Trend	<p>Historically there have been a low number of vacant units. There are no long-term vacant units.</p>

Criteria	Analysis
Business/ Occupier Profile	<p>There are a range of businesses within the employment area.</p> <p>The majority of businesses are local – these include businesses such as Best Paw Forward, NPTC College, Valley Radiators, Warriors Martial Arts, and Pontardawe MOT Centre.</p> <p>Wall Colony has their European headquarters within the employment area.</p> <p>The employment area is also home to Neath Port Talbot College.</p>
Prominence	<p>The employment area is located off the A474.</p> <p>There is signage and direct access from the A474.</p> <p>The employment area is also visible from the A474.</p> <p>The employment area therefore has very good prominence.</p>
Parking	<p>All of the units have dedicated parking provision.</p> <p>There is some on-street parking/ overspill parking provision in parts of the employment area. This however does not detract from the overall quality of the employment area.</p> <p>Overall, the employment area is considered to have very good parking provision..</p>

Criteria	Analysis
Servicing	<p>There are some servicing facilities within the employment area – this includes a café.</p> <p>There are a number of services within the town centre which is within very close proximity of the employment area.</p> <p>Overall, the employment area is considered to have excellent servicing.</p>
Gradient of Land	<p>The employment area is relatively flat.</p>
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>The employment area is accessed from a single point of entry.</p> <p>From the single point of entry there are a number of different parts but overall, the employment area functions as one standalone employment area.</p> <p>The employment area therefore has a good overall shape.</p>
Internal Environment Summary	<p>The employment area has a mix of employment premises. There are purpose built larger and smaller units for start-ups and well-established businesses. The employment area is clean and tidy and the premises are generally of a good quality.</p>

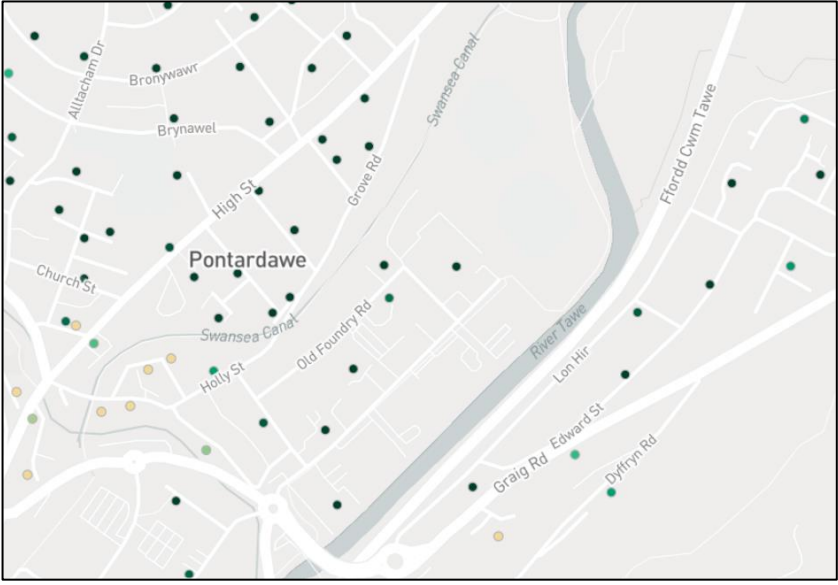
External Environment:

Figure 82: External Environment



Source 34: Google Streetview (2024)

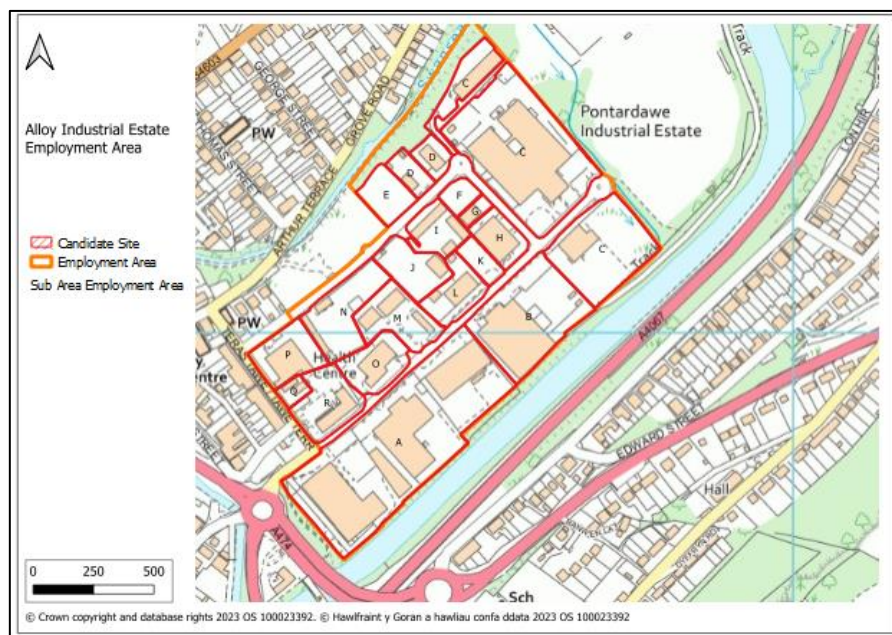
Criteria	Description
Proximity to Similar Uses	<p>There are employment uses adjacent to the employment area.</p> <p>There are also a number of employment premises within the town centre which is within close proximity to the employment area.</p> <p>There are also a number of other employment uses within the wider area.</p> <p>The employment area is located within the Pontardawe spatial area. There are no other employment areas within the spatial area.</p> <p>Overall the employment area is considered to have a good level of proximity to similar uses.</p>
Adjoining Uses	<p>Adjoining uses include the River Tawe to the south, Pontardawe Recreation Ground to the east, Swansea</p>

Criteria	Description
	<p>Canal to the north, and Pontardawe town centre to the west.</p> <p>The employment area includes a range of sizes of employment premises. This includes opportunities for start-up premises. Vacancy levels are however historically low.</p> <p>There are a number of businesses within the employment area. No dominant businesses.</p> <p>There are therefore considered to be a limited number of opportunities for spin-off/ agglomeration benefits.</p> <p>The employment area is therefore considered to be good.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 

Criteria	Description
Proximity to Services (incl. convenience retail)	<p>There are some servicing facilities within the employment area – this includes a café.</p> <p>There are a number of services within the town centre which is within very close proximity of the employment area. This includes convenience retail.</p> <p>It is therefore considered that there are an average level of proximity to services including convenience retail.</p>
External Environment Summary	<p>The Alloy Industrial Estate employment area is located within close proximity of Pontardawe town centre. The adjoining uses are mixed but complementary. There are services within the employment area and within the town centre.</p>

Local Opportunities:

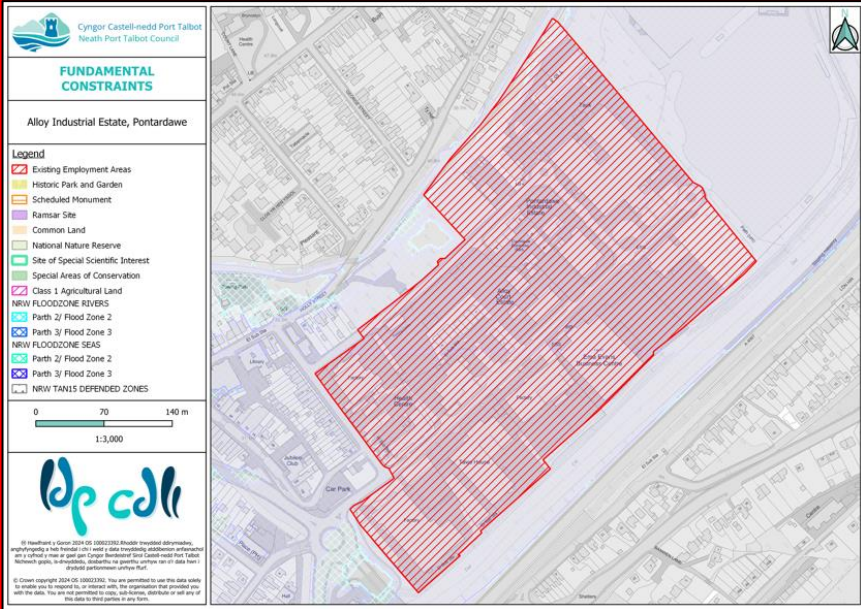
Figure 83: Local Opportunities



Criteria	Analysis
Market Performance and Perception	Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.
Development Activity and Interest	There is a Candidate Site being promoted for development within the employment area.
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	Potential development opportunity on Parcel E.
Local Opportunities Summary	<p>Given that there are very few vacant premises within the employment area and a history of strong occupation, it is considered that there is good demand for premises within the employment area.</p> <p>One parcel has been promoted for development. There is also potential to expand onto area E.</p>

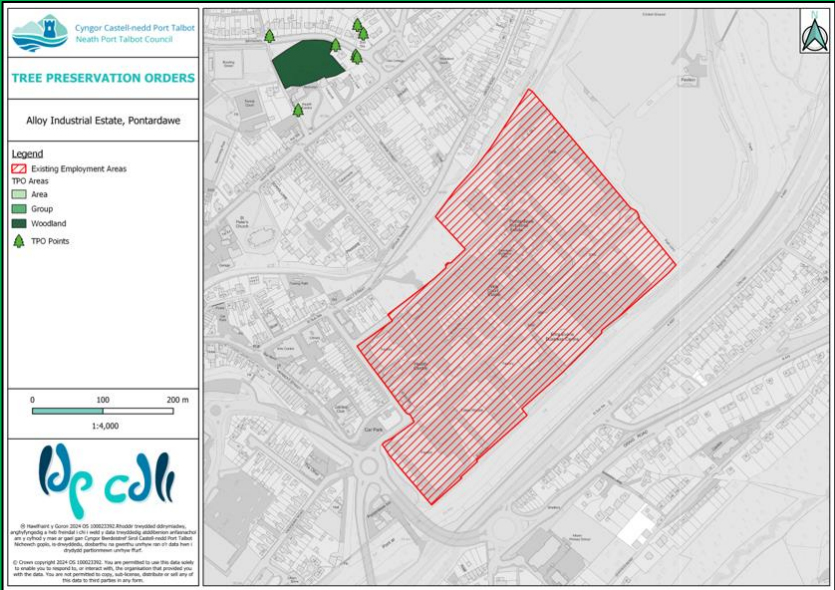
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	The entirety of the employment area, including the development opportunity, is brownfield. .
Proximity to residential accommodation	There is no residenital accommodation within the employment area.

Criteria	Assessment
	<p>There is no residential accommodation adjoining the employment area.</p> <p>There is no residential accommodation within or adjoining the development opportunity on Parcel E.</p> <p>The nearest residential accommodation is on Grove Road to the north of the Swansea Canal to the north of the employment area.</p> <p>Development would not be inhibited/ limited by the proximity of residential. .</p>
Highways	As part of Candidate Site reference UCS209, no highway comments provided.
Fundamental Constraints	 <p>The site is located within flood zone 2 and 3. Flooding therefore presents a constraint to development.</p>

Criteria	Assessment
Proximity to other known environmental concerns	<p>No information obtained as no Candidate Sites promoted for development.</p> <p>As part of Candidate Site reference UCS209, no biodiversity comments provided.</p>
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p><u>AQMA:</u> The site is not located within AQMA.</p> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>

Criteria	Assessment
Flood risk	<div data-bbox="480 315 1382 954"> </div> <p data-bbox="480 1010 1254 1099">The site is located within flood zone 2 and 3. Flooding therefore presents a constraint to development.</p>
Landscape Sensitivity	<p data-bbox="480 1167 1334 1211">There are no SLAs within or adjoining the employment area.</p> <p data-bbox="480 1256 1374 1346">Development would not cause adverse impacts on the features and characteristics for which SLAs are designated.</p>

Criteria	Assessment
Tree Preservation Order/s	 <p>There are no TPOs within/ adjacent to the employment area.</p> <p>There are no TPOs within/ adjacent to the Candidate Site.</p>
Quiet Area	The site is not located within a quiet area.
Topography	<p>The employment area is generally flat.</p> <p>The development opportunity is relatively flat.</p>
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	As part of Candidate Site reference UCS209, no Welsh Water comments.
Impact on agricultural land	The employment area is located within Agricultural Land Classification Grade 4 – Urban.

Criteria	Assessment
	<p>Alloy Industrial Estate Employment Area</p> <p>© Crown copyright and database rights 2023 OS 100023392. © Hawffraint y Goran a hawliau confa ddata 2023 OS 100023392</p>
Contamination	To follow
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	Flooding presents a constraint to development.

Availability and Deliverability:

Criteria	Assessment
Viability	There are no Candidate Sites being promoted for development within the employment area, therefore no viability information has been submitted.
Ownership	It is understood that there are a number of landowners including NPTC.
Has the site been promoted for development?	A site has been promoted for development. There is also potential to develop Parcel E, this has however not been promoted for development.
Site identified/ likely to be identified for a specific user or specific end use?	There is no known specific user for the Candidate Site being promoted for development. Existing occupiers may wish to relocate/ expand into the parcel.
Site suitable for bad neighbour uses?	It is not considered that the employment area is suitable for bad neighbour uses.
Potential expansion opportunities?	Given the location of the site there are no potential expansion opportunities.
Pressure for other forms of development?	There is not known to be pressure for other forms of development.
Availability and Deliverability Conclusion	Alloy Industrial Estate is understood to be owned by a number of landowners including NPTC.

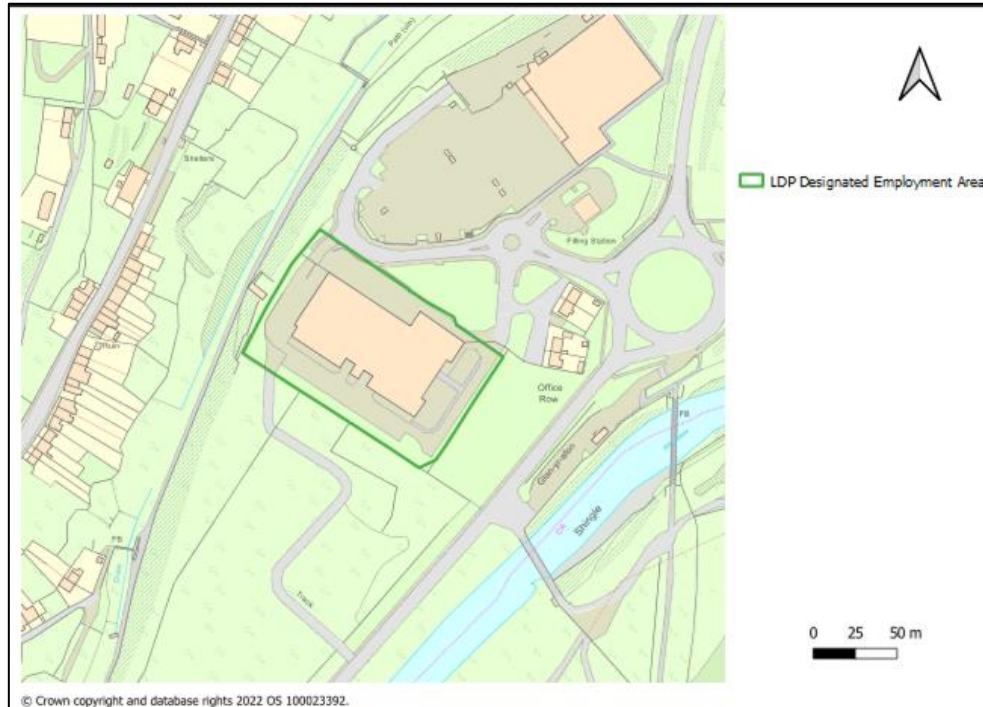
Criteria	Assessment
	A Candidate Site has been promoted for development. There is also potential to develop another Parcel (Parcel E), this has however not been promoted for development.

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.

Former Compair/ GMF Factory, Ystalyfera

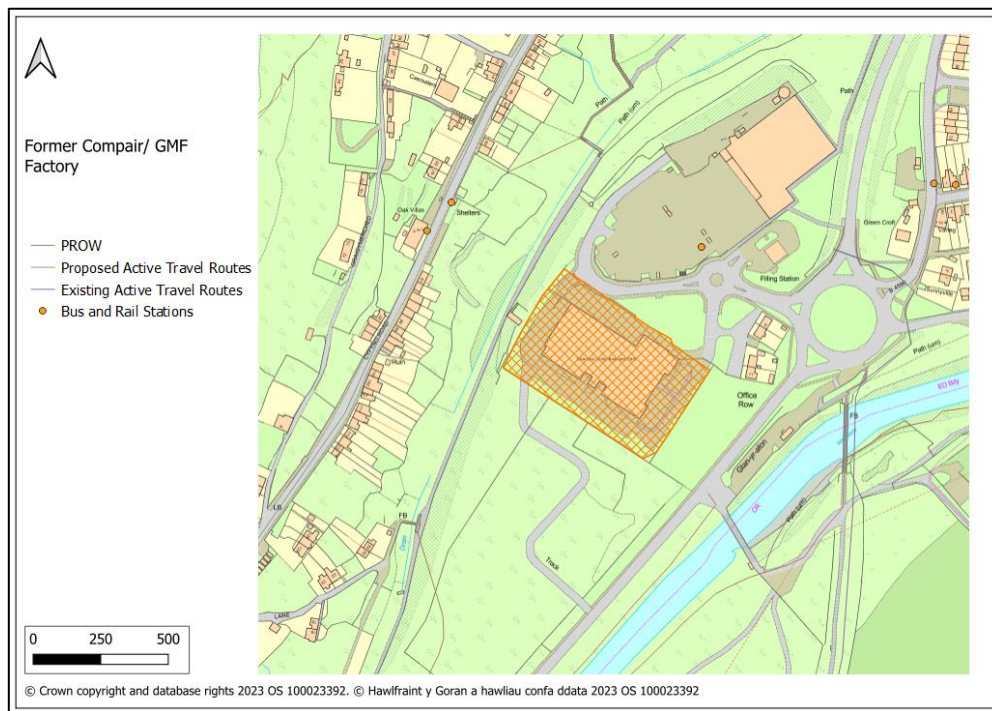
Figure 84: Former Compair/ GMF Factory, Ystalyfera



Site Detail	Information
Site Name	Former Compair / GMF Factory, Ystalyfera, Swansea Valley
Site Typology	Designated employment area
Reference	EC2/19
Site area (Ha)	1.1

Accessibility

Figure 85: Former Compair/ GMF Factory



Mode	Provision
Road Access	<p>The employment area is accessed from A4067. The A4067 feeds to Ystalyfera/ Ystragynlais and Swansea. It also feeds directly to the M4.</p> <p>In comparison to other employment areas the M4 is some distance from the employment area.</p> <p>The employment area therefore has good road access.</p>
Public Transport Access	<p>The nearest bus stop is situated within the adjoining ASDA supermarket. This offers services hourly.</p> <p>The employment area therefore has good public transport access.</p>

Mode	Provision
Pedestrian/ Cycle Access	<p>There are pavements to the employment area.</p> <p>There are some pavements within the employment area. This reflects the nature of the employment area.</p> <p>There are no existing active travel routes within the employment area.</p> <p>There is an existing active travel route from the existing residential accommodation along Heol Y Ynysdarren to the adjoining supermarket.</p> <p>There is a proposed active travel route to Godre'r Graig.</p> <p>There is a public right of way to Godre'r Graig.</p> <p>Overall, it is considered that the employment area has average pedestrian/ cycle access.</p>
Sequential Location	Town centre/ designated employment area .
Accessibility Summary	<p>The employment area has good road and public transport accessibility and average pedestrian/ cycle access.</p> <p>Overall, the employment area is considered to have good accessibility.</p>

Internal Environment:

Figure 86: Internal Environment



Source 35: Google Streetview (2024)

Criteria	Analysis
Description	<p>The employment area formed part of a wider allocation in the UDP.</p> <p>During the course of the preparation of the LDP, part of this wider allocation had planning permission (and has since been developed) for a supermarket and petrol filling station. This area was therefore excluded from the UDP allocation.</p> <p>The area around the former GMF Factory was still considered to be employment use. This parcel of land was safeguarded for employment use.</p> <p>Over the course of the LDP plan period the factory has been subdivided into a number of smaller employment premises. These now form the employment area.</p> <p>The employment area is located off the A4067 which links Swansea Valley to Pontardawe and the M4. It is located within the area of Ystalyfera in the Swansea Valley.</p>

Criteria	Analysis
	The employment area is adjacent to the ASDA supermarket.
Number of Commercial Premises	There are 14 commercial premises within the employment area.
Commercial Floorspace	<p>It has not been possible to ascertain floorspace data for all units. For the units we have been able to obtain floorspace data, total floorspace: 3,733sqm.</p> <p>Scale of floorspace:</p> <p><100sqm: 0%</p> <p>100-249sqm: 77%</p> <p>250-499sqm: 8%</p> <p>500-749sqm: 8%</p> <p>750-999sqm: 0%</p> <p>1,000sqm+: 8%</p>
Density	0.34 plot ratio (noting data limitation).
Use Class Mix	<p>A Use Class: 0%</p> <p>B1 Use Class: 21%</p> <p>B2 Use Class: 21%</p> <p>B2/ B8 Use Class: 7%</p> <p>B8 Use Class: 43%</p>

Criteria	Analysis
	<p>D1 Use Class: 0%</p> <p>D2 Use Class: 7%</p> <p>Sui Generis: 0%</p>
Building Quality and Condition	The employment premises are of a secondary quality.
Quality of the Employment Area	<p>The employment area is comprised of the former GMF factory which has been developed to create smaller premises.</p> <p>The units appear to be of good quality and well maintained.</p> <p>The employment area is clean and tidy.</p> <p>There is street lighting on the perimeter of the employment area.</p> <p>There is dedicated parking provision and adjoining land that is used for parking. There is no on-street/ overspill parking per se within the employment area.</p> <p>There are no services within the employment area but the employment area is directly adjacent to the ASDA supermarket.</p> <p>Overall, the employment area is considered to be of very good quality.</p>

Criteria	Analysis
Occupier Profile	The site is used by a range of employment occupiers – offices, industrial, manufacturing, storage and distribution. Units are occupied by predominantly lighter uses.
Vacant Units	There are currently no vacant units.
Vacant Unit Trend	Historically the unit was occupied by the former GMF Factory which has since been split into a number of smaller premises. The Council has limited information on occupiers but the information we have shows good levels of occupation.
Business/ Occupier Profile	The employment area is occupied by local businesses. These include businesses such as Swansea Valley Customised Clothing, Sign and Print Systems Ltd, and MSL Carpets and Flooring.
Prominence	<p>The employment area is accessed directly from A4067.</p> <p>There is no signage from the A4067.</p> <p>Visibility is very limited.</p> <p>Overall, the employment area is therefore considered to have average level of prominence.</p>
Parking	<p>There is dedicated parking provision and adjoining land that is used for parking. There is no on-street/ overspill parking per se within the employment area.</p> <p>Parking provision is therefore considered to be excellent parking provision.</p>

Criteria	Analysis
Servicing	<p>There are no servicing facilities within the employment area.</p> <p>Asda supermarket is however directly adjacent to the employment area.</p> <p>The employment area therefore benefits from good levels of servicing.</p>
Gradient of Land	The employment area is relatively flat.
Shape of Employment Area	<p>The employment area has a regular shape.</p> <p>The employment area is accessed from a single point of entry.</p> <p>There is a single point of entry to the employment area.</p> <p>The employment area therefore has a good shape.</p>
Internal Environment Summary	<p>The employment area is comprised of a former factory that has been split into a number of smaller units. These are occupied by a range of occupiers and used for a variety of uses. The employment area is clean and tidy and is comprised of good secondary stock. The employment area is located opposite Asda and therefore has good levels of servicing.</p>

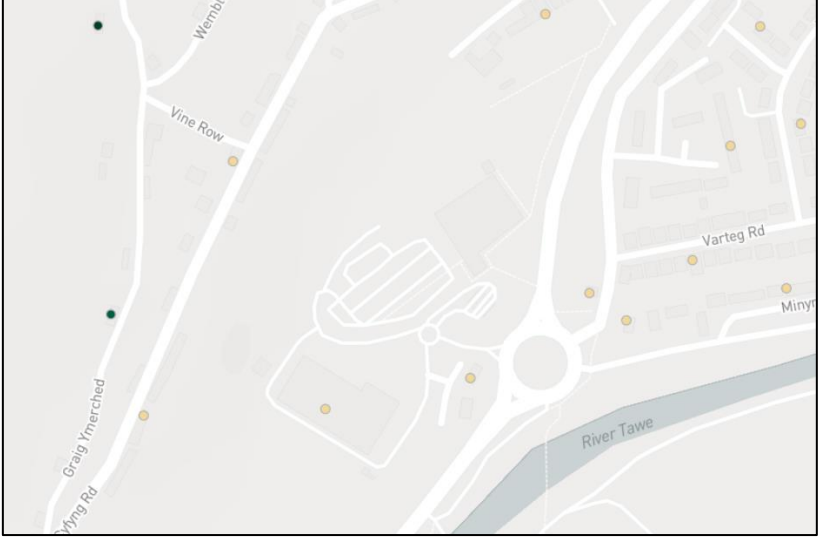
External Environment:

Figure 87: External Environment



Source 36: Google Streetview (2024)

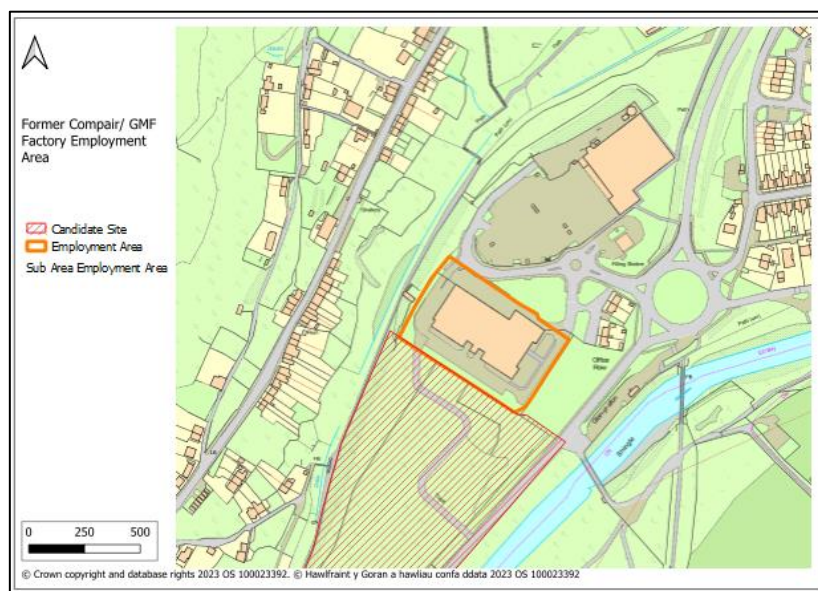
Criteria	Description
Proximity to Similar Uses	<p>There are no employment units adjacent to the employment area.</p> <p>There are employment uses within the wider area.</p> <p>The employment area is located within the Swansea Valley spatial area. There are no other employment areas within the spatial area.</p> <p>Overall, the employment area therefore has an average level of proximity to similar uses.</p>
Adjoining Uses	<p>Adjoining uses to the employment area include the Asda supermarket to the north east, A4067 to the south, wooded countryside to the north, and housing allocation in the current LDP to the west.</p> <p>Adjoining uses are complementary to the employment uses. Consideration would need to be given to the</p>

Criteria	Description
	<p>proximity of any residential development developed on the existing housing allocation in the LDP.</p> <p>There are a number of smaller premises for start-ups. Vacancies historically are limited.</p> <p>There are a range of businesses within the employment area, rather than a number of units with particular specialisms.</p> <p>There are a limited number of opportunities for spin-offs.</p> <p>Overall therefore the employment area are good.</p>
Availability and Speed of Broadband	<p>The map below from the House of Commons Library shows postcode availability of gigabits capable broadband as of January 2024. Postcodes with higher availability are shown with darker green shading.</p> 
Proximity to Services (incl. convenience retail)	<p>There are no servicing facilities within the employment area.</p>

Criteria	Description
	<p>Asda supermarket is however directly adjacent to the employment area.</p> <p>The employment area therefore benefits from good levels of servicing.</p>
External Environment Summary	<p>The employment area is located within the Swansea Valley spatial area. There are no other employment areas within the spatial area.</p> <p>Whilst there are no employment uses adjoining the site, adjoining uses are mixed and complementary to the site.</p> <p>Whilst there are no services within the employment area, the employment area adjoins ASDA.</p>

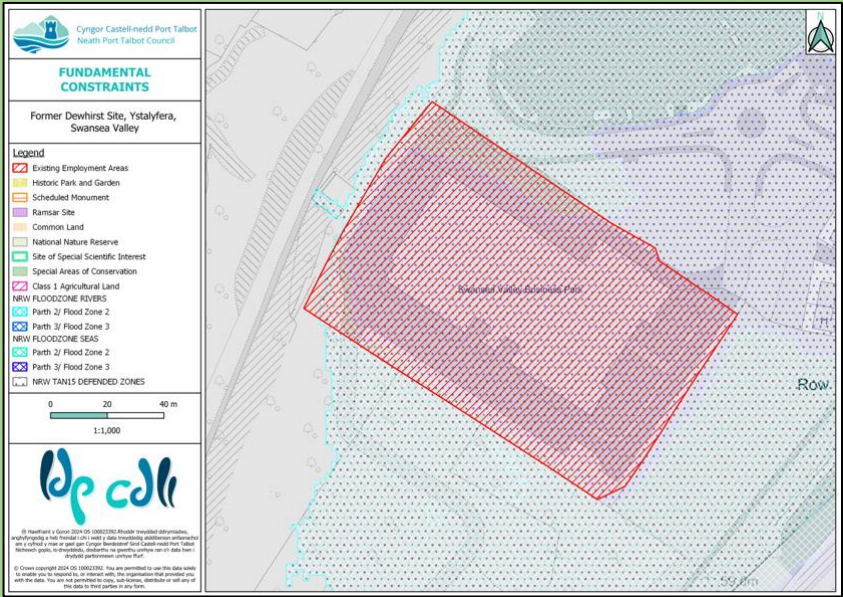
Local Opportunities:

Figure 88: Local Opportunities

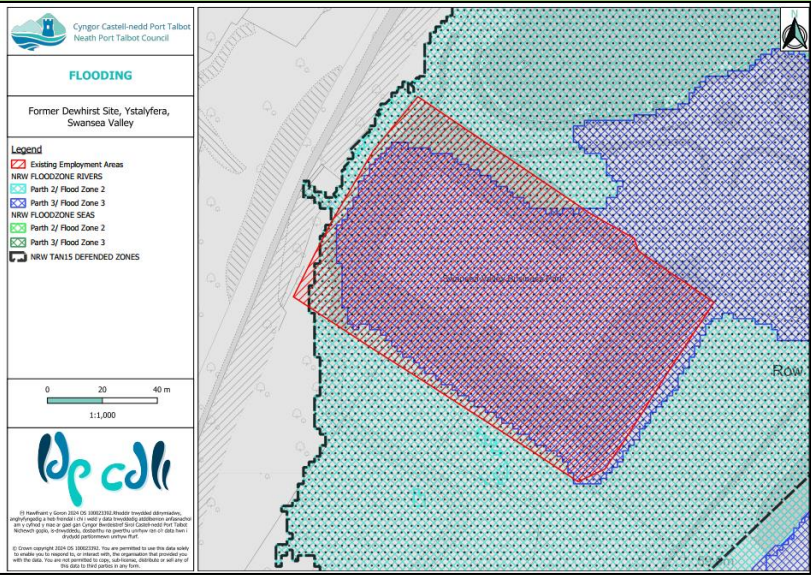



Criteria	Analysis
Market Performance and Perception	Given that there are a limited number of vacant premises it is considered that there is good market performance and perception.
Development Activity and Interest	<p>No relevant recent developer activity or planning permissions in relation to this site.</p> <p>Over the course of the LDP plan period, the unit has been transformed from a standalone employment unit to a number of smaller premises. This has made the unit into a fully functioning employment area.</p>
Planned Infrastructure	There are no known planned infrastructure improvements.
Redevelopment Opportunities?	<p>There are no redevelopment opportunities.</p> <p>No areas have been promoted for development within the employment area.</p>
Local Opportunities Summary	Over the course of the LDP plan period, the unit has been transformed from a standalone employment unit to a number of smaller premises and fully functioning employment area. There are no known infrastructure improvements or redevelopment opportunities. No areas have been promoted for development within the employment area.

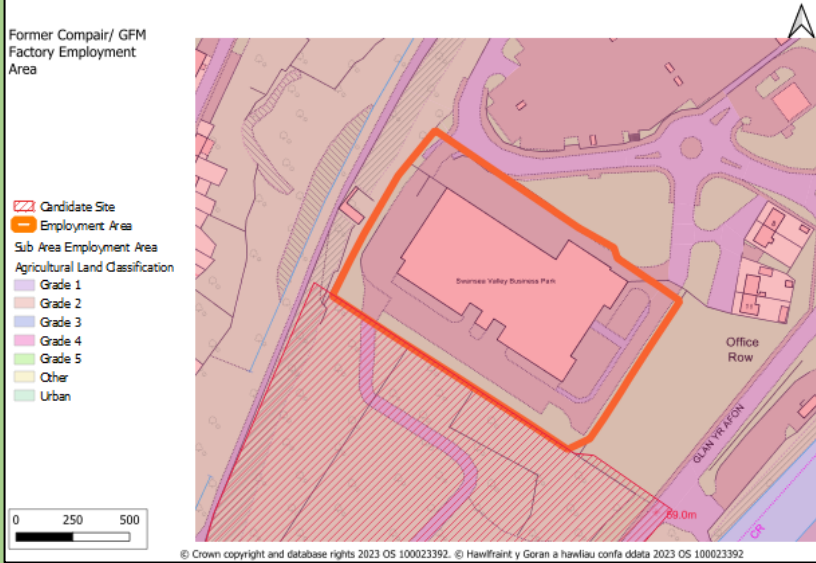
Constraints:

Criteria	Assessment
Greenfield/ Brownfield	<p>There are no development opportunities within the employment area.</p> <p>The entirety of the employment area is brownfield.</p>
Proximity to residential accommodation	<p>There is no residential accommodation within the employment area.</p> <p>There is no residential accommodation within proximity to the employment area.</p> <p>There are no development opportunities within the employment area which would be limited/ inhibited by proximity to residenital accommodation.</p>
Highways	No information obtained as no Candidate Sites being promoted for development.
Fundamental Constraints	 <p>The site is located within a defended zone.</p>

Criteria	Assessment
	This would not impact development opportunities as there are none in the employment area.
Proximity to other known environmental concerns	The employment area does not include and has no proximity to other known environmental constraints.
<p>Would development exacerbate existing environmental problems?</p> <p>(e.g. air quality, noise, light etc.?)</p>	<p>There are no development opportunities within the employment area.</p> <p><u>AQMA:</u> The site is not located within AQMA.</p> <p><u>Noise sensitive area:</u> The site is not located within a noise sensitive area.</p> <p><u>Proximity to noise sensitive uses:</u> The site is not located within close proximity to noise sensitive uses.</p> <p><u>Dark skies area:</u> The site is not located within a dark skies area.</p> <p><u>Existing environmental problems within the immediate area?:</u> No</p> <p>Development of the site would therefore not exacerbate existing environmental problems.</p>

Criteria	Assessment
Flood risk	 <p>The majority of the site is located within flood zone 3. There are no areas being promoted for development within the employment area.</p>
Landscape Sensitivity	The employment area is not located within/ adjacent to SLA.
Tree Preservation Order/s	There are no TPOs within or adjacent to the employment area.

Criteria	Assessment
	
Topography	The employment area is relatively flat .
Quiet Area	The site is not located within a quiet area.
Water Quality and Systems Provision Constraints (e.g. sewerage and drainage)	No information obtained as no Candidate Site promoted for development.
Impact on agricultural land	<p>There are no development opportunities within the employment area.</p> <p>The employment area is located within Agricultural Land Classification Grade 4.</p>

Criteria	Assessment
	 <p>Former Compair/ GFM Factory Employment Area</p> <p> <input checked="" type="checkbox"/> Candidate Site <input checked="" type="checkbox"/> Employment Area <input checked="" type="checkbox"/> Sub Area Employment Area </p> <p>Agricultural Land Classification</p> <ul style="list-style-type: none"> Grade 1 Grade 2 Grade 3 Grade 4 Grade 5 Other Urban <p>Scale: 0 250 500</p> <p>© Crown copyright and database rights 2023 OS 100023392. © Hawffraint y Goran a hawliau confa ddata 2023 OS 100023392</p>
Contamination	No information obtained as no Candidate Site promoted for development.
Economic Supply Side Benefits	The site forms part of an existing designated employment area.
Social Benefits	The site forms part of an existing designated employment area.
Environmental Benefits	The site forms part of an existing designated employment area.
Constraints Summary	<p>There are no overriding constraints to development as there are no development opportunities within the employment area.</p> <p>The area is subject to defended zone flooding constraints.</p>

Availability and Deliverability:

Criteria	Assessment
Viability	<p>There are no Candidate Sites being promoted for development within the employment area, therefore no viability information has been submitted.</p> <p>Given that the site is currently in operation and has a good level of occupation it is considered that the employment area is viable.</p>
Ownership	Ownership of the site is unknown.
Has the site been promoted for development?	No sites being promoted for development.
Site identified/ likely to be identified for a specific user or specific end use?	N/A
Site suitable for bad neighbour uses?	It is not considered that the employment area is suitable for bad neighbour uses.
Potential expansion opportunities?	<p>There are no expansion opportunities. The site adjoins an existing allocation for housing development and Asda supermarket.</p> <p>The existing housing allocation has been re-promoted for housing development.</p>

Criteria	Assessment
Pressure for other forms of development?	There is no known pressure for other forms of development.
Availability and Deliverability Summary	There are no development opportunities within the site or adjacent to the site.

Conclusion:

Criteria	Assessment
Recommendation	The employment area should be safeguarded for employment use.