

Appendix 1 – Sector Definitions and Conversions to B-Space Requirements

Converting Employment to Business Space Requirements

Sector-to-Space Mapping

Using the employment sector forecasts, we translate jobs into demand for employment space by following three steps:

- Step 1: Sector-to-Space Mapping;
- Step 2: Translating Employment into Demand for Space; and
- Step 3: Converting Floorspace into Land Area (Plot ratios).

To this end, there are three main areas where the assumptions are applied:

- The definition of employment sectors and land use sectors;
- Employment density assumptions; and
- Plot ratio assumptions.

We look at each of these stages below.

Step 1: Sector-to-Space Mapping

The starting point for any modelling process is the definition of land use sectors, which comprises office jobs, industrial and warehousing jobs and is often referred to as business or B-space jobs.

We translate jobs by sector into jobs by type of space, using sector-to-space mapping.

To identify these jobs we use a range of economic sectors based on the Standard Industrial Classifications (SIC'03), which are listed overleaf. Broadly, offices (which include R&D) are occupied by financial and business services, a sub section of public administration, and publishing. Industrial space is occupied by manufacturing, sewage and refuse disposal, some parts of construction, and motor repairs and maintenance. Warehousing is occupied by a variety of transport and distribution activities.

We merge production and distribution space (industrial and warehousing) into one category, called "industrial/warehousing" because our experience suggests that data on the supply of space - such as CLG floorspace statistics and planning data on completions and commitments – do not distinguish accurately between industrial factories and warehouses. This is not surprising since production and distribution can generally operate in the same buildings and, furthermore, subject to size limitations, space can be transferred between production and distribution without planning permission.

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RTP Offices 2003 SIC

SIC 2003 class (4 digit)

- 7460 : Investigation and security activities
- 7485 : Secretarial and translation services
- 7486 : Call centre activities
- 7487 : Other business activities not elsewhere classified
- 9111 : Activities of business and employers organisations
- 9112 : Activities of professional organisations
- 9120 : Activities of trade unions
- 9132 : Activities of political organisations
- 9133 : Activities of other membership organisations not elsewhere classified
- 9211 : Motion picture and video production
- 9212 : Motion picture and video distribution
- 9220 : Radio and television activities
- 9240 : News agency activities

SIC 2003 group (3 digit)

- 221 : Publishing
- 741 : Legal, accounting, book-keeping and auditing activities; tax consultancy; market research and public opinion polling; business and management consultancy; holdings
- 742 : Architectural and engineering activities and related technical consultancy
- 743 : Technical testing and analysis
- 744 : Advertising
- 751 : Administration of the State and the economic and social policy of the community
- 753 : Compulsory social security activities

SIC 2003 division (2 digit)

- 65 : Financial intermediation, except insurance and pension funding
- 66 : Insurance and pension funding, except compulsory social security
- 67 : Activities auxiliary to financial intermediation
- 70 : Real estate activities
- 72 : Computer and related activities
- 73 : Research and development

RTP Industrial 2003 SIC

SIC 2003 class (4 digit)

- 5020 : Maintenance and repair of motor vehicles
- 5040 : Sale, maintenance and repair of motorcycles and related parts and accessories

SIC 2003 group (3 digit)

- 222 : Printing and services activities related to printing
- 223 : Reproduction of recorded media
- 453 : Building installation
- 454 : Building completion

SIC 2003 division (2 digit)

- 15 : Manufacturing of food and beverages
- 16 : Manufacture of tobacco products
- 17 : Manufacture of textiles
- 18 : Manufacture of wearing apparel; dressing and dyeing of fur
- 19 : Tanning and dressing of leather; manufacture of luggage, handbags, saddlery, harness and footwear
- 20 : Manufacture of wood and products of wood and cork, except furniture; manufacture of articles of straw and plaiting materials
- 21 : Manufacture of pulp, paper and paper products
- 23 : Manufacture of coke, refined petroleum products and nuclear fuel

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24 :	Manufacture of chemicals and chemical products
25 :	Manufacture of rubber and plastic products
26 :	Manufacture of other non-metallic mineral products
27 :	Manufacture basic metals
28 :	Manufacture of fabricated metal products, except machinery and equipment
29 :	Manufacture of machinery and equipment not elsewhere classified
30 :	Manufacture of office machinery and computers
31 :	Manufacture of electrical machinery and apparatus not elsewhere classified
32 :	Manufacture of radio, television and communication equipment and apparatus
33 :	Manufacture of medical, precision and optical instruments, watches and clocks
34 :	Manufacture of motor vehicles, trailers and semi-trailers
35 :	Manufacture of transport equipment
36 :	Manufacture of furniture; manufacturing not elsewhere classified
37 :	Recycling
90 :	Sewage and refuse disposal, sanitation and similar activities

RTP Warehousing 2003 SIC

SIC 2003 class (4 digit)

6024 :	Freight transport by road
6311 :	Cargo handling
6312 :	Storage and warehousing
6321 :	Other supporting land transport activities
6411 :	National post activities
6412 :	Courier activities other than national post activities
7482 :	Packaging activities

SIC 2003 division (2 digit)

51 :	Wholesale trade and commission trade, except of motor vehicles and motorcycle
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Step 2: Translating Employment into Demand for Space

To translate these employment forecasts into demand for space, we use the standard employment densities based on a 1997 study by Roger Tym & Partners for SERPLAN (Roger Tym & Partners for SERPLAN, The Use of Business Space: Employment Densities and Working Practices in South East England, 1997). These are as follows:

- Offices: 18 sqm per worker
- Industrial: 32 sqm per worker
- Warehousing: 40 sqm per worker

We prefer to use the densities above to the available alternatives because they are supported by a large and statistically rigorous survey. However, a more recent (albeit not statistically confident) survey by DTZ Pinda (2004) found similar densities (18 sqm net for B1, 34 sqm for B2 and 41 sqm per B8). And similarly, Government Guidance on Use of Employment Densities (2001) offers a compendium of employment densities which also average around those reported above.

Step 3: Converting Floorspace into Land Area

Because planners need to make land allocations in development plans, which are normally controlled by site area (as opposed to floorspace) it is sometime necessary to translate floorspace into land. As a general 'rule of thumb' RTP adopts a 40% plot ratio, which is equivalent to 4,000 sqm per hectare.

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However, a 40% ratio is probably reasonable for most industrial and warehouse sites, but for offices densities it may be considerably higher, at some sites, especially in town and City Centres. Therefore, where possible, the 40% ratio should be replaced by site-specific figures which take account of local circumstances.

Appendix 2 – PBA’s Assessments of Swansea Sites

Introduction

This appendix summarises the results of site appraisals of existing Swansea UDP employment land allocations.

The objective of the site appraisals is to consider the suitability of existing employment land provision to inform recommendations on future employment policy and potential development proposals to meet the demand for land identified in Chapter 5 of the main report.


All UDP allocations were visually assessed during the course of this study. In assessing sites/areas, the following criteria have been used:

- **Location and site description** – Consideration of the location of the area from a sustainability perspective, assessing its location relative to a major urban centre, e.g. whether it is in an edge of centre or out of town location. Existing and/or previous uses are also assessed.
- **Environmental quality/constraints** – Consideration of:
 - External Environment – this criterion takes account of the nature and extent of the area's neighbouring uses and in particular, considers the likely risk of conflict arising from existing or potential future employment uses of the area.
 - Internal Environment – this criterion takes account of the shape, topography, prominence and internal layout of the employment area. It also considers whether there are potential areas of risk that are likely to influence the cost of future development, such as contamination, environmental or conservation issues (e.g. listed status, floodplain, area of landscape value, etc.).
- **Accessibility/strategic access** – Consideration of:
 - Local Accessibility – this criterion considers the quality of the area/site in terms of its local access characteristics, for example, whether it is located on unclassified roads, or constrained by congestion or other physical factors.
 - Strategic Accessibility – this criterion takes account of the proximity of a site to the strategic highway network, principally the motorway and good quality A roads, which is an important locational factor.
- **Ownership/planning history** – An overview of ownership (if known) and any relevant planning history. This helps to inform an assessment on the likelihood of deliverability i.e. is it likely to come forward for employment uses?
- **Viability (market attractiveness/delivery)** – A review of recent market activity, likely market demand and the level of vacancy within the area, in terms of either vacant floorspace or land that is disused or derelict. Market attractiveness, as well as any



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straints), are considered in relation to development viability.



- Policy recommendation** – The findings of the site assessment are used to inform a judgement on whether the site should be retained or released. In some cases mixed use developments may be more appropriate.

Site reference	001	Location	Former Greyhound Stadium, Swansea West Industrial Estate, Fforest-fach
		Size	15 ha 
Site description/Surrounding uses	Part greenfield site on NW edge of Swansea West Industrial Estate. The site is Council owned and was previously used as a greyhound track. Some remains of the track, including a car park and dilapidated building, still remain.		
LDP issues	The site is part of a 173 ha proposed mixed use urban extension that has been submitted to the LDP process on behalf of Alcoa. The proposed masterplan for the area includes a new access road from the north.		
Environmental quality/Constraints	The land is flat and would form a natural extension to the industrial estate. However, the access roads are quite thin and the surrounding employment units are poor quality. A large area within the northern section of the site is within the Afon Llan flood plain.		
Accessibility/Strategic access	The local roads are narrow and may require work to allow additional employment to be accommodated at this location. The highways issues could potentially be resolved by a proposed new access road from a new roundabout junction on Titanium Road which would connect to the A484. Access to the M4 and Swansea city centre along the A483 is good.		
Ownership/Planning history	The land is owned by the City and County of Swansea Council. The greyhound track closed in 2009.		
Viability (market attractiveness/delivery)	The site could form a natural extension to the existing industrial estate suitable for B1/B2/B8 uses. However, due to the condition of surrounding employment units, the limitations of Ystrad Road and its junctions and the zones of flood risk, it is unlikely that this site will be attractive to the market without the urban extension access.		
Policy recommendation	Delivery issues indicate that the site is not achievable, but it is considered that the site offers potential if a strategic mixed use development is considered West of Swansea.		

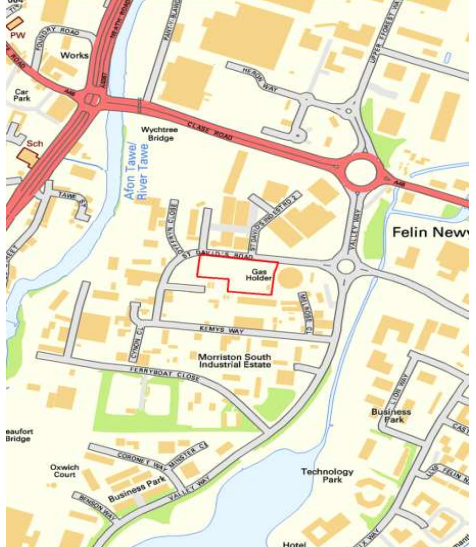

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Site reference	002	Location	Land adjoining TIMET works, Swansea West
		Size	11.5 ha
			
Site description/Surrounding uses	Greenfield site situated adjacent to the Westfield Industrial Estate, Fforest-fach. TIMET and Alcoa are the main occupiers of Westfield Industrial Estate. The site is fenced off and is currently used for grazing. A large proportion of the site is within a flood zone. The site has been promoted by Alcoa, along with Site 001, for employment uses (as part of a mixed use urban extension).		
LDP issues	The site is part of a 173 ha proposed mixed use urban extension that has been submitted on behalf of Alcoa. The proposed masterplan for the area includes a new access road from the north.		
Environmental quality/Constraints	The site is flat but is partly within a flood zone. Mature trees run through the site. High voltage cables run underneath the land from the existing sub-station.		
Accessibility/Strategic access	An access point to the site could be achieved from the existing roundabout at the entrance to TIMET. The local roads are narrow and are unsuitable for large HGVs. This could potentially be resolved by a proposed new link road to the A484. Access to the M4 is reasonable.		
Ownership/Planning history	Private ownership. The land has been promoted for employment as part of an urban extension.		
Viability (market attractiveness/delivery)	Due to its poor location in relation to the road network it is unlikely to be attractive to the market, although it could potentially be utilised by TIMET if they require expansion space. The site would be expensive to deliver as flood alleviation and access works need to be undertaken. There is also a high voltage electricity cable extending under the middle of the site which may need to be moved.		
Policy recommendation	Greenfield site with delivery issues e.g. flood, access and utilities. Consider as part of a wider urban extension if required.		

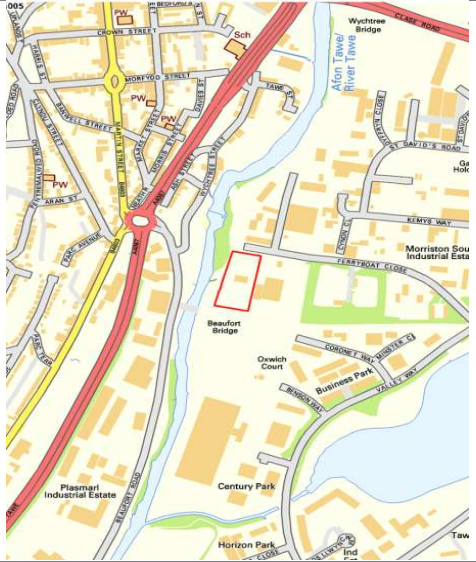

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Site reference	003	Location	Riverside South, Swansea Vale
	Size 14.9 ha		
Site description/Surrounding uses	Greenfield site on the NE periphery of Swansea at Riverside South. Large sections of the site have been developed predominantly for B1 uses. This includes Axis Court, a modern office park of 19 small units, which has proved to be attractive to financial and business service sectors. The rest of the site is occupied by AAH Pharmaceuticals and Dawnus Construction. There are 2 large plots still available.		
Environmental quality/Constraints	The remaining plots are flat and already have access points. There are no apparent constraints to development.		
Accessibility/Strategic access	Accessibility from the local road network and the M4 is very good.		
Ownership/Planning history	The land is owned by the City and County of Swansea Council and has been part built out for employment uses.		
Viability (market attractiveness/delivery)	Good site in an area of Swansea that has already proved to be an attractive business location. Axis Court is fully built out and there are few identified vacancies. The remaining plots already have access points and there are no identified constraints to development.		
Policy recommendation	Safeguard. Plots available adjacent to successful Axis Court B1 park. No constraints to delivery identified.		

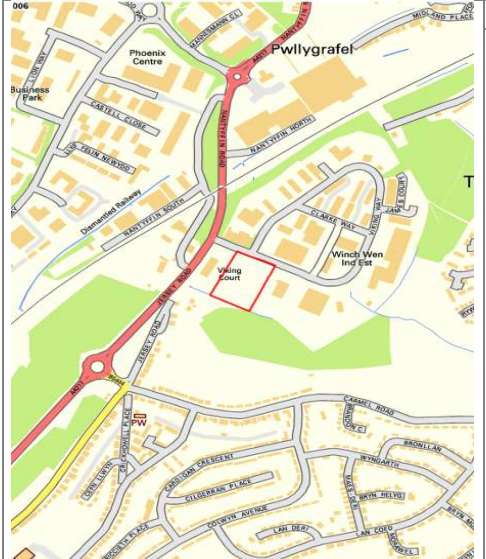

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Site reference	004	Location	St. David's Road, Morrison South
	<p>Size</p>	<p>1.1 ha</p> 	
<p>Site description/Surrounding uses</p>	<p>Brownfield site within Morrison South Industrial Estate on the North East edge of Swansea. The site is already in use as a car storage depot (KHL Logistics). The land, accessed from St. David's Road, is hard standing and is surrounded by security fencing. Adjoining uses include a cement works.</p>		
<p>Environmental quality/Constraints</p>	<p>There are no known constraints on site, although ground contamination would need to be assessed. The neighbouring uses, particularly the cement works, are dirty.</p>		
<p>Accessibility/Strategic access</p>	<p>Access from the local road network and to the M4 is considered to be good.</p>		
<p>Ownership/Planning history</p>	<p>The land is owned by the City and County of Swansea Council.</p>		
<p>Viability (market attractiveness/delivery)</p>	<p>Due to the neighbouring dirty uses the site is unlikely to be attractive to many businesses. It is however suitable for its existing use, i.e. storage, or dirty users. Contamination levels would need to be assessed before development can proceed.</p>		
<p>Policy recommendation</p>	<p>UDP allocation in employment use. Safeguard.</p>		



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Site reference	005	Location	Recycling facility, Morrison South Industrial Estate
		Size 	0.9 ha
Site description/Surrounding uses		Brownfield site on Morrison South Industrial Estate at the end of Ferryboat Close. The site, which adjoins the River Tawe, is flat and is occupied by a Council recycling facility. Neighbouring uses include larger Council Recycling facilities, which are noisy, unsightly and emit unpleasant odours.	
Environmental quality/Constraints		The site is PDL and may therefore be contaminated. The land is in an area of flood risk.	
Accessibility/Strategic access		Access to the site is from Ferryboat Close. Access to the M4 and city centre is good.	
Ownership/Planning history		The land is owned by the City and County of Swansea Council.	
Viability (market attractiveness/delivery)		Due to the dirty neighbouring uses the site is unlikely to be attractive to modern commercial users. It could be a suitable site for dirty users being moved from elsewhere.	
Policy recommendation		Currently in use. Contamination and flood risk may need to be mitigated before redevelopment can proceed. Safeguard.	

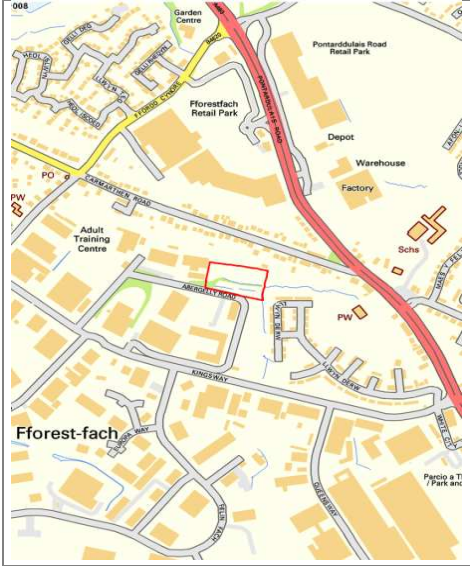

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Site reference	006	Location	Winch Wen Industrial Estate, NE Swansea
	Size	1.1 ha	
Site description/Surrounding uses			
Environmental quality/Constraints	Greenfield site located within Winch Wen Industrial Estate on the A4217. The land is adjoining Viking Way and is gently sloping towards the A4217. The land is opposite a PDL site that is currently being marketed (see image above). The industrial estate comprises predominantly B2 and B8 premises that date back to the 1970s and 1980s. There are higher than average vacancy rates on the estate.		
Accessibility/Strategic access	None identified, although site levelling will be required.		
Ownership/Planning history	Accessibility from Viking Way will need to be established. Access to the A4217 and the M4 is good.		
Viability (market attractiveness/delivery)	The land is owned by the City and County of Swansea Council		
Policy recommendation	The site is potentially attractive although take-up may be slow. Apart from site access and levelling there are no known constraints impacting on development viability.		
	No constraints to development identified. Safeguard for employment uses.		



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Site reference	007	Location	Bruce Road, Swansea West Business Park, Fforest-fach
		Size 1.8ha	
Site description/Surrounding uses	Greenfield site within Swansea West Industrial Park. The site is level, well drained, and is currently in agricultural use. Neighbouring plots are built out for modern business uses (including trade counters).		
Environmental quality/Constraints	There are no known environmental constraints. The southern and western edges of the site are bordered by mature vegetation.		
Accessibility/Strategic access	Although there is no existing access to the site, this could be easily achieved (subject to Highways approval). Access to the strategic road network is considered to be reasonable.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The site would be attractive to the market, based on take-up levels at neighbouring plots. There are no known constraints that would impact on development viability.		
Policy recommendation	Good site within existing estate. New access and site servicing required. Safeguard.		

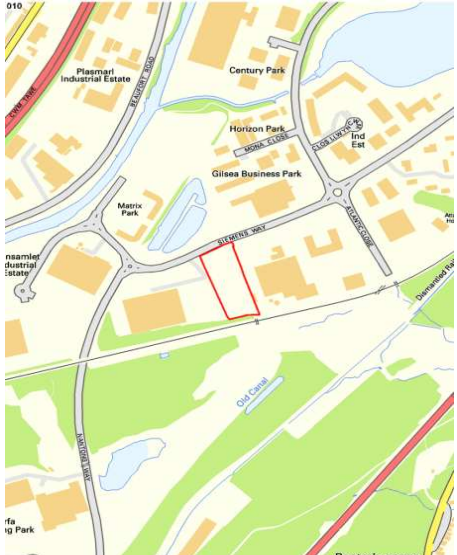

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Site reference	008	Location	North of Abergelly Road, Swansea West Industrial Park, Fforest-fach
		<p>Size</p>	<p>0.9 ha</p> 
<p>Site description/Surrounding uses</p>		<p>Greenfield site on northern edge of Swansea West Industrial Park. The site is flat, predominantly overgrown with mature trees, and has a stream running through it. The southern edge of the site is bordered by dirty employment uses and the northern boundary backs onto residential areas.</p>	
<p>Environmental quality/Constraints</p>		<p>The site is densely vegetated with mature habitats and will therefore require an ecology assessment before development can proceed</p>	
<p>Accessibility/Strategic access</p>		<p>Local access roads are good. Access to the site could be easily achieved.</p>	
<p>Ownership/Planning history</p>		<p>Unknown.</p>	
<p>Viability (market attractiveness/delivery)</p>		<p>The site is located in a secondary area away from passing traffic. It is also bordered by dirty employment uses on one side and residential areas on the other. These factors mean that the site is unlikely to be attractive to the market and/or would result in conflict.</p>	
<p>Policy recommendation</p>		<p>Unattractive secondary location constrained by neighbouring uses and flood risk. Discount.</p>	

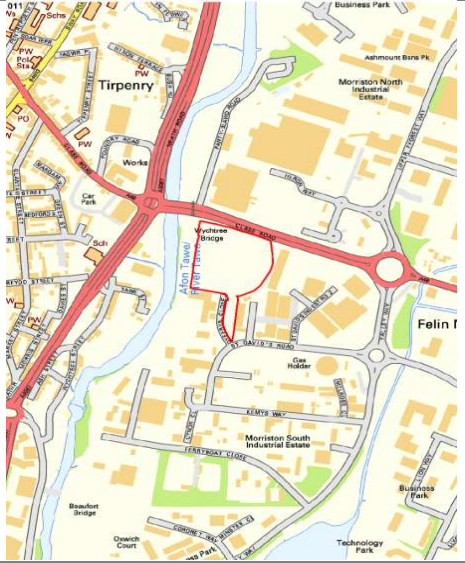

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Site reference	009	Location	South of Abergelly Road, Swansea West Industrial Park, Fforest-fach
		<p>Size</p>	<p>0.4 ha</p> 
Site description/Surrounding uses	Small plot of land located between neighbouring employment uses on Swansea West Industrial Park. The site is in a secondary area and is surrounded by dirty employment uses.		
Environmental quality/Constraints	The site is greenfield but is unlikely to have environmental merit. No constraints identified.		
Accessibility/Strategic access	There is an existing access point from Abergelly Road. Access to the strategic road network is reasonable.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The site is flat and has an existing access point. However, the secondary location and neighbouring uses mean that it is only suitable for dirty employment uses.		
Policy recommendation	Small site that could be developed for small 'dirty' B2/Sui generis uses. Safeguard.		

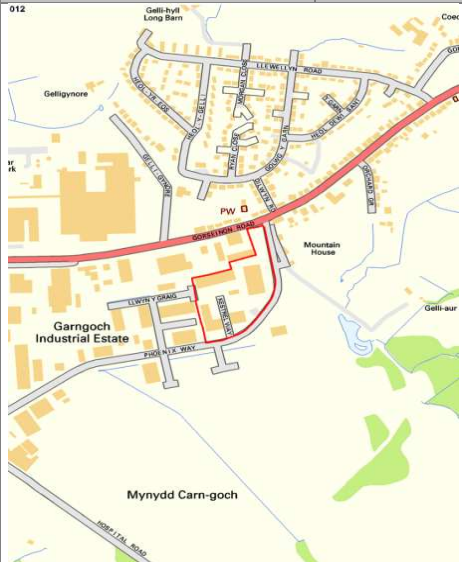
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Site reference	010	Location	Siemens Way, Enterprise Park
	Size 	1.2 ha	
Site description/Surrounding uses	Flat greenfield site adjoining Siemens Way, between Post Office sorting depot and the BEMIS factory. The land appears to be well drained and backs onto a railway line, and countryside beyond. It is available.		
Environmental quality/Constraints	There are no apparent environmental constraints.		
Accessibility/strategic access	There is no existing access point to the site. This could potentially be achieved from neighbouring occupier access points or a new entry from Siemens Way (subject to Highways approval). Access to the M4 and city centre is considered to be good.		
Ownership/Planning history	The land is owned by the City and County of Swansea Council		
Viability (market attractiveness/delivery)	The site is well located and is likely to be attractive to occupiers of B1/B2/B8 premises. There are no apparent constraints to development, although access would need to be achieved.		
Policy recommendation	Good site. No constraints identified. Safeguard.		

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Site reference	011	Location	North of St. David's Road, Morrision South Industrial Estate
		Size 3.2 ha	
Site description/Surrounding uses	<p>PDL site adjoining the A428. The site is set over 2 plots, which are separated by a densely vegetated bank. Both plots have been cleared. The site is flat and sits above the River Tawe. Employment uses border the southern and western sections.</p>		
Environmental quality/Constraints	<p>The site is within the River Tawe floodplain. Development cannot therefore proceed in accordance with TAN 15 until alleviation works are completed. Environment Agency works at Swansea Vale should diminish flood risk at this location. The site is PDL and could therefore be contaminated.</p>		
Accessibility/Strategic access	<p>The main access point to the site from St.David's Road is blocked by a steep and densely vegetated bank. Another access point from the A428 could be reinstated (subject to Highways approval). Access to the M4 is good.</p>		
Ownership/Planning history	<p>The land is owned by the City and County of Swansea Council</p>		
Viability (market attractiveness/delivery)	<p>The site is well located for B1/B2/B8 uses. However, achieving site access and addressing flood risk and contamination issues makes delivery expensive.</p>		
Policy recommendation	<p>Investigations indicate that constraints on the site could be overcome during the course of the plan period through an amelioration scheme similar to that undertaken at Swansea Vale</p>		

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Site reference	012	Location	North of Phoenix Road, Garngoch Industrial Estate, Penllergaer
012		Size	2.8 ha
Site description/Surrounding uses	Fully built out section of Garngoch Industrial Estate. Buildings comprise modern B1/B8 units, some of which have trade counters. Occupiers include Plasticstore and Solray.		
Environmental quality/Constraints	Good quality business park environment.		
Accessibility/Strategic access	Local roads are good. Although the village is located some distance from Swansea city centre, access to the M4 is considered to be very good.		
Ownership/Planning history	The land is owned by the City and County of Swansea Council.		
Viability (market attractiveness/delivery)	The site is fully built out with modern B1/B8 premises.		
Policy recommendation	Fully built out UDP allocation. Safeguard.		



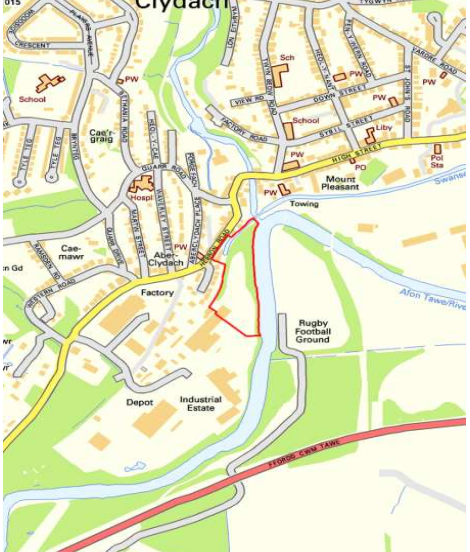

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Site reference	013	Location	Edge of Penllergaer Business Park
	<p>Size</p>	<p>6.2 ha</p> 	
<p>Site description/Surrounding uses</p>	<p>Parcel of greenfield land on edge of Penllergaer Business Park, on A48 close to junction 47 of the M4. The land is flat, well drained and is surrounded by dense vegetation (identified in the UDP Policy EV23 as a 'green wedge'). The site is next to a large employment premises occupied by Electric Motion Systems, which has a security controlled access road.</p>		
<p>Environmental quality/Constraints</p>	<p>No environmental issues have been identified on site. A buffer may need to be observed to protect the Llan Valley green wedge.</p>		
<p>Accessibility/Strategic access</p>	<p>Access points would need to be achieved from Penllergaer Business Park and/or the A48. Access to the M4 is good.</p>		
<p>Ownership/Planning history</p>	<p>Unknown.</p>		
<p>Viability (market attractiveness/delivery)</p>	<p>Take-up of land at Penllergaer Business Park has been slow. A speculative office development at the Park remains largely unoccupied. The site is not located in a highly visible location and is isolated from populated areas. However, the site's proximity to junction 47 and the planned Swansea Vale urban extension may improve take-up levels. Access points will need to be established in order to open up the land.</p>		
<p>Policy recommendation</p>	<p>There is a lack of market demand for the site. Discount.</p>		



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Site reference	014	Location	Penllergaer Business Park
	<p>Size</p> <p>2.0 ha</p> 		
Site description/Surrounding uses	Site on existing Penllergaer Business Park, close to junction 47 of the M4. The land is part built out with modern office units. The remaining land is undeveloped. It is flat and appears to be well drained.		
Environmental quality/Constraints	No environmental constraints are apparent.		
Accessibility/Strategic access	An existing access point to the site has been established to service the new office space. Access to the M4 is very good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	Land/premises take-up has been slow despite good accessibility to the M4. Market appeal for B1/B8 uses should be improved by the planned Swansea Vale urban extension close to the site. There are no constraints that may impact on development viability.		
Policy recommendation	Remaining plot in existing business park. Safeguard.		

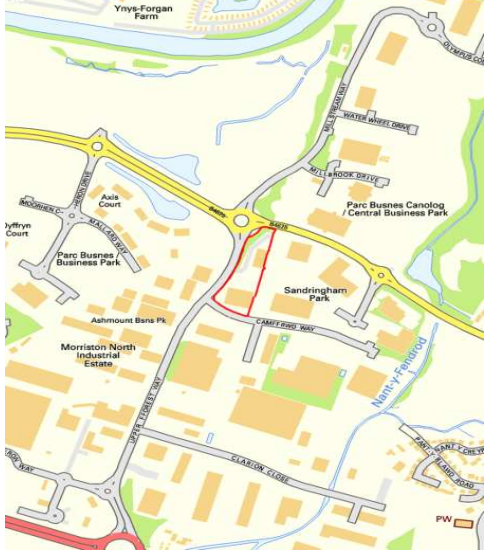

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Site reference	015	Location	Land North of Players Field Industrial Estate, Clydach
	<p>Size</p>	<p>1.9 ha</p> 	
<p>Site description/Surrounding uses</p>	<p>Large site situated between industrial site and the River Tawe. The site has no apparent access points and is densely vegetated. Neighbouring uses include scrap metal yards, the River Tawe and a canal.</p>		
<p>Environmental quality/Constraints</p>	<p>The site is bordered by the River Tawe and a canal. These features make the site difficult to access. Furthermore, the site is within an area of flood risk. Levelling and mature vegetation clearance would be required.</p>		
<p>Accessibility/Strategic access</p>	<p>Access to the site would be difficult to achieve. It is likely that new bridges would be required if access is required over the watercourses. Alternatively, access could only be achieved from the existing industrial estate if the dirty employment uses are moved.</p>		
<p>Ownership/Planning history</p>	<p>Unknown.</p>		
<p>Viability (market attractiveness/delivery)</p>	<p>The location of the site, as well as neighbouring dirty employment uses, is unlikely to be attractive to developers/businesses. Access problems, combined with flood alleviation work requirements and the limited market attractiveness of the site, are likely to make development unviable.</p>		
<p>Policy recommendation</p>	<p>Flood and access issues make the site difficult to deliver in the short term. However these may be overcome during the course of the plan period with public intervention.</p>		

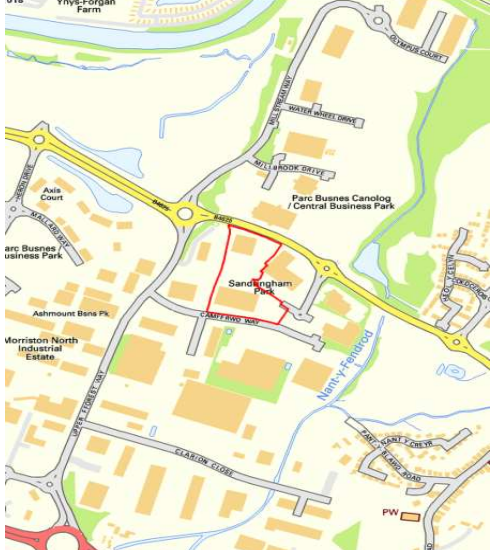

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	016	Location	Felin Fach/Corporation Road, Swansea West
	Size	4.0 ha	
Site description/Surrounding uses			
Environmental quality/Constraints	Successful business park location that is partly built out predominantly with modern B2/B8 premises, including trade counters. Some serviced plots to the south of the Park are still vacant (greenfield). These plots already have access roads and are flat.		
Accessibility/Strategic access	There are no obvious constraints to development. The site is at the top of the business park and is well drained.		
Ownership/Planning history	Access points to the vacant plots are already established. Access to the M4 and Swansea city centre is relatively good.		
Viability (market attractiveness/delivery)	Unknown.		
Policy recommendation	The site has proved attractive to a range of occupiers. Take-up rates have been good. Based on this trend it is likely that the remaining vacant plots will be taken up in the short to medium term. Site servicing is already in place and no constraints to delivery have been identified.		
	Remaining serviced plots at successful business location. No constraints identified. Safeguard.		



Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	017	Location	Sandringham Park, Swansea Vale
		<p>Size</p> 	<p>1.2 ha</p>
<p>Site description/Surrounding uses</p>		<p>Small site on Sandringham Park in NE Swansea, off Upper Fforest Way. The site is fully built out, comprising 2 large B1 units, one of which is occupied by the DVLA.</p>	
<p>Environmental quality/Constraints</p>		<p>No environmental constraints have been identified.</p>	
<p>Accessibility/Strategic access</p>		<p>Local and strategic access links are considered to be very good.</p>	
<p>Ownership/Planning history</p>		<p>Unknown.</p>	
<p>Viability (market attractiveness/delivery)</p>		<p>The site is fully built out for B1 uses. The future plans of existing tenants are not known.</p>	
<p>Policy recommendation</p>		<p>Fully built out UDP allocation. Safeguard.</p>	

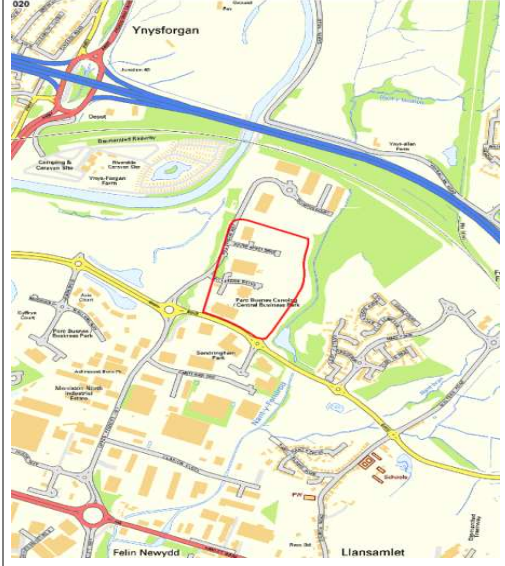

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
 Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	018	Location	Sandringham Park, Swansea Vale
		Size 2.2 ha	
Site description/Surrounding uses	Small site on Sandringham Park, off Upper Fforest Way. The site is fully built out, comprising large B1/B8 units, one of which is occupied by the Gower College Swansea. The business park is well landscaped and is close to recreational areas.		
Environmental quality/Constraints	No environmental constraints have been identified.		
Accessibility/Strategic access	Local and strategic access links are very good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The site is fully built out for B1/B8 uses. The future plans of existing tenants are not known.		
Policy recommendation	Fully built out UDP allocation. Safeguard.		

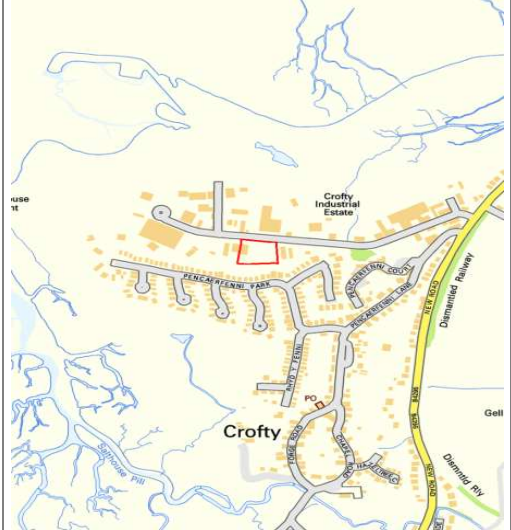

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	019	Location	Central Business Park (A), Swansea Vale
	<p>Size</p>	<p>9.5 ha</p> 	
<p>Site description/Surrounding uses</p>	<p>Site at northern edge of Swansea Enterprise Park. The site can be split into 2 areas. One area is largely built out predominantly for B8 uses. Occupiers include City Link, Menzies Distribution and Glass Systems Ltd. There is still a plot of land adjoining these units which is being actively marketed for 9,154 to 41,230 sq.ft. industrial units.</p> <p>The adjoining land to the east of the site is undeveloped. It is located the other side of a small stream and is densely vegetated. A cycle route borders the western and northern edges of the site.</p>		
<p>Environmental quality/Constraints</p>	<p>The undeveloped land to the west of the site is within a flood zone. Some levelling work may be required. Ecology assessments would need to be undertaken before development can proceed.</p>		
<p>Accessibility/Strategic access</p>	<p>Access to the developed areas is good both locally and to the M4. Access to the undeveloped land may require the construction of a bridge.</p>		
<p>Ownership/Planning history</p>	<p>The land is owned by the City and County of Swansea Council.</p>		
<p>Viability (market attractiveness/delivery)</p>	<p>The site has proved to be very attractive to distribution companies in particular. The remaining land adjoining the B8 units is likely to be taken up in the short term. However, the costs associated with opening up the land to the west are likely to be unviable in current market conditions.</p>		
<p>Policy recommendation</p>	<p>One remaining plot at UDP allocation. Safeguard for employment uses but discount site to the west of the stream as it is constrained by flood risk.</p>		

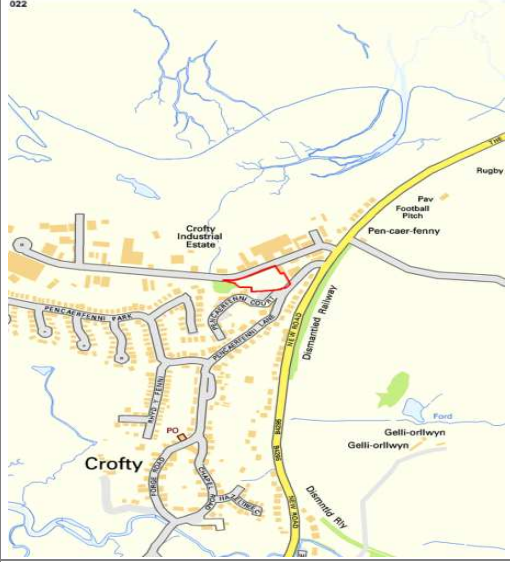

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
 Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	020	Location	Central Business Park (B), Swansea Vale
		Size	10.5 ha
Site description/Surrounding uses	 <p>The frontage of Mill Stream Way is now built out with medium to large B1/B8 premises, including a large speculative B1 development (Crucible Park) that lies vacant. Significant plots of land are available at the rear of these premises. Access points to these plots are in place.</p>		
Environmental quality/Constraints	The undeveloped land is greenfield and appears to be flat, but within a flood zone along with surrounding areas and have a known drainage issue.		
Accessibility/Strategic access	The local road network is good and access points to the remaining points have been established already. Access to the M4 and Swansea city centre is very good, as evidenced by the number of distribution operators in the area.		
Ownership/Planning history	The land is owned by the City and County of Swansea Council.		
Viability (market attractiveness/delivery)	The area is popular with distribution operators in particular. It is likely therefore that the remaining plots could be taken up in the short to medium term .		
Policy recommendation	There are significant constraints relating to flood risk and a lack of capacity at the sewer pumping stations serving the Central Business Park. The Council have been advised that this will preclude future development of remaining parcels. Alternative land use options under consideration include park and ride and informal leisure uses.		

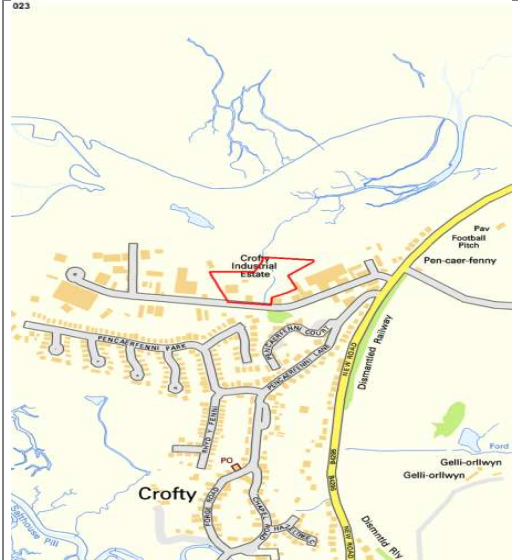

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	021	Location	Crofty Industrial Estate, Crofty
021		Size	0.4 ha
			
Site description/Surrounding uses	Hard standing plot of land in Crofty Industrial Estate that is currently used for caravan storage. The site is flat and is surrounded by security fencing and employment uses. There is a residential area to the rear of the site.		
Environmental quality/Constraints	The industrial estate is not well landscaped or maintained.		
Accessibility/Strategic access	Access to the site is already established. Access to the strategic road networks is through Crofty village centre, which is constrained by narrow roads and is not suitable for HGVs.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The industrial estate offers cheap premises for local service businesses. The plot itself already has an access point and it is unlikely that there would be any abnormal costs impacting on development viability.		
Policy recommendation	In employment use. Safeguard.		

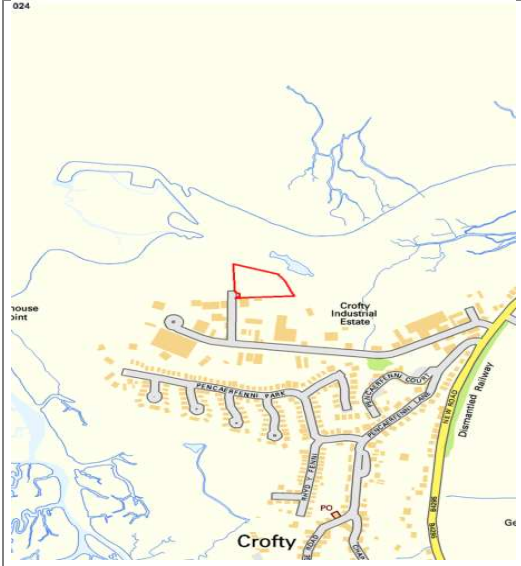

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	022	Location	Crofty Industrial Estate, Crofty
022		Size	0.4 ha
Site description/Surrounding uses			
Environmental quality/Constraints	Level PDL site with some hardstanding areas and dense vegetation. The site is surrounded by a range of old, small business units, some of which may have been unoccupied for a long time.		
Accessibility/Strategic access	The industrial estate is neither well landscaped nor maintained. The site and surrounding premises are in various states of disrepair.		
Ownership/Planning history	Access to the site is already established. Access to the strategic road networks is through Crofty village centre, which is constrained by narrow roads and is not suitable for HGVs.		
Viability (market attractiveness/delivery)	Unknown.		
Policy recommendation	The industrial estate offers cheap premises for local service businesses. The plot itself already has an access point and it is unlikely that there would be any abnormal costs impacting on development viability. Due to the close proximity to housing the site should be restricted to quieter occupiers.		
	Potentially attractive to small local businesses. Safeguard.		



Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	023	Location	Viola Site, Crofty Industrial Estate
	<p>Size</p> 	<p>1.3 ha</p>	
<p>Site description/Surrounding uses</p>	<p>Area of land on Crofty Industrial Estate that is part covered by business premises and storage yards. These premises are in various states of disrepair but serve local business needs. There is a public footpath running through the site, as well as an adjoining stream.</p>		
<p>Environmental quality/Constraints</p>	<p>The industrial estate is neither well landscaped nor maintained. The site and surrounding premises are in various states of disrepair. The stream may be a breeding habitat for newts.</p>		
<p>Accessibility/Strategic access</p>	<p>Access to the site is already established. Access to the strategic road networks is through Crofty village centre, which is constrained by narrow roads and is not suitable for HGVs.</p>		
<p>Ownership/Planning history</p>	<p>Unknown.</p>		
<p>Viability (market attractiveness/delivery)</p>	<p>The industrial estate offers cheap premises for local service businesses. The plot itself already has an access point, although opening up the land behind the premises fronting the road may be more problematic. This, as well as potential flood alleviation requirements, will impact on development viability.</p>		
<p>Policy recommendation</p>	<p>UDP allocation in employment use. Access to the rear of the site may not be possible due to existing premises along road frontages and public footpath. Safeguard.</p>		

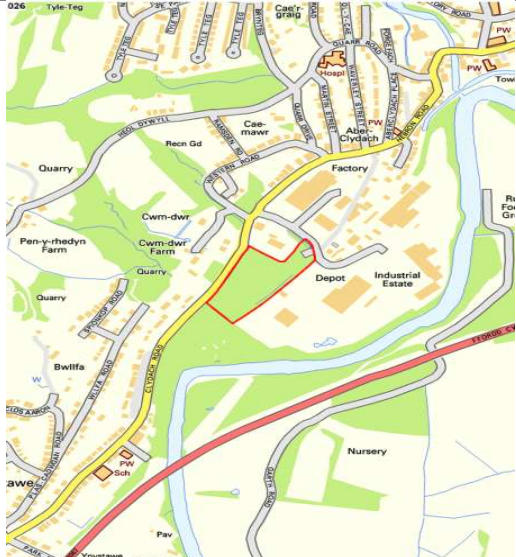

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	024	Location	North of New Road, Crofty Industrial Estate
 <p>024</p>	Size	0.7 ha	
<p>Site description/Surrounding uses</p> <p>Environmental quality/Constraints</p> <p>Accessibility/Strategic access</p> <p>Ownership/Planning history</p> <p>Viability (market attractiveness/delivery)</p> <p>Policy recommendation</p>	 <p>PDL site at northern edge of Crofty Industrial Estate. The site already has an existing access point. It is surrounded by dirty employment uses, including scrap merchants, and storage areas. The northern edge of the site backs onto saltmarsh areas.</p> <p>The site and surrounding uses are messy. There are mounds of rubble on site.</p> <p>Access to the site is already established. Access to the strategic road networks is through Crofty village centre, which is constrained by narrow roads and is not suitable for HGVs.</p> <p>Unknown.</p> <p>The industrial estate offers cheap premises for local service businesses. The plot itself already has an access point but will only be attractive to dirty businesses. This, as well as potential flood alleviation requirements, will impact on development viability.</p> <p>Safeguard.</p>		

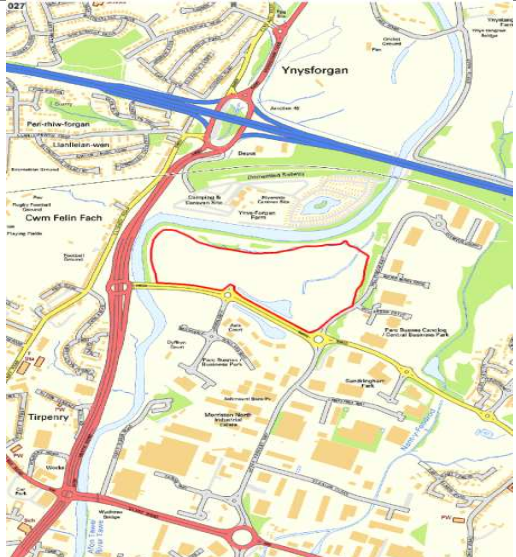

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	025	Location	Crofty Industrial Estate, Crofty
	Size	2.0 ha	
<p>Site description/Surrounding uses</p> <p>Environmental quality/Constraints</p> <p>Accessibility/Strategic access</p> <p>Ownership/Planning history</p> <p>Viability (market attractiveness/delivery)</p> <p>Policy recommendation</p>	 <p>Part PDL site at the western end of Crofty Industrial Estate. The site is gently sloping and is set over different levels. Adjoining uses include a shellfish processing unit and car mechanics.</p> <p>The site is PDL that has reverted back to grassland. Levelling will be required before development can proceed. Flood protection works may be required.</p> <p>Access to the site is already in place, although new servicing will be required to open up the plots. Like the other sites at Crofty, links to the strategic network are limited.</p> <p>Unknown.</p> <p>The industrial estate offers cheap premises for local service businesses. The plot itself already has an access point but will only be attractive to local businesses. This, as well as potential flood alleviation requirements, will impact on development viability.</p> <p>Safeguard for small business requirements.</p>		



Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	026	Location	Edge of Players Field Industrial Estate, Clydach
		<p>Size</p>	<p>1.9 ha</p> 
Site description/Surrounding uses	Site adjacent to Players Field Industrial Estate in Clydach. The land is currently densely vegetated.		
Environmental quality/Constraints	Much of the site is within a flood zone. An ecology assessment will be required before development can commence.		
Accessibility/Strategic access	An access point to the site has been established from an existing roundabout on the industrial estate. Links to the M4 are good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	Players Field Industrial Estate is built out with a range of B2/B8 premises. These are taken up by utilities providers, storage and scrap metal dealers. The development of remaining land will require significant clearance which could be expensive. With low potential rental levels it is unlikely that this will be viable in the short term.		
Policy recommendation	There are flood risk and infrastructure issues that constrain the site, however these may be overcome during the course of the plan period		

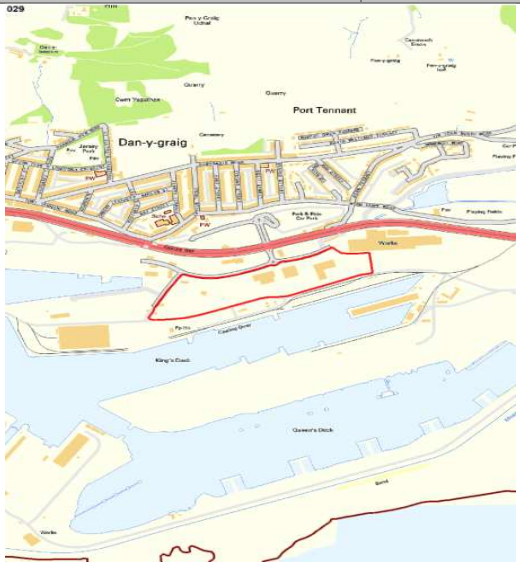

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	027	Location	Riverside North, Swansea Vale
		Size	15.7 ha
Site description/Surrounding uses			
Environmental quality/Constraints	<p>Large greenfield site on edge of existing employment areas. The land slopes down to the River Tawe, which borders the northern and western edges of the site. A small area of land next to the roundabout is used for a park and ride facility.</p> <p>Much of the land is within a flood zone and cannot therefore be developed until works are undertaken to ensure conformity with TAN 15. Swansea Council is working to resolve this situation in partnership with the Environment Agency, who plans to construct a bund across the site.</p>		
Accessibility/Strategic access	<p>Access points to the site have been established. On site servicing will be required. Access to the M4 at junction 46 is considered to be very good.</p>		
Ownership/Planning history	<p>The land is owned by the City and County of Swansea Council. A Joint Venture between the Council and the Welsh Government is in place to deliver Swansea Vale sites.</p>		
Viability (market attractiveness/delivery)	<p>The site is well located in relation to the M4 and the successful take-up of neighbouring sites indicates that it would be commercially attractive. However, the site cannot come forward until flood issues have been resolved. A new flood defence is to be constructed diagonally NE to SW across the site. The scheme planned by the Environment Agency would limit the developable area of the site by a half.</p>		
Policy recommendation	<p>Large strategic site close to M4 on the edge of a successful business park which has proved attractive to B1 occupiers through developments. Current proposed works to ameliorate flood risk will reduce the site area by around a half. The primary purpose of these works is to mitigate flood risk across the wider Swansea Vale estate, but will not enable new development at this particular site. Land use options going forward are limited to informal/low intensity leisure uses.</p>		

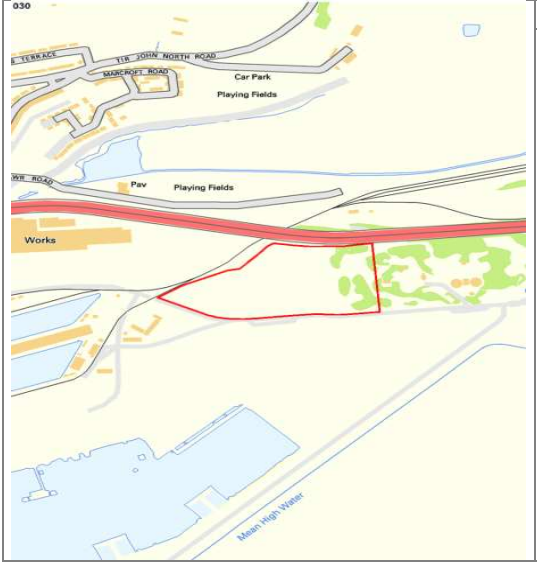

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	028	Location	South of Garngoch Industrial Estate
		<p>Size</p>	<p>3.6 ha</p> 
Site description/Surrounding uses	<p>Serviced plots of land on the edge of Garngoch Industrial Estate in Penllergaer. Only one unit has been developed to date. Access points from Phoenix Way have already been established.</p>		
LDP issues	<p>Mixed use urban extensions are being considered at Penllergaer.</p>		
Environmental quality/Constraints	<p>The site is flat and well drained. No constraints to development have been identified.</p>		
Accessibility/Strategic access	<p>Access points from Phoenix Way have already been established. Access through Penllergaer to the M4 is good.</p>		
Ownership/Planning history	<p>The land is owned by the City and County of Swansea Council.</p>		
Viability (market attractiveness/delivery)	<p>Garngoch Industrial Estate is a popular business location. The estate has a variety of premises, some of which are old. New developments to the north of Phoenix Way indicate that the site is potentially commercially attractive. This attractiveness will be enhanced when the Swansea Vale urban extension has been developed. Access points have already been established and no abnormal costs to development are apparent.</p>		
Policy recommendation	<p>Good site in popular business location. No identified constraints. Safeguard.</p>		



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Site reference	029	Location	Swansea Port Gateway
		Size	8.9 ha
Site description/Surrounding uses	<p>Large PDL site close to Swansea Port that is part of the Swansea Bay Waterfront Regeneration Area. The land is accessed from Fabian Way. This access is the main route for traffic entering the Port area, including HGVs. The site is part developed for a range of uses, including a hotel, car showrooms, storage, a restaurant, a driver training centre and a pumping station. There are a number of remaining plots.</p>		
Environmental quality/Constraints	<p>The available plots are PDL. The land is flat and no constraints are apparent. Contamination issues may need to be investigated. Regular HGV movements through the site impact on air quality/noise.</p>		
Accessibility/Strategic access	<p>The site is accessed from Fabian Way. Pedestrian access to the city centre is not in place at the moment. Access to the M4 is good.</p>		
Ownership/Planning history	<p>Unknown.</p>		
Viability (market attractiveness/delivery)	<p>The attractiveness of the sites are diminished by heavy HGV movements to and from the port. Access to the remaining plots would need to be established. No other constraints are apparent, although contamination will need to be assessed.</p>		
Policy recommendation	<p>Some large parcels of land remaining. Suitable for B8 uses linked to port. Safeguard.</p>		



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Site reference	030	Location	Swansea Port Area
	Size	5.3 ha	
			
Site description/Surrounding uses	<p>Large PDL site at Swansea docks next to site 031 that is part of the Swansea Bay Waterfront Regeneration Area. Rail line runs close to the site. The land is flat but slopes to the west, which could result in a reduced developable area. The site is close to Swansea Port. Road access to the Port borders the site, although the road is quiet.</p>		
Environmental quality/Constraints	<p>The site is predominantly hard standing PDL. Vegetated banks lie to the west. Contamination issues may need to be investigated.</p>		
Accessibility/Strategic access	<p>Access to the site from Fabian Way will need some improvement if the site is to be opened up for development. Conflict with Port traffic will need to be resolved.</p>		
Ownership/Planning history	<p>Unknown.</p>		
Viability (market attractiveness/delivery)	<p>This site, along with the adjoining 031 land, remains undeveloped and is not being marketed. Given the close proximity of the sites to Swansea Docks it is likely that the land could prove to be attractive for B8 occupiers that utilise shipping for imports and/or exports. There are no apparent constraints to overcome that will add significant cost to development. However, access and site servicing works will be expensive and contamination works may be required.</p>		
Policy recommendation	<p>Suitable for B8 uses linked to port. Site servicing expensive to deliver. Consider for allocation.</p>		



Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	031	Location	Swansea Docks
	Size	17.6 ha	
			
Site description/Surrounding uses	<p>Large PDL site at Swansea docks next to site 030 that is part of the Swansea Bay Waterfront Regeneration Area. A rail line runs through the site. The land is flat but slopes to the west, which could result in a reduced developable area. The site is close to Swansea Port. Road access to the Port borders the site, although the road is quiet.</p>		
Environmental quality/Constraints	<p>The land is flat and no significant constraints are apparent.</p>		
Accessibility/Strategic access	<p>Access to the site will need to be improved. There may be contamination on site.</p>		
Ownership/Planning history	<p>Unknown.</p>		
Viability (market attractiveness/delivery)	<p>This site, along with the adjoining 030 land, remains undeveloped and is not being marketed. Given the close proximity of the sites to Swansea Docks it is likely that the land could prove to be attractive for B8 occupiers that utilise shipping for imports and/or exports. There are no apparent constraints to overcome that will add significant cost to development. However, access and site servicing works will be expensive and contamination works may be required.</p>		
Policy recommendation	<p>Suitable for B8 uses linked to port. Site servicing expensive to deliver. Consider for allocation.</p>		



Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	032	Location	SA1
		Size 	5.9 ha
Site description/Surrounding uses	SA1 is well progressed, although some large development plots remain. Some residential properties are already complete. Work has commenced on a new primary care centre. A number of other schemes are also close to on site commencement, including a new 416 space multi-story car park. The mixed use development includes office space.		
Environmental quality/Constraints	The site is a flat waterside location close to the city centre. The remaining plots are PDL so may require decontamination work.		
Accessibility/Strategic access	Access to all of the SA1 areas has been established in accordance with the overall masterplan. Access to the M4 is good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	SA1 has proved to be an attractive location for businesses, with high office rental levels being achieved. The remaining plots of land will be developed in accordance with the masterplan. The Welsh Government has invested significant funding to date to cover infrastructure and remediation costs. Once completed it is predicted that SA1 will secure around 4,000 jobs over 2,000 new residential properties.		
Policy recommendation	Some remaining plots. Safeguard.		

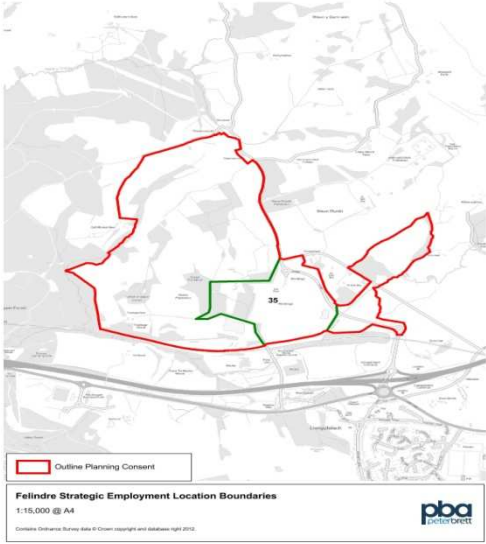

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	033	Location	Felindre, Bryntwood Road
		Size	8.1 ha
Site description/Surrounding uses			
LDP issues	<p>Part of a large UDP employment allocation to the north of the M4 at Junction 46. The site is not part of the Joint Venture between the Council and WAG. The site is between the M4 and the railway line. The site is currently in use as agricultural grazing land. The land borders 034 and 035.</p>		
Environmental quality/Constraints	<p>An alternative approach for Felindre, comprising major housing development alongside business development, associated supporting uses, community facilities and open space is being considered.</p>		
Accessibility/Strategic access	<p>Agricultural land used for grazing. The site is flat and well drained.</p>		
Ownership/Planning history	<p>Access to the site is already established. The site is on Bryntwood Road, which joins with the A48 south of the M4.</p>		
Viability (market attractiveness/delivery)	<p>Welsh Government.</p>		
Policy recommendation	<p>Remote from Swansea and not part of the wider Felindre Investment site. Significant funding has already been committed to remediate the land to the north of the site. Further public sector intervention will be required to make development viable, indicating delivery is unlikely.</p>		
	<p>Delivery issues indicate that the site is not achievable, but it is considered that the site offers potential if a larger strategic mixed use development is considered at Felindre.</p>		



Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	034	Location	Felindre Garden Centre
	Size	7.9 ha	
			
Site description/Surrounding uses	Part of a large PDL site to the north of the M4 at Junction 46. The site is not part of the Joint Venture between the Council and WAG. The site is between the M4 and the railway line. The site currently has dilapidated buildings on it, as well as agricultural land to the rear.		
LDP issues	An alternative approach for Felindre, comprising major housing development alongside business development, associated supporting uses, community facilities and open space is being considered.		
Environmental quality/Constraints	Some site levelling and clearance will be required. A small area of land is liable to flooding.		
Accessibility/Strategic access	Existing access to the site is via Bryntwood Road, which joins with the A48 south of the M4. New access arrangements will be developed as part of the planning for the overall Felindre site.		
Ownership/Planning history	Welsh Government.		
Viability (market attractiveness/delivery)	Remote from Swansea and not part of the wider Felindre Investment site. Significant funding has already been committed to remediate the land to the north of the site. Further public sector intervention will be required to make development viable.		
Policy recommendation	Delivery issues indicate that the site is not achievable, but it is considered that the site offers potential if a larger strategic mixed use development is considered at Felindre.		

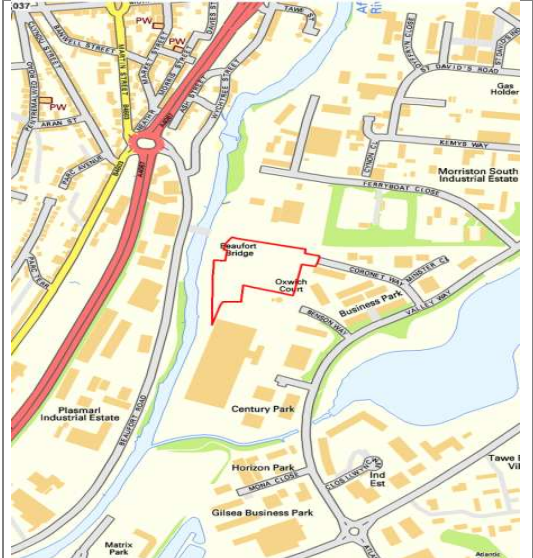

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
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Site reference	035	Location	Felindre Main Site, (Brownfield)
	Size	43 ha	
Site description/Surrounding uses			
LDP issues	<p>Large strategic UDP allocation close to Junction 46 of the M4. PDL site previously occupied by the Felindre Tinplate Works. Part of the circa 190 ha site north of Junction 46 that is being brought forward as a Joint Venture between the Council and WAG. The Council and Welsh Government's vision for Felindre is to develop the site as a high level strategic business park serving South Wales. The Welsh Government has already funded reclamation/remediation and infrastructure works (site preparation; provision of utilities and diversions; construction of a new site access including with M4).</p>		
Environmental quality/Constraints	<p>An alternative approach for Felindre, comprising major housing development alongside business development, associated supporting uses, community facilities and open space, is being considered.</p>		
Accessibility/Strategic access	<p>Site remediation has already been undertaken.</p>		
Ownership/Planning history	<p>A new access road from the M4 has already been constructed.</p>		
Viability (market attractiveness/delivery)	<p>The land is owned by the City and County of Swansea Council.</p>		
	<p>This site has been identified by the Council and Welsh Government for high quality B1, B2 uses for emerging industries, high tech manufacturing and high level services plus ancillary uses. Sui generis and waste facility uses are also being considered. Significant funding has already been committed to remediate the land to the north of the site. Further public sector intervention will be required to make development viable.</p>		
Policy recommendation	<p>Good site with access to J46 of the M4. Allocate as a Regionally Significant Site for major inward investment requirements. Already part of a larger site with Outline Planning Permission</p>		

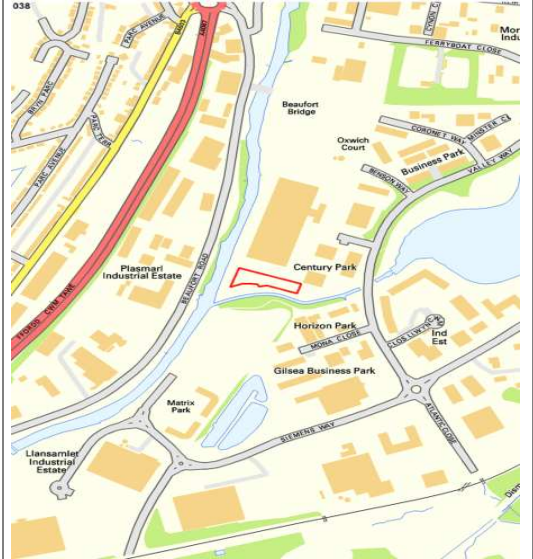

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	036	Location	Llansamlet Industrial Estate
	Size	2.3 ha	
			
Site description/Surrounding uses	Linear shaped PDL site on Llansamlet Industrial Estate, Nantong Way. The site is bordered by the River Tawe and is within an area of flood risk. Neighbouring occupiers include Virgin and a modern office development (Horizon Park).		
Environmental quality/Constraints	The site is within an area of flood risk and alleviation works will therefore be required before development commences in order to ensure compliance with TAN15.		
Accessibility/Strategic access	There is no access to the site currently. It is likely however that this could be achieved from an existing roundabout next to the site. Access to the M4 and town centre is good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The estate has proved to be a popular location for high profile B1 occupiers. The site can only come forward if flood alleviation works can be delivered. This will be costly and could limit the developable area.		
Policy recommendation	Likely high delivery costs linked to flood protection make site unviable. Flood protection measures would probably leave a very limited development area. Discount.		

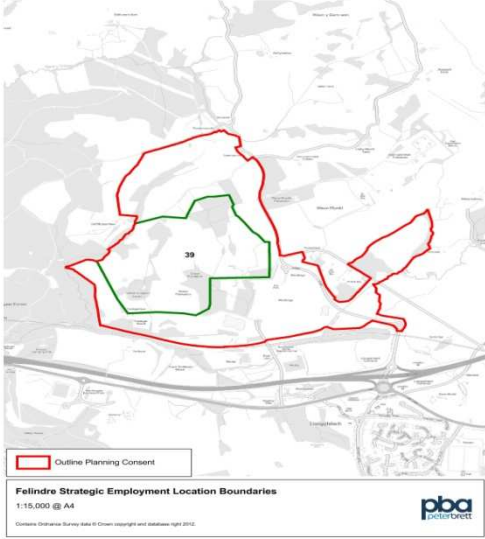

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	037	Location	Coronet Road, Morriston South Industrial Estate
Size	2.1 ha		
			
Site description/Surrounding uses	Cleared PDL site on Morriston South Industrial Estate. The site is accessed from Coronet Way, although a bund has been constructed between the road and the site. The site is next to the River Tawe, and is within a flood zone. Neighbouring uses include a busy Council recycling facility.		
Environmental quality/Constraints	The site is flat and has previously been used as an industrial site. However, future development at the site cannot proceed until flood issues are addressed. There may be contamination on site.		
Accessibility/Strategic access	The bund between the existing access from Coronet Way and the site will need to be cleared. The alternative access over the River Tawe is via a weak bridge and is therefore unsuitable in its current state. Access to the M4 is good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The site is unlikely to be attractive to a majority of businesses, given the presence of a large recycling facility on the neighbouring land. The recycling facility is messy and the site may therefore only be suitable for 'dirty' businesses. Development viability is affected by flood and access issues. Whilst the access could be reinstated from Coronet Way, the solutions for addressing flood risk are likely to be expensive and could reduce the developable area.		
Policy recommendation	High delivery costs associated with flood risk and access make site unviable. Discount.		

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	038	Location	Alberta Culver, Century Park
	Size	0.3 ha	
			
Site description/Surrounding uses	Small parcel of greenfield land on edge of Century Park. The site is flat and is surrounded by concrete walls. There is no obvious access point from the existing business park, although this can be achieved from the Alberta Culver site.		
Environmental quality/Constraints	The site is bordered by the River Tawe and a stream. It is in a flood plain, although concrete bunds are already in place. Further works may be required.		
Accessibility/Strategic access	Access to the site will need to be established via the existing industrial estate. Access to the M4 and Swansea city centre is good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The site is small and could only really accommodate a few small B1/B8 units or an extension to the existing Alberta Culver facility. The attractiveness of the site to potential developers is likely to be diminished by the concrete bund that borders the site. Viability will be affected by any additional flood protection measures that may be required.		
Policy recommendation	Small site. Difficult to deliver. Discount.		

Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot
 Appendix 2 - Swansea Employment Sites Assessment Report

Site reference	039	Location	Felindre Northern Extension (Greenfield)
 <p data-bbox="213 898 395 920">Outline Planning Consent</p> <p data-bbox="213 936 480 981">Felindre Strategic Employment Location Boundaries 1:15,000 @ A4</p> <p data-bbox="624 943 683 981">pba planning</p>	Size	134 ha	
Site description/Surrounding uses	 <p data-bbox="719 1003 1401 1279">Very large site to the north of the M4 at junction 46. The site, previously occupied by the Felindre Tinplate Works, is next to sites 033, 034 and 035. Part of the circa 190 ha site north of Junction 46 that is being brought forward as a Joint Venture between the Council and WAG. The Council and Welsh Government's vision for Felindre is to develop the site as a high level strategic business park serving South Wales. The PDL parts are cleared and the remainder of the site comprises woodland and agricultural grazing land. The land is sloping in places and has several streams running through it.</p>		
LDP issues	An alternative approach for Felindre, comprising major housing development alongside business development, associated supporting uses, community facilities and open space is being considered.		
Environmental quality/Constraints	Although the land does not have environmental designations, ecology assessments and necessary mitigation will need to be undertaken before development can proceed. Significant vegetation clearance and levelling will be required.		
Accessibility/Strategic access	New access points will need to be established from the B4489. Access to the M4 is very good.		
Ownership/Planning history	Unknown.		
Viability (market attractiveness/delivery)	The site is potentially very attractive to B8 occupiers. However, the neighbouring site (035) is better positioned in relation to the existing road network and has already been prepared/serviced. It is unlikely therefore that this site will be required during the Plan period. The servicing of such a large site, including levelling and access works, will be very expensive. It is likely therefore that significant public sector intervention will be required to deliver employment at the site.		
Policy recommendation	Allocate as a Regionally Significant Site for major inward investment requirements. Already part of a larger site that has Outline Planning Permission. Consider mixed use development to assist with delivery.		

Appendix 3 – NPTCBC’s Assessments of Neath Port Talbot Sites

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1 Introduction

1.0.1 The aim of this employment land review is to gain an understanding of the quantity, distribution and quality of existing employment sites and premises within the County Borough and to consider the suitability of the sites in light of the demand for employment land over the LDP period identified in chapter 5 (Employment Growth and Space Requirements) of the Economic Assessment and Employment Land Provision study produced by Peter Brett Associates (PBA).

1.0.2 There are a number of employment sites within the County Borough which have different levels of protection in the Unitary Development Plan (UDP). In addition to the land which was allocated for employment uses in the UDP (and identified for allocation in the Pre-Deposit LDP) there are a number of existing employment sites which perform an important role in the local economy. These will be identified in this report with a view to safeguard them for employment purposes over the LDP period. Furthermore, a number of candidate sites were submitted for consideration for employment uses and these will also be assessed.

1.0.3 Planning permission has also been granted for a number of developments and there are a number of planning applications which have yet to be determined. These need to be considered as part of the Employment Land Review as they provide an indication of current planning commitments and enable identification of land which may no longer be available for development.

1.0.4 PBA recommend that *'in considering the allocation of employment land it is important that requirements should be focused on where demand is expected to be strongest, and also for supporting the delivery of planning objectives to delivering stronger, more resilient communities (by reducing unemployment), and by managing future development to ensure that communities have an appropriate balance of jobs (based on job densities) (PBA 2012: 82).* The next section explains in detail the recommended employment land requirements and strategy.

1 . Introduction

2 Employment Land requirements and strategy

A. Employment Land Requirements

2.0.1 As discussed in chapter 5 of the Economic Assessment and Economic Land Provision study by Peter Brett Associates, using the Experian Economics (adj) base forecasts⁽¹⁾ there will be a net increase of 3847 jobs over the LDP period to 2026⁽²⁾.

2.0.2 Non B-space sectors are anticipated to grow substantially more than B space jobs⁽³⁾.

Table 2.0.1 : Neath Port Talbot B-space Employment, 2010-2026, EE (adj +) forecast

	Total number of jobs		Change 2010-2026	
	2010	2026	No.	%
Industrial	9,280	9,245	-35	-0.3%
Warehousing	5,832	6,414	583	10.0
Office	9,960	10,640	680	6.8%
B-space	25,072	26,299	1,228	4.9%
Non B-space	25,065	27,684	2,619	10.45%
All jobs	50,137	53,983	3,847	7.7%

2.0.3 Standard B-space conversion ratios have been utilised in order to forecast the market requirements for employment floorspace and land based on the employment projections. In addition to the employment land forecasts above, the Local Authority also needs to ensure adequate industrial land is allocated in order to meet the requirements of the Regional Waste Plan (RWP). A total of 20ha of employment land is thus required over the LDP period under the employment growth scenario (EE (adj+)).

- 1 The EE (adj+) model takes into account macroeconomic forecast at the national and regional level by sector and then allocates this growth at the local authority level. In order to reflect local circumstances, 'bottom up' adjustments have been made to ensure that the model reflects future initiatives and economic sectors which are considered to have potential for driving the growth rate
- 2 The LDP plan period is 2011 to 2026, however, for the purposes of assessing employment change PBA use 2010 as the base year. This is because 2010 includes the latest actual employee data using official figures and therefore provides a robust starting point for employment data. They identify that anything beyond 2010 (i.e. 2011 which is the base date of the LDP) is a forecast and would therefore be less certain (PBA 2012: 62)
- 3 Non B-space sectors include jobs such as in-waste handling, retail, education and health which are not normally dependent on designated employment land, but require their own specialist sites and premises which are controlled separately in the planning process. Within Neath Port Talbot (and Swansea), PBA identify that these are likely to account for more than half of all jobs, mostly in service-led sectors, and their expansion and location is likely to be dependent on housing and population growth and/or known requirements like hospital space expansions (PBA 2012: 72)

2 . Employment Land requirements and strategy

Table 2.0.2 : Neath Port Talbot B-space Floorspace Requirements, 2010 - 2026, EE (adj +) forecast

	Sqm	Ha
Industry	-1,107	-0.3
Warehousing	23,359	5.8
Offices	12,172	3.0
RWP allocation for land		11.4
All B-space	29,082	20.0

B. Strategy

The Pre-Deposit strategy identified that all of the employment allocations within the UDP would be brought forward and allocated in the LDP, providing an employment land bank of 312.60 ha. Comparing this to PBA's findings would suggest a substantial oversupply of employment land.

In an attempt to strengthen the LDP's employment strategy PBA have recommended:

- Focusing allocations on large sites close to the M4 which are commercially attractive, achievable and deliverable;
- Reducing the quantum of surplus land being planned in order to not confuse the market or undermine future viability of suitable land development in Neath Port Talbot;
- Protecting existing businesses and their sites. It is likely that existing employment sites, with plots available and scope for development, will attract further employment uses and these should be supported through plan policies and criteria without needing to be strategically allocated in the LDP;
- No allocations for employment uses in the Valleys. The Council should develop a flexible policy approach towards granting employment uses in the Valleys which should also be positively supported and encouraged where they meet the strategic objectives of the Plan, are located in sustainable locations with access to public transport and priority given to previously developed sites in centres of population.

3 Methodology

3.0.1 Sites were identified from a number of sources - UDP allocations, sites submitted as part of the candidate sites process and existing employment estates.

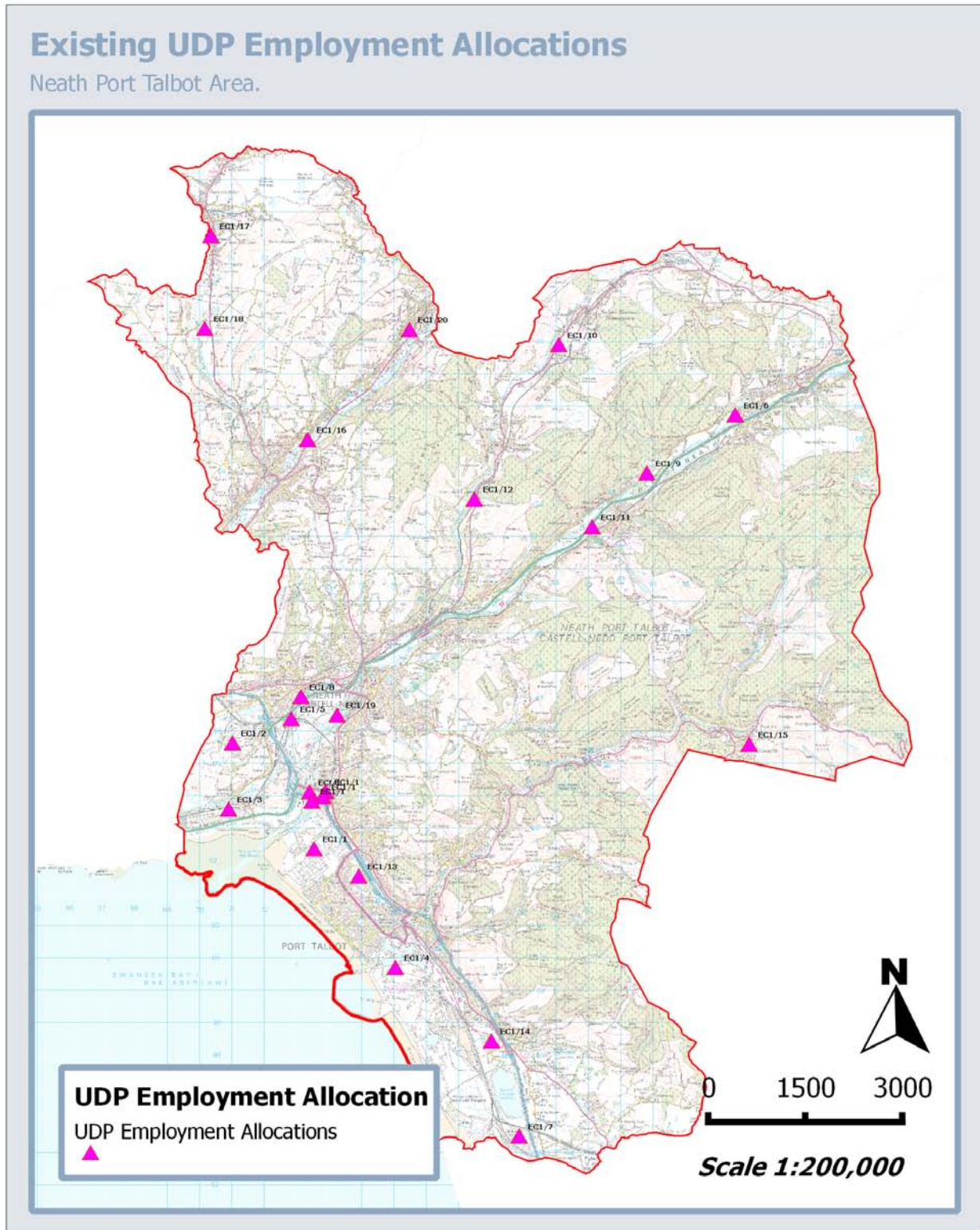
3.0.2 Each of these sites were assessed in terms of: i) their suitability for employment uses over the LDP period and ii) their role and function in delivering and supporting economic growth.

3.1 UDP allocations

3.1.1 Twenty sites were allocated for employment uses in the UDP under Policy EC1: 'Employment Landbank' and formed part of the employment landbank for business, industry, storage, distribution and offices (financial and professional services).

3.1.2 The UDP allocations were as follows:

Map 3.1 UDP Employment Allocations



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Table 3.1.1 : UDP Employment Landbank (2001 - 2016)

Reference	Site	Use Class	Hectares	
			2001	2003
Key sites				
EC1/1	Baglan Bay Development	A2, B1, B2 and B8	300	75
EC1/2	Llandarcy Urban Village	A1, A2, A3, B1, B2, C3, D1 and D2	32	13
EC1/3	Jersey Marine	A2, B1, B2 and B8	36.3	48.8
EC1/4	Port Talbot Docklands	A1, A2, B1, B2 and B8	140	82
EC1/5	Neath Abbey Wharf	A2, B1, B2 and B8	24	3.7
EC1/6	Glynneath Business Park	A2, B1, B2 and B8	13.8	8.3
EC1/7	Kenfig Industrial Estate	A2, B1, B2 and B8	37.4	2.9
Other sites				
EC1/8	Neath Abbey Business Park	A2, B1, B2 and B8	3	3
EC1/9	Rheola	A2, B1 and B2	4.9	4.9
EC1/10	Nantycafn, Seven Sisters	A2, B1, B2 and B8	4.7	3.6
EC1/11	Vale of Neath Supplier Park	A2, B1, B2 and B8	5.2	5.2
EC1/12	Former Blaenant Colliery	A2, B1, B2 and B8	2.4	2.4
EC1/13	Baglan Industrial Park	A2, B1, B2 and B8	6.5	6.5
EC1/14	Junction 38, Margam	A2, B1, B2 and B8	27.2	27.2
EC1/15	Croeserw Industrial Estate	A2, B1, B2 and B8	3.3	3.3
EC1/16	Glanrhyd, Pontardawe	A2, B1, B2 and B8	6.6	6.6
EC1/17	Cwmgors Industrial Estate	A2, B1, B2 and B8	0.8	0.8
EC1/18	Abernant Colliery Site	A2, B1, B2 and B8	9.2	9.2
EC1/19	Melincryddan, CMB site	A2, B1, B2 and B8	11.2	11.2
EC1/20	Former Dewhirst Factory Site, Ystalyfera	A2, B1, B2 and B8	1.5	1.5

3 . Methodology

3.1.3 These sites have been appraised and assessed against the following criteria which is based on ODPM guidance (2004 Land Reviews Guidance Note) and has been amended to reflect local circumstances:⁽⁴⁾

Employment Sites Assessment Methodology

Site Characteristics

- UDP Site reference
- Site location
- Site type e.g. Industrial estate, business park
- Size of site (as allocated in the UDP)
- Available employment land (ha)
- Land in use (ha)
- Description of the site, existing role and details of under-used land
- Existing and proposed neighbouring land uses
- Are there a range of plot sizes which would enable the site to be subdivided?

Market Attractiveness

- Is the site being actively marketed?
- Has there been any development interest / activity within the last 5 years?

Sustainable Development Factors

- Is the site brownfield / greenfield?
- Is the site located in a sustainable location (e.g. Access to public transport, freight network, residential areas) and would therefore reduce the need to travel?
- Is employment likely to be the only acceptable use on this site (on-site contamination, adjoining uses or sustainable development reasons?)
- Would development of the site for employment purposes negatively affect neighbouring uses (e.g. Due to noise, traffic)
- Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. Air quality, noise, light pollution
- Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?
- Does the site lie within a flood risk zone? (Zone C2 / EA Flood Zone 2/3).

Deliverability and Viability

- Is the site owned by a developer or other agency known to undertake employment development?
- Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring development forward?

4 As discussed later in the report Llandarcy Urban Village (EC1/2) and Port Talbot Docks are strategic regeneration areas and the proposed employment uses will form part of a wider redevelopment of the site for mixed use. Detailed site assessments of the employment land within the wider site area have not been undertaken - the sites will be assessed as mixed use development proposals.

- Would employment development on the site be viable without public funding?
- Is the site part of a comprehensive or long term development or regeneration proposal?
- Are there constraints to development (e.g. due to sewerage, road access, contamination) and are these likely to be overcome?
- Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?

Suitability for Specific Employment Uses

- Is the site identified or likely to be required for a specific user or specialist use?
- Is the site located within a Floodrisk area (zone C2 / EA zone 2/3)? If so, what proportion of the site (ha) would remain available for non-vulnerable uses (e.g. Waste facilities)?
- Would the site be suitable for hazardous uses?
- Would the site be suitable for bad neighbour uses?

Conclusion

- Summary
- Summary of the Sustainability Appraisal
- Proposed allocation in the LDP
- Likely time-scale for delivery
- Planning, infrastructure and implementation requirements
- Is a Flood Consequences Assessment Required?

3.1.4 As a result of the detailed assessment the sites will either be re-allocated for employment uses (the site boundary may change), be safeguarded for employment purposes or be de-allocated and released for other uses over the LDP period.

Infrastructure Consultees

3.1.5 Details of a number of the proposed LDP allocations were sent to the following infrastructure providers in order to assess their suitability for development and identify any issues or constraints on the sites which may affect their deliverability. The responses to the consultation (and any comments submitted as part of the Pre-Deposit Plan which relate specifically to the proposed employment allocations) fed into the above detailed assessment. The following bodies / organisations were consulted on the sites:

- Countryside Council for Wales
- Environment Agency Wales
- National Grid
- Wales and West Utilities
- Welsh Water
- Glamorgan Gwent Archaeological Trust
- Western Power
- South Wales Police
- ABMU – Health Board
- Welsh Government – Agricultural Land Quality (Regional Planning Advisory)

3 . Methodology

- Neath Port Talbot County Borough Council Education Department
- Neath Port Talbot County Borough Council Biodiversity Officers
- Neath Port Talbot County Borough Council Pollution Control Officers – Air Quality and Contamination
- Neath Port Talbot County Borough Council Highways Officers
- Neath Port Talbot County Borough Council Environmental Health Officers
- Neath Port Talbot County Borough Council Estates Department
- Neath Port Talbot County Borough Council Land stability Officers
- Neath Port Talbot County Borough Council Drainage and Streetcare Services
- Neath Port Talbot County Borough Council Economic Development Department
- Neath Port Talbot County Borough Council Regeneration Department

3.1.6 The detailed site assessments are presented in Appendix A 'Site Appraisals: UDP Allocations'.

Sustainability Appraisal

3.1.7 The sites proposed for allocation in the LDP were also assessed against the following Sustainability Appraisal Objectives and recommendations made as to their suitability for development and possible mitigation measures which would increase the sustainability credentials of the site:

1. Climate Change

- A. Ensure that all development takes into account likely future changes resulting from climate change.
- B. Achieve government targets for reducing greenhouse gas emissions

2. Resources and waste

- A. Minimise loss or degradation of natural resources while ensuring that they are used only in a sustainable way

3. Biodiversity and Geodiversity

- A. Prevent any further net loss of biodiversity
- B. Exploit all reasonable opportunities to secure biodiversity enhancements
- C. Minimise adverse effects on designated geodiversity sites.

4. Landscape, townscape and historic character

- A. Protect and / or enhance the area's landscape and townscape
- B. Protect and / or enhance the area's historic environment including architectural and archaeological resources

5. Pollution (air quality, noise and light)
 - A. Achieve acceptable levels (meet national / European standards) of air quality throughout the County Borough.
 - B. Achieve acceptable noise levels and protect quiet areas throughout the County Borough
 - C. Reduce light pollution

6. Community cohesion
 - A. Improve social inclusion and minimise the incidence of social exclusion by addressing the causes of social exclusion
 - B. Protect and enhance the culture and character of communities including cultural resources and Welsh Language

7. Health and Wellbeing
 - B. Reduce / minimise the incidence and impacts of poverty by addressing the causes and consequences of poverty.

8. Economy
 - A. Develop and support a local economic infrastructure that is attractive to business and that meets the changing needs of the local and national community.
 - B. Develop and support an economy that safeguards while complementing, promoting and enhancing investment in, and use of, local resources and environmental assets.
 - C. Develop and support an economy that complements, uses and enhances the skills and knowledge of the local community.

9. Summary

10. Possible mitigation

3.1.8 A summary of the SA assessment and possible mitigation measures for the proposed allocations is contained within the detailed site assessments in Appendix A 'Site Appraisals: UDP Allocations' The detailed site assessments are presented within the Appendices to the Sustainability Appraisal.

3.2 Existing Employment Estates

3.2.1 In addition to the UDP allocations there are a number of sites which are established industrial / business parks and these perform an important role in the local economy. The majority of the sites experience high occupancy rates and, in the Valley areas in particular, they play an important role by stimulating the local economy and reducing the distance residents have to travel to access employment opportunities.

3.2.2 The sites have been assessed in order to ascertain their future development potential with a view to safeguarding the sites for employment uses over the LDP period. The following issues were considered⁽⁵⁾:

- Quality of existing portfolio and internal environment
- Quality of the wider environment
- Strategic access
- Market Conditions / Perception and Demand

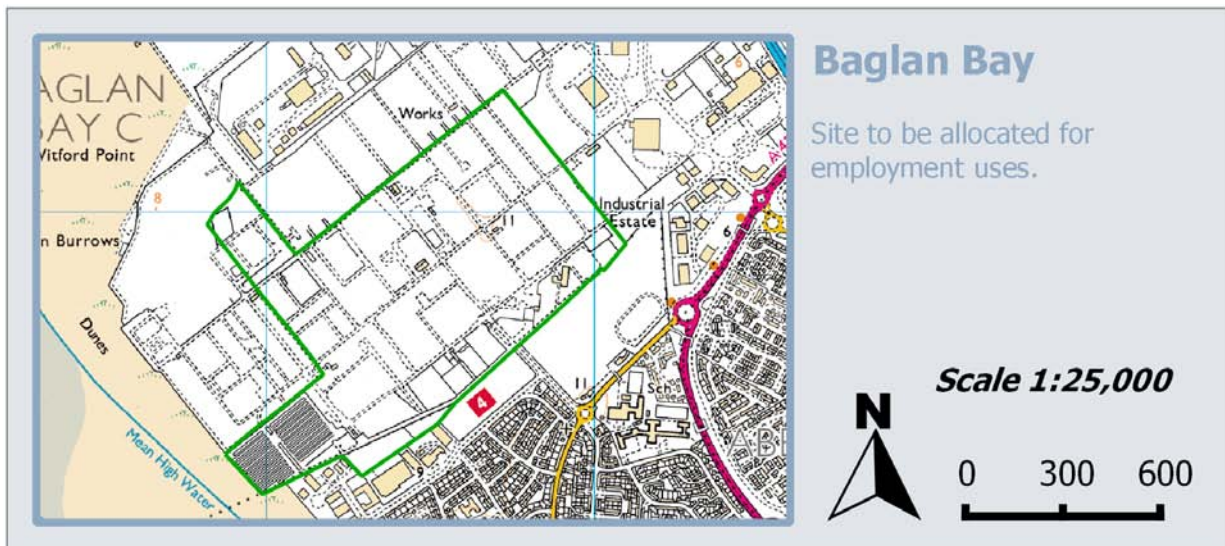
4 Proposed Allocations

4.1 Strategic Employment Sites

4.1.1 Following an assessment of the UDP employment allocations, Baglan Bay has been identified as a strategic employment site. It is a brownfield site, located in an area of growth identified in the LDP Spatial Strategy. It will deliver a substantial number of jobs over the LDP period and is located in an area of high market demand with easy access to the strategic road and freight network. Furthermore, it forms part of a long-term regeneration initiative and will also meet a regional need.

Baglan Bay (73.3ha)

Map 4.1 Baglan Bay, Strategic Employment Allocation



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4.1.2 The proposed allocation forms part of a larger area which was allocated in the UDP as a strategic employment site. The UDP identified that the site would be delivered as a mixed use development to include:

- major employment provision both within the Energy Park and land released following clearance of the remainder of the petro-chemicals works;
- a major housing allocation (see Policy H1);
- associated facilities, services and infrastructure, and
- the protection and conservation of nature conservation interests.

4.1.3 As identified in the detailed site assessment in Appendix A 'Site Appraisals: UDP Allocations' a large proportion of the site area allocated in the UDP has already been developed in the form of Baglan Energy Park and Brunel Way which are well established modern industrial / business estates. There are a number of companies in operation on Baglan Energy Park, which will be safeguarded for employment uses over the LDP period

4 . Proposed Allocations

(as discussed in chapter 5 'Safeguarded for Employment Use'), including a power station, a Technium centre, Council Offices and a number of smaller workshops and units. Furthermore, planning permission has been granted for a second power station.

4.1.4 The regeneration of Baglan Bay is a long-term development proposal which will be delivered over the LDP period and beyond. The site has already been developed in part which demonstrates its commercial attractiveness in a competitive market.

4.1.5 The site is identified in the Waterfront Strategy produced by the Council and will fulfil an important role in stimulating the economy not only in Neath Port Talbot but also within the wider region. Baglan Bay is also referenced in the Wales Spatial Plan as performing a regional employment role. It is strategically located off the M4, close to Baglan Train Station and the links will be further improved with the opening of Harbourway Peripheral Distributor Road in 2013 and the Baglan Energy Park link road which will link Baglan Energy Park to the site of the old petro-chemical works (by providing a link over the old mineral railway).

4.1.6 The site is a former BP chemical works and a voluntary agreement has been signed to support the remediation of the site which is being remediated at present. The site is located in an area of high market demand and St Modwen are committed to delivering the site into a £500mn sustainable employment site. The site is served by water, sewerage, electricity, gas and telecommunications services.

4.1.7 St Modwen's indicate that, based on past rates and schemes, approximately 10ha of conventional B class employment development could be delivered every 10 years - this would lead to 25ha of development over the Plan period. However, in addition to conventional employment uses, Baglan Bay would be able to capture very large and mobile investment projects including for example energy generation schemes.

4.1.8 The site lies adjacent to the coastal dune system which is an important habitat and ecosystem - development will have to have regard to this and not impact upon the wider ecology. Furthermore, an area of the site is not available for development as it forms the lapwing mitigation area.

4.1.9 Baglan Bay was anticipated to deliver 444 houses over the UDP period, however, considering the importance of Baglan Bay as a major source of employment the site will be allocated for employment purposes in the LDP and will be complemented by a separate housing allocation.

4.2 Strategic Regeneration Areas

4.2.1 Two sites were allocated in the UDP as mixed-use developments. They will be identified in the LDP as Strategic Regeneration Areas and will be delivered over the Plan period as mixed use developments to encompass an element of employment uses.

Llandarcy Urban Village (Coed Darcy Urban Village)

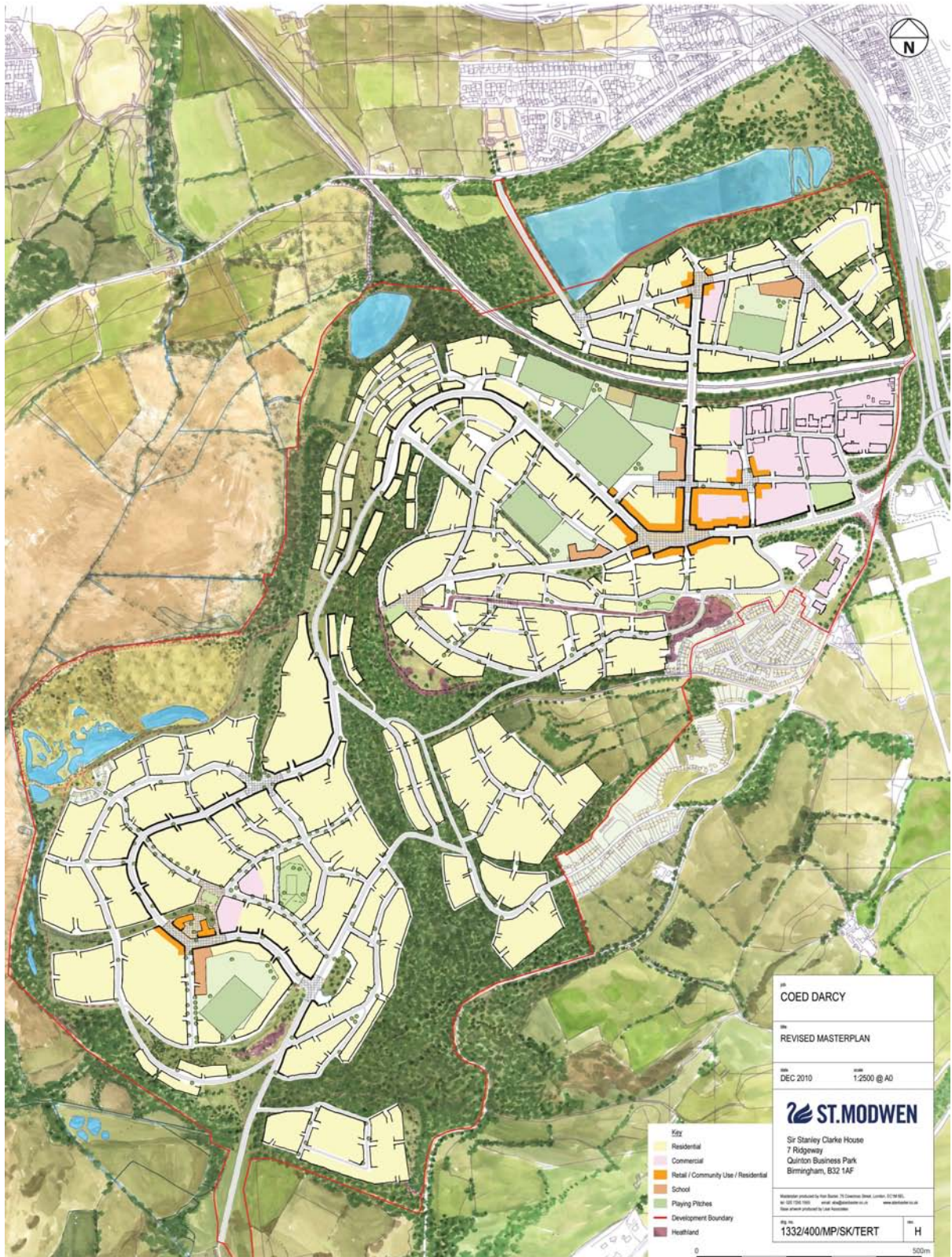
4.2.2 Llandarcy Urban Village was allocated in the UDP as a mixed use development as an extension to Neath urban area at Skewen (Policy 27 and LL1).

4.2.3 Outline planning permission was granted in 2008 for the urban village which will comprise approximately 4,000 dwellings (approximately 2200 over the LDP period); and 41,200sq.m of business use (up to 3,000sq.m of retail (gross)) and 8,000sq.m of other commercial, education, community facilities, highways, drainage, services, infrastructure, car parking and landscaping.

4.2.4 The site is to be developed as an urban village with a number of other uses to complement the housing development in order to form a sustainable community where residents can access facilities and services within the development including employment opportunities. The development of Coed Darcy Urban Village will be phased over the LDP period and beyond. The masterplan below (December 2010) identifies specific areas for commercial development and a number of new industrial units and offices have already been built and are well occupied.

4 . Proposed Allocations

Map 4.2 Llandarcy Urban Village, Masterplan December 2010



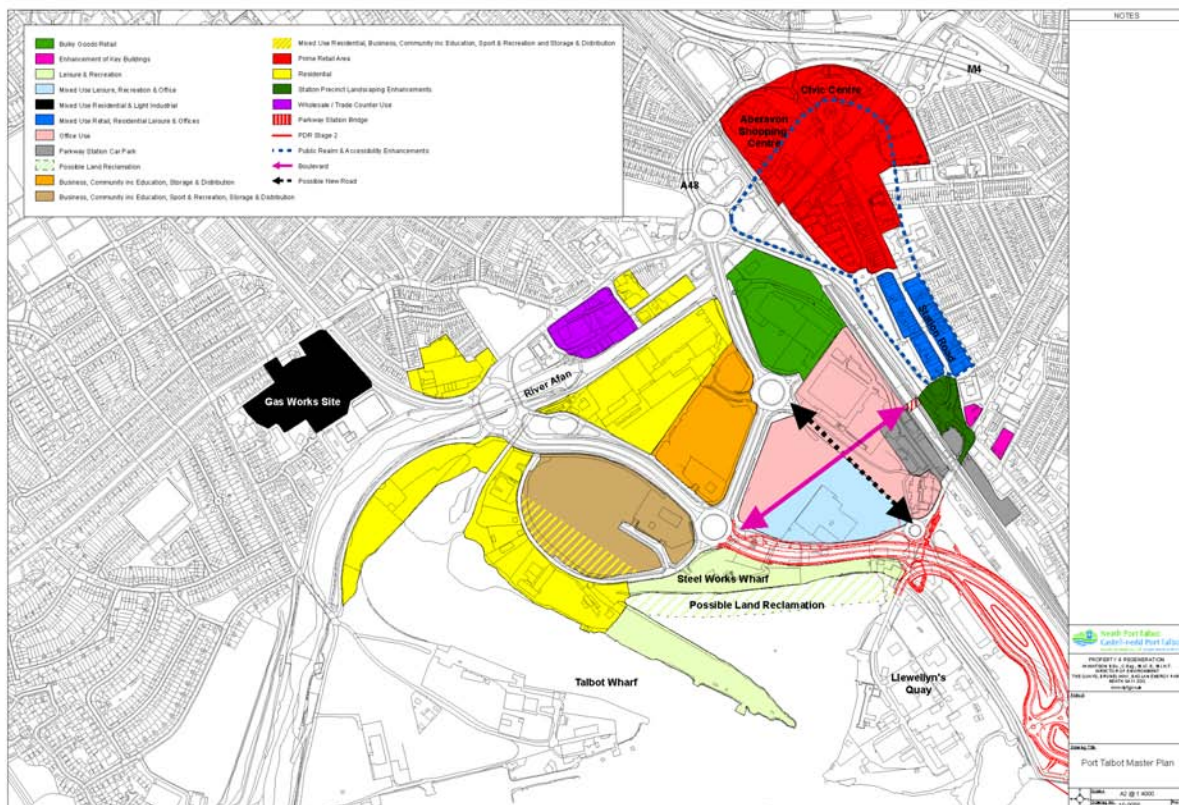
Port Talbot Docks (Harbourside)

4.2.5 The UDP identified Port Talbot Docks and adjacent areas as a key regeneration area for the County Borough centred around a range of projects:

- The construction of the Peripheral Distributor Road (which is due to be completed in 2014);
- The operation of the docks and tidal harbour;
- A range of mixed residential, leisure and retail development opportunities;
- Potential for high quality business and commercial development for small scale industrial and office users maximising the advantage of proximity to the town centre; and
- The environmental regeneration of the area.

4.2.6 In order to support the regeneration of the area a master-plan has been published in the form of Supplementary Planning Guidance for Central Port Talbot. The master-plan proposes a variety of uses including approximately 370 residential units, bulky goods retail, leisure and recreation and business uses (offices, education, light industry and storage and distribution) within the Port Talbot Docklands area.

Map 4.3 Masterplan, Central Port Talbot and Harbourside



4.2.7 Port Talbot Docks Site will be allocated in the LDP as a Strategic Regeneration area for mixed-use development.

4 . Proposed Allocations

4.2.8 A number of the land parcels within the Docklands area have been earmarked for specific end-users and there has been developer interest in a number of projects. Planning permission has been granted for a new Research and Development facility which will comprise a complex devoted to research and development and will be utilised by various companies involved in the manufacturing, engineering and material sectors and will initially house both TataSteel UK Ltd and TWI Ltd.

4.2.9 The Council are committed to the redevelopment of the area which will enable the remediation and redevelopment of a vast area of brownfield land. The site is strategically located with direct access off Harbourway, excellent linkages to the M4 and Port Talbot Town Centre. Furthermore, funding has been achieved for the redevelopment of Port Talbot Parkway train station which will increase the commercial attractiveness of the area and assist in its deliverability.

4.2.10 As identified in the above masterplan both B sector and non B sector land uses will be accommodated within the Port Talbot Docklands area and will deliver economic growth and to meet the LDP strategy.

5 Safeguarded for Employment Use

5.0.1 There are a number of existing employment estates within the County Borough that perform an important role in the local economy. These include UDP allocations, sites owned and managed by the Local Authority and sites in private ownership.

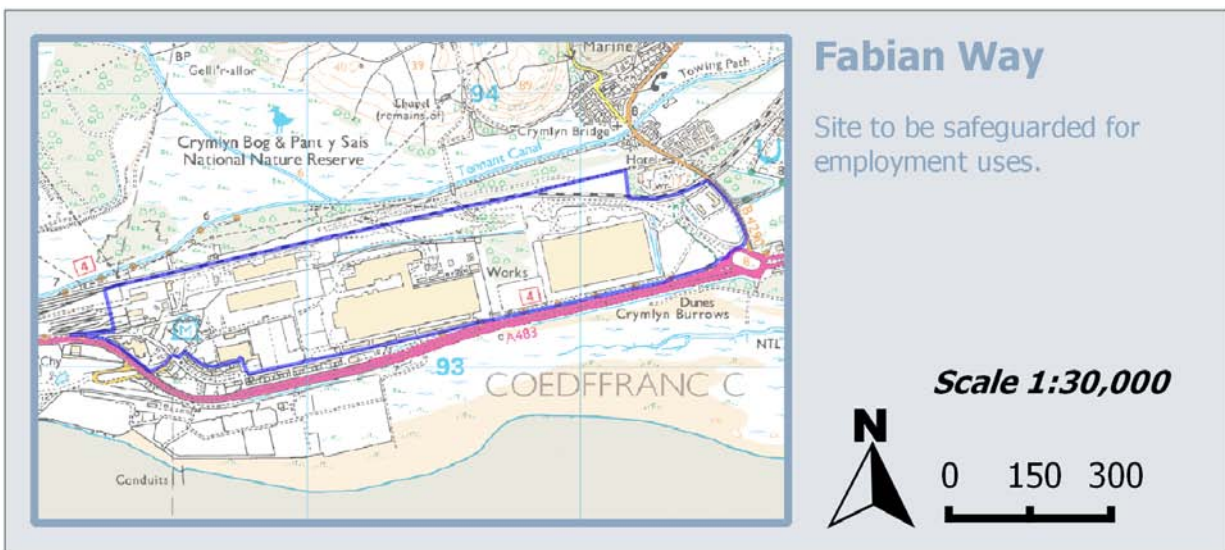
5.0.2 The existing employment estates form a valuable part of the employment landbank and are essential to enabling and supporting the natural churn in the economy, providing opportunities for businesses throughout the County Borough and reducing the distance residents have to travel to access employment opportunities.

5.0.3 While the majority of the sites experience high occupancy rates, in the Valley areas in particular, there are still plots and vacant premises available on some of the sites and it is likely that these will continue to attract employment uses over the LDP period. The LDP will thus seek to protect the existing employment sites and also support their future development through plan policies and criteria.

5.1 Neath Spatial Area

Fabian Way

Map 5.1 Fabian Way, Safeguarded for employment uses



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Site Name	Fabian Way
Site area	78.58 ha
Grid Reference	270464 : 193315
Site description: location, characteristics etc	There are a number of employment uses along Fabian Way (the A483) which stretches to the Authority's administrative boundary with the City and County of Swansea.

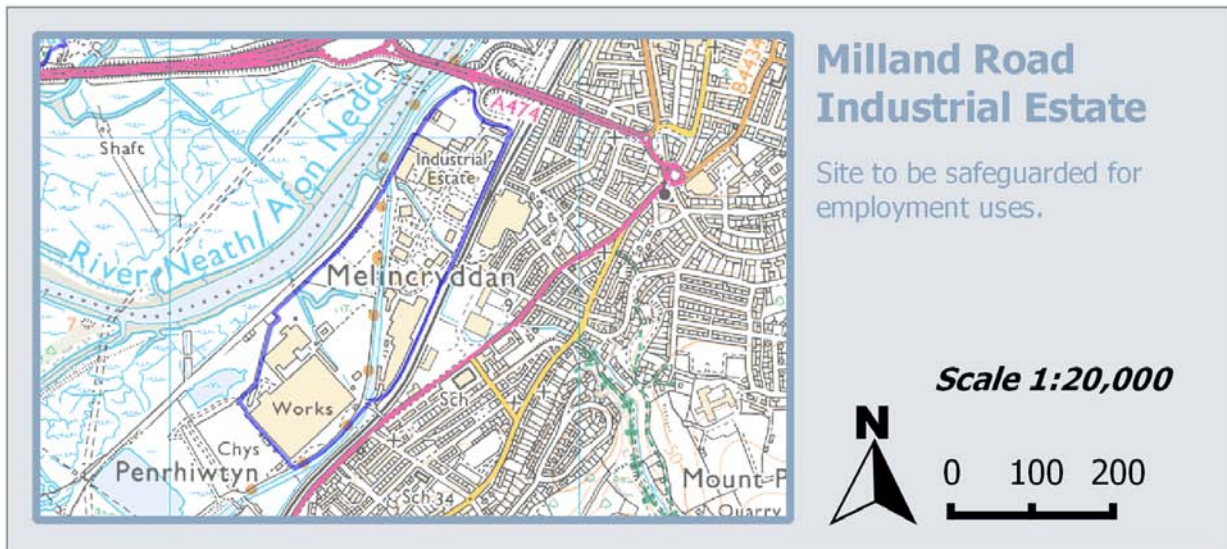
5 . Safeguarded for Employment Use

Site Name	Fabian Way
	<p>The area to be safeguarded includes the former UDP allocation⁽¹⁾ (the majority of which has been developed), the MREC centre, the former Visteon factory and adjacent buildings and the undeveloped brownfield land which is located to the rear of Elba Crescent as identified on the above map. This area has scope for future development over the LDP period and reflecting its strategic location and current land-uses it is important that it is retained for employment purposes.</p> <p>Furthermore, planning permission has been granted for a Science and Innovation Campus as part of Swansea University on the other side of Fabian Way and it is anticipated that this will lead to spin-off developments and employment opportunities - it is designed to facilitate the growth of high-technology clusters in the region through the inclusion of consultancy services, access to business support and incubator (Technium) facilities.</p> <p>There are a number of residential properties adjacent to the safeguarded area at Elba Crescent - it is important that development does not affect the amenity value of the area or negatively effect existing residents.</p> <p>Considering the strategic location of the site, the potential opportunities provided as part of the University and the existing employment uses on the site it will be safeguarded for employment uses over the LDP period.</p>
Total number of premises and floorspace (sqm)	20 premises / 139,699 m ²
Available premises and floorspace (sqm)	1 unit / 16,779 m ²
Available land (ha)	18.08 ha

1. A detailed assessment of the UDP allocation is contained within Appendix A.3 Safeguarded for employment uses

Milland Road, Neath

Map 5.2 Milland Road, Safeguarded for employment uses



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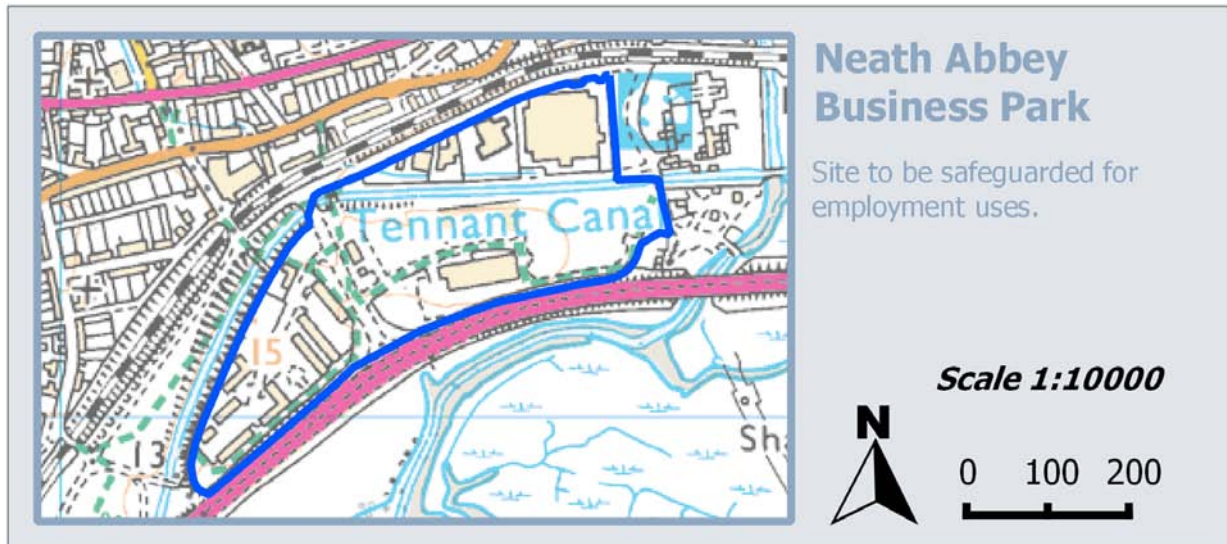
Site Name	Milland Road Industrial Estate
Site area (ha)	18.51 ha
Grid Reference	274525 : 196656
Site description: location, characteristics etc	<p>Milland Road Industrial Estate is located close to Neath Town Centre with easy access off the A465 and the M4.</p> <p>The area to be safeguarded for employment purposes extends from x to the factory unit 'Metal box' at Melincryddan as identified on the above map and includes the eastern parcel of land allocated in the UDP EC1/19⁽¹⁾. Within this area there are a range of employment uses and operations including a number of units which are managed by the Local Authority within an established Industrial Estate each of which has an office/reception, toilet facilities, a kitchen, roller shutter doors and ample parking. Other uses include a Joinery and Engineering centre, flooring centre, building suppliers, car repair and sales, factory units and smaller workshops which make an important contribution to the local economy.</p> <p>The Neath Canal and River Neath pass through the area and these need to be protected from development.</p> <p>The Local Authority is currently pursuing a regeneration scheme for the northern end of Milland Road with the intention to provide a mixed-use development which will incorporate residential units in addition to commercial and business space - this land has not been included within the area to be safeguarded in order not to prejudice its future development.</p>
Total number of premises and floorspace (sqm)	23 premises / 61,500 m ²
Available premises and floorspace (sqm)	0
Available land (ha)	0

5 . Safeguarded for Employment Use

1. A detailed assessment of the UDP allocation is contained within Appendix A.3 Safeguarded for employment uses

Neath Abbey Business Park

Map 5.3 Neath Abbey Business Park safeguarded for employment purposes



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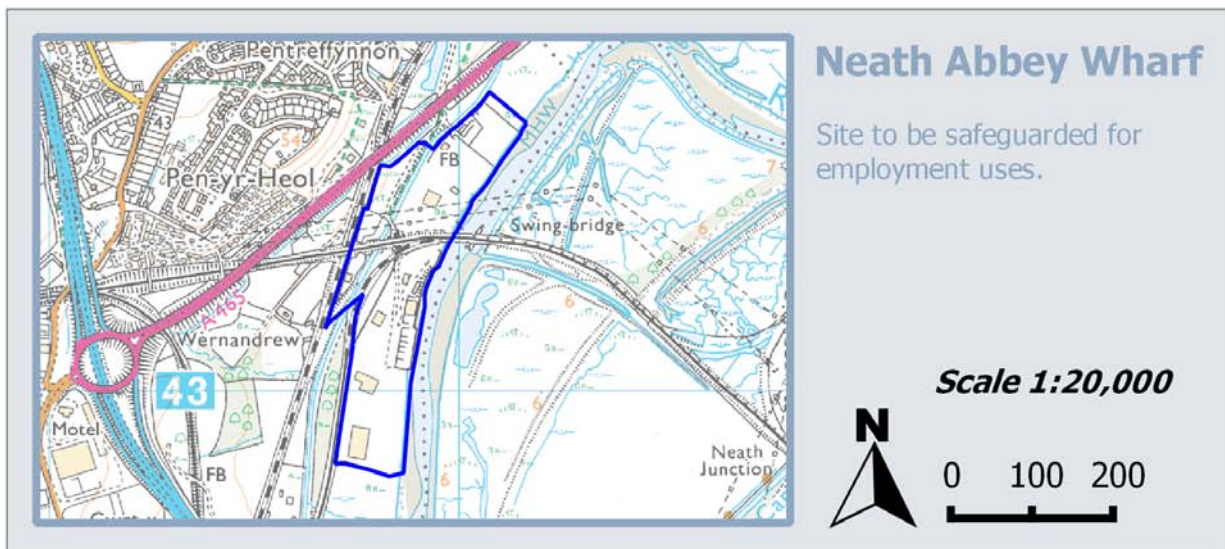
Site Name	Neath Abbey Business Park
Site area	11.7 ha
Grid Reference	273474 : 197230
Site description: location, characteristics etc	<p>The area proposed for safeguarding in the LDP encompasses the existing Business Park, adjacent land in employment use and one of the two parcels of land allocated in the UDP which has planning permission for the construction of 2 office units, 2 industrial units and associated car-parking, landscaping and access ⁽¹⁾</p> <p>The site is strategically located with direct access of the A465 which links to the M4 in the south and the Heads of the Valleys in the North.</p> <p>The Business Park is managed by Neath Port Talbot Council and contains 38 units ranging from 1,100 ft² to 3,500 ft² each with an office, toilet facilities, roller shutter doors and car parking facilities.</p> <p>Demand for units over 1000ft² has increased significantly in 2011/2012 which has led to increased demand for premises and higher occupancy rates at Neath Abbey Business Park.</p>
Total number of premises and floorspace (sqm)	41 premises / 16,394m ²
Available premises and floorspace (sqm)	6 premises / 868m ²

Site Name	Neath Abbey Business Park
Available land (ha)	0

1. A detailed assessment of the UDP allocation is contained within Appendix A.3 Safeguarded for employment uses.

Neath Abbey Wharf

Map 5.4 Neath Abbey Wharf, Safeguarded for employment uses



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Site Name	Neath Abbey Wharf
Site area (ha)	16.06 ha gross
Grid Reference	272832 : 196276
Site description: location, characteristics etc	<p>Neath Abbey Wharf was allocated in the UDP for employment uses. As discussed in the Appendix A.3 Appendix A 'Site Appraisals: UDP Allocations' the site is subdivided into a number of smaller parcels of land. The site can be accessed from the A465 and is accessible from the residential area by bridges over the mineral railway.</p> <p>Three parcels of land are currently in use for a range of employment purposes including industrial operations, waste recycling and scrap metal. The operators utilise the wharf facilities which are an important resource and facility. These parcels of land will be safeguarded for employment purposes over the LDP period and will continue to help meet the County Borough's requirements for industrial land and operations which require use of the wharf.</p>
Total number of premises and floorspace (sqm)	7 premises / 8425m ²
Available premises and floorspace (sqm)	0

5 . Safeguarded for Employment Use

Site Name	Neath Abbey Wharf
Available land (ha)	0

Lonlas Village Workshops

Map 5.5 Lonlas Village Workshops, safeguarded for employment uses



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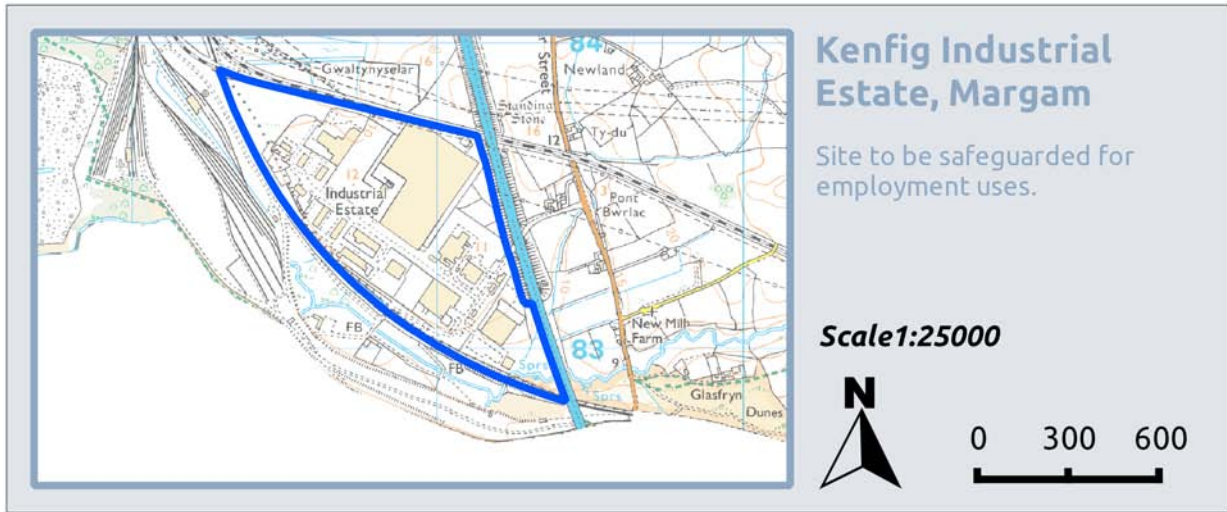
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Site Name	Lonlas Village Workshops
Site area (ha)	2.62 ha
Grid Reference	271851 : 197499
Site description: location, characteristics etc	<p>The site is managed by Neath Port Talbot Council and is comprised of a number of smaller workshops and larger office units. There are 34 workshops and 17 offices which range in size from 150ft² to 5000ft². The site is well used and in the January 2012 the Commercial Property register identified 4 vacant premises of a total footprint of 2205m².</p> <p>The site is well located on the A4230 in close proximity to J44 of the M4. There are communal toilets, a caretaker and a full CCTV system.</p>
Total number of premises and floorspace (sqm)	14 premises (which encompass 34 workshops, 17 offices and industrial units) / 13725m ²
Available premises and floorspace (sqm)	4 premises / 2205m ²
Available land (ha)	0

5.2 Port Talbot Spatial Area

Kenfig Industrial Estate

Map 5.6 Kenfig Industrial Estate safeguarded for employment uses



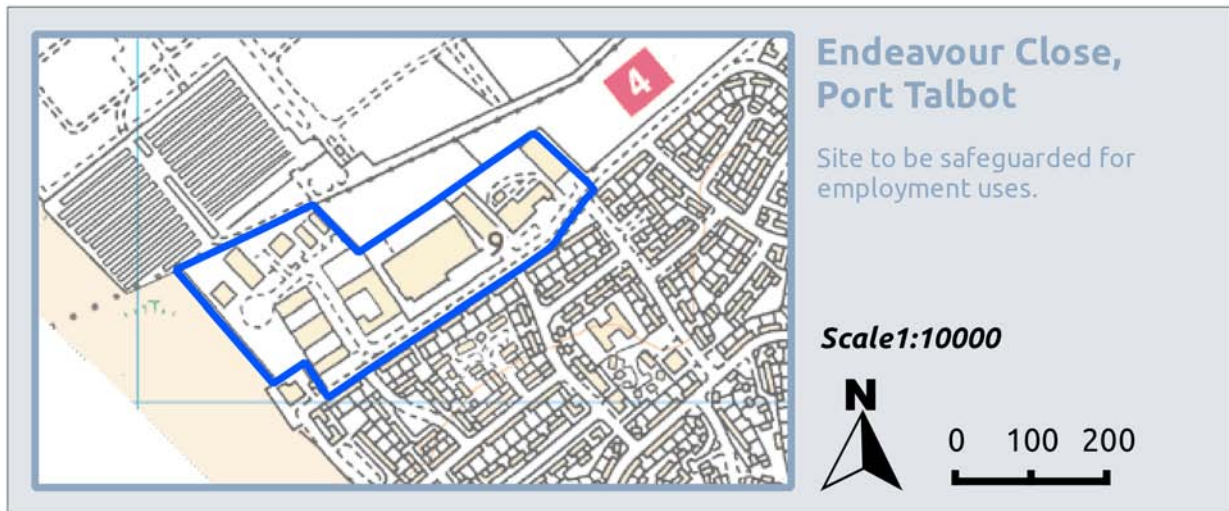
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Site Name	Kenfig Industrial Estate
Site area (ha)	53.12ha gross
Grid Reference	279845 : 183447
Site description: location, characteristics etc	<p>Kenfig Industrial Estate was allocated in the UDP as a key employment site. The site is located close to the M4 and contains a number of industrial units and offices of varying sizes and the majority of the units are currently in use (January 2012). There remain a few plots of land which are available for development.</p> <p>The site is functioning well and funding has been granted by Bridgend County Council to improve access off Water Street and reduce congestion through North Cornelly by HGV's - this should stimulate additional activity on the site as access is currently constrained by a low railway bridge.</p> <p>Due to the limited land available within the Estate and the high occupancy rates the site will be safeguarded for employment purposes over the LDP period as oppose to it forming an allocation. This will protect the site for employment uses and also enable further development of the available plots and land.</p> <p>The site lies in close proximity to Kenfig SSSI, Kenfig Dunes SAC and Margam Moors SSSI and future development proposals will need to ensure there is no detrimental impact on these areas of importance for Biodiversity.</p>
Total number of premises and floorspace (sqm)	40 premises / 121, 435m ²
Available premises and floorspace (sqm)	8 premises / 29,162m ²
Available land (ha)	2.56ha net

Endeavour Close

5 . Safeguarded for Employment Use

Map 5.7 Endeavour Close safeguarded for employment uses



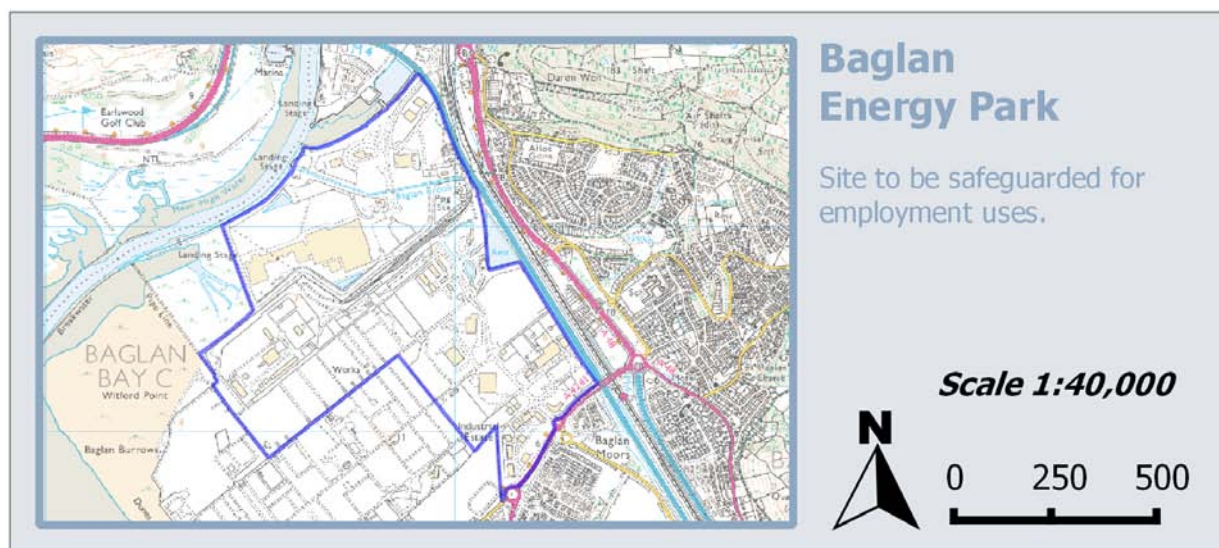
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Site Name	Endeavour Close, Baglan, Port Talbot
Site area (ha)	8.07ha gross
Grid Reference	273319 : 191154
Site description: location, characteristics etc	<p>Endeavour Close is a well-established industrial estate situated on the prosperous Baglan Bay. The estate consists of 48 units of varying sizes (500ft² and 3,000ft²) each with an office, toilet facilities and roller shutter doors.</p> <p>There is high demand for smaller units within the Local Authority including those at Endeavour Close. The Estate has high occupancy rates and in January 2012 the majority of the units were occupied. The estate lies within close proximity of Harbourway and the M4 corridor with links to the West and East.</p> <p>The estate formed part of the wider UDP allocation at Baglan Energy Park but is considered to be functioning as a separate industrial area which will be safeguarded for employment uses over the LDP period..</p>
Total number of premises and floorspace (sqm)	44 premises / 21, 372m ²
Available premises and floorspace (sqm)	1 premise / 46m ²
Available land (ha)	0.72ha net

Baglan Energy Park

Map 5.8 Baglan Energy Park, Safeguarded for employment uses



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Site Name	Baglan Energy Park
Site area (ha)	146.12 ha gross
Grid Reference	273643 : 192737
Site description: location, characteristics etc	<p>As discussed previously large areas of Baglan Bay (as allocated in the UDP) have already been developed including the well-established Baglan Energy Park.</p> <p>A number of businesses operate from the Energy Park including a power station, a Technium centre, Council Offices and a number of smaller workshops and units. There remain a number of available plots which it is anticipated will be developed over the LDP period.</p> <p>The site is strategically located off the M4 and Harbourway and a Link road is to be provided over the old mineral railway which will link Baglan Energy Park to the wider Baglan Bay area.</p> <p>Areas of the site lie within the flood risk zone (C2 and EA zone 2 and 3) and this will need to be considered at the planning application stage in order to accord with the requirements of TAN 15: Development and Floodrisk.</p> <p>The site will be safeguarded for employment uses over the LDP period.</p>
Total number of premises and floorspace (sqm)	60 premises / 140, 743m ²
Available premises and floorspace (sqm)	38 premises / 10, 403m ²
Available land (ha)	29.66

5 . Safeguarded for Employment Use

Llewellyn's Quay

Map 5.9 Llewellyn's Quay safeguarded for employment purposes



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Site Name	Llewellyn's Quay, Port Talbot
Site area (ha)	13.90ha gross
Grid Reference	276739 : 189114
Site description: location, characteristics etc	<p>Llewellyn's Quay formed part of the UDP allocation at Port Talbot Docks. The site lies outside of the Central Port Talbot Masterplan and is a well established Industrial Estate. The Estate contains a number of units of varying sizes (approximately 1900 ft² - 20000ft²) which meet the requirements of a range of industrial operations and companies. The units have a high occupancy rate and according to the Commercial Property Database in January 2012 all the units were occupied.</p> <p>The site is located in a strategic location close to Port Talbot town centre and the Harbourway which will pass to the north of the estate.</p> <p>The site will be safeguarded for employment uses over the LDP period.</p>
Total number of premises and floorspace (sqm)	17 premises / 14, 955m ²
Available premises and floorspace (sqm)	0
Available land (ha)	2.22ha net

Baglan Industrial Estate

Map 5.10 Baglan Industrial Estate, safeguarded for employment uses



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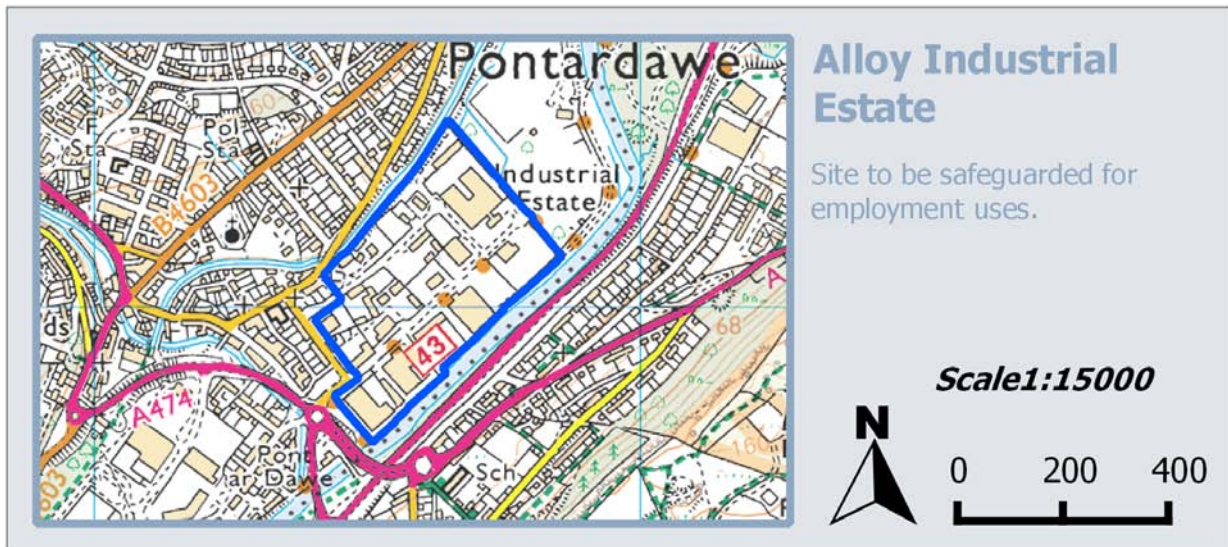
Site Name	Baglan Industrial Estate
Site area (ha)	34.25 ha
Grid Reference	275087 : 190934
Site description: location, characteristics etc	<p>Baglan Industrial Estate is located in Aberafan close to the M4 motorway and Harbourway which is due to open in 2014. It is a well established Industrial Estate which is well occupied by a range of uses and operations.</p> <p>It is located adjacent to the out-of-centre retail park at Baglan Moors and the residential area of Aberafan. As identified in the above map the area to be safeguarded includes land on either side of Christchurch Road.</p> <p>The Industrial Park comprises a number of units of varying sizes and is well occupied. In January 2012 2 units were available. The Estate also has a low turnover rate as identified in the Commercial Property and Land Registry produced by the Local Authority.</p> <p>The site will be safeguarded for employment uses over the LDP and it will continue to perform an important role in the local economy.</p>
Total number of premises and floorspace (sqm)	36 premises / 67,950m ²
Available premises and floorspace (sqm)	2 premises / 4865m ²
Available land (ha)	4.25ha net

5.3 Pontardawe Spatial Area

Alloy Industrial Estate

5 . Safeguarded for Employment Use

Map 5.11 Alloy Industrial Estate, safeguarded for employment uses



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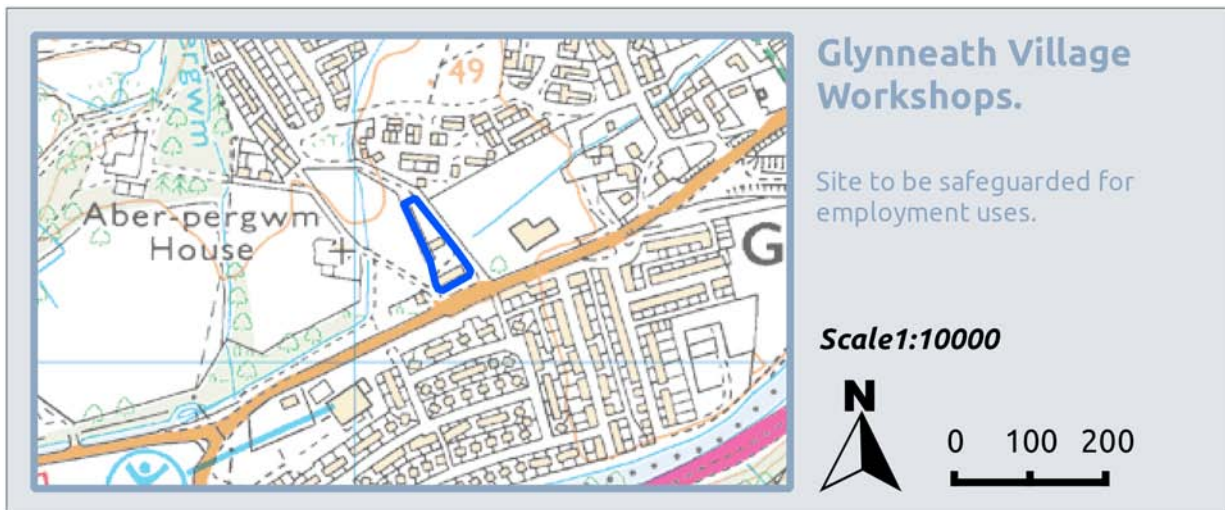
Site Name	Alloy Industrial Estate
Area	12.81 ha
Grid Reference	272618 : 204065
Site description: location, characteristics etc	<p>Cwmtawe Business Park and Alloy Industrial Estate are located within the settlement boundary of Pontardawe and close to the town centre. The area is strategically located off the A474 and close to the A4067 which provide links to Neath, Ammanford, Ystradgynlais, Swansea and the M4.</p> <p>As identified in the above map the area encompasses the Cwmtawe Business Park which is managed by the Local Authority and surrounding land which is in employment use. The Business Park comprises 10 units each of which is approximately 1,000 ft² and contain an office, toilet facilities and roller shutter doors. Demand for units over 1,000ft² has increased significantly in 2011/12 which has led to increased demand and higher occupancy rates at Cwmtawe Business Park. There are a number of workshops and other employment uses within the wider area including building merchants and manufacturing operations.</p> <p>The River Tawe runs along the southern boundary and this will need to be protected from development.</p> <p>The site lies within an area of flood risk and is therefore unsuitable for vulnerable uses. Whilst it is proposed for protection for employment purposes in the LDP, applications for change of use will be subject to the application meeting the requirements of TAN 15: Development and Floodrisk.</p> <p>The site will be safeguarded for employment uses over the LDP period. Its protection will ensure it remains an important source of employment within the wider Pontardawe area and will support the reinvigoration of Pontardawe and enable it to fulfil its role as a growth point as identified in the LDP.</p>

Site Name	Alloy Industrial Estate
Total number of premises and floorspace (sqm)	29 premises / 27,389m ²
Available premises and floorspace (sqm)	1 premise / 93m ²
Available land	0

5.4 Neath Valley Spatial Area

Glynneath Village Workshops

Map 5.12 Glynneath Village Workshops safeguarded for employment uses



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Site Name	Glynneath Village Workshops
Site area (ha)	0.4ha
Grid Reference	287102 : 206162
Site description: location, characteristics etc	<p>The site is comprised of 13 small units of approximately 500 ft² and one compound of 1,900 ft² with an office, toilet facilities and roller shutter doors for each unit. They are occupied by a range of users for general business and industry.</p> <p>There is high demand for smaller units (500ft²) within the Local Authority which has led to increased demand for premises at Glynneath Village Workshops and higher occupancy rates.</p> <p>Glynneath Village workshops are located at the entrance to the centre of Glynneath off the B4242. They are strategically located close to the A465 which links to the M4 to the south and the Heads of the Valleys Road to the north.</p> <p>In January 2012 all the 14 units were let.</p>

5 . Safeguarded for Employment Use

Site Name	Glynneath Village Workshops
Total number of premises and floorspace (sqm)	14 premises / 754m ²
Available premises and floorspace (sqm)	1 premise / 43m ²
Available land (ha)	0

Vale of Neath

Map 5.13 Vale of Neath Business Park safeguarded for employment purposes



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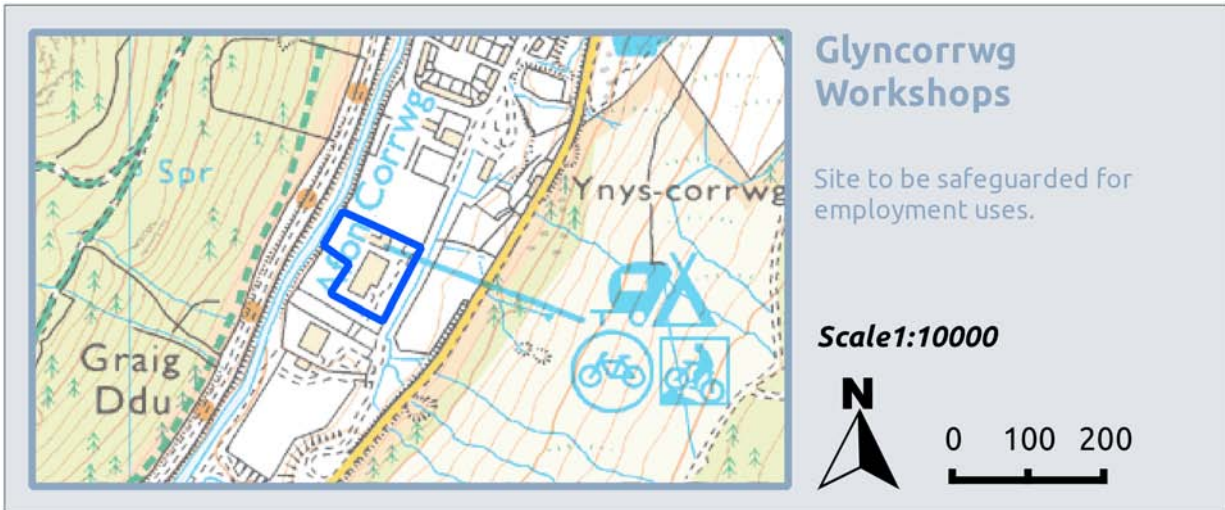
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Site Name	Vale of Neath Business Park
Site area	14.19ha gross
Grid Reference	282419 : 202485
Site description: location, characteristics etc	<p>The Vale of Neath Industrial Estate is located adjacent to the settlement of Resolven and is well established with easy access off the A465. The site is identified in the Neath Valley Regeneration Strategy as an important source of employment for the local area which has potential for future employment related activity.</p> <p>There are a number of units and operations within the Industrial Estate and there is scope for further development following the closure of TRW.</p>
Total number of premises and floorspace (sqm)	8 premises / 33635m ²
Available premises and floorspace (sqm)	1 premise / 950m ²
Available land (ha)	1.21ha net

5.5 Afan Valley Spatial Area

Glyncorrwg Workshops

Map 5.14 Glyncorrwg Village workshops safeguarded for employment uses



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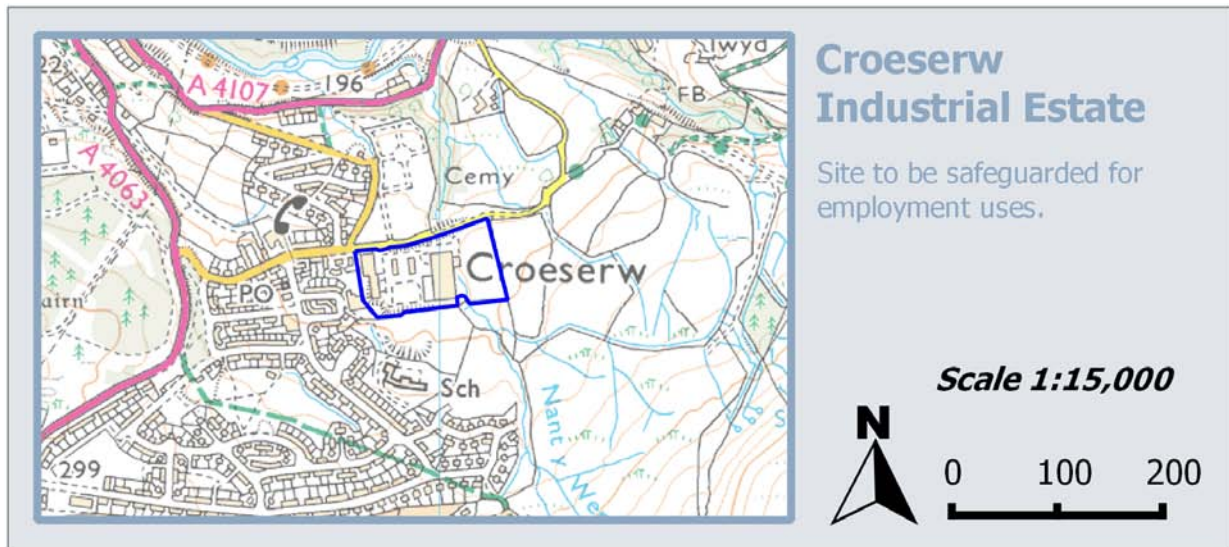
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Site Name	Glyncorrwg Workshops
Site area (ha)	1.02 ha
Grid Reference	287314 : 198559
Site description: location, characteristics etc	<p>The workshops are situated in the village of Glyncorrwg adjacent to Glyncorrwg Ponds, the Mountain Bike Centre and associated camp site.</p> <p>The workshops are managed by the Local Authority and there are a number of units available of different sizes. The units are well occupied and are used by a variety of companies including furniture manufacturers, packaging services and joinery and carpentry.</p>
Total number of premises and floorspace (sqm)	2 premises (encompassing 18 workshops and one office) / 1940m ²
Available premises and floorspace (sqm)	0
Available land (ha)	0

Croeserw Industrial Estate

5 . Safeguarded for Employment Use

Map 5.15 Croeserw Industrial Estate, Safeguarded for employment uses



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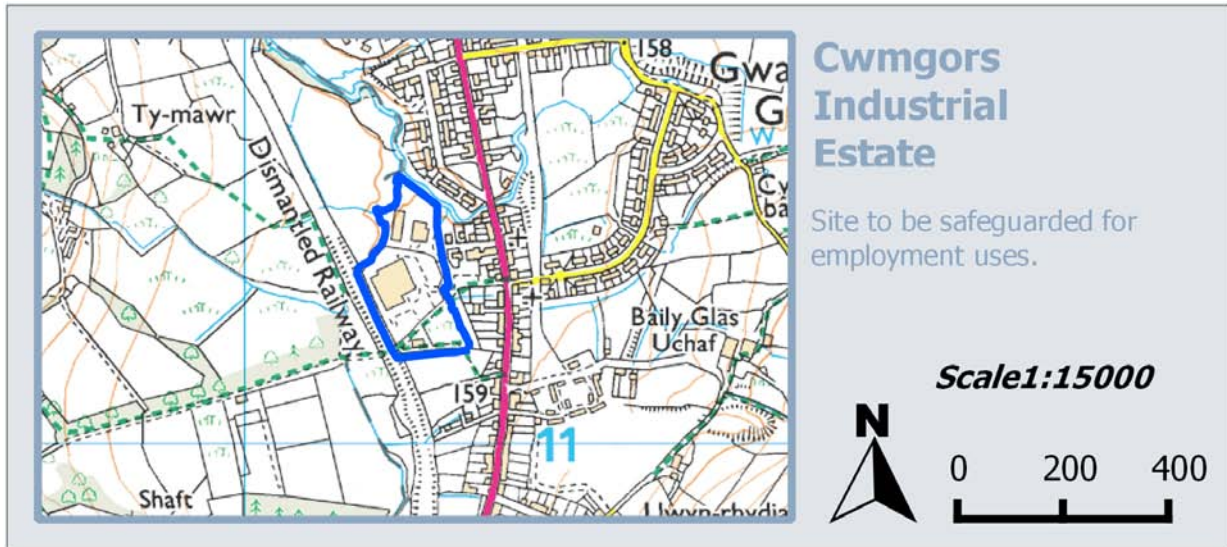
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Site Name	Croeserw Industrial Estate
Site area (ha)	2.18 ha
Grid Reference	286940 : 195498
Site description: location, characteristics etc	<p>Croeserw Industrial Estate was allocated for employment uses in the LDP and comprises a number of workshops and units the majority of which are occupied.</p> <p>The estate provides an important source of employment for the local area and will be safeguarded for employment uses over the LDP period.</p>
Total number of premises and floorspace (sqm)	15 premises / 5355m ²
Available premises and floorspace (sqm)	0
Available land (ha)	1.06ha

5.6 Amman Valley Spatial Area

Cwmgors Workshops and Industrial Estate

Map 5.16 Cwmgors Industrial Estate, safeguarded for employment uses



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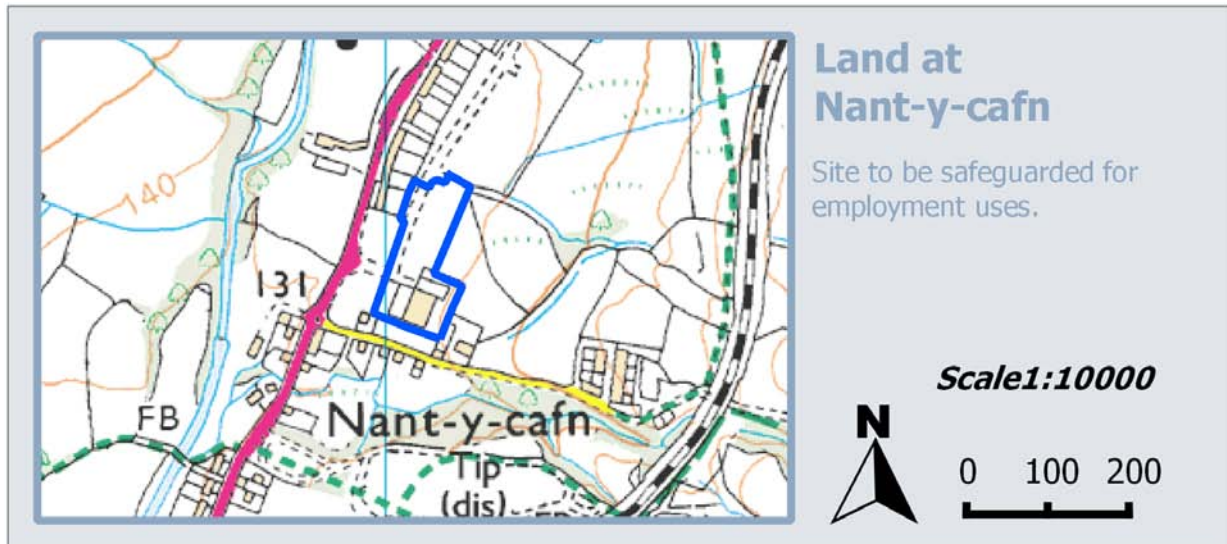
Site Name	Cwmgors Workshops and Industrial Estate
Site area (ha)	3.84 ha
Grid Reference	270298 : 211303
Site description: location, characteristics etc	<p>The area to be safeguarded for employment purposes comprises Cwmgors workshops and the adjacent industrial estate which was allocated in the UDP EC1/17.</p> <p>There are a number of employment uses on the sites including offices, workshops and light industrial uses and it is comprised of a number of different size units. Service corridors serve a number of the units and workshops, there are communal toilet facilities and provision for car parking.</p> <p>The site lies adjacent to the community and residential area of Cwmgors and is therefore readily accessible from the highway network. The site provides an important source of employment for the wider Amman Valley and is managed by the Local Authority.</p> <p>There is high demand for smaller units within the Local Authority (500ft²) and demand for units over 92sqm has increased significantly in 2011/2012. This has led to increased demand for premises at Cwmgors Workshops and higher occupancy rates.</p>
Total number of premises and floorspace (sqm)	5 premises (encompassing 15 units and 9 offices) / 6480m ²
Available premises and floorspace (sqm)	0
Available land	0

5 . Safeguarded for Employment Use

5.7 Dulais Valley Spatial Area

Nant-y-cafn Business Park

Map 5.17 Land at Nant-y-Cafn Dulais Valley safeguarded for employment purposes



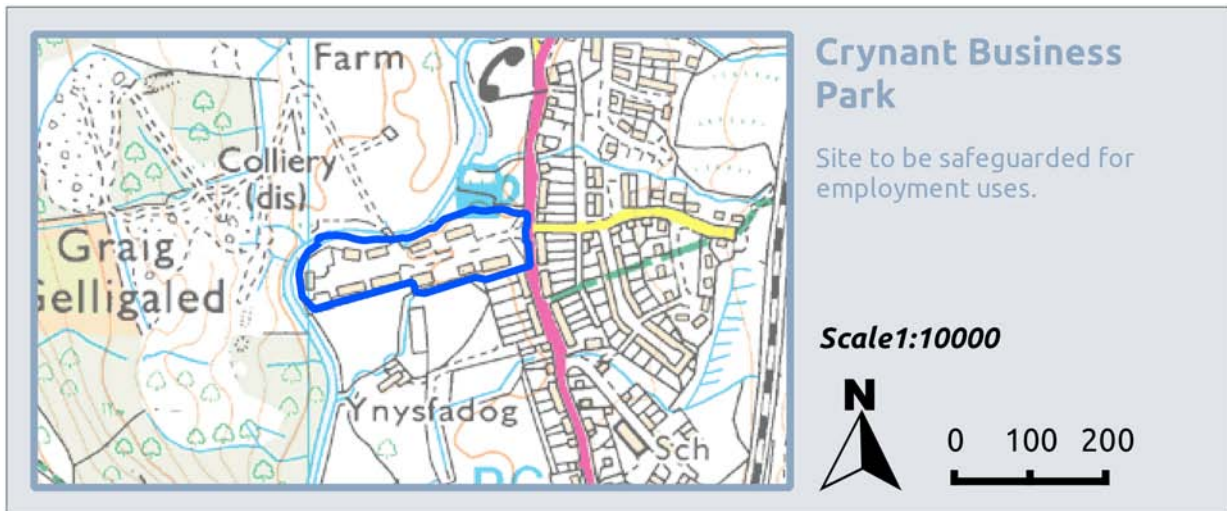
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Site Name	Nant-y-cafn Business Park
Site area (ha)	1.31 ha
Grid Reference	281037 : 207727
Site description: location, characteristics etc	<p>The site comprises 3 units: a window factory, the Dulais Valley Primary Care Centre and the associated pharmacy.</p> <p>The site is located off the A4109 between the communities of Crynant and Seven Sisters in the Dulais Valley and performs an important function in the local economy. The Primary Care Centre serves all the communities in the Dulais Valley.</p> <p>The site will be safeguarded for employment uses over the LDP period.</p>
Total number of premises and floorspace (sqm)	3 premises (1 in B sector use) / 1000m ² in employment use
Available premises and floorspace (sqm)	0
Available land (ha)	0.27ha net

Crynant Business Park

Map 5.18 Crynant Business Park safeguarded for employment purposes



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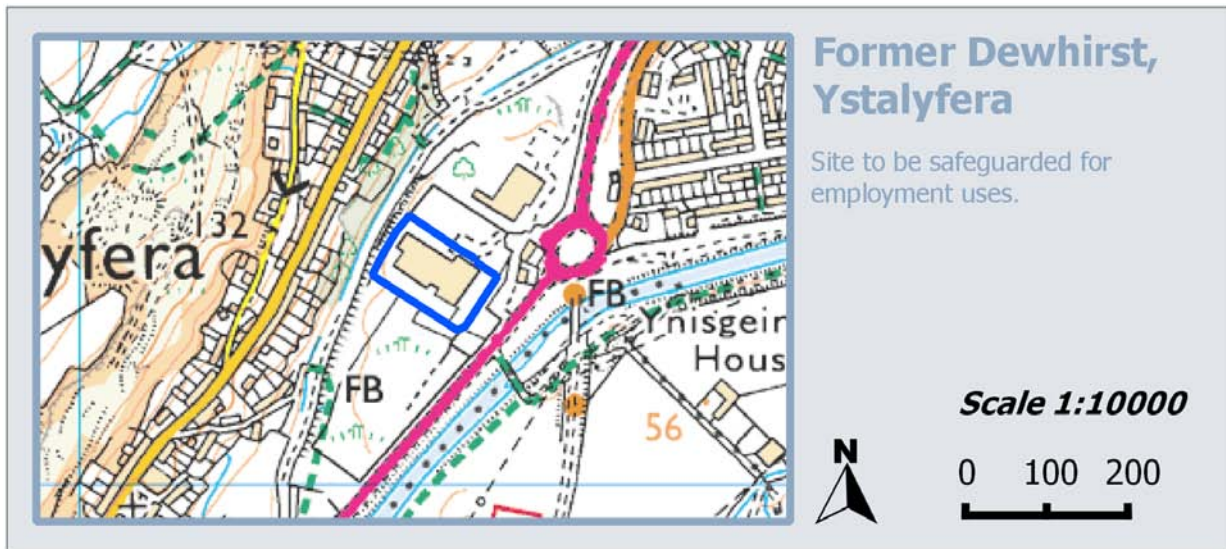
Site Name	Crynant Business Park
Site area (ha)	2.39ha
Grid Reference	279140 : 205442
Site description: location, characteristics etc	<p>The Business Park is situated in the Dulais Valley, north of the village of Crynant, on the A4109 with good transport links with Seven Sisters and Neath.</p> <p>The estate comprises 30 individual units (either 500ft² or 1,100ft² in size) with an office, toilet facilities and roller shutter doors for each unit. The units are used for a range of uses including offices and light industry. There is significantly high demand for smaller units (500ft²) within the Local Authority and therefore high occupancy rates at Crynant Business Park.</p> <p>On the estate's entrance there is a business centre offering conference facilities, photocopying/faxes and a café.</p> <p>The site experiences high occupancy rates and there is a low turn over rate - in January 2012 there were 3 vacant units. 3 units have been demolished and will be replaced by 8 smaller units and 3 larger units thus increasing the capacity of the site.</p>
Total number of premises and floorspace (sqm)	29 premises / 3661m ²
Available premises and floorspace (sqm)	3 premises / 315m ²
Available land (ha)	0.35ha net

5.8 Swansea Valley Spatial Area

Former Dewhirst Factory, Ystalyfera

5 . Safeguarded for Employment Use

Map 5.19 Former Dewhirst Factory Ystalyfera safeguarded for employment purposes



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Site Name	Former Dewhirst Factory, Ysyalyfera
Site area (ha)	1.11 ha
Grid Reference	276452 : 208250
Site description: location, characteristics etc	<p>The site is located off the A4067 which links the Swansea Valley to Pontardawe and the M4. It is located within the area of Ystalyfera in the Swansea Valley.</p> <p>The site was allocated in the UDP EC1/20 and an area of the allocation has planning permission for a supermarket and petrol filling station and this parcel of land is therefore no longer considered available for development.</p> <p>In 2007 outline planning permission was granted for mixed use redevelopment including residential dwellings, industrial and business uses. This permission has now lapsed.</p> <p>An existing industrial unit (former GMF Factory) lies in the southern area of the UDP allocation and this parcel of land is therefore still considered to be in employment use. This parcel of land will thus be safeguarded for employment uses over the LDP period.</p> <p>The site is vulnerable to flood risk hence applications for change of use will be subject to the application meeting the requirements of TAN 15: Development and Flood Risk (2004).</p>
Total number of premises and floorspace (sqm)	1 premise / 4275m ² in employment use
Available premises and floorspace (sqm)	1 premise / 4275m ²
Available land (ha)	1.11ha

6 De-allocated from employment landbank

6.0.1 Following detailed assessments (included in Appendix A 'Site Appraisals: UDP Allocations') it is proposed that for the purposes of the LDP, the following sites will be de-allocated and removed from the employment landbank.

J38 off the M4;

Glanrhyd Industrial Estate;

Glynneath Business Park;

Abernant Colliery;

Rheola;

Cefn Coed;

Vale of Neath; and

Baglan Industrial Park.

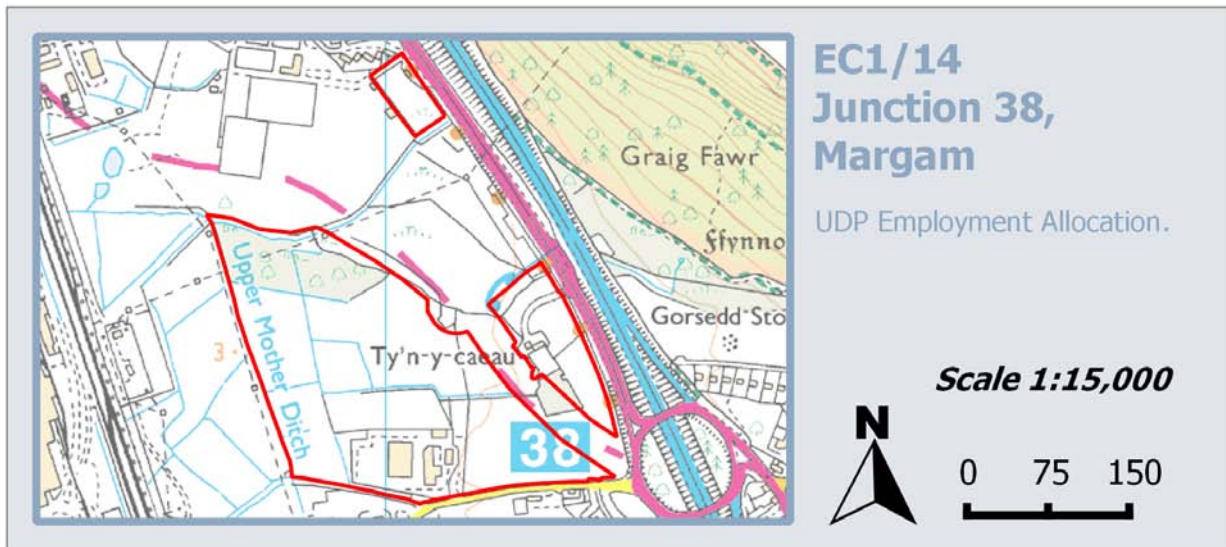
6.0.2 Planning applications for employment proposals on the these sites will be considered, as with all other unallocated land, against criteria led Policies in the LDP. This section therefore explains their relative merit and identifies any issues on the site which may affect their suitability for employment uses or deliverability.

6.0.3 As discussed previously, in the Pre-Deposit Plan Glanrhyd Industrial Estate and Glynneath Business Park were identified as Strategic Employment Sites in order to deliver growth in the Pontardawe and Neath Valley Spatial areas. Peter Brett Associates recommend that no allocations are made for employment uses in the Valleys however, in order to reinvigorate the Valleys the Council should develop a flexible policy towards granting employment uses in the Valleys which should also be positively supported and encouraged where: they meet the strategic objectives of the Plan; are located in sustainable locations with access to public transport; will priority given to previously developed sites in centres of population.

J38 off the M4

6 . De-allocated from employment landbank

Map 6.1 J38 off the M4



6.0.4 There are a number of constraints on the site including biodiversity interest, flood risk and also the construction of the Peripheral Distributor Road, Harbourway. There has been recent developer interest on the site - a biomass plant has been built on a parcel of land within the UDP allocation and planning permission has been granted for a further biomass plant. The remaining developable area has therefore changed from the site area allocated in the UDP.

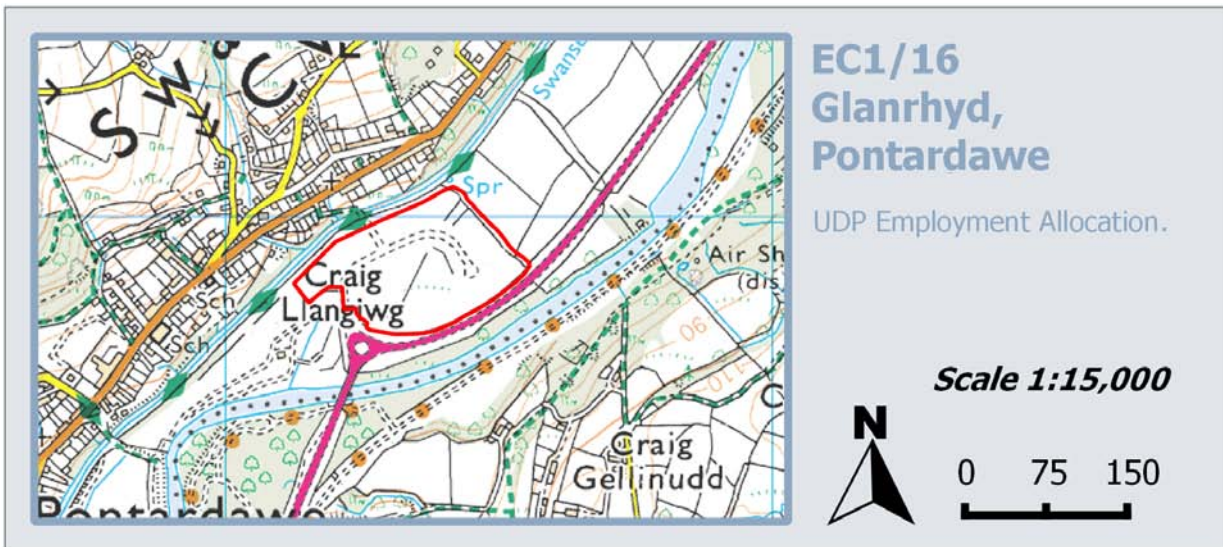
6.0.5 The site is strategically located off J38 of the M4 with excellent transport links which will be further improved by the opening of Harbourway in 2013.

6.0.6 The majority of the site is owned by WG who intend to bring the site forward for primarily B1, B2 and B8 uses and ancillary roadside services following completion of Harbourway. Areas of the site are also currently being marketed via WGs Property Database and WG have confirmed that there has been interest from developers for part of the site. There are a number of deliverability issues which would need to be addressed including a lack of services and multiple ownership.

6.0.7 The site will not be allocated in the LDP and proposals for employment uses will be considered against a criteria-led Policy. An area of the site has been identified as a possible location for a Park and Share scheme.

Glanrhyd Industrial Estate

Map 6.2 Glanrhyd Industrial Estate



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6.0.8 The site is located off the A4067 which links the Swansea Valley and Pontardawe area to the M4. It has been prepared for development and could stimulate economic activity in the wider Pontardawe Area.

6.0.9 Glanrhyd Industrial Estate was allocated in the UDP as a key site and remains undeveloped. Outline planning permission has been granted on one third of the site for the Arena Project which will encompass a multi-purpose indoor arena, outdoor arena, workshop units, canal basin, swing bridge and boat crane. Furthermore, a planning application has been submitted for 4 industrial units which can be utilised by 'start-up' businesses.

6.0.10 The site lies within an area of floodrisk and planning applications would need to be accompanied by a Flood Consequences Assessment to demonstrate that the proposals accord with the requirements of TAN 15: Development and Flood Risk.

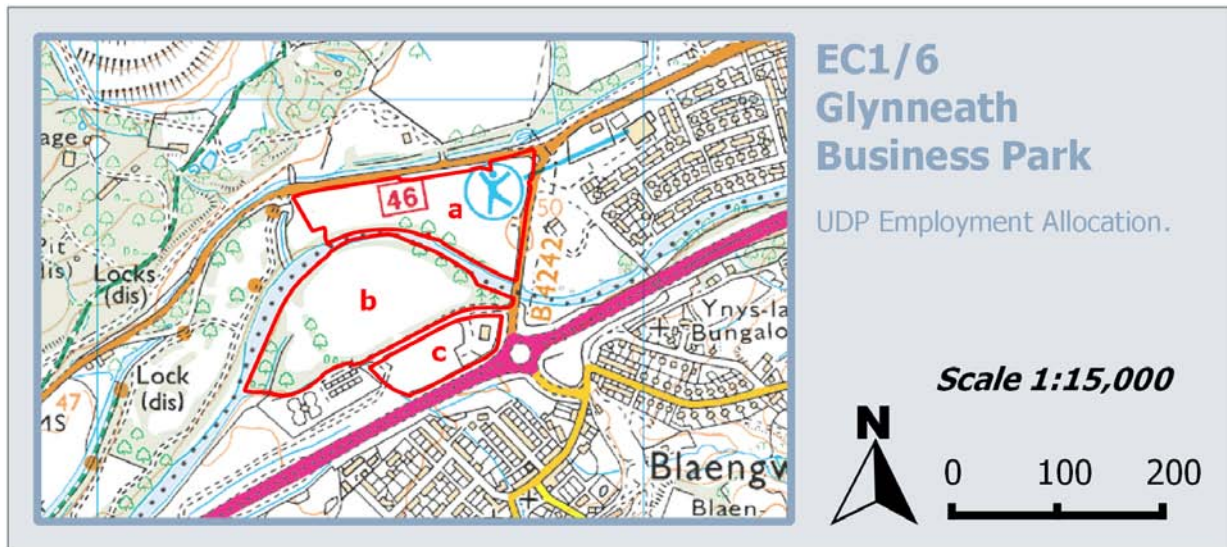
6.0.11 The estate is serviced and could be further sub-divided to meet the needs of a range of employees.

6.0.12 The site will not be allocated in the LDP and proposals for employment uses will be considered against a criteria-led Policy

Glynneath Business Park

6 . De-allocated from employment landbank

Map 6.3 Glynneath Business Park



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6.0.13 The site contains three parcels of land which are separated from each other by the river and road network. The site is strategically located at the entrance to Glynneath with road access off the A465 and in close proximity to the communities of Glynneath, Cwmgwrach and Blaengwrach.

6.0.14 The site was allocated as a key site in the UDP and is largely undeveloped. Outline planning permission has been granted for a primary health care resource centre, a parcel of land has been identified as the preferred location for a residential care home and a car park associated with Aberpergwm mine is located on an area of the site.

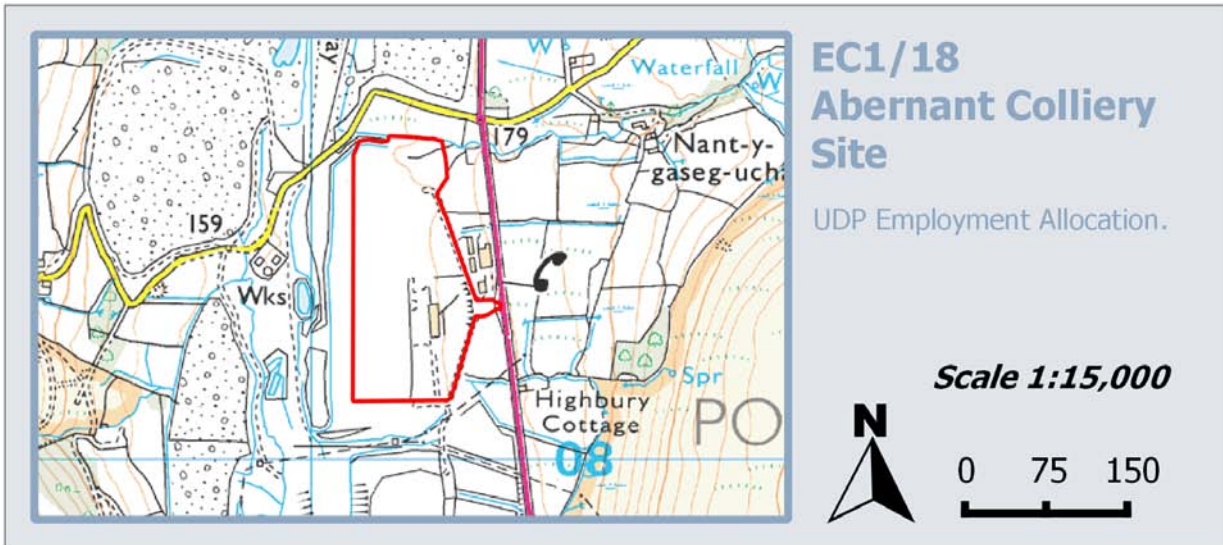
6.0.15 The site has been prepared for development and is identified in the Upper Neath Valley Regeneration Strategy as a strategic project which is vital for the economic regeneration of the area. The strategy identifies that the site offers considerable potential for the creation of new employment and the attraction of new investment. The site is owned and is being promoted by the Welsh Government. WG have subdivided the site into a number of smaller parcels to aid delivery of the site with areas of the site already serviced. WG have confirmed that there has been developer interest in parcels of the site and planning applications in respect of the proposals are expected within the near future.

6.0.16 Two small areas of the site lie within an area of floodrisk and any future planning applications would need to consider this constraint and may need to be accompanied by an assessment of flood risk in order to meet the requirements of TAN 15: Development and Flood risk.

6.0.17 The site will not be allocated in the LDP and proposals for employment uses will be considered against a criteria-led Policy.

Abernant Colliery

Map 6.4 Abernant



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6.0.18 The site is located off the A474 between Pontardawe and Cwmgors in the Pontardawe spatial area. It is not located in a sustainable location or in an area of high market demand and is not readily accessible by non-car modes.

6.0.19 The site was allocated in the UDP and remains undeveloped. There has been recent developer interest on the site with two planning applications submitted in 2008 which were later withdrawn. The site was also submitted as part of the candidate sites process and the landowner would support development of the site for light commercial uses with an emphasis on renewable technologies.

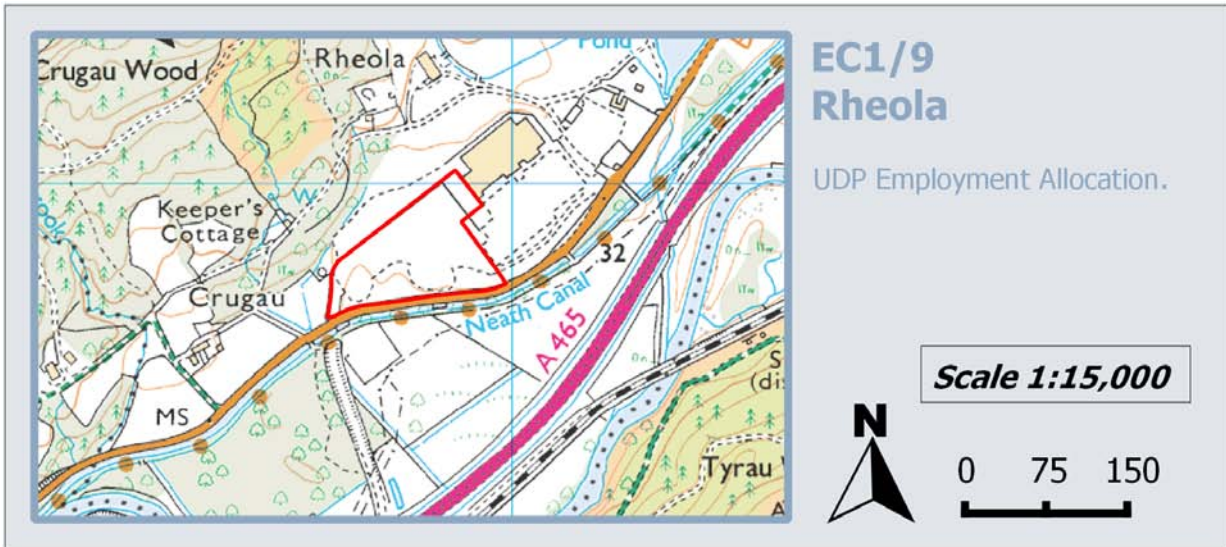
6.0.20 Due to the former uses on the site there may be contamination issues and the site is not currently serviced which will affect its deliverability.

6.0.21 The site will not be allocated in the LDP and proposals for employment uses will be considered against a criteria-led Policy.

Rheola

6 . De-allocated from employment landbank

Map 6.5 Rheola



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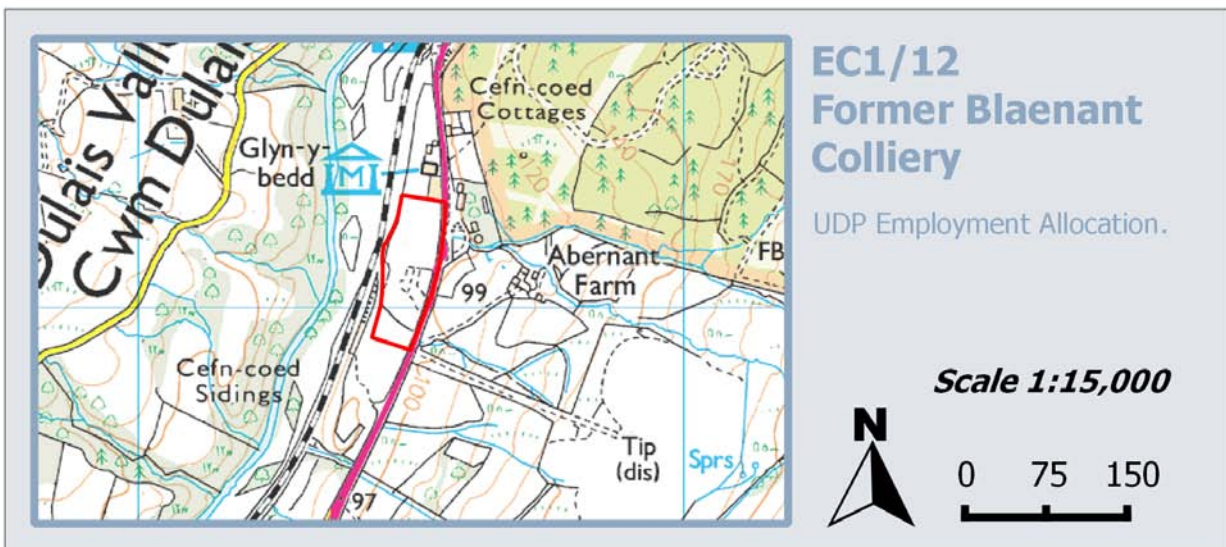
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6.0.22 An outline planning application has been submitted for a mixed use development comprising up to 60 residential units, up to 100 units of holiday accommodation, up to 350sq.m retail and up to 1000sq.m of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services (2011/1147).

6.0.23 The proposed development site encompasses the existing UDP allocation EC1/9 which will therefore no longer be available for development for employment uses over the LDP period.

Cefn Coed

Map 6.6 Former Blaenant Colliery



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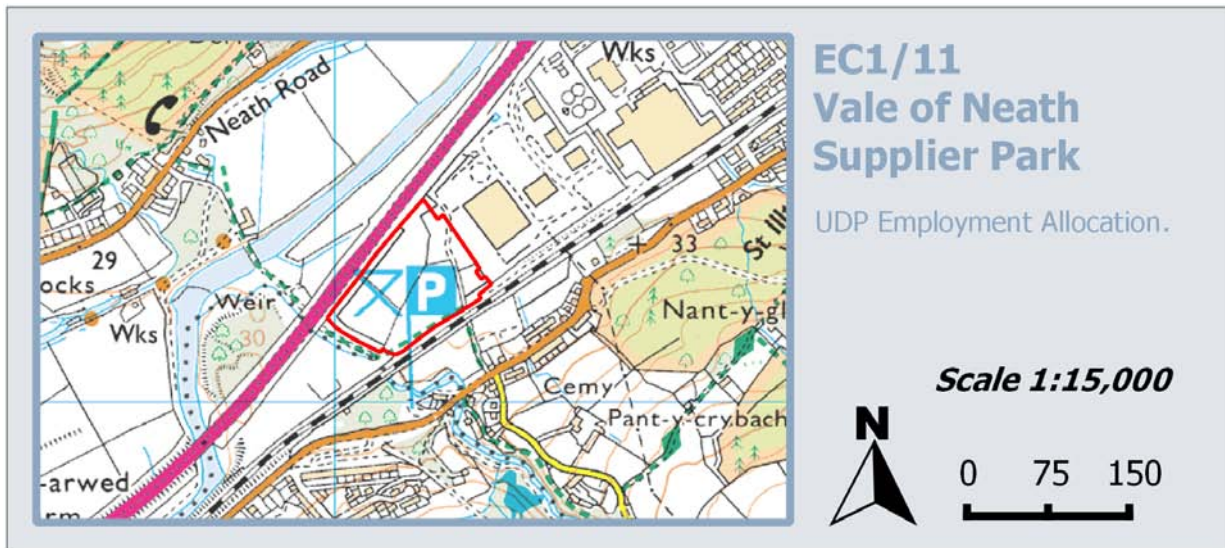
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6.0.24 The UDP allocation lies adjacent to Cefn Coed Colliery Museum in the Dulais Valley. The site remains available for development. The site is poorly located to the south of Crynant and could not be readily accessed by sustainable modes of transport.

6.0.25 The site will not be allocated in the LDP and proposals for employment uses will be considered against a criteria-led Policy.

Vale of Neath

Map 6.7 Vale of Neath Supplier Park



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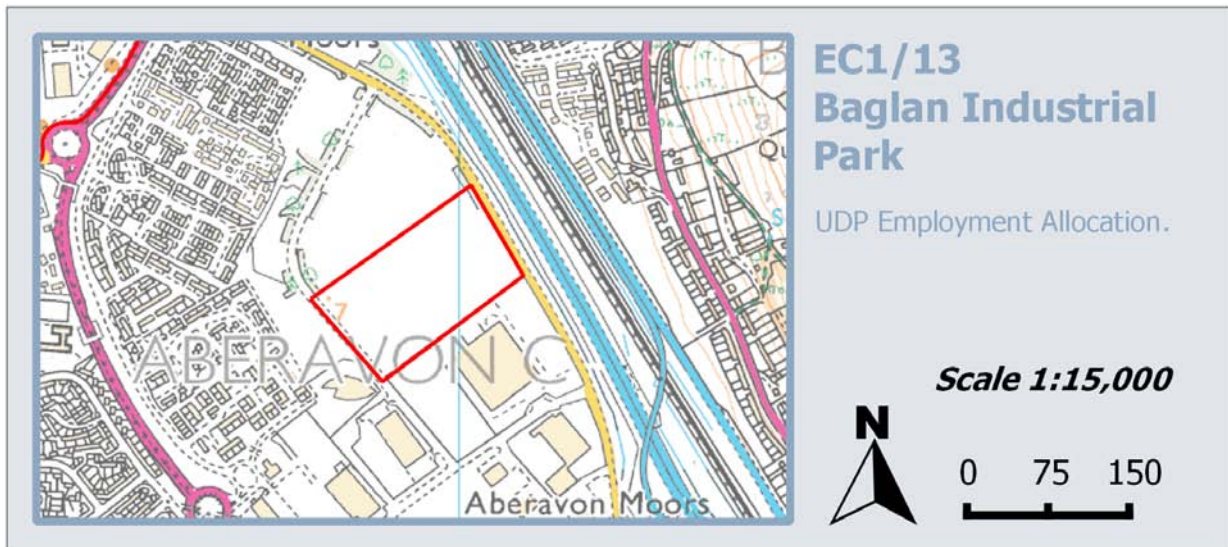
6.0.26 The UDP allocation lies to the south of the established Vale of Neath Business Park which will be safeguarded for employment uses over the LDP period. The land remains undeveloped and there has been little developer interest. Furthermore, the site is greenfield land and the majority of the site lies within an area of flood risk (Zone C2 and EA Flood Zone 2 and 3).

6.0.27 The adjacent Vale of Neath Supplier Park is well established and there remains sufficient scope for further development within the Park to meet market demand within Resolven.

Baglan Industrial Park

6 . De-allocated from employment landbank

Map 6.8 Baglan Industrial Park



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6.0.28 The site lies adjacent to Baglan Industrial Park with easy access to the M4. The site benefits from excellent transport links and is located close to the residential area of Baglan Moors, Baglan Train station and will further benefit from the opening of Harbourway Peripheral Distributor Road.

6.0.29 The eastern area of the site was allocated as a key employment site in the UDP and is entirely undeveloped. The site has been prepared for development and prior to the recession there was developer interest on the site.

6.0.30 The site lies within a Flood Risk area (Zone C2 and EA Flood Zone 3) and it is unlikely that the identified flood risk can be overcome in order to allow development of the site.

7 Identification of Additional Sites

7.0.1 As part of the LDP process the Council held two submission periods for candidate sites. During the first round, in Spring 2009, 424 candidate sites were submitted for consideration and during the second round, in Summer 2010, a further 118 candidate sites were submitted.

7.0.2 Over these two submission periods 24 were proposed for employment uses or mixed use developments with an element of employment use. A number of these sites form part of the UDP Employment Landbank and these have therefore been assessed in Appendix A 'Site Appraisals: UDP Allocations'.

7.0.3 The following sites were submitted for employment uses or for employment led schemes. These sites were assessed against an initial planning assessment which considered the following broad planning issues:

- Relationship to existing settlements;
- Whether there were any immediate constraints to development (i.e. topography; highway access; flood risk designation; the existence of biodiversity).

7.0.4 A number of the sites correspond with the UDP Employment Landbank which have been subject to a detailed assessment. In order to avoid duplication these candidate sites will not be reassessed.

Table 7.0.1

Candidate Site Reference	Location of site	Proposed use	Initial Planning Assessment
DV27	Industrial zoned land at Nant y cafn, Seven Sisters (off Dulais Road)	Employment (industrial)	<p>Southern portion of the site corresponds with UDP allocation EC1/10 (Nant-y-cafn, Dulais Valley) which has been assessed.</p> <p>Approximately 70% of the site is LBAP (Purple Moor Grass / Rush Pasture, hedges and other boundary features) and the remaining area is of significant Biodiversity Value.</p> <p>Site was also submitted for consideration for housing and community uses.</p> <p>Recommendation not to allocate the site in the LDP - proposed development will be considered against a criteria based Policy.</p>
DV52	Land adjacent to A4109 between Crynant and Aberdulais	Employment (live-work development).	<p>Site corresponds to UDP allocation EC1/12 (Former Blaenant Colliery) which has been reassessed.</p> <p>Recommendation not to allocate the site in the LDP - proposed development will be considered against a criteria based Policy.</p>

7 . Identification of Additional Sites

Candidate Site Reference	Location of site	Proposed use	Initial Planning Assessment
DV59	Former Maesgwyn opencast mine, Glynneath	Employment (off road vehicle testing and driver training).	Site straddles the Dulais and Neath Valley boundaries. Land will not be allocated in the Valley areas for employment purposes - proposed development will be considered against a criteria based Policy.
N28	Earlswood, Jersey Marine	Employment (commercial, industrial)	Site lies within Flood Zone C2 and northern area of the site lies in Flood Zone 2/3 adjacent to the Neath River and Estuary. Site is constrained by biodiversity, topography and there is poor access to the highway network. Recommendation not to allocate site in the LDP.
N29	Earlswood, Jersey Marine	Employment (commercial / industrial)	Site lies within Flood Zone C2 and northern area of the site lies in Flood Zone 2/3 adjacent to the Neath River and Estuary. Site is constrained by biodiversity, topography and there is poor access to the highway network. Recommendation not to allocate site in the LDP.
N30	Fabian Way/ A483 roundabout Jersey Marine, Neath	Employment	Site lies within Crymlyn Burrows SSSI - not suitable for development.
N31	Pant y Sais Riding Stables, Jersey Marine, Neath SA10 6JF	Employment (commercial, industrial)	Site is not connected to the existing settlement and there are areas of biodiversity interest on the site. Site lies within the UDP Green Wedge. Recommendation not to allocate site in the LDP.
N81	Land at Fabian Way	Mixed use employment led development	Eastern area of the site corresponds with UDP allocation EC1/3 which has been assessed. Recommendation to safeguard site in the LDP for employment purposes.
NV9	Dre Hir Farm, Resolven	Employment (Manufacturing)	Site corresponds to UDP allocation EC1/11 (Vale of Neath Supplier Park) which has been assessed. Recommendation not to allocate site in the LDP - proposed development will be assessed against a criteria based Policy.
NV63	Land at the Vale of Neath Supplier Park, Resolven	Employment	Site corresponds to UDP allocation EC1/11 (Vale of Neath Supplier Park) which has been assessed.

7 . Identification of Additional Sites

Candidate Site Reference	Location of site	Proposed use	Initial Planning Assessment
			Recommendation not to allocate site in the LDP - proposed development will be assessed against a criteria based Policy.
NV67	Glynneath Business Park (site B)	Employment	<p>Site corresponds to UDP allocation EC1/6 (Glynneath Business Park) which has been assessed.</p> <p>Recommendation not to allocate the site in the LDP - proposed development will be assessed against a criteria based Policy.</p>
P19	Land at the Graig, off Bryn Llewellyn, Alltwnen, Pontardawe	Employment (commercial / industrial)	<p>Site is not connected to the existing settlement of Alltwnen. The majority of the site is constrained by biodiversity (GNSIG).</p> <p>Recommendation not to allocate site in the LDP - proposed development will be assessed against a criteria based Policy.</p>
P50	Abernant Colliery, Cwmgors	Employment (Industrial Estate)	<p>Site corresponds to UDP allocation EC1/18 (Abernant Colliery) which has been assessed.</p> <p>Recommendation not to allocate the site in the LDP - proposed development will be assessed against a criteria based Policy.</p>
PT14	Land to the south of Abbots Close and adjoining A48 Margam Road, Port Talbot	Employment (light industry)	<p>Site lies close to the settlement of Margam and a recreational ground. The majority of the site is covered in dense trees and scrub.</p> <p>Recommendation not to allocate site in the LDP.</p>
PT15	Western Logs, Afan Valley Road, Cwmafan	Employment	Site was also submitted for residential development (PT16) which has a higher market value. Site will therefore be assessed for residential development.
PT33	Tyn-y-caeau, Margam Road, Port Talbot	Employment	<p>Site is located within UDP allocation EC1/14 (Junction 38, Margam) which has been assessed.</p> <p>Recommendation not to allocate the site in the LDP.</p>
PT46	Baglan Bay Energy Park	Employment led mixed use development	<p>Site corresponds to UDP allocation EC1/1 (Baglan Energy Park) which has been assessed.</p> <p>Recommendation to allocate / safeguard the site in the LDP.</p>

7 . Identification of Additional Sites

Candidate Site Reference	Location of site	Proposed use	Initial Planning Assessment
PT48	Land off J38 of the M4	Employment	Site is located within UDP allocation EC1/14 (Junction 38, Margam) which has been assessed. Recommendation not to allocate the site in the LDP.
PT54	Land at J38 of the M4 Margam, adjacent to railway line	Employment	Site is located within UDP allocation EC1/14 (Junction 38, Margam) which has been assessed. Recommendation not to allocate this area of the site for employment uses in the LDP.
PT68	Land off J38 (between the M4 and biomass power station) - site A	Employment	Site is located within UDP allocation EC1/14 (Junction 38, Margam) which has been assessed. Recommendation not to allocate this area of the site for employment uses in the LDP - Harbourway passes through the site hence the majority of the site area will not be available for development.
PT77	Land at Port Talbot Docks (site A)	Employment	<i>This site was resubmitted in round 2 - site was not proposed for employment uses but for residential development.</i>
PT78	Land at Port Talbot Docks (site B)	Employment	<i>This site was resubmitted in round 2 - site was not proposed for employment uses but for mixed use development.</i>
PT80	Adjacent to J38 of the M4 (between the M4 and the biomass plant) - site B	Employment	Site is located within UDP allocation EC1/14 (Junction 38, Margam) which has been assessed. Recommendation not to allocate the site in the LDP.
PT81	Land at J38 Margam (between the M4 and the biomass power station) - site C	Employment	Site is located within UDP allocation EC1/14 (Junction 38, Margam) which has been assessed. Recommendation not to allocate the site in the LDP.

8 Unimplemented Planning Commitments

8.0.1 In addition to sites and premises currently in employment use, planning permission has also been granted for a number of developments and there are a number of planning applications which have yet to be determined.

8.0.2 These need to be considered as part of the Employment Land Review as they provide an indication of current planning commitments and enable identification of land which may no longer be available for development.

Committed:

Full planning permission

- Abernedd Power - 24ha (2011 / 0469)

Planning permission has been granted to construct and operate a gas fired combined gas turbine power plant on Baglan Energy Park. The development will lie adjacent to the existing GE power plant which is currently in operation. The Abernedd power station will be capable over-time of generating up to 870MW of generation capacity which will feed into the national grid.

- Biomass Fired Power Station, Margam (2008/1409)

Planning permission has been granted for a biomass power station which utilises recycled wood to fuel electricity - the proposal will generate 35MW of electricity which will feed into the national grid.

- Site B, Neath Abbey Business Park, Neath - Light and General Industry - 0.64ha to deliver 1768m² floorspace. - (2011/0469)

Planning permission has been granted for the construction of 2 office units and 2 industrial units and associated car-parking, landscaping and access.

- Land to the rear of Magistrates Court, Harbourside, Port Talbot Dockland (2012/0128)

Planning permission has been granted for the development of a campus consisting of three two-storey buildings with associated car parking and landscaping. The development will comprise a complex devoted to research and development and will be utilised by various companies involved in the manufacturing, engineering and material sectors and will initially house both TataSteel UK Ltd and TWI Ltd. The overall size of the proposed facilities will be approximately 41,400sq/ft Net Internal Area.

Outline planning permission

- Endeavour Close Industrial Estate - Light and General Industry - 0.72ha (2010/1214)

8 . Unimplemented Planning Commitments

Outline planning permission has been granted for the erection of a new industrial unit (use class B1, B2 and B8 including a MOT station) - this will deliver 900m² of floorspace.

- Land adjacent to unit 48 Endeavour Close Industrial Estate - 2011/0598

Outline planning permission has been granted for the construction of two industrial units (use class B1, B2 and B8 including MOT station) - this will deliver 838m² of floorspace.

Submitted

- Glanrhyd, Pontardawe - Light and General Industry (2011/1030).

A planning application has been submitted for 4 industrial units (class B1, B2 and B8) and associated access and works in order to accommodate 'start-up' businesses. The development will deliver 430m² of floor-space on a site area of 0.322ha.

- Plot 8, Baglan Energy Park - Offices (2011/1126)

A planning application has been submitted for the development of a three storey office block to accommodate Neath Port Talbot Homes and associated car parking and landscaping. The development will deliver 2053m² of floor-space on a site area of 1.9ha.

Unimplemented / lapsed permissions

- Plot 7b, Baglan Energy Park - Light and General Industry - 2.9ha to deliver 3380m² of floor-space (2005/1173).

Planning permission was granted for the development of two industrial units (B1/B2) with ancillary office accommodation and associated parking and yards in 2005. This permission has now lapsed.

9 Summary and Conclusions

9.0.1 Following the review of the existing UDP allocations and identification of additional land which is currently in employment use the following is proposed:

Table 9.0.1 LDP Allocations

Site Reference	Site Location	Status of site	Size of site (ha)	Acceptable uses
EM1 / 1	Baglan Bay	Strategic Employment Site	73.3	B1, B2 and B8
SRA / 1	Coed Darcy Urban Village	Strategic Regeneration Area	247.11	Mixed Use
SRA / 2	Port Talbot Docks	Strategic Regeneration Area	57.84	Mixed Use

Table 9.0.2 Safeguarded for employment purposes

Site Reference	Site Location	Available land (ha)	Available units and floorspace (gross)	Acceptable uses
EM2 /1	Fabian Way	18.08	1 unit / 16779 sqm	
EM 2 /2	Lonlas Village Workshops, Neath	0	4 units / 2205 sqm	
EM2 /3	Neath Abbey Business Park, Neath	0.23	6 units / 868 sqm	
EM2 /4	Neath Abbey Wharf, Neath	0	0	
EM2 /5	Melincryddan CMB / Milland Road Industrial Estate, Neath	2.08	0	
EM2 /6	Baglan Energy Park	29.66	38 units / 10403 sq m	
EM2 /7	Baglan Industrial Estate, Port Talbot	4.25	2 units / 4865 sq m	
EM2 /8	Endeavour Close, Port Talbot	0.72	1 unit / 46 sqm	
EM2 /9	Kenfig Industrial Estate, Port Talbot	2.56	8 units / 29162 sqm	
EM2 /10	Llewellyn's Quay, Port Talbot	2.22	0	
EM2 /11	Alloy Industrial Estate, Pontardawe	0.11	1 unit / 93 sqm	
EM2 /12	Vale of Neath Supplier Park, Neath Valley	1.21	1 unit / 950 sqm	
EM2 /13	Glynneath Village Workshops, Neath Valley	0	1 unit / 43 sqm	
EM2 /14	Crynant Business Park, Dulais Valley	0.35	3 units / 315 sqm	
EM2 /15	Nant-y-cafn, Dulais Valley	0.27	0	
EM2 /16	Cwmgors Workshops and Industrial Estate, Amman Valley	0	0	

9 . Summary and Conclusions

Site Reference	Site Location	Available land (ha)	Available units and floorspace (gross)	Acceptable uses
EM2 /17	Former Dewhirst Factory, Ystalyfera, Swansea Valley	1.11	0	
EM2 /18	Croeserw Industrial Estate, Afan Valley	0.20	0	
EM2 /19	Glyncorwg Workshops, Afan Valley	0	0	

10 Land suitable for in-building waste facilities

10.0.1 “The Regional Waste Plan (RWP) 1st Review requires the Authority in preparing the LDP to identify an ‘upper limit’ need of 11.4 hectares of land to accommodate ‘in-building’ waste facilities. Such facilities could include In-Vessel Composting, Thermal Treatment, Mechanical & Biological Treatment and Materials Recycling Facilities.

10.0.2 The Authority is currently in the process of assessing in the first instance all of its employment sites and secondly any other areas of land within the administrative boundary that may be suitable to accommodate such facilities. Whilst the initial assessment of the employment sites has identified Baglan Bay (EM1) as the preferred location for such development, the suitability of other sites is also being considered to allow for choice”.

10.0.3 The South West Wales Regional Waste Plan 1st Review (August 2008) states that *‘advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities appear no different to any other industrial building and on the inside contain industrial processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. For this reason, many existing land use class B2 ‘general industrial’ employment sites, existing major industrial areas, and new B2 sites allocated in Development Plans will be suitable locations for the new generation of in-building waste management facilities that will be required in accordance with the Preferred Options of the RWP Technology Strategy.’*

10.0.4 Waste disposal facilities are considered highly vulnerable development and in order to accord with the TAN they should not be located in areas of flood risk (C1 or C2).

10.0.5 The following sites are proposed for allocation in the LDP for employment uses (either as Strategic Employment Sites or Strategic Regeneration Areas encompassing an element of employment uses) including those in Use Class B2.

Table 10.0.1

Site reference	Site location	Size of site (ha)	Assessment of suitability for in-building waste facilities
EM1/ 1	Baglan Bay	73.3	Preferred site for in-building waste facilities (11.4 ha)
SRA /1	Coed Darcy Urban Village	247.11	Not suitable
SRA/ 2	Port Talbot Docklands	57.84	Not suitable

10.0.6 The RWP identifies a list of issues which may be appropriate to take into consideration when identifying a choice of locations or sites for in-building facilities:

- Site suitability;

10 . Land suitable for in-building waste facilities

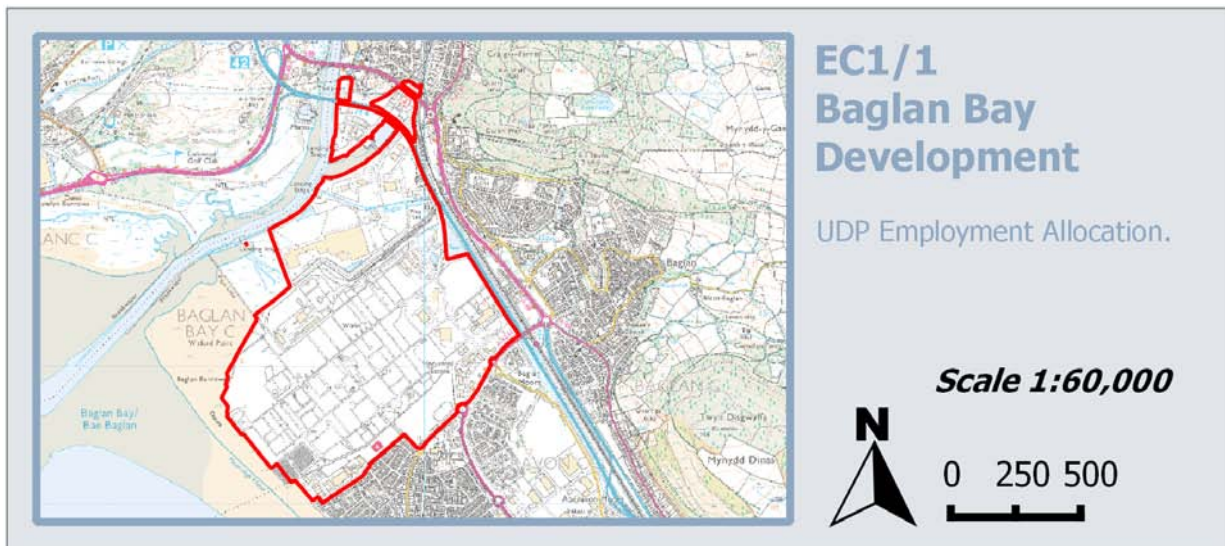
- Site/building vacancy and availability – including opportunities for re-using vacant industrial sheds and quarries and for redeveloping brownfield sites, industrial areas and ports;
- Site infrastructure (including electricity grid connections for energy from waste facilities);
- Site ownership;
- Existing and proposed neighbouring land uses;
- The nature of existing businesses / waste facilities on the location / site;
- The need for sites for smaller-scale community based reuse and recycling activities;
- The presence of existing planning permissions / Waste Management Licences / Pollution Prevention & Control permits;
- Opportunities to expand existing in-building and open-air facilities or to site a new type of facility alongside an existing facility;
- Opportunities for co-locating and networking energy from waste facilities with energy consuming land uses such as district heating systems or large industrial energy users;
- Planning-in opportunities for the future expansion of facilities;
- Existing and proposed transport infrastructure – including opportunities for integrated multi-modal road, train, canal and sea connections;
- Opportunities for co-locating waste management / resource recovery / reprocessing / re-manufacturing facilities to form environmental technology clusters. The concept of such Eco-parks is endorsed by TAN 21, further information can be obtained from the Wales Environment Trust;
- The cumulative effect of waste management facilities and other development on sensitive environmental receptors;
- The cumulative effect of waste management facilities and other development on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential; and
- The EU Habitats Directive requirements for Habitat Regulation Assessment (HRA) – the two Environmental Reports produced during the RWP 1st Review process, provide relevant information that will assist LPAs, as a Competent Authority, to undertake tests of significance at the appropriate stages when specific land use allocations and development proposals are being formulated. If it cannot be demonstrated that proposals will not have a significant effect (alone and in combination) the local authority will be required to make an appropriate assessment of the implications for the European site in view of its conservation objectives.

Appendix A Site Appraisals: UDP Allocations

A.1 Proposed Employment Allocations

EC1/1: Baglan Bay

Map A.1 UDP Employment Allocation, Baglan Bay



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Table A.1.1 : Baglan Bay

Baglan Bay	
Site characteristics	
UDP Site Reference	EC1/1
Site Location	Baglan Bay
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for mixed use development. In terms of employment land is allocated for the following uses: A2, B1, B2 and B8.
Size of site (as allocated in the UDP) ha (2003)	75
Available employment land (ha)	73.9
Land in use (ha)	
Description of the site, existing role and details of under-used land	The site is strategically located along the coastal corridor with easy access off the M4 and Harbourway which is due to open in 2013. The site is a former BP works and is currently being remediated and prepared for development. Areas of the site have already been developed. The site will be developed over the LDP period and will serve a regional need. A unique selling point is the on-site power generation which provides competitively priced electricity to businesses via General Electrics combined-cycle gas turbine power plant.

Appendix A . Site Appraisals: UDP Allocations

Baglan Bay	
Site characteristics	
	Services have been provided to the site including water, sewerage, electricity, gas and telecommunications.
Existing and proposed neighbouring land uses	The site lies along the coastal corridor with the Neath estuary to the west and the sea to the south. The site is located within the urban area of Baglan Moors and Aberafan.
Are there a range of plot sizes which would enable the site to be subdivided?	Yes, there are a range of plot sizes which will enable the site to be subdivided.
Market attractiveness	
Is the site being actively marketed	Yes. The Local Authority are committed to the development of the site, however, they were unsuccessful in their bid for the area, along with Port Talbot Docks and Fabian Way, to be designated as an Enterprise Zone. The site is being marketed on the website www.baglanbay.com .
Has there been any recent development activity within the last 5 years?	Yes. A number of companies have already established on the site and it has already won a number of prestigious awards including a British Urban Regeneration Award, Local Government Chronicle and Health Service Journal Communities Award and Excellence Wales Award in recognition of best practice in regeneration.
Sustainable Development Factors	
Is the site brownfield / greenfield?	Brownfield
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located in a sustainable location and is in close proximity to the M4 and Harbour Way which are suitable for the movement of freight. The site also lies close to Baglan train station. The site lies adjacent to the urban area of Baglan Moors and Aberafan.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	Yes. Employment is likely to be the only acceptable use on the majority of the site due to on-site contamination.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	No, however, care needs to be taken to ensure there is no detrimental impact on the sensitive habitats and species on or near the site. CCW state that the site lies immediately adjacent to an area of saltmarsh and sand dune and any development should carefully consider the implications in ecological terms for these areas, with a buffer zone and habitat and landscape enhancement throughout the site being recommended (e.g. the drainage swales).
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	Yes. EA have expressed concern regarding the potential impact of development at Baglan Bay as it may affect air quality within Port Talbot and the AQMA in Taibach. Consideration needs to be given to the cumulative effect of air quality in the Port Talbot

Baglan Bay	
Site characteristics	
	<p>area as a result of any further development at this site and other employment sites within the locality (e.g.J38 of the M4 and Port Talbot Docks).</p> <p>Pollution Control Officer (Air Quality) is unable to provide comment without further details about the activities on the site.</p>
<p>Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?</p>	<p>A portion of the site has been set aside as a lapwing mitigation area - this needs to be protected from development. There are small patches of LBAP habitat on the site (predominately in the eastern section which has been developed). Biodiversity Officers report that ground nesting birds may be an issue. Invertebrates of interest - can be addressed via landscaping. A mosaic of potential LBAP habitats have been identified on land to the rear of Endeavour Close - biodiversity survey of the area is required. CCW report that part of the site contains the only known record of Wall Bedstraw (<i>Galium parisiense</i>) in Wales, a vulnerable species on the UK Red Data List - this should be protected from development.</p> <p>CCW report that the northern side of the site lies very close to the River Neath and an appropriate buffer is required. Furthermore, an otter survey is required.</p> <p>SEWBReC report a number of nationally protected and also BAP bird species, invertebrates, amphibians and plants on and within 250m of the site. BAP mammal species have also been recorded.</p> <p>It is recommended that species mitigation is addressed through appropriately designing green infrastructure into the site as part of the masterplan - should be addressed strategically.</p> <p>Species specific mitigation will be required - recommended to be addressed through appropriately designing green infrastructure into the site as part of a masterplan.</p> <p>Due to the extensive biodiversity interest on the site it would be recommended that this be addressed strategically and as part of the LDP process.</p> <p>CCW recommend that the 'implications of major economic development with the associated increase in traffic generation and resultant nitrogen emissions that are likely to result from the proposals, and the consideration of alternative locations for strategic employment allocations be fully considered through the SEA and HRA assessments of the LDP.'</p>
<p>Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)</p>	<p>Yes. Areas of the site lie within Flood Zone C2 and EA flood zone 2 and 3. A Flood Risk Assessment is being undertaken in order to assess whether the site is likely to be affected by Climate Change and the likely flood risk on the site.</p>
Deliverability and viability	

Appendix A . Site Appraisals: UDP Allocations

Baglan Bay	
Site characteristics	
Is the site owned by a developer or other agency known to undertake employment development?	Yes. The site is owned by BP and is being promoted and prepared for development by St Modwens.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No - the site is under one ownership and is already being brought forward for development.
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	Yes. The site is promoted in the Waterfront Strategy published by the Council in 2009 and it is identified as a major source of employment and investment opportunities in the waterfront area. Baglan Bay is also referenced in the Wales Spatial Plan as performing a regional employment role. Savills (on behalf of St. Modwens) have also put together a draft masterplan for the site.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>Baglan Bay substation is located on the site. National Grid will need to retain all of its landholdings at the substation site and the site should be discounted from the area for employment or housing development. In addition the site is crossed by, or located in close proximity to on of the National Grid's high voltage overhead power lines - prefer that buildings are not built directly beneath its overhead lines.</p> <p>GGAT report possible Bronze Age sites located in peat layers buried deeply below modern in-fill - archaeological work may be required prior to any positive determination of a planning application.</p> <p>EA report contamination issues and a requirement for further remediation in parts - as a minimum a Preliminary Risk Assessment is probably required. Pollution Control Officers (contaminated land) report ongoing ground investigation and remediation works are taking place at various parts of the site - St Modwens are currently 20 months into a 4 year remediation programme.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	Welsh Water state that discussions are required with the developer to establish what water, sewerage and foul discharge requirements are required - may need to run hydraulic modelling to understand the extent of any off-site water mains and improvements required. Depending on foul discharge demands improvements to Waste water Treatment Works may be required. Consent is required from Dwr Cymru if proposal will result in Trade Effluent.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what	Yes - areas of the site lie within zone C2 and EA flood zone 2 and 3. The areas at risk of flooding correspond in the main to the

Appendix A . Site Appraisals: UDP Allocations

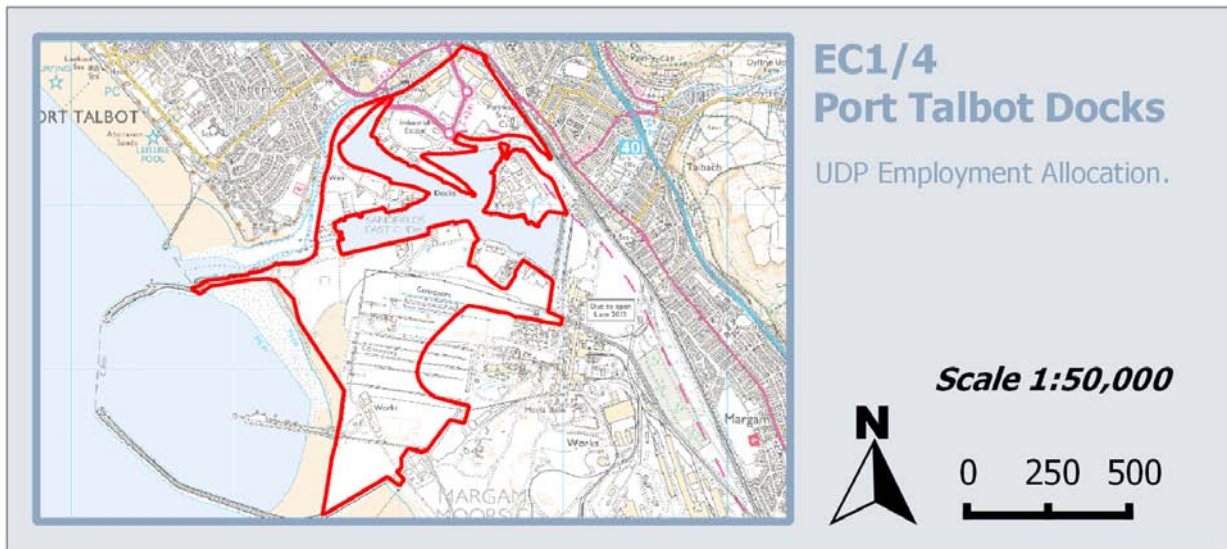
Baglan Bay	
Site characteristics	
proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	areas of the site which have already been developed and form part of Baglan Energy Park.
Would the site be suitable for hazardous uses?	
Would the site be suitable for bad neighbour uses?	
Summary	
Summary	<p>The site is strategically located off the M4 and Harbourway and is identified as a strategic employment site which will deliver growth over the LDP period. There is high level commitment from the landowner and the Council to support the delivery of the site and remediation works are underway to prepare the site for development.</p> <p>Baglan Energy Park, which formed part of the UDP allocation, has been delivered and won a number of prestigious awards. A number of plots remain available within this Industrial Park.</p>
Summary of the SA and possible mitigation	<p>Positive: 1b Climate change mitigation, 2a loss/degradation of natural resources; 3b Biodiversity enhancement.; 7c incidence and impacts of poverty; 8a local economic infrastructure; 8c Skills and knowledge of local community. Negative: 1a Climate change adaptation; 3a Biodiversity loss; 5c Light pollution Other indicators neutral.</p> <p>Summary</p> <p>The proposal scores well for economic and poverty impacts and for being a development within an existing developed industrial area. There is also potential for the use of greener/localised forms of energy and rail transport links. However, there are significant negative issues in relation to flooding and biodiversity.</p> <p>Possible mitigation - Flooding issues should be fully investigated and measures put in place to address them if possible, including provision for dune migration. A comprehensive biodiversity strategy is needed requiring provision for biodiversity within the site and replacement habitats to be provided on nearby land. Require green travel plan to address commuting etc.</p>
Proposed allocation in the LDP	<p>Baglan Energy Park will be safeguarded for employment uses over the LDP period and planning applications will be considered against a criteria led policy.</p> <p>The remaining brownfield land, Baglan Bay, will be allocated for employment uses over the LDP reflecting its importance in delivering growth over the LDP to meet not only the needs of local residents but also to serve a regional need.</p>

Baglan Bay	
Site characteristics	
Likely time-scale for delivery	St Modwen's indicate that, based on past rates and schemes, then for conventional B class employment development approximately 10ha of development could be delivered every 10 years - this would lead to 25ha of development over the Plan period. However, in addition to conventional employment uses Baglan Bay would be able to capture very large and mobile investment projects including for example energy generation schemes.
Planning, infrastructure and implementation requirements	<p>Correspond with National Grid as they have apparatus in proximity to the area which will need to be protected from development.</p> <p>Transport Assessment to include the provision of an adequate subsidy for public transport services for the development with a review every 3 years.</p> <p>Archaeological Survey</p> <p>Preliminary Risk Assessment and Remediation Strategy</p> <p>Hydraulic modelling to understand water, sewerage and foul water discharges</p> <p>Biodiversity survey - including an otter survey and bat survey if development is to affect existing buildings.</p> <p>Landscaping and detailed design brief in order to ensure the coastal dune system is protected and the public rights of way are not affected.</p>
Is a Flood Consequences Assessment required?	A FCA is being completed for the site.

A.2 Strategic Regeneration Areas

Port Talbot Docks

Map A.2 UDP Employment Allocation, Port Talbot Docks



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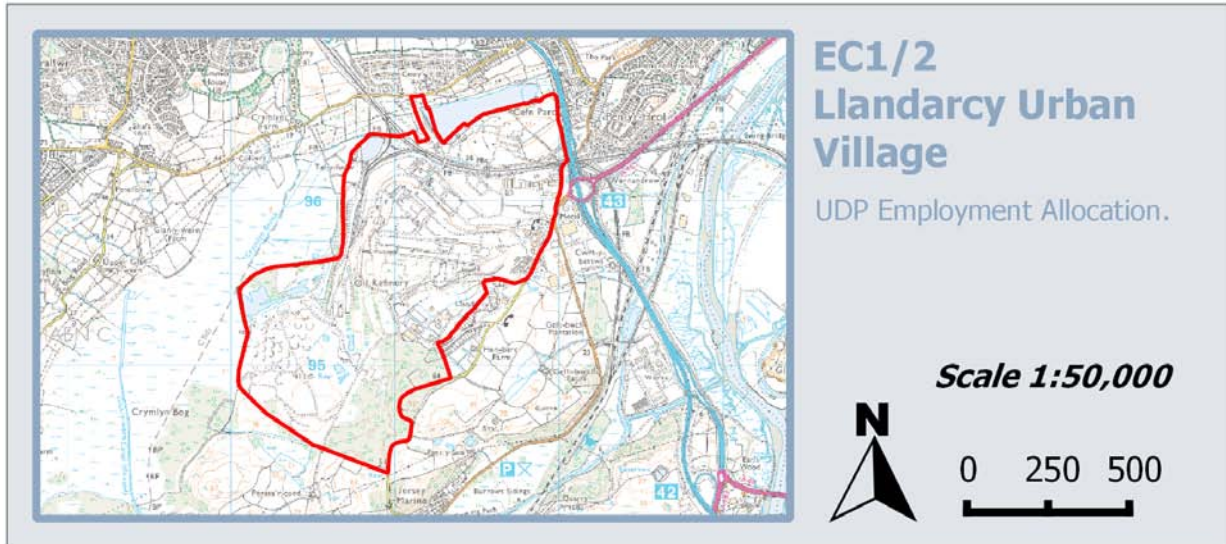
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A.2.1 Port Talbot Docks was allocated in the UDP and formed part of the employment landbank (EC1/4). The site is proposed for mixed use development and will encompass a number of uses including residential, business and employment, leisure and bulky goods retail. A detailed masterplan has been prepared for the site, which has been adopted as SPG, and the associated development plan informs potential developers of the type of development that the council considers appropriate within Harbourside and the town centre.

A.2.2 A number of the parcels of land have been identified for specific uses and are in the process of being brought forward for development. The site will be assessed for allocation in the LDP as a mixed-use development.

Llandarcy Urban Village (EC1/2)

Map A.3 UDP Allocation, Llandarcy Urban Village



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A.2.3 Llandarcy Urban Village was allocated in the UDP as a mixed use development to comprise housing and employment with supporting community facilities, infrastructure and transportation including public transport at Llandarcy as an extension to the Neath urban area.

A.2.4 Development has commenced on the site and the site will be allocated in the LDP as an Urban Village. Whilst an element of employment land is identified within the development this is to complement the housing and to promote sustainable forms of living.

A.2.5 For the purposes of this employment land review the employment land has not been assessed as it will not be delivered as a separate entity but is instrumental in delivering the vision for the site as a sustainable urban village.

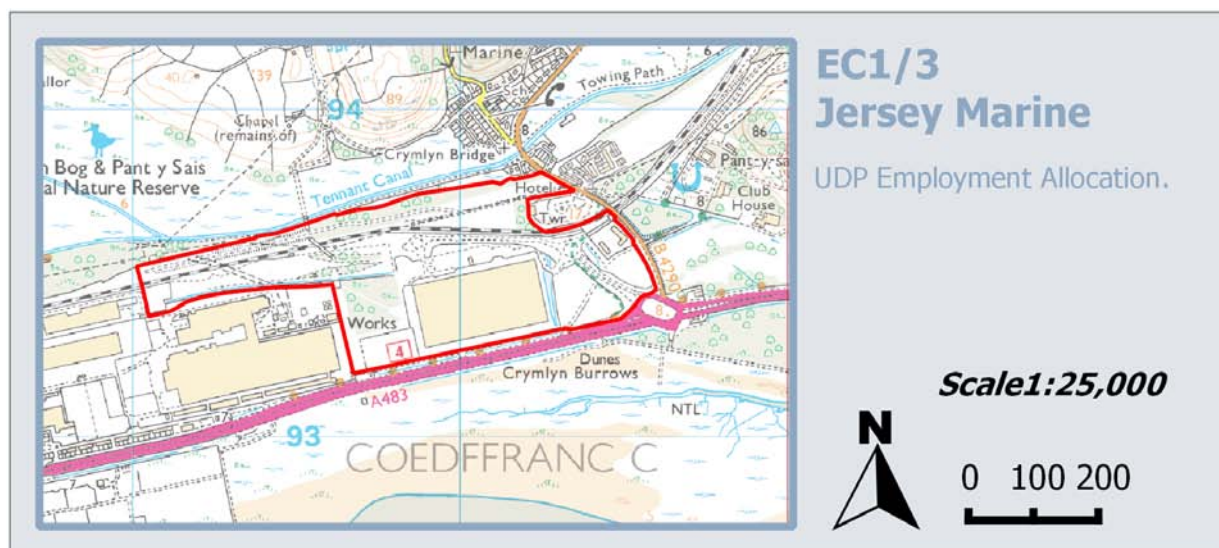
A.3 Safeguarded for employment uses

A.3.1 The UDP allocations discussed in this section are to be safeguarded, either in their entirety, in part or in conjunction with adjacent land in employment use, for employment uses over the LDP period.

A.3.1 Neath Spatial Area

Jersey Marine / Fabian Way (EC1/3)

Map A.4 UDP Employment Allocation, Jersey Marine



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Table A.3.1.1 : Jersey Marine / Fabian Way

Jersey Marine / Fabian Way	
Site Characteristics	
UDP Site Reference	EC1/3
Site Location	Jersey Marine / Fabian Way
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for A2, B1, B2 and B8 uses.
Size of site (as allocated in the UDP) ha	48.8
Available employment land ha	18.5
Land in use (ha)	17.73
Description of the site, existing role and details of under-used land	The site is strategically located off Fabian Way which is the main access route between Swansea and Neath Port Talbot. Approximately 50% of the allocated site is occupied by Amazon. The remainder of the site could be subdivided into a number of smaller plots. The Southern access link to Coed Darcy will pass through the site which will affect the developable area.
Existing and proposed neighbouring land uses	The site lies adjacent to existing employment uses along Fabian Way (including the MREC) and in close proximity to the site of the Swansea University Science and Innovation Campus which has been granted planning permission. The site is located close to the community of Jersey Marine and there are residential units at Elba Crescent.
Are there a range of plot sizes which would enable the site to be subdivided?	The site could be subdivided into a number of small plots due to the layout of the road network.

Appendix A . Site Appraisals: UDP Allocations

Jersey Marine / Fabian Way	
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	
Sustainable Development Factors	
Is the site brownfield / greenfield?	With the exception of the area of land which forms part of the car park for Amazon the remainder of the site is Greenfield.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is strategically located along the A483, Fabian Way, which is suitable for freight vehicles. The site could be accessed by public transport and is close to the residential area of Jersey Marine, Elba Crescent and the new development at Coed Darcy.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	Yes - the site is located adjacent to existing employment uses which are well established along Fabian Way. Other uses are not likely to be acceptable as the site forms part of an wider area of strategic and regional importance for employment.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	Development of the site would not affect neighbouring land uses as the site is located within a developed area with direct access off the A483.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	Development would not exacerbate existing environmental problems.
Are there landscape/biodiversity/heritage/ geodiversity/quiet area designations within or adjacent to the site?	<p>Crymlyn Bog SAC lies to the north of the site - development of the site must not impact upon the bog. There may be biodiversity interest on portions of the site. Biodiversity state that the site has significant biodiversity constraints in the way of woodland supporting uncommon plant species, wildlife associated with the Tennant canal and proximity to Crymlyn Bog and Pant y Sais.</p> <p>CCW recommend that the 'implications of major economic development with the associated increase in traffic generation and resultant nitrogen emissions that are likely to result from the proposals, and the consideration of alternative locations for strategic employment allocations be fully considered through the SEA and HRA assessments of the LDP.</p>
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Yes - approximately 20% of the site area lies within EA flood zone 2 and 3.
Deliverability and viability	
Is the site owned by a developer or other agency known to	The site is owned by a number of landowners including BP, Graceland Developments, RT Properties, EWS, Associated Ports and WG. WG have

Appendix A . Site Appraisals: UDP Allocations

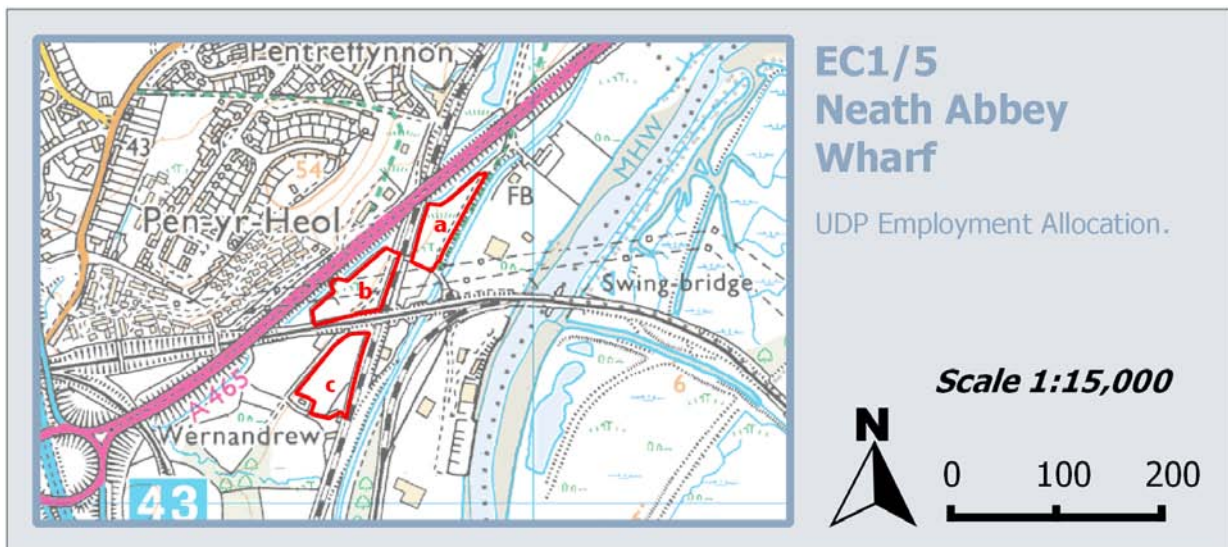
Jersey Marine / Fabian Way	
undertake employment development?	submitted the site as part of a larger candidate site and they own 32 acres of land within the Fabian Way area.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	Redevelopment of the site is supported by WG who own an area of the site.
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	<p>The site forms part of a large candidate site submitted by WG who recognise the opportunity to formulate a detailed development framework for the Fabian Way corridor to enable the area to meet its potential.</p> <p>The area may benefit from spin off developments from the Swansea University Science and Innovation Campus as it is designed to facilitate the growth of high-technology clusters in the region through the inclusion of consultancy services, access to business support and incubator facilities.</p>
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>WG indicate in their candidate site submission that a number of baseline studies have been undertaken including a strategic transport assessment, a strategic flood consequences assessment, an ecological study and a mains services audit which is ongoing. They state that no major constraints are apparent within the area.</p> <p>National Grid identified, as part of their representations on the Pre-Deposit Plan, that Fabian Way may be crossed by, or located within close proximity to one of National Grid's high voltage electricity lines. National Grid prefers that buildings are not built directly beneath its overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can be used for nature conservation, open space, landscaping areas or used as a parking court.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	
Would the site be suitable for hazardous uses?	The site would not be suitable for hazardous uses due to the proximity to existing employment and residential areas.

Appendix A . Site Appraisals: UDP Allocations

Jersey Marine / Fabian Way	
Would the site be suitable for bad neighbour uses?	The site would not be suitable for bad neighbour uses due to the proximity to existing employment and residential areas.
Summary	
Summary	The majority of the site allocated in the UDP has been developed (Amazon warehouse and associated car park). The site forms part of a wider area of employment which stretches from the site along Fabian Way to the administrative boundary of the City and County of Swansea and is thus of strategic and regional importance. There is potential for spin-off developments from the Swansea University Science and Innovation Campus which is to be located along Fabian Way.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	The site will be safeguarded for employment purposes in the LDP and planning applications will be considered against a criteria based Policy. The site will continue to be of strategic importance and will meet a regional need.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

EC1/5: Neath Abbey Wharf

Map A.5 UDP Employment Allocation, Neath Abbey Wharf



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Table A.3.1.2 : Neath Abbey Wharf

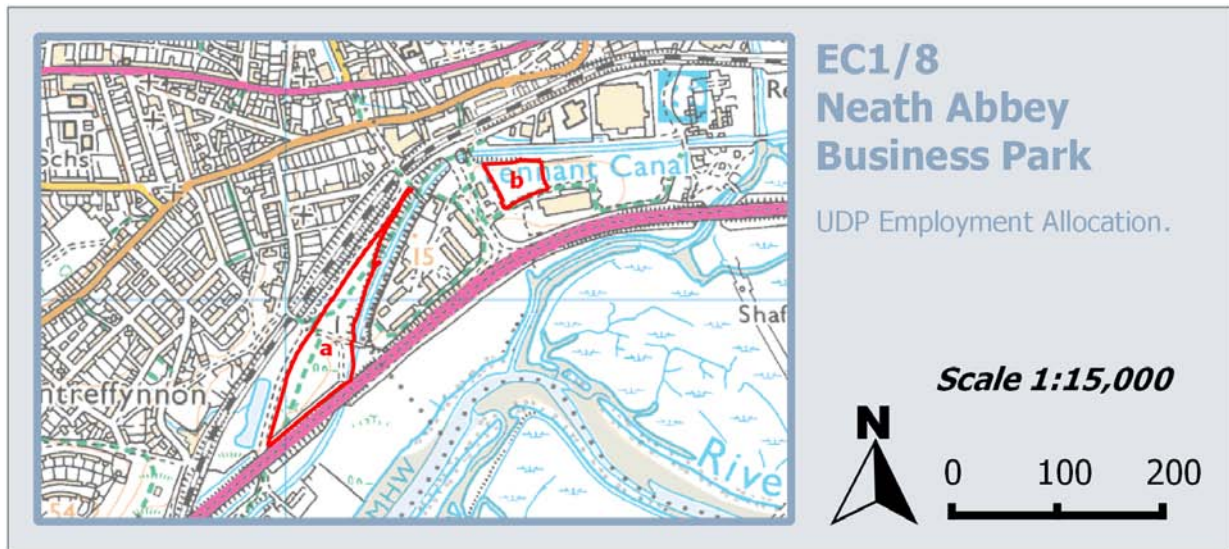
Neath Abbey Wharf	
Site Characteristics	
UDP Site Reference	EC1/5
Site Location	Neath Abbey Wharf
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	24 (if site infrastructure is excluded site is 14.71ha).
Available employment land	2.97
Land in use (ha)	11.74
Description of the site, existing role and details of under-used land	The allocation contains separate plots of land which are separated from each other by the site infrastructure including roads, railway and the Tennant Canal. 8 parcels of land are currently occupied by industrial uses including scrap yards. 3 parcels of the site remain vacant; parcel c) is 1.06ha in size, parcel b) is 1.05ha in size and parcel a) is 0.85ha in size. Parcel a) is easily accessible from the main access route into the site whereas parcels c) and b) are less accessible.
Existing and proposed neighbouring land uses	A number of the parcels of land are currently in use for employment purposes.
Are there a range of plot sizes which would enable the site to be subdivided?	Yes, due to the site infrastructure the site is subdivided into a number of smaller parcels of land.
Market attractiveness	
Is the site being actively marketed	No information is available
Has there been any recent development activity within the last 5 years?	No. There has been no recent developer interest.
Sustainable Development Factors	
Is the site brownfield / greenfield?	The majority of the allocation is brownfield.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located alongside the Neath River and contains a wharf for the movement of freight. The site is also accessible from the A465 and can be accessed from the residential area by bridges over the mineral railway line to the north of the allocation.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	Employment uses are likely to be the only acceptable use of the site due to existing industrial uses on parcels of land within the allocation.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	No. The main route into the site only serves Neath Abbey Wharf and neighbouring land uses would not be affected by any increase in traffic. The site is separated from the residential areas by the mineral railway line which forms a barrier.
Is the site located in an area where there are known environmental concerns or	Pollution Control Officer (Air Quality) is unable to provide comment without further details about the activities on the site.

Appendix A . Site Appraisals: UDP Allocations

Neath Abbey Wharf	
would development exacerbate existing environmental problems e.g. air quality, noise, light.	
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	<p>The Tennant Canal passes through the site and this will need to be protected.</p> <p>Biodiversity Officers report that parcel b) is constrained in its entirety by LBAP habitats in the form of woodland. Parcel a) has been surveyed (awaiting results) and parcel c) requires a survey. CCW corroborate these findings - dense scrub and woodland are present on the site hence an ecological assessment would be required, including protected species, e.g. otter, as part of any planning proposal.</p> <p>SEWBRc report the presence of schedule 1 birds within 250m plus BAP bird species within 150m and nationally protected amphibians within 250m of parcel a). The species identified can be mitigated through standard measures.</p>
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Areas of the site are vulnerable to flooding (zone C2 and EA zone 2.3) - these predominantly correspond to the areas of the site which are currently in use.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available.
Would employment development on the site be viable without public funding?	No information is available
Is the site part of a comprehensive or long term development or regeneration proposal?	No, the site is not part of a comprehensive or long term development or regeneration proposal.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>EA report potential contamination in the area - a Preliminary Risk Assessment may be required,</p> <p>The Northern parcel (a) is located on a former mineral railway line and adjacent to former copper works - desk study as a minimum to determine if there is any potential risk posed by on-site and surrounding historical land use. There are a series of public sewers located through sections of the undeveloped parcels of land.</p> <p>Improvements would be required to the existing road access from the A465 to enable further development on the site - this would include the provision of footways, cycleways, drainage, lighting and a minimum carriageway width of 7.3m.</p>

Neath Abbey Wharf	
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	A 12 inch water main passes through land parcels - protection measures and/or diversion required, 450mm sewer passes through parcel b) and 675mm passes through parcel c) - protection measures required and will restrict density. Dynevor Junction Sewerage Pumping Station located southern corner parcel a) - upgrading may be required. Written consent required from Dwr Cymru for discharge of Trade Effluent.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	The site is suitable for industrial operations, distribution and storage as opposed to offices due to existing industrial operations on the site and highway officers would raise objections to operations that would generate high levels of staffing.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The majority of the land which is currently occupied lies within Flood Zone C2 however only a small portion of the site lies in flood zone 2/3. A small portion of parcel c) lies within flood zone 2/3 however the remain of the area does not and is therefore suitable for vulnerable uses (e.g. waste facilities).
Would the site be suitable for hazardous uses?	The site would not be suitable for hazardous uses due to the proximity to residential areas and the existing employment uses on the site.
Would the site be suitable for bad neighbour uses?	The site would be suitable for bad neighbour uses as a number of these are already in operation on the occupied parcels of land.
Summary	
Summary	The site is strategically located off the A465 and forms an industrial area for uses which require the river wharf. Approximately 80% of the UDP allocated area is in use and therefore not available for development. There are 3 parcels of land which remain undeveloped and considering the location of the site the only acceptable use would be for employment purposes. The majority of the available land is suitable for vulnerable uses e.g. waste facilities.
Summary of the SA and possible mitigation	N/A - the site is not proposed for allocation.
Proposed allocation in the LDP	The site will be safeguarded for employment purposes over the LDP period and planning applications will be considered against a criteria based Policy. Considering the importance of the wharf and freight facilities and the existing uses on the site it is considered appropriate for industrial uses.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

Map A.6 UDP Employment Allocation, Neath Abbey Business Park



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Table A.3.1.3 : Neath Abbey Business Park

Neath Abbey Business Park	
Site characteristics	
UDP Site Reference	EC1/8
Site Location	Neath Abbey Business Park
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	2.90
Available employment land	2.90
Land in use (ha)	0
Description of the site, existing role and details of under-used land	The allocation comprises two separate land parcels both of which are currently undeveloped. Parcel b) is 0.58ha in size and is surrounded by employment land uses including car sales and a trade centre and has planning permission for offices and workshops (2011/0469). This forms part of the Neath Abbey Business Park which includes a number of smaller workshops on the other side of Congreave Way. Parcel a) is 2.32ha in size and is located along the access route into Neath Abbey Wharf. The entire site is currently undeveloped - the northern portion of the site is covered in scrub.
Existing and proposed neighbouring land uses	The parcels of land are located within an area of employment uses close to both Neath Abbey Business Park and Neath Abbey Wharf. They are separated from the residential area by the railway line.
Are there a range of plot sizes which would enable the site to be subdivided?	The UDP allocation consists of two individual plots.

Neath Abbey Business Park	
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	Planning permission has been granted for an industrial unit and office/warehouse unit on parcel b). There has been no developer interest on parcel a) over the last 5 years.
Sustainable Development Factors	
Is the site brownfield / greenfield?	Parcel a) is greenfield and parcel b) is brownfield.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The plots are located off the A465 which is suitable for the transport of freight. There are bridges over the mineral railway line which allows access from the residential area to the north.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	Employment uses are the only acceptable uses on the site as the plots are located either within or close to Neath Abbey Business Park and Neath Abbey Wharf.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	No. The sites have easy access to the A465 and surrounding land is currently in use for employment purposes.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	No.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	<p>The sites lie close to the Tennant Canal the line of which is protected in the UDP - this will not be affected by use of the sites for employment purposes.</p> <p>Further biodiversity survey work is being undertaken on parcel b). A number of BAP bird species and invertebrates have been recorded by SEWBRc on and within 100m of the site and nationally protected amphibians within 100m.</p>
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	No.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available.
Would employment development on the site be viable without public funding?	No information is available.

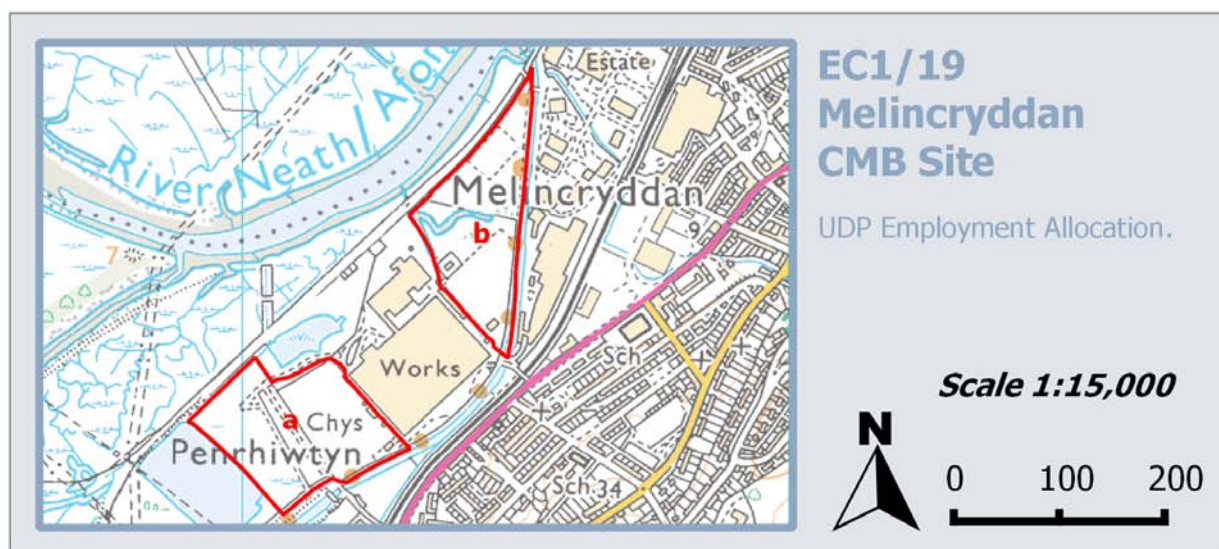
Appendix A . Site Appraisals: UDP Allocations

Neath Abbey Business Park	
Is the site part of a comprehensive or long term development or regeneration proposal?	No, the site is not part of a comprehensive or long term development or regeneration proposal.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	Parcel a) is covered in scrub which would have to be removed prior to development.
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The two parcels of land are not located within Flood Zone C2 / flood zone 2/3.
Would the site be suitable for hazardous uses?	No. The site would not be suitable for hazardous uses due to the proximity of residential areas and existing employment uses.
Would the site be suitable for bad neighbour uses?	No. The sites would not be suitable for bad neighbour uses due to the proximity of residential areas and existing employment uses.
Summary	
Summary	The allocation consists of two parcels of land and is well located in close proximity to Neath Abbey Business Park, Neath Abbey Wharf, the A465 and residential areas. The sites are not suitable for hazardous or bad neighbour uses however they do not lie within flood zone C2 / flood zone 2/3 so could accommodate in-building waste facilities.
Summary of the SA and possible mitigation	N/A - the site is not proposed for allocation,
Proposed allocation in the LDP	Parcel b) is no longer available for development as planning permission has been granted for employment uses. Parcel b) will therefore be safeguarded for employment purposes in conjunction with the wider Neath Abbey Business Park and surrounding employment land and planning applications will be considered against a criteria based Policy. Parcel a) will not be allocated or safeguarded for employment uses in the LDP.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A

Neath Abbey Business Park	
Is a Flood Consequences Assessment required?	N/A

EC1/19: Melincryddan CMB site

Map A.7 UDP Employment Allocation, Melincryddan CMB



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Table A.3.1.4 : Melincryddan CMB site

Melincryddan CMB Site	
Site characteristics	
UDP Site Reference	EC1/19
Site Location	Melincryddan CMB site
Site type (e.g. Industrial estate, business park)	The site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP) ha	11.2
Available employment land (ha)	11.2
Land in use (ha)	0
Description of the site, existing role and details of under-used land	The allocated site is accessed off Milland Road, Neath. The UDP allocation comprises two separate parcels of land with the 'metal box' located between the two - this is currently in use for employment purposes. The two parcels of land are undeveloped and parcel a) includes a recreational area and an area of land within parcel b) is in use as a car park.
Existing and proposed neighbouring land uses	The site is separated from the residential area of Melincryddan by the canal and railway line. The two parcels of the allocation

Appendix A . Site Appraisals: UDP Allocations

Melincryddan CMB Site	
	are either side of an existing employment use and adjacent to Milland Road Industrial Estate.
Are there a range of plot sizes which would enable the site to be subdivided?	The UDP allocation consists of two separate parcels of land.
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	No - there has been no developer interest.
Sustainable Development Factors	
Is the site brownfield / greenfield?	With the exception of an area of parcel b) which is in use as a car park the site appears to be greenfield.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The main road access into the site passes through Milland Road Industrial Estate. The site is accessible from the residential area of Melincryddan by a bridge which passes over the canal and railway line. Residents could walk or cycle along the canal from Neath.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	The entire site lies within Flood Zone C2 / EA flood zone 2 and 3 and is therefore unsuitable for vulnerable uses including residential. Employment is likely to be the only acceptable use on the site as it lies within an industrial area adjacent to Milland Road Industrial Estate.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	Development of the site would not affect neighbouring land uses as the site is located within an industrial area. Furthermore, the canal and railway line act as a barrier to the residential area of Melincryddan.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	The site is not located in an area where there are known environmental concerns.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	The Neath Canal passes directly to the south of the allocation and this will need to be protected.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Yes. The entire site is vulnerable to flooding (zone C2 and EA flood zone 2 and 3).
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available.

Appendix A . Site Appraisals: UDP Allocations

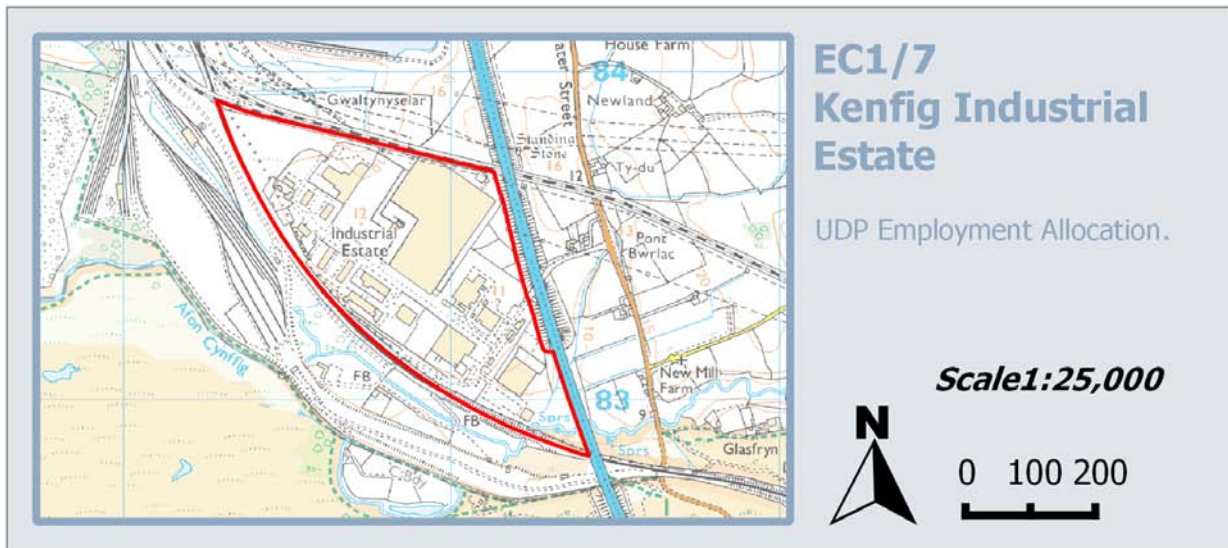
Melincryddan CMB Site	
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	No, the site is not part of a comprehensive or long term development or regeneration proposal.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	Parcel a) is not readily accessible from the highway network which may act as a constraint to development.
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The entire site lies within Flood Risk Zone C2 and EA flood zone 2 and 3 and is therefore unsuitable for vulnerable uses including residential and waste facilities.
Would the site be suitable for hazardous uses?	The site would not be suitable for hazardous uses as it lies within the flood zone, is adjacent to existing employment uses and in proximity to the residential area of Melincryddan.
Would the site be suitable for bad neighbour uses?	The site would not be suitable for bad neighbour uses as it lies within the flood zone, is adjacent to existing employment uses and in proximity to the residential area of Melincryddan.
Summary	
Summary	The site is well located close to the residential area of Melincryddan and existing employment uses in Milland Road Industrial estate. The allocation is subdivided into two parcels of land, however, there has been no developer interest over recent years. The entire site lies within the floodzone and is therefore unsuitable for waste facilities and due to proximity to residential areas the site is unsuitable for hazardous and bad neighbour uses. Parcel a) is not readily accessible from the highway network.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	It is recommended that parcel a) is not allocated for employment uses in the LDP due to access constraints and lack of market demand. Parcel b) is currently in use as a car park and should be safeguarded for employment purposes in conjunction with the 'metal box' and employment uses along Milland Road - planning applications will be considered against a criteria led Policy.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A

Melincryddan CMB Site	
Is a Flood Consequences Assessment required?	N/A

A.3.2 Port Talbot Spatial Area

EC1/7: Kenfig Industrial Estate

Map A.8 UDP Employment Allocation, Kenfig Industrial Estate



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Table A.3.2.1 : Kenfig Industrial Estate

Kenfig Industrial Estate	
Site Characteristics	
UDP Site Reference	EC1/7
Site Location	Kenfig Industrial Estate
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP) ha	24
Available employment land	6.4
Land in use (ha)	33.33
Description of the site, existing role and details of under-used land	The allocation comprises Kenfig Industrial Estate which consists on a number of industrial units and offices. The site is located close to the M4 and is accessible from the B4282 (Water Street), however, due to a low bridge which allows access beneath the railway line freight traffic has to pass through North Cornelly - this restriction has meant the site has not reached its full potential. These problems should be overcome during the LDP period as funding has been granted by Bridgend County Council to improve

Kenfig Industrial Estate	
	access off Water Street and reduce congestion through North Cornelly by HGVs. A number of the plots are in use and 5 units remain available (2011).
Existing and proposed neighbouring land uses	The site lies within open countryside and in close proximity to important and protected sites for nature conservation: Kenfig Dunes SSSI, Kenfig Dunes SAC and Margam Moors SSSI.
Are there a range of plot sizes which would enable the site to be subdivided?	Yes. The site is subdivided into a number of smaller plots, 5 of which remain available,
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	No information is available.
Sustainable Development Factors	
Is the site brownfield / greenfield?	The site is brownfield.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located close to the boundary with Bridgend County Borough and the communities of Pyle and North Cornelly. It is unlikely that residents would access the site by foot and the site is not served by public transport. At present freight traffic has to travel through the community of North Cornelly due to the height restriction of the bridge on Water Street, however, funding has been achieved to improve the access.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	Yes. The allocated site contains a number of plots which are currently occupied by employment uses and the site operates as a business park / industrial estate. The introduction of non-employment uses into the area is likely to be unacceptable.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	The impact of further development needs to be carefully considered to ensure there is no detrimental impact on Kenfig Dunes SSSI, Kenfig SAC or Margam Moors SSSI.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	No.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	Yes. The site lies in close proximity to Kenfig SSSI, Kenfig Dunes SAC and Margam Moors SSSI. CCW state that expansion of the site should be considered through the HRA of the plan - any development at this proposed location should avoid adverse impact on the features of interest at Kenfig SSSI, Kenfig SAC and Margam Moors SSSI.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Areas of the site are vulnerable to flooding (zone C2 and EA zone 2/3).
Deliverability and viability	

Appendix A . Site Appraisals: UDP Allocations

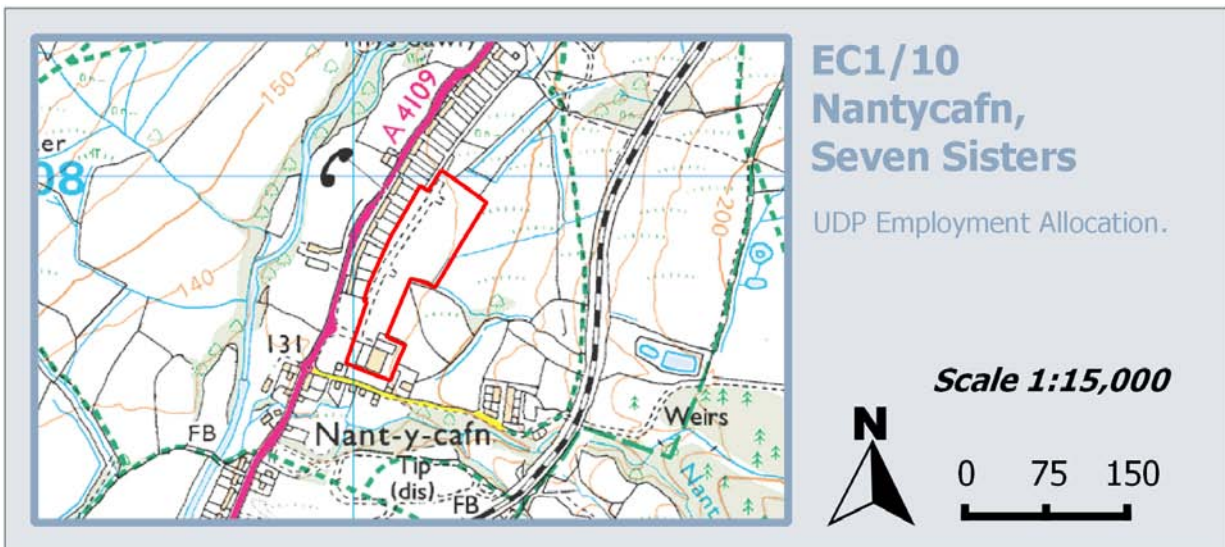
Kenfig Industrial Estate	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available
Would employment development on the site be viable without public funding?	No information is available
Is the site part of a comprehensive or long term development or regeneration proposal?	No, the site is not part of a comprehensive or long term development or regeneration proposal.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>Yes. The site is constrained by the access route into the site due to the presence of a low railway bridge on Water Street. These problems should be overcome during the LDP period as funding has been granted by Bridgend County Council to improve access off Water Street and reduce congestion through North Cornelly by HGVs.</p> <p>National Grid identified, as part of their representations on the Pre-Deposit Plan, that Kenfig Industrial Estate may be crossed by, or located within close proximity to one of National Grid's high voltage electricity lines. National Grid prefers that buildings are not built directly beneath its overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can be used for nature conservation, open space, landscaping areas or used as a parking court.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	The Environment Agency have highlighted that there is a lack of sewerage infrastructure on the site.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The five available plots of land do not lie within Flood Risk Zone C2; the southern portion of the site lies within a Flood Risk area (zone 2/3 and zone C2).
Would the site be suitable for hazardous uses?	No. The site is not suitable for hazardous uses due to the proximity of existing employment uses and three protected habitats: Kenfig SSSI, Kenfig Dunes SAC and Margam Burrows SSSI.
Would the site be suitable for bad neighbour uses?	No. The site is not suitable for bad neighbour uses due to the proximity of existing employment uses and three protected habitats: Kenfig SSSI, Kenfig Dunes SAC and Margam Burrows SSSI.
Summary	

Kenfig Industrial Estate	
Summary	Kenfig Industrial Estate is occupied by a number of units and workshops, the majority of which are currently in use, and provides employment opportunities for residents in Neath Port Talbot and Bridgend. The site is located close to the M4 and funding has achieved to improve the access off Water Street. The site lies close to important areas for nature conservation which need to be protected.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	The site should not be allocated for employment in the LDP as only a few units remain. The site should be safeguarded for employment purposes and planning applications will be considered against a criteria based policy.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

A.3.3 The Valleys

EC1/10: Nantycafn, Seven Sisters

Map A.9 UDP Employment Allocation, Nantycafn



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Table A.3.3.1 : Nantycafn, Seven Sisters

Nantycafn, Seven Sisters	
Site Characteristics	
UDP Site Reference	EC1/10

Appendix A . Site Appraisals: UDP Allocations

Nantycafn, Seven Sisters	
Site Location	Nantycafn, Seven Sisters
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP) ha	4.7
Available employment land (ha)	0.27
Land in use (ha)	0
Description of the site, existing role and details of under-used land	The allocation includes two areas of land which are currently occupied by Employment uses; a Primary Health centre and associated Pharmacy and a double glazing factory. The remainder of the site remains undeveloped and continues to the rear of a row of houses.
Existing and proposed neighbouring land uses	A small portion of site is currently occupied by employment uses and the available land lies to the rear of existing residential dwellings.
Are there a range of plot sizes which would enable the site to be subdivided?	The available land could be further subdivided to form smaller parcels of land for development.
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	There has been no developer interest for the undeveloped portions of the site over the last 5 years.
Sustainable Development Factors	
Is the site brownfield / greenfield?	The site is brownfield land.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located in Nant-y-Cafn and lies approximately 1 mile south of Seven Sisters. Whilst a Health Centre and Pharmacy are located on part of the site it is not within walking distance of facilities or services. The site has direct access onto the A4109.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	No. The site may be suitable for other uses including residential.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	The site lies to the rear of residential dwellings hence issues of noise and traffic should be carefully considered at the planning application stage
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	The site is constrained in its entirety by LBAP habitats. There are no known further environmental constraints on the site.
Are there landscape/biodiversity/heritage/geodiversity/quiet	The site is constrained in its entirety by LBAP habitats in the form of Purple Moor Grass and Rush Pasture.

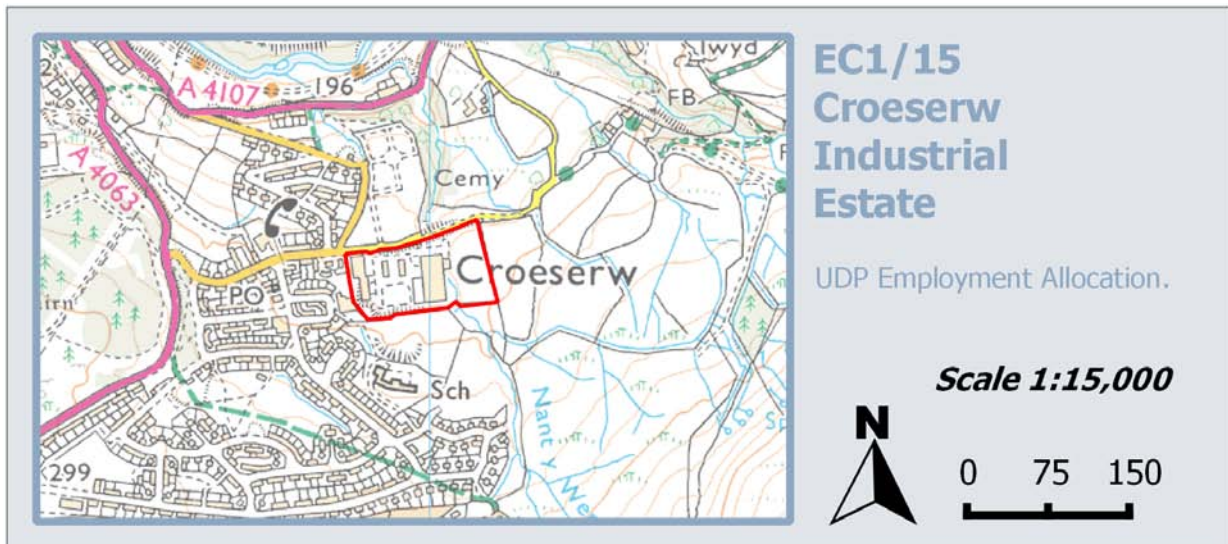
Appendix A . Site Appraisals: UDP Allocations

Nantycafn, Seven Sisters	
area designations within or adjacent to the site?	
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	No
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	The site is owned by NPTCBC. The allocated site has been proposed for four different uses during the Candidate Sites process. The allocated site and land to the north has been proposed for Industrial uses (DV27), residential (DV29) and community uses (DV28). The site has also been proposed for a convenience store and fuel station.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No. The site is owned by Neath Port Talbot County Borough Council.
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	No.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	The site is serviced and an access route is provided to the A4109.
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The site is not located within C2 hence it is suitable for vulnerable uses.
Would the site be suitable for hazardous uses?	No. The site would not be suitable for hazardous uses due to the proximity to residential dwellings.
Would the site be suitable for bad neighbour uses?	No. The site would not be suitable for bad neighbour uses due to the proximity to residential dwellings.
Summary	
Summary	The allocated site has been developed in part with a Primary Care Centre, pharmacy and double glazing factory located in the southern part of the site. The remaining land is undeveloped and prepared for development. The site is located in Nant-y-Cafn to the south of Seven Sisters and could be subdivided to form a

Nantycafn, Seven Sisters	
	number of small parcels of land. Due to the proximity of residential dwellings consideration would need to be given to residential amenity.
Summary of the SA and possible mitigation	N/A - not proposed for allocation.
Proposed allocation in the LDP	<p>The existing health centre, pharmacy and factory will be safeguarded for employment uses over the LDP period and planning applications will be assessed against a criteria based policy.</p> <p>The undeveloped area of the site will not be allocated or safeguarded for employment purposes. Planning applications will be considered against a criteria based Policy which will seek to reinvigorate the Valleys and positively support employment uses where they meet the strategic and other objectives of the Plan..</p>
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

EC1/15: Croeserw Industrial Estate

Map A.10 UDP Employment Allocation, Croeserw Industrial Estate



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Table A.3.3.2 : Croeserw Industrial Estate

Croeserw Industrial Estate
Site Characteristics

Appendix A . Site Appraisals: UDP Allocations

Croeserw Industrial Estate	
UDP Site Reference	EC1/15
Site Location	Croeserw Industrial Estate
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	3.27
Available employment land	0.20ha within the existing industrial estate and 1.06ha on adjacent land.
Land in use (ha)	2.01
Description of the site, existing role and details of under-used land	Croeserw Industrial estate forms the allocation and it is located adjacent to the community of Croeserw. A number of workshops and units in the industrial estate are occupied and 0.20ha of the site remains available for development. The eastern portion of the site is not developed and is greenfield land.
Existing and proposed neighbouring land uses	The industrial estate is located adjacent to the residential area of Croeserw, opposite a cemetery and to the rear of a school and community centre.
Are there a range of plot sizes which would enable the site to be subdivided?	The allocated site contains a a number of units and workshops the majority of which are currently occupied. The land to the eastern end of the allocation remains available for development and this could be subdivided to meet the needs of users.
Market attractiveness	
Is the site being actively marketed	No information is available
Has there been any recent development activity within the last 5 years?	Pre-application discussions were held with a potential developer in 2011 for industrial units on the vacant area of land and the adjacent land (which lies outside the UDP settlement boundary).
Sustainable Development Factors	
Is the site brownfield / greenfield?	The majority of the site (where the existing units and workshops are located) is brownfield land. The undeveloped area to the east of the existing units is greenfield land.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located adjacent to the existing community of Croeserw and is within walking and cycling distance for residents. Croeserw is served by public transport from Cymmer which is the main service centre in the Afan Valley.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	Employment uses are the only acceptable use on the site due to the existing industrial premises, workshops and units.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	Development of the available parcels of land within the allocation is acceptable as they are located within an existing industrial estate.

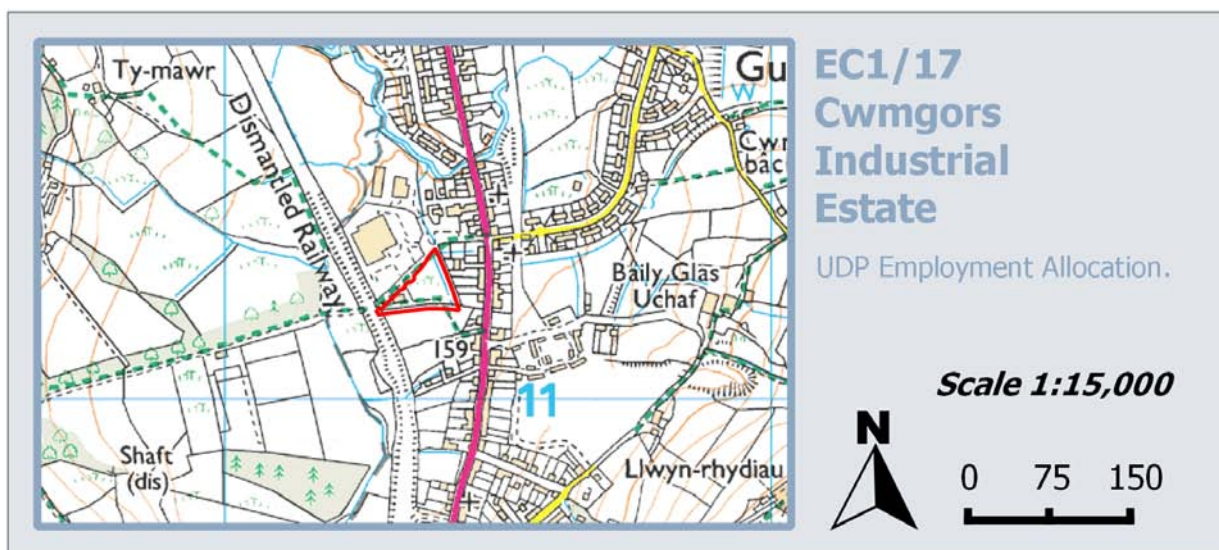
Appendix A . Site Appraisals: UDP Allocations

Croeserw Industrial Estate	
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	<p>The site is not located in an area where there are known environmental concerns.</p> <p>Pollution Control Officer (Air Quality) is unable to provide comment without further details about the activities on the site.</p>
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	<p>There are no landscape/biodiversity/heritage/geodiversity or quiet area designations within or adjacent to the site.</p> <p>Biodiversity Officers have identified that the site is a potential LBAP habitat - check survey data. Site is contiguous with adjacent area.</p>
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	No.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available
Would employment development on the site be viable without public funding?	No information is available
Is the site part of a comprehensive or long term development or regeneration proposal?	No. The site does not form part of a comprehensive or long term development or regeneration strategy.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>EA state that there are possible contamination concerns - Preliminary Risk Assessment may be required as a minimum.</p> <p>EA confirm there is a culverted watercourse in the SW corner of the site.</p> <p>The site appears to be serviced and the existing road layout provides access to the available parcels of land.</p> <p>Access should only be provided via Eastern Avenue - this will require substantial improvements in order to bring it up to current standards.</p> <p>There is a significant culvert located beneath the site and there have been flooding issues in the past.</p> <p>A public sewer is located on the western half of the site.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	Water infrastructure ok. Local sewerage infrastructure is some distance away. Dependent on the demands improvements to Afan Waste water Treatment Works may be required. Consent required from Dwr Cymru for discharge of trade effluent.

Croeserw Industrial Estate	
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No. The site is not identified or likely to be required for a specific user or specific use.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The site is not located within C2 or Flood Risk Zone 2 or 3 hence it is suitable for vulnerable uses.
Would the site be suitable for hazardous uses?	No. Development of the site for hazardous uses would not be acceptable due to proximity to residential areas and the existing employment uses on the site.
Would the site be suitable for bad neighbour uses?	No. Development of the site for bad neighbour uses would not be acceptable due to proximity to residential areas and the existing employment uses on the site.
Summary	
Summary	The site is well located adjacent to the community of Croeserw and the majority of the units are occupied There remain an area of land within the existing industrial estate which is available for development as well as an area of land in the eastern part of the site. The site is not suitable for hazardous or bad neighbour uses. The available areas of land are not vulnerable to Flood Risk and could therefore accommodate waste facilities.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	<p>The site will be safeguarded for employment uses over the LDP period and planning applications will be assessed against a criteria led policy.</p> <p>The site provides important employment opportunities for the community of Croeserw and the wider Afan Valley and will enable the area to attract growth and accord with the LDP strategy which seeks to reinvigorate the Valley communities.</p>
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	No

EC1/17: Cwmgors Industrial Estate

Map A.11 UDP Employment Allocation, Cwmgors Industrial Estate



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Table A.3.3.3 : Cwmgors Industrial Estate

Cwmgors Industrial Estate	
Site Characteristics	
UDP Site Reference	EC1/17
Site Location	Cwmgors Industrial Estate
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	0.8ha
Available employment land	0- the site is occupied by employment uses.
Land in use (ha)	
Description of the site, existing role and details of under-used land	The allocated site lies opposite Cwmgors Workshops which provides a number of workshops and units to meet the needs of a range of employers. The majority of the allocated site is currently occupied and only a small area at the eastern boundary remains available for development; this area provides a buffer between the residential area and the industrial units. The site is an source of employment in the Amman Valley.
Existing and proposed neighbouring land uses	The site is located within the settlement boundary of Cwmgors within a predominately residential area. The site is located opposite Cwmgors Workshops which are used for a variety of employment uses.
Are there a range of plot sizes which would enable the site to be subdivided?	The only available land forms a buffer between the residential and employment uses.
Market attractiveness	

Appendix A . Site Appraisals: UDP Allocations

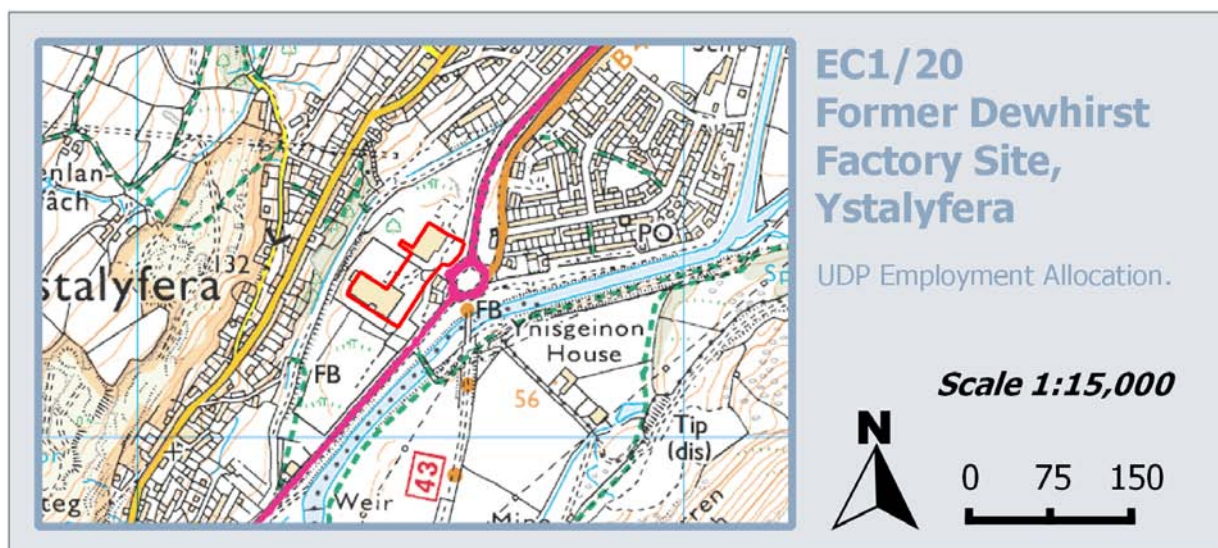
Cwmgors Industrial Estate	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	There have been 5 pre-applications between 2009 and 2011 for assorted industrial units.
Sustainable Development Factors	
Is the site brownfield / greenfield?	Brownfield
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located within a sustainable location within the community of Cwmgors and could be accessed by residents by a range of non-car modes.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	The site is currently occupied by employment uses.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	No - The site is opposite Cwmgors workshops which is a well established industrial estate / business park. The allocated site is also occupied by industrial uses. The site lies in close proximity to residential areas therefore consideration must be given to minimising disruption and disturbance.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	There are no known environmental concerns within the area.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	There are no landscape/heritage/geodiversity/quiet area designations within or adjacent to the site.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	No - the area allocated in the UDP is not vulnerable to flooding.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available
Would employment development on the site be viable without public funding?	No information is available
Is the site part of a comprehensive or long term development or regeneration proposal?	No. The site is not part of a long term development or regeneration proposal.
Are there any constraints to development (e.g. sewerage, road, access and	No information is available

Appendix A . Site Appraisals: UDP Allocations

Cwmgors Industrial Estate	
contamination) and are these likely to be overcome?	
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	The site is currently occupied by employment uses.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The site does not lie within Flood Risk Zone C2 or EA flood zone 2 or 3. .
Would the site be suitable for hazardous uses?	The site would not be suitable for hazardous uses due to its proximity to residential areas.
Would the site be suitable for bad neighbour uses?	The site would not be suitable for bad neighbour uses due to its proximity to residential areas.
Summary	
Summary	The site is located in a sustainable location in the community of Cwmgors and serves the wider Amman Valley. Only a small portion of the site remains available for development and this forms a boundary between the current employment uses and the residential area. The allocated site is located opposite Cwmgors workshops which provide a range of workshops and units. The site is not suitable for hazardous or bad neighbour uses due to the proximity of the residential area.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	The site will be safeguarded for employment purposes in the LDP in conjunction with Cwmgors Workshops. Planning applications will be assessed against a criteria based Policy.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

EC1/20: Former Dewhirst Factory Site, Ystalyfera

Map A.12 UDP Employment Allocation, Former Dewhirst Factory Site



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Table A.3.3.4 : Former Dewhirst Factory Site, Ystalyfera

Site characteristics	
UDP Site Reference	EC1/20
Site Location	Former Dewhirst Site, Ystalyfera
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP) ha	1.5
Available employment land (ha)	1.1
Land in use (ha)	0 - the site is undeveloped
Description of the site, existing role and details of under-used land	The site is located off the A4067 which links the Swansea Valley to Pontardawe and the M4. The site is located to the south of Ystalyfera which is identified as a District Centre in the UDP and forms the main service centre of the Swansea Valley. The site is brownfield. Outline planning permission has been granted for a supermarket and petrol filling station on the northern portion of the site with a landtake of 3.5ha and an existing industrial building is located on the southern part of the site.
Existing and proposed neighbouring land uses	The site is located close to Ystalyfera and within close proximity to residential dwellings. Furthermore, a small row of houses are located at the entrance to the site. The Swansea canal lies to the west of the site and undeveloped land lies to the north and south of the allocation.
Are there a range of plot sizes which would enable the site to be subdivided?	Planning permission has been granted for a supermarket and petrol filling station on the northern portion of the site. The site could be subdivided further to enable use by a number of occupiers.

Appendix A . Site Appraisals: UDP Allocations

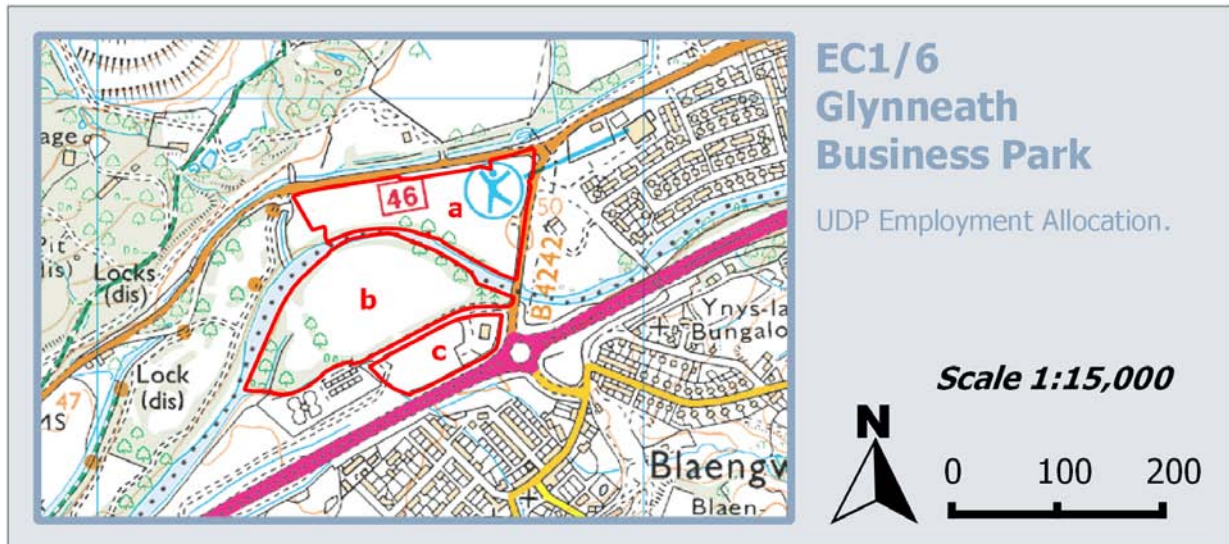
Site characteristics	
Market attractiveness	
Is the site being actively marketed	No information is available
Has there been any recent development activity within the last 5 years?	<p>Yes. In 2007 (07/9) outline permission was granted for mixed use redevelopment including 186 dwellings, industrial uses (B1, B2 and B8) and business uses (A2 and B1). This permission has now lapsed.</p> <p>In 2009 outline planning permission was granted for a supermarket, petrol filling station and associated access (09/645 and 10/1232 outline permission and pursuant reserved respectively).</p>
Sustainable Development Factors	
Is the site brownfield / greenfield?	Brownfield
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is accessible from the A4067 which provides direct access to Pontardawe and the M4 and is suitable for the movement of freight. It is located to the south of the centre of Ystalyfera and within walking distance of residential areas.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	The vast majority of the site lies within Floodrisk Zone C2 and EA flood zone 2 and 3 and is unsuitable for vulnerable uses including residential development.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	The site lies within close proximity to residential areas hence issues of noise and traffic should be carefully considered at the planning application stage. Direct access is provided into the site from the A4067 which will limit the impact on neighbouring land uses.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	The site is not located in an area where there are known environmental concerns.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	There are no landscape/heritage/geodiversity/quiet area designations within or adjacent to the site. The Swansea Canal runs to the western boundary of the site and should be protected.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Yes - the majority of the site is vulnerable to flooding.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available

Site characteristics	
Would employment development on the site be viable without public funding?	No information is available
Is the site part of a comprehensive or long term development or regeneration proposal?	No. The site is not part of a long term development or regeneration proposal.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	No. There are no known service constraints.
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	Outline planning permission has been granted on 3.5ha of the site for a supermarket and associated petrol filling station.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The vast majority of the site lies within a flood risk area and is unsuitable for vulnerable uses.
Would the site be suitable for hazardous uses?	The site would not be suitable for hazardous uses due to the close proximity of residential dwellings and vulnerability to flooding.
Would the site be suitable for bad neighbour uses?	The site would not be suitable for bad neighbour uses due to the close proximity of residential dwellings
Summary	
Summary	The site is well located within the settlement limit of Ystalyfera which is a designated district centre in the UDP and is the main service centre in the Swansea Valley. Outline planning permission has been granted for a superstore on 3.5ha of the site and an industrial building is located on the remainder.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	The northern portion of the site is not available for development and should not be allocated. An existing industrial building is located in the southern portion of the site - this area of land should thus be safeguarded for employment uses over the LDP period. Planning applications will be considered against a criteria-based policy.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

A.4 De-allocated from employment landbank

EC1/6: Glynneath Business Park

Map A.13 UDP Employment Allocation, Glynneath Business Park



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Table A.4.1 : Glynneath Business Park

Glynneath Business Park	
Site characteristics	
UDP Site Reference	EC1/6
Site Location	Glynneath Business Park
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP) ha	13.8
Available employment land (ha)	10.71
Land in use (ha)	0.41
Description of the site, existing role and details of under-used land	The UDP allocation comprises three separate plots of land which are separated from each other by infrastructure including the river and road network. McDonald's is located on a small area of parcel c) and outline planning permission has been granted for a primary healthcare resource centre with associated parking and landscaping on a portion of parcel a) The remainder of the site is under-used and available for development.
Existing and proposed neighbouring land uses	The allocation is located to the south of Aberpregwyn Colliery and in close proximity to the residential area of Glynneath and the communities of Cwmgwrach and Blaengwrach. The Neath Canal lies to the north of parcel a) and the River Neath runs between parcel a) and parcel b).

Glynneath Business Park	
Are there a range of plot sizes which would enable the site to be subdivided?	Yes, due to site infrastructure the site is already subdivided into three parcels of land and these could be subdivided further.
Market attractiveness	
Is the site being actively marketed	No information is available
Has there been any recent development activity within the last 5 years?	Planning permission has been granted for a Primary Health Centre on an area of parcel a). Land adjacent to the health centre has been identified as the preferred location for a residential care centre and there has been developer interest on the adjacent land which is currently in use as the car park associated with Aberpergwm Colliery,
Sustainable Development Factors	
Is the site brownfield / greenfield?	The site appears to be brownfield land.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located off the A465 which is suitable for the movement of freight. The site lies within close proximity to the residential area of Glynneath and the communities of Cwmgwrach and Blaengwrach.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	The site has been prepared for employment uses. There are a number of constraints within proximity to the site which may affect the uses which are considered acceptable including proximity to the sewerage treatment works, proximity to the River Neath and Neath Canal and proximity to Aberpergwm and Unity mine.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	No, development of the site is unlikely to negatively affect neighbouring land uses as the site has direct access onto the highway network and is separated from the residential area of Glynneath and Cwmgwrach and Blaengwrach by the road network.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	<p>Pollution Control Officer (Air Quality) is unable to provide comment without further details about the activities on the site.</p> <p>Parcel b) and c) lie in very close proximity to the Sewage Treatment Works there may be possible odour issues.</p>
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	<p>The Neath Canal and River Neath lie in close proximity to areas of the site and these will need to be protected - minimum 7m buffer between development and the river would be required to allow for maintenance and also to protect biodiversity - CCW report that these areas of vegetation may be used by otters. .</p> <p>Biodiversity Officers report woodland, trees and hedges around the outer periphery of parcel b) and along the southern edge of parcel a) - these are LBAP habitats and should be protected from development. CCW state that otters may be present within the area.</p> <p>SEWBRc report numerous European Protected Species on and up to 250m of the site; a number of records of schedule 1 birds up to 250m and numerous BAP bird species on and up to 200m of the site. The species identified can be mitigated through standard measures.</p>

Appendix A . Site Appraisals: UDP Allocations

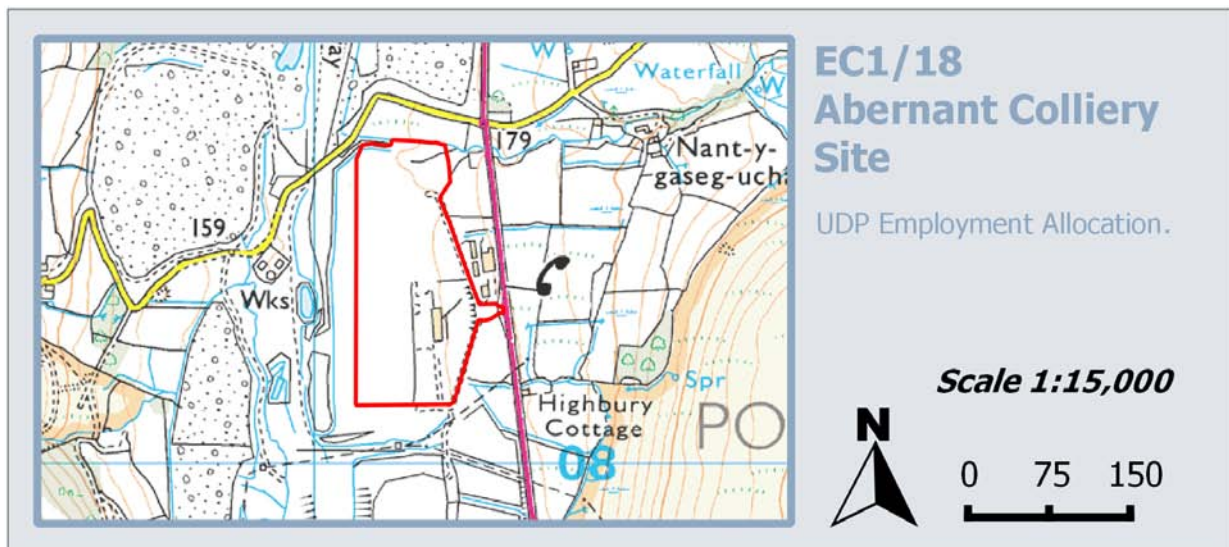
Glynneath Business Park	
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Small areas of the site lie within a Flood Risk Zone (C2, EA Flood zone 2/3).
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	The site is owned by WG and the 3 parcels of land have been submitted as Candidate sites: Parcel a) corresponds to Candidate Site NV66 which has been proposed for mixed use to include health/medical and business uses. Parcel b) corresponds to NV67 which has been proposed for employment uses and parcel c) corresponds to NV68 which is proposed for hotel and ancillary retail.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	The site is owned by WG who are committed to the development of the site.
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	The site is identified as a Strategic Project in the Upper Neath Valley Regeneration Strategy published by the Council in 2011 and it is identified as being vital for the economic regeneration of the area. The strategy identifies that the site offers considerable potential for the creation of new employment and the attraction of new investment. The Neath Valley has been identified as a growth point in the Pre-Deposit Plan and development of the site for employment purposes will stimulate growth in the wider area and reinvigorate the Neath Valley communities.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>The site is accessible from the existing road network. WG state in their candidate site submission that the parcels of land are serviced and are free of major constraints including contamination and flooding.</p> <p>The site is a former Colliery with associated sidings and slag heap - Pollution Control Officers (contaminated land) recommend a desk study as a minimum to determine if there is any potential risk posed by onsite and surrounding historical land uses.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	A 500mm water main passes through parcel a) and a 450mm combined sewer passes through parcel c) - protection measures required. Development must connect directly to works. Foul discharge from the allocation will be treated at Cwmgwrach Waste water Treatment Works - improvements are required and would be included in the AMP once land allocations are confirmed and at least reach the deposit stage. Consent required from Dwr Cymru for discharge of trade effluent.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	Outline planning permission has been granted on an area of land within parcel a) for a Primary Healthcare resource centre with associated parking and landscaping. A further area of parcel a) has been identified as a possible site for a Residential Care home as part of the TOPS programme.

Glynneath Business Park	
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The majority of the available land does not lie within a flood risk area (EA flood zone 2 and 3) and is therefore suitable for vulnerable uses.
Would the site be suitable for hazardous uses?	The site would not be suitable for hazardous uses due to the proximity to residential areas.
Would the site be suitable for bad neighbour uses?	The site could be subdivided to allow for bad neighbour uses on areas of the site furthest from the residential areas of Glynneath e.g. close to Aberperwgn Colliery or the sewerage works.
Summary	
Summary	The site is strategically located off the A465 in close proximity to the communities of Glynneath, Blaengwrach and Cwmgwrach. Whilst the site has remained under-developed over recent years there has been an increase in developer interest and the landowner, the Welsh Government, is committed to supporting the delivery of the site. The site has also been identified as a priority site in the Neath Valley Regeneration Strategy. The majority of the site has been prepared for development and planning permission has been granted for a health centre and interest has been expressed for a residential centre on an area of parcel a).
Summary of the SA and possible mitigation	<p><u>Summary</u></p> <p><i>Positive:</i> 2a loss/degradation of natural resources; 3a Biodiversity loss; 3b Biodiversity enhancement; 6a Social inclusion; 6b Culture and character of communities; 7c incidence and impacts of poverty; 8a local economic infrastructure; 8b local resources and environmental assets; 8c Skills and knowledge of local community.</p> <p><i>Negative:</i> 1a Climate change adaptation; 4a Landscape/townscape;</p> <p>Other indicators neutral.</p> <p>Employment development in the valley would be beneficial in economic and social terms, especially for Glynneath and Cwmgwrach. However, the site's location separated from nearby population centres in a prominent position in the valley results in negative assessments for landscape issues, and some concerns with regard to climate change mitigation</p> <p><u>Possible mitigation</u></p> <p>Need to ensure biodiversity/connectivity is enhanced as far as possible, and areas retained for biodiversity and landscaping/screening to reducing visual intrusion and light pollution. Flooding issues will need to be addressed.</p>

Glynneath Business Park	
Proposed allocation in the LDP	The site will not be allocated in the LDP. Planning applications will be considered against a criteria based Policy which will seek to reinvigorate the Valleys and positively support employment uses where they meet the strategic and other objectives of the Plan.
Likely time-scale for delivery	
Planning, infrastructure and implementation requirements	<p>Transport Assessment required and Green Travel Plan.</p> <p>Preliminary Risk Assessment - desk study to assess contamination.</p> <p>Landscape / design assessment to reduce visual impact and light pollution</p>
Is a Flood Consequences Assessment required?	No. Considering the limited flood risk on the site a FCA is not required - flood risk can be considered as part of the planning application process.

EC1/8: Abernant Colliery Site

Map A.14 UDP Employment Allocation, Abernant



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Table A.4.2 : Abernant Colliery Site

Abernant Colliery	
Site Characteristics	
UDP Site Reference	EC1/8
Site Location	Former Abernant Colliery

Appendix A . Site Appraisals: UDP Allocations

Abernant Colliery	
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	9.2
Available employment land	9.2
Land in use (ha)	0
Description of the site, existing role and details of under-used land	The site is a former colliery. It is located off the A474 between Pontardawe and Cwmgors. The site is currently undeveloped although a derelict building remains on part of the allocation.
Existing and proposed neighbouring land uses	The site is located within open countryside. A car sales depot is located adjacent to the site fronting the A474 and this is excluded from the UDP allocation. Land to the east of the site is utilised as a landfill for the disposal of municipal and special wastes.
Are there a range of plot sizes which would enable the site to be subdivided?	If a suitable road layout was provided the site could be subdivided to provide for a range of uses.
Market attractiveness	
Is the site being actively marketed	Information is not available.
Has there been any recent development activity within the last 5 years?	<p>In 2008 two applications were submitted but later withdrawn. Application 08/310 was for a change of use to waste management including the erection of buildings and concrete waste drying bays, and application 08/627 was for the spreading of deposited soil and removal of derelict waste. Planning permission was granted in 2004 for the pyrolysis of waste tyres but this has lapsed.</p> <p>The site has been submitted as a Candidate Site and is proposed for a B2 Industrial Estate (AM26 and P50). The site boundaries for these candidate sites differs from the allocation - they include area of land to the west, north and south and exclude the existing building.</p>
Sustainable Development Factors	
Is the site brownfield / greenfield?	The site is brownfield.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is not located in a sustainable location. It is located within open countryside approximately 3 miles north of Pontardawe and 1 mile south of Cwmgors.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	The site is located in open countryside and in close proximity to the landfill site. It is the site of a former colliery hence there may be on-site contamination. Employment is therefore the only acceptable use of the site.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	Development of the site would not affect neighbouring land uses. However, depending on the end-user there may be increased freight and traffic movements through the nearby communities of Cwmgors and Pontardawe.

Appendix A . Site Appraisals: UDP Allocations

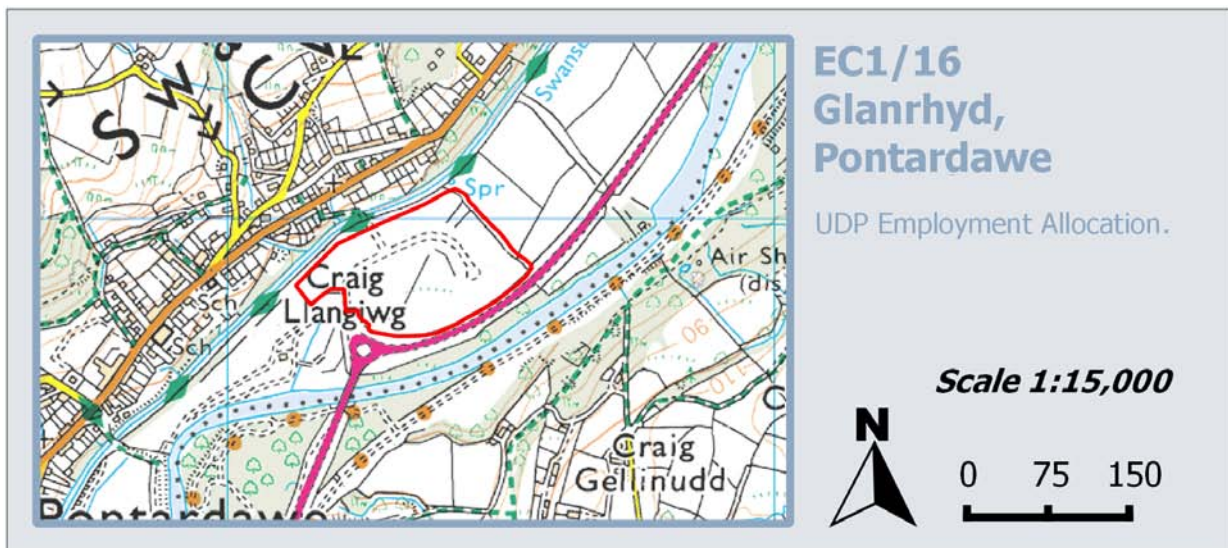
Abernant Colliery	
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	<p>The site is not located in an area where there are known environmental concerns.</p> <p>The Pollution Control Officer (Air Quality) is unable to provide comment without further details about the activities on the site.</p>
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	<p>There are no landscape/heritage/geodiversity/quiet area designations within or adjacent to the site.</p> <p>Biodiversity Officers report that a survey is required. CCW state that the existing building on the site may be utilised as a bat roost - bat survey required.</p> <p>There are no important species recorded on the site for which mitigation would be required.</p>
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	No
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	The site is under one ownership
Would employment development on the site be viable without public funding?	The landowner has confirmed that development of the site would be privately funded without any shortfall.
Is the site part of a comprehensive or long term development or regeneration proposal?	No. The site is not part of a long term development or regeneration proposal.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>Due to its former use as a colliery there may be contamination of the site - EA state that as a minimum a Preliminary Risk Assessment would be required.</p> <p>There is an ordinary watercourse to the north of the site and also a small section of culverted watercourse at the SE boundary - buffer strips required. An existing watercourse also passes within part of the site.</p> <p>Former Colliery Site - desk study as a minimum to determine if there is any potential risk posed by onsite and surrounding historical land use.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	<p>Water main adjacent to site - discussions required with Dwr Cymru to establish demands for water and sewerage as may need to run hydraulic models to understand extent of any off-site water sewer and / or improvements required to service the end-user.</p> <p>No sewers in the locality - due to gravity may be feasible for gravity connection to go to Cwmgors (approx 2 km) or Rhydyfro</p>

Abernant Colliery	
	(approx 3 km). Consent required from Dwr Cymru for discharge of trade effluent.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No. The landowner has confirmed that they wish to develop the site for light commercial uses with a strong emphasis on renewable technologies.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The site does not lie within Flood Risk Zone C2 or EA flood zone 2/3. It is therefore available for vulnerable uses e.g. waste facilities.
Would the site be suitable for hazardous uses?	The site would be suitable for hazardous uses as it does not lie within Flood Risk Zone C2 and is not within close proximity to residential areas.
Would the site be suitable for bad neighbour uses?	The site would be suitable for bad neighbour uses as it does not lie within close proximity of residential areas.
Summary	
Summary	Development of the site for employment purposes would lead to the redevelopment of a brownfield site however the site is located in an unsustainable location. There has been limited developer interest in the site and it is not evident that the site would be delivered over the LDP period.
Summary of the SA and possible mitigation	<p><u>Summary</u></p> <p><i>Positive:</i> 1a Climate change adaptation; 2a loss/degradation of natural resources; 3a Biodiversity loss; 3b Biodiversity enhancement; 7c incidence and impacts of poverty; 8a local economic infrastructure; 8b local resources and environmental assets; 8c Skills and knowledge of local community.</p> <p><i>Negative:</i> 1b Climate change mitigation; 4a Landscape/townscape.</p> <p>Other indicators neutral.</p> <p>Being brownfield, the site scores well on biodiversity and resources, and employment development in the valley would be beneficial in economic and social terms. However, its location in the countryside away from population centres result in significant negative assessments for climate change mitigation and landscape impacts.</p> <p><u>Possible mitigation</u></p> <p>Need to ensure biodiversity/connectivity is enhanced as far as possible. Improved walking/cycling links to Pontardawe and Cwmgors should be provided if possible (Using disused railway line?). Design/landscaping to reduce visual impact in landscape.</p>

Abernant Colliery	
Proposed allocation in the LDP	The site will not be allocated in the LDP. Planning applications will be considered against a criteria based Policy which will seek to reinvigorate the Valleys and positively support employment uses where they meet the strategic and other objectives of the Plan.
Likely time-scale for delivery	
Planning, infrastructure and implementation requirements	<p>Transport Assessment required.</p> <p>Biodiversity survey - including bat survey.</p> <p>Preliminary Risk Assessment / desk study required to assess contamination.</p> <p>Design Study</p>
Is a Flood Consequences Assessment required?	No

EC1/6: Glanrhyd Industrial Estate

Map A.15 UDP Employment Allocation, Glanrhyd Industrial Estate



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Table A.4.3 : Glanrhyd Industrial Estate, Pontardawe

Glanrhyd Industrial Estate	
Site Characteristics	
UDP Site Reference	EC1/6
Site Location	Glanrhyd Industrial Estate, Pontardawe

Appendix A . Site Appraisals: UDP Allocations

Glanrhyd Industrial Estate	
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	6.6
Available employment land	6.6
Land in use (ha)	0
Description of the site, existing role and details of under-used land	The site is located off the A4067 which links the Swansea Valley and Pontardawe area to the M4. The site is brownfield and has been prepared for development - a roundabout allows easy access into the site and the Industrial Estate is signed from the A4607. The site remains under utilised and is currently vacant. Planning permission has been granted for an Arena project on 2.4ha of land and a planning application has been submitted for 4 industrial units on an additional area of the site.
Existing and proposed neighbouring land uses	The site is separated from Pontardawe by the canal which runs to the north of the site and is surrounded by open countryside.
Are there a range of plot sizes which would enable the site to be subdivided?	The site could be subdivided into a number of smaller sites. Planning permission has been granted on one third of the site.
Market attractiveness	
Is the site being actively marketed	Yes - the site has been prepared for development and is signed from the A4067.
Has there been any recent development activity within the last 5 years?	In 2010 (10/732) planning permission was granted for a multi-purpose indoor arena, outdoor arena, 5 workshop units, canal basin, swing bridge, boat crane and associated parking areas. This development will occupy 2.4ha of the site with 4.2ha remaining for development. A planning application has been submitted for four industrial units for 'start-up' businesses on the site (2011/1030) and is yet to be determined. The application proposes 4300sqft of floorspace on 0.32ha of the site. .
Sustainable Development Factors	
Is the site brownfield / greenfield?	Brownfield
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is easily accessible off the A4067 which links to the M4 and is suitable for the movement of freight. Pedestrians and cyclists can access the site along the canal towpath from Pontardawe and also from a footpath which passes over the canal to link to New Road. Public transport can be accessed from New Road.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	The site lies within Flood Risk Zone C2 and Flood Zone 2/3 and is therefore unsuitable for vulnerable uses including residential development.
Would development of the site for employment purposes negatively affect	Development of the site would not affect neighbouring land uses.

Appendix A . Site Appraisals: UDP Allocations

Glanrhyd Industrial Estate	
neighbouring land uses (e.g. due to noise, traffic).	
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	There are no known environmental concerns within the area. Pollution Control Officer (Air Quality) is unable to provide comment without further details about the activities on the site.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	There are no landscape/heritage/geodiversity/quiet area designations within or adjacent to the site. The pedestrian bridge which links the industrial estate to New Road is listed. Any development on the site will need to consider the impact on the setting of the bridge. GGAT report that the western boundary of area is inside 160 of Waun y Coed Colliery Branch Canal and Tramroad Incline which is a scheduled ancient monument - impact of any proposed development on the setting of the scheduled monument will need to carefully considered. Biodiversity Officers have surveyed the site - areas of biodiversity interest have been identified including rush pasture, ancient woodland and woodland. Site can be developed providing habitats on the site be retained as far as possible and mitigation / compensation to be put in place to offset any losses over the rest of the site. CCW state that a buffer zone is required between the site and Swansea canal in order to protect the river and any species that may be using it. Bats have also been reported within the area. SEWBRcC report records of European Protected Species between 100m and 200m of the site - these are largely associated with the river corridor. There are nationally protected amphibian and plant on the site and BAP bird species within 100m. The species identified can be mitigated through standard measures plus protection of pond features.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Yes - the entire site lies within a flood risk area (zone C2, EA flood zone 2 and 3).
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	Yes - the site is owned by the local authority.
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No.
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	Yes. The site has been prepared for development and will anchor growth in the Pontardawe area as identified in the LDP Pre-Deposit Plan.
Are there any constraints to development (e.g. sewerage, road, access and	There are no immediate constraints to development.

Glanrhyd Industrial Estate	
contamination) and are these likely to be overcome?	<p>Pollution Control Officers (Contaminated Land) report site is adjacent to an old refuse tip and there are therefore potential ground gas issues - desk study as a minimum to determine if there is any potential risk posed by on site and surrounding historical land use.</p> <p>Road access from the A4067 has been provided.</p> <p>There is an overflow system from Cwm Sion watercourse which flows through part of the site.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	A 6 inch water main and 375mm combined sewer pass through land and 600mm water main runs along the southern boundary - restrict proposed density/ 1.3km to first CSO - no network issues. Local water infrastructure laid to estate road. Consent required from Dwr Cymru for discharge of trade effluent.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	Planning permission has been granted for the Arena Project on 2.4ha of the site and a planning application has been submitted for 4 industrial units on a further 0.32ha of the site.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The entire site lies within Flood Risk Zone C2 and flood risk zone 2/3 and is therefore unsuitable for vulnerable uses including residential.
Would the site be suitable for hazardous uses?	No. The site would not be suitable for hazardous uses due to Flood Risk and proximity to residential dwellings.
Would the site be suitable for bad neighbour uses?	No. The site would not be suitable for bad neighbour uses due to the proximity to residential dwellings.
Summary	
Summary	The site is well located close to the centre of Pontardawe and has been prepared for development. Planning permission has been granted for an Arena project on 2.4ha of the site and a planning application has been submitted for 4 industrial units - this could lead to spin off developments. The site could be subdivided to provide a range of plot sizes for different users.
Summary of the SA and possible mitigation	<p><u>Summary</u></p> <p><i>Positive:</i> 3b Biodiversity enhancement; 7c incidence and impacts of poverty; 8a local economic infrastructure; 8b local resources and environmental assets; 8c Skills and knowledge of local community.</p> <p><i>Negative:</i> 1a Climate change adaptation; 1b Climate change mitigation; 2a loss/degradation of natural resources; 3a Biodiversity loss; 4a Landscape/townscape; 5c Light pollution</p> <p>Other indicators neutral.</p>

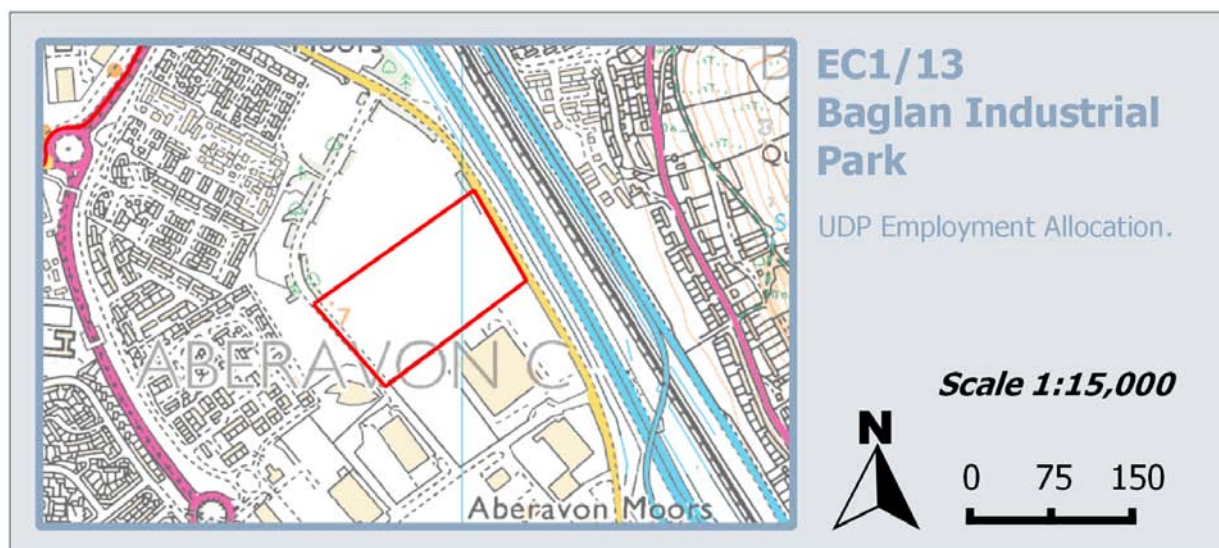
Appendix A . Site Appraisals: UDP Allocations

Glanrhyd Industrial Estate	
	<p>Employment development in the valley would be beneficial in economic and social terms. However, its location in the countryside away from most population centres results in negative assessments for climate change issues, biodiversity loss and landscape/light pollution impacts.</p> <p><u>Possible mitigation</u></p> <p>Need to ensure biodiversity/connectivity is enhanced as far as possible, and areas retained for biodiversity and landscaping/screening to reducing visual intrusion and light pollution. Flooding issues will need to be addressed.</p>
Proposed allocation in the LDP	The site will not be allocated in the LDP. Planning applications will be considered against a criteria based Policy which will seek to reinvigorate the Valleys and positively support employment uses where they meet the strategic and other objectives of the Plan..
Likely time-scale for delivery	
Planning, infrastructure and implementation requirements	<p>Transport Assessment.</p> <p>Detailed design study - ensure that development has no detrimental impact on the listed building or ancient monument and that visual impact is reduced.</p> <p>Preliminary Risk Assessment / desk study to assess contamination.</p>
Is a Flood Consequences Assessment required?	FCA will be required as part of the planning application process.

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EC1/13: Baglan Industrial Estate

Map A.16 UDP Employment Allocation, Baglan Industrial Park



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Table A.4.4 : Baglan Industrial Estate

Baglan Industrial Estate	
Site Characteristics	
UDP Site Reference	EC1/13
Site Location	Baglan Industrial Estate
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8. A larger area of the site was consulted on as the land to the west of the UDP allocation is also undeveloped.
Size of site (as allocated in the UDP) ha	6.5
Available employment land	6 - the entire site is undeveloped
Land in use (ha)	0
Description of the site, existing role and details of under-used land	The site lies off Baglan Way with easy access to the M4 and Harbourway. The site lies adjacent employment uses and Baglan Industrial Estate which will be safeguarded for employment purposes over the LDP period. The site is currently undeveloped.
Existing and proposed neighbouring land uses	The site lies close to the residential area of Baglan Moors and in close proximity to Baglan Industrial Estate and the out-of-centre retail park at Baglan Moors.
Are there a range of plot sizes which would enable the site to be subdivided?	The site could be subdivided into a number of small plots if a suitable access road was created.
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	An application was submitted in 2007 (07/1685) for an industrial unit (B1, B2 and B8) with ancillary office accommodation, external

Appendix A . Site Appraisals: UDP Allocations

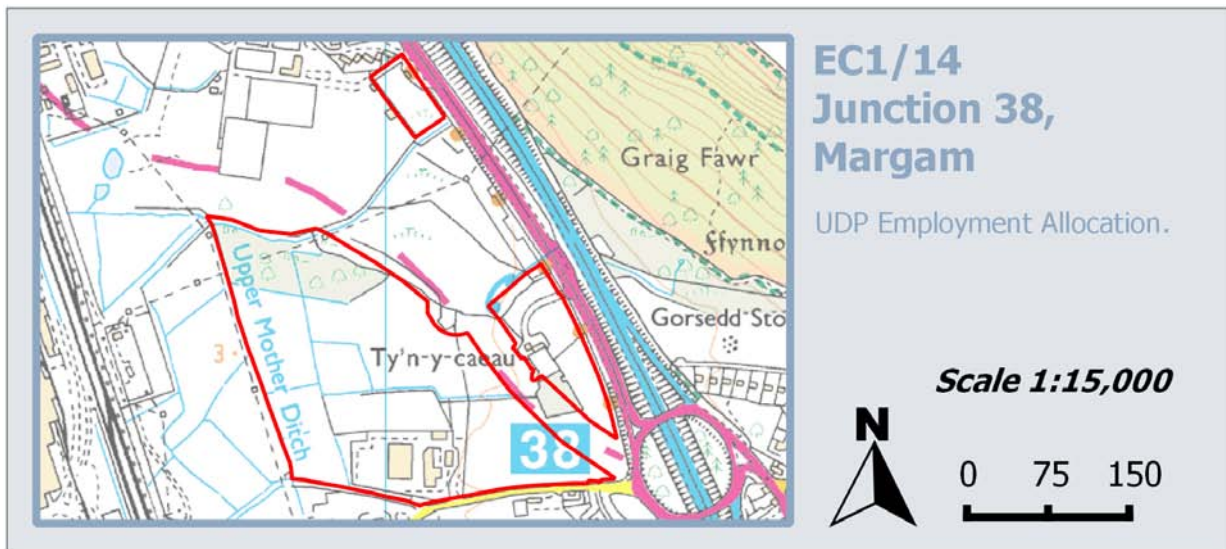
Baglan Industrial Estate	
	car parking/ vehicle circulation and service areas. The application was not determined. A further application was submitted in 2009 and later withdrawn for a industrial unit, office accommodation and associated car park and works (09/0111).
Sustainable Development Factors	
Is the site brownfield / greenfield?	The site is comprised of infilled ground - it is brownfield land.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located in a sustainable location and is in close proximity to the M4 and Harbour Way which are suitable for the movement of freight. The site also lies close to the residential area of Baglan Moors and Baglan train station.
Is the site likely to be the only acceptable use on this site (e.g. Due to on-site contamination, adjoining uses or sustainable development reasons?)	The site lies within Flood Risk Zone C2 and EA flood zone 2/3 and is therefore unsuitable for vulnerable uses including residential development.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	The site lies within close proximity to residential areas hence issues of noise and traffic should be carefully considered at the planning application stage
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	No. The site is not located in an area where there are known environmental concerns. Pollution Control Officer (Air Quality) reports that the development site is directly adjacent to the new health centre. The doctors are concerned that pollution from industry should not affect them. Careful consideration should therefore be given to the types of activity that will be permitted here.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	No. Biodiversity Officers have recorded that the site is a LBAP habitat. Previous studies have suggested that it is diverse botanically - possible SINC but would need specialist surveys. Lapwings have previously been recorded.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Yes. The entire site is vulnerable to flooding (zone C2 and EA flood zone 2 and 3).
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	Information is not available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	Information is not available
Would employment development on the site be viable without public funding?	Information is not available

Baglan Industrial Estate	
Is the site part of a comprehensive or long term development or regeneration proposal?	No. The site does not form part of a comprehensive or long term development or regeneration strategy.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	<p>There are no known service constraints.</p> <p>EA raise potential contamination issues - likely that as a minimum a Preliminary Risk Assessment would be required.</p> <p>Site is comprised on unknown in filled made ground - desk study as a minimum to determine if there is any potential risk posed by onsite and surrounding historical land use.</p> <p>An existing ditch and public sewer lies parallel to the edge boundary of the site - the sewer connects to the pumping station.</p> <p>The site should be accessed by 2 access points (to form a loop) off Moor Road.</p>
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	Moor Road Port Talbot SPS located at northernly point of site and 225mm sewer runs along North Eastern edge of site to the pumping station. Written consent required from Dwr Cymru for discharge of trade effluent. Water, sewerage and foul discharge infrastructure ok.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The entire site lies within Flood Risk Zone C2 and EA flood zone 2 and 3 and it is therefore unsuitable for vulnerable uses e.g. waste facilities.
Would the site be suitable for hazardous uses?	No. The site is not suitable for hazardous uses due to the close proximity to residential dwellings and existing employment uses.
Would the site be suitable for bad neighbour uses?	No. The site is not suitable for bad neighbour uses due to the close proximity to residential dwellings and existing employment uses.
Summary	
Summary	Whilst the site lies in a sustainable location close to the residential area of Baglan Moors, Baglan Industrial Estate and Baglan Moors District Centre with easy access to the M4 it has remained undeveloped over the UDP period. Furthermore, the site lies in flood zone C2 and EA Flood Zone 2 and 3 and it is therefore not considered appropriate to allocate the site - due to the complex hydrology of the site it is not evident that adequate mitigation measures could be implemented to allow development of the site.
Summary of the SA and possible mitigation	N/A - the site is not proposed for allocation.
Proposed allocation in the LDP	It is proposed that the site is not allocated in the LDP due to floodrisk constraints.

Baglan Industrial Estate	
	The site will be released for other uses.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

EC1/14: Junction 38, Margam

Map A.17 UDP Employment Allocation, J38 off the M4



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Table A.4.5 : Junction 38, Margam

Junction 38, Margam	
Site characteristics	
UDP Site Reference	EC1/14
Site Location	Junction 38, Margam
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	27.2
Available employment land	TBC
Land in use (ha)	TBC
Description of the site, existing role and details of under-used land	The UDP allocation is separated into 3 parcels of land which are located off J38 of the M4. The Harbour Way peripheral distributor

Junction 38, Margam	
	road, which is due to open in 2013, was initially proposed to pass between parcels a) and b). The road layout has now been changed which has affected the areas available for development. The parcel of land adjacent to the existing urban area and recreational ground is required for recreational uses as mitigation for land lost as a result of the PDR. A biomass plant is in operation on part of parcel a) and planning permission has been granted for a further biomass plant on the adjacent land. As a result of these proposals the revised area for allocation has changed.
Existing and proposed neighbouring land uses	The site lies to the south of Harbourway and adjacent to the A48 and M4. The site is located in open countryside however there are a number of employment / industrial operations within close proximity to the site including BOC gases, a biomass plant and planning permission has been granted for a further biomass plant.
Are there a range of plot sizes which would enable the site to be subdivided?	Yes. The site could be subdivided to provide a number of plots.
Market attractiveness	
Is the site being actively marketed	No information is available
Has there been any recent development activity within the last 5 years?	Yes. A biomass plant is operational on part of parcel a) and planning permission has been granted for a biomass fired power station on adjacent land (2008/1409).
Sustainable Development Factors	
Is the site brownfield / greenfield?	The site is greenfield.
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located off J38 of the M4 and close to Harbour Way which are suitable for the movement of freight. The site is located close to the urban area of Margam and could be accessed on foot and by bike. The site has limited accessibility by public transport.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	Employment uses are likely to be the only acceptable use on the site due to the proximity to BOC gases and industrial operations.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	No. The site is located within an area of industry. Tyn-y-caeu farm is located within the proposed allocation area - issues of noise and traffic would have to be carefully considered at the planning application stage.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	<p>Yes. The site lies in proximity to the AQMA in Taibach. Consideration needs to be given to the cumulative effect of air quality in the Port Talbot area as a result of any further development at this site and other employment sites within the locality (e.g. Baglan Bay and Port Talbot Docks).</p> <p>Pollution Control Officer is unable to provide comment without further details about the activities on the site.</p>

Appendix A . Site Appraisals: UDP Allocations

Junction 38, Margam	
<p>Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?</p>	<p>Yes. CCW state that the area consists of an extensive series of reedswamp, semi-improved and marshy grassland, intersected by traditional field drains and includes an area of mature woodland. Any development of the site would need to consider impacts on local biodiversity and hydrological implications in respect of drainage channels which may link from or to Margam Moors SSSI or Eglwys Nunydd Reservoirs SSSI. CCW advise that the large area of broadleaved woodland and hedgerows are retained as they may be used by bats for foraging/commuting as well as providing links to the woodlands in the surrounding areas.</p> <p>Biodiversity Officers report the western area of the site is wet woodland which is an LBAP habitats and potential SINC - this is irreplaceable habitat and needs to be removed from the allocation. There may be bats in Ty'n'caeau.</p> <p>SEWBRc report numerous records of European Protected species on the site; numerous nationally protected species on and up to 250m from the site including reptiles and birds; and numerous BAP birds and invertebrate species on and up to 200m from the site.</p> <p>It is recommended that species specific mitigation would be required in addition to standard measures and landscaping.</p>
<p>Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)</p>	<p>Yes - areas of the site lie within Flood Zone C2 / EA flood risk zone 2/3. The majority of the flood risk areas correspond with areas of biodiversity interest and could therefore be excluded from the allocated area. An FCA has been completed for the site.</p>
Deliverability and viability	
<p>Is the site owned by a developer or other agency known to undertake employment development?</p>	<p>Yes - the majority of the site is owned by WG or a private landowner who are known to undertake employment development. However, James Lovelack Baglan Ltd who are one of the landowners have confirmed that no planning applications are imminent. A large proportion of the site is owned by WG who intend to bring the site forward for primarily B1, B2 and B8 and ancillary roadside services following completion of the PDR. WG have compiled an information pack and masterplan to support delivery of the site.</p>
<p>Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?</p>	<p>The land parcels are in multiple ownership. However, a number of candidate sites have been submitted and proposed for a variety of employment uses which correspond to the majority of the allocation. Part of the site is being marketed by DTZ. Areas of the site are also being marketed via WGs Property Database and WG have stated that interest has been received from developers for part of the site.</p>
<p>Would employment development on the site be viable without public funding?</p>	<p>One of the landowners (James Lovelack Baglan Ltd) has confirmed that the site is considered viable without public funding.</p>
<p>Is the site part of a comprehensive or long term development or regeneration proposal?</p>	<p>No. The site does not form part of a comprehensive or long term development or regeneration strategy.</p>

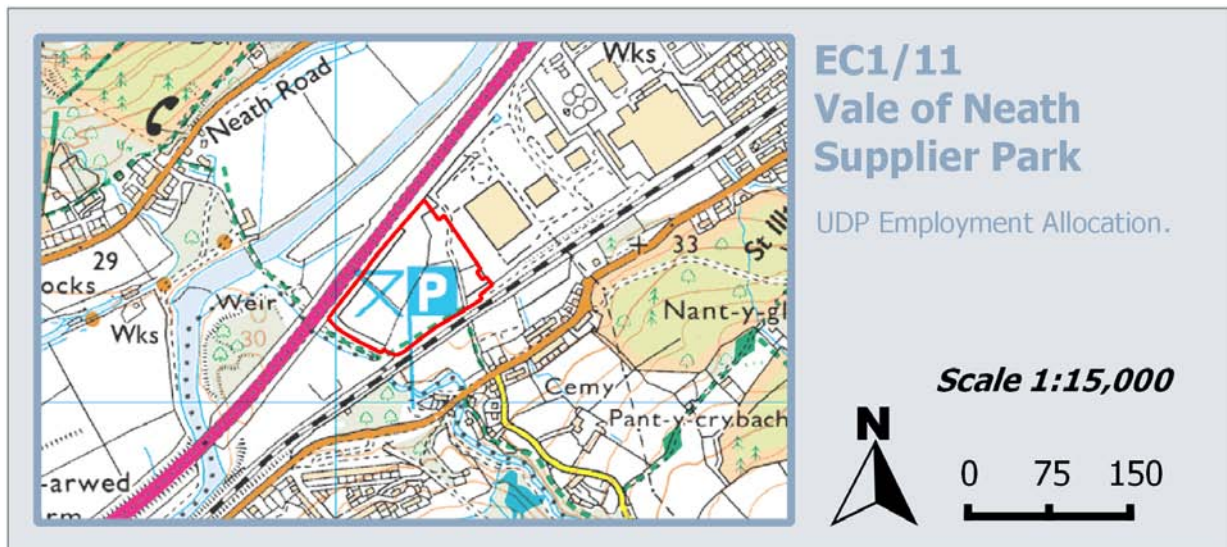
Junction 38, Margam	
<p>Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?</p>	<p>National Grid identified, as part of their representations on the Pre-Deposit Plan, that the site at J38 may be crossed by, or located within close proximity to one of National Grid's high voltage electricity lines. National Grid prefers that buildings are not built directly beneath its overhead lines.</p> <p>GGAT report potential area of prehistoric activity contained in peat layers at western end of area - archaeological evaluations have been carried out. Planning consents may be subject to conditions protecting archaeological resource.</p> <p>EA state there are a number of land drains / ordinary watercourses crossing the site. Watercourses are located within the site and a public sewer lies parallel to the site and Margam Road.</p> <p>Access would only be permitted off Harbourway and all roads must be at least 7.3m wide with cycleways and footways into the site.</p>
<p>Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?</p>	<p>WW state discussions are required to establish what water, sewerage and foul discharge demands are required - may need to run hydraulic modelling assessments to understand extent of off site works or improvements. 300mm water main and 450mm combined sewer pass through the land - protection measures required. Flooding DS in Abbots Mews - no scheme planned. Consent required from Dwr Cymru for discharge of Trade Effluent.</p> <p>The Environment Agency have highlighted that there is a lack of sewerage infrastructure at the site.</p>
Suitability for specific employment uses	
<p>Is the site identified or likely to be required for a specific user or specialist use?</p>	<p>No. Consideration will have to be given to the exclusion zone around BOC gases to ensure that the site is appropriately designated considering this constraint.</p>
<p>Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?</p>	<p>An area of the proposed allocation lies in Flood Zone C2 / EA flood zone 2/3,</p>
<p>Would the site be suitable for hazardous uses?</p>	<p>Possibly - depends on the area of the site - vicinity to BOC gases / residential areas.</p>
<p>Would the site be suitable for bad neighbour uses?</p>	<p>Possibly - depends on the area of the site - vicinity to BOC gases / residential areas.</p>
Summary	
<p>Summary</p>	<p>The site area which has been assessed as part of this ELR has been revised from the area allocated in the UDP due to the location of Harbourway. Whilst the site is strategically located off Harbourway and in close proximity to M4 and the A48 there has been little developer interest in the site and it is not evident that the site will be developed over the LDP period.</p>

Appendix A . Site Appraisals: UDP Allocations

Junction 38, Margam	
Summary of the SA and possible mitigation	N/A - the site is not proposed for allocation.
Proposed allocation in the LDP	The site will not be allocated for employment uses in the LDP. It will be released for other uses.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

EC1/11: Vale of Neath Supplier Park

Map A.18 UDP Employment Allocation, Vale of Neath Supplier Park



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Table A.4.6 : Vale of Neath Supplier Park

Vale of Neath Supplier Park	
Site Characteristics	
UDP Site Reference	EC1/11
Site Location	Vale of Neath Supplier Park
Site type (e.g. Industrial estate, business park)	Greenfield site allocated for A2, B1, B2 and B8 uses in the UDP
Size of site (as allocated in the UDP)	4.85
Available employment land	4.85
Land in use (ha)	0

Vale of Neath Supplier Park	
Description of the site, existing role and details of under-used land	The site is located adjacent to an existing industrial estate where a number of units are occupied. One of the larger employers, the TRW factory, has recently closed and this unit remains vacant. The land allocated in the UDP remains undeveloped.
Existing and proposed neighbouring land uses	The site lies adjacent to existing employment uses which separate the site from the community of Resolven.
Are there a range of plot sizes which would enable the site to be subdivided?	The site could be subdivided into smaller plots if an appropriate road layout was provided.
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	No. There has been no recent developer interest.
Sustainable Development Factors	
Is the site brownfield / greenfield?	Greenfield
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	The site is located adjacent to the Vale of Neath Industrial Estate / Supplier Park and the centre of Resolven. The Industrial Estate has direct access to the A465 which is suitable for the transport of freight and this access route could be extended into the site.
Is employment likely to be the only acceptable use on this site (e.g. due to on-site contamination, adjoining uses or sustainable development reasons?)	The majority of the site lies within Flood Zone C2 / zone 2 and 3 and is therefore unsuitable for vulnerable uses including residential. 1.73ha of land is not susceptible to flooding and this is separated into 3 parcels of land.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	No. The site lies adjacent to the Vale of Neath Industrial Estate and would utilise the same access route which provides direct access onto the A465.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	No. The site is not located in an area where there are known environmental concerns.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	No.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Yes - the majority of the site is vulnerable to flood risk.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	The site is owned by the Welsh Government. Two candidate sites have been submitted for employment uses on the site: NV9 submitted by Resolven Community Council - proposed use manufacturing and NV63 which was submitted by the landowner WG who support the retention of the UDP employment allocation for the LDP.

Appendix A . Site Appraisals: UDP Allocations

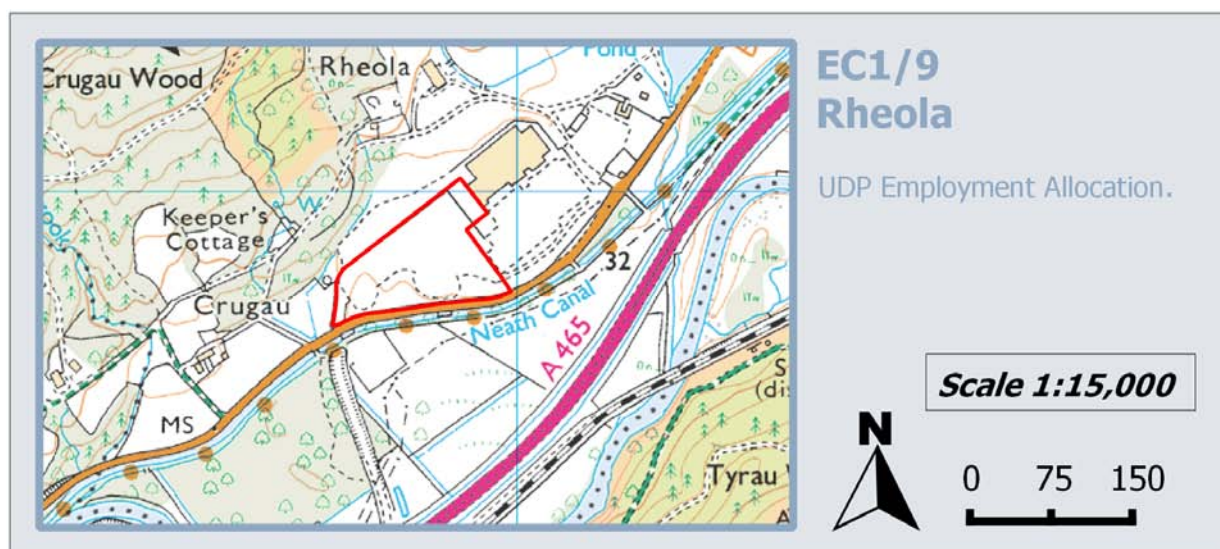
Vale of Neath Supplier Park	
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No. The site is owned by one landowner, the Welsh Government.
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	The site is identified as a Strategic Project in the Upper Neath Valley Regeneration Strategy published, as a draft document, by the Council in March 2011. The site is identified as having potential for future employment related development.
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	There has been little development interest on the site as it is not located in an area of market demand. Site preparation and infrastructure work would be required prior to development.
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	The majority of the site lies within Flood Zone C2 and EA flood zone 2/3- only 1.73ha is not vulnerable to flooding. The site could be subdivided as two smaller areas of the site are not within flood zone C2 and could therefore be suitable for vulnerable uses.
Would the site be suitable for hazardous uses?	Not all of the site is suitable for hazardous uses due to floodrisk and proximity to residential dwellings in Resolven. If the site was to be subdivided an area of land could be made available for hazardous uses subject to an assessment of the visual impact.
Would the site be suitable for bad neighbour uses?	If the site was to be subdivided an area of land could be made available for bad neighbour uses.
Summary	
Summary	The site is well located adjacent to existing employment site and the community of Resolven. However, there has been no developer interest over recent years and the site remains undeveloped. The majority of the site is vulnerable to flooding which is a constraint to development. The site lies adjacent to the Vale of Neath Industrial Estate which has additional scope for development (especially following the closure of TRW).
Summary of the SA and possible mitigation	N/A - not proposed for allocation.
Proposed allocation in the LDP	The site will not be allocated for employment uses in the LDP due to flood risk and a lack of market demand.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A

Vale of Neath Supplier Park

Is a Flood Consequences Assessment required?	N/A
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EC1/9: Rheola

Map A.19 UDP Employment Allocation. Rheola



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Table A.4.7 : Rheola

Rheola	
Site Characteristics	
UDP Site Reference	EC1/9
Site Location	Rheola
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1 and B2.
Size of site (as allocated in the UDP)	4.9ha
Available employment land	4.9ha
Land in use (ha)	0
Description of the site, existing role and details of under-used land	
Existing and proposed neighbouring land uses	The site lies in the open countryside approximately 1.5 miles from the community of Resolven adjacent to the Historic Park and Garden of Rheola house in the Neath Valley. The allocation lies to the rear of an area of land which was used by Rheola market.
Are there a range of plot sizes which would enable the site to be subdivided?	The site could be subdivided into smaller plots if an appropriate road layout was provided.

Appendix A . Site Appraisals: UDP Allocations

Rheola	
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	A planning application has been submitted for a leisure-led mixed use development which includes tourist accommodation, up to 60 residential dwellings and on-site retail, infrastructure and associated services.
Sustainable Development Factors	
Is the site brownfield / greenfield?	Brownfield
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	No. The site is not located within a sustainable location - it lies approximately 1.5 miles north of Resolven and is not readily accessible by non-car modes. The site is bordered by the Neath Canal to the south which provides a pedestrian and cycle route to Glynneath to the north and Resolven to the south.
Is employment likely to be the only acceptable use on the site (e.g. Due to on-site contamination, adjoining uses or sustainable development reasons)?	The site is not particularly suitable for uses which would generate high travel demand although pedestrian and cycle linkages could be provided and improved.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	The site lies adjacent to the Historic Park and Garden of Rheola house - development would have to be sensitively designed in order to minimise impact on the Historic environment.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	No.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	The site lies adjacent to Rheola House which is a listed building.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	Yes.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	Yes - the site is identified as a Regeneration opportunity within the Upper Neath Valley Regeneration Strategy published by the Council.

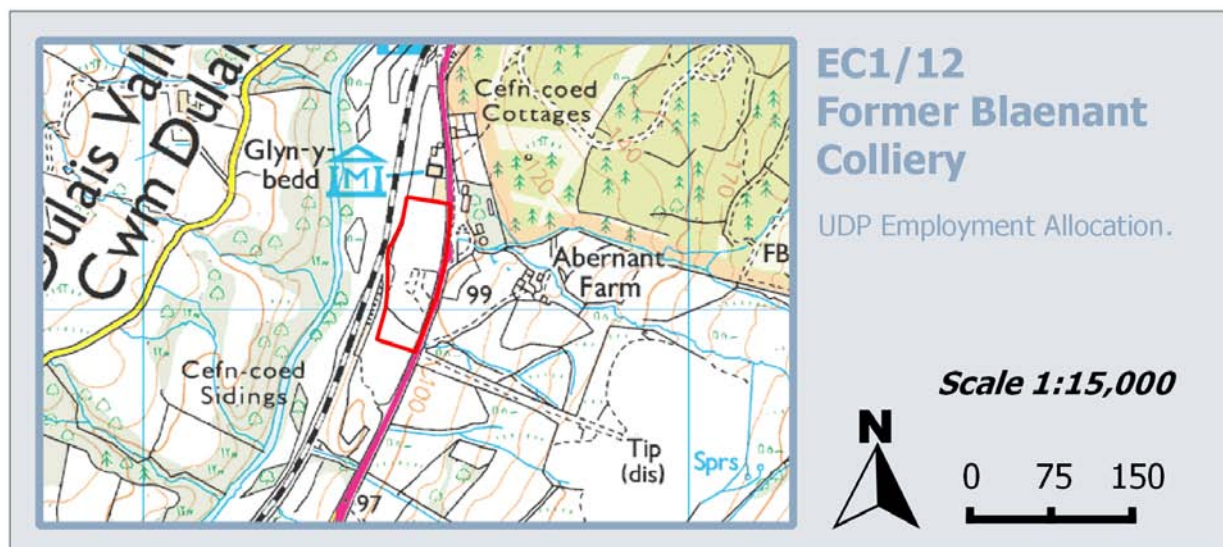
Appendix A . Site Appraisals: UDP Allocations

Rheola	
Are there any constraints to development (e.g. sewerage, road, access and contamination) and are these likely to be overcome?	It is likely that, considering the historical use, there is contamination on the site.
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	Yes.
Would the site be suitable for hazardous uses?	No. The site is not suitable for hazardous uses as it lies adjacent to Rheola House which is a Registered Park and Garden of Historic Interest.
Would the site be suitable for bad neighbour uses?	No. The site is not suitable for hazardous uses as it lies adjacent to Rheola House which is a Registered Park and Garden of Historic Interest.
Summary	
Summary	The site is located in open countryside approximately 1.5miles north of Resolven adjacent to the Rheola House which is a Registered Park and Garden of Historic Interest. The site is not readily accessible by non-car modes although improvements could be made to pedestrian and cycling linkages. A planning application has been submitted on the site for a leisure-led mixed use development.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	The site will not be allocated for employment uses in the LDP as the vision for the site has changed and it is to be promoted as a leisure-led development. An outline planning application has been submitted for a mixed use development comprising up to 60 residential units, up to 100 units of holiday accommodation, up to 350sq.m retail and up to 1000sq.m of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services (2011/1147) which includes the area allocated in the UDP - the site is therefore no longer considered available for development.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A

Rheola	
Is a Flood Consequences Assessment required?	N/A

EC1/12: Former Blaenant Colliery / Cefn Coed

Map A.20 UDP Employment Allocation, Former Blaenant Colliery



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Table A.4.8 : Former Blaenant Colliery / Cefn Coed

Former Blaenant Colliery / Cefn Coed	
Site Characteristics	
UDP Site Reference	EC1/12
Site Location	Former Blaenant Colliery / Cefn Coed
Site type (e.g. Industrial estate, business park)	Site is allocated in the UDP for the following uses A2, B1, B2 and B8.
Size of site (as allocated in the UDP)	2.4
Available employment land	2.4
Land in use (ha)	0
Description of the site, existing role and details of under-used land	The site lies adjacent to Cefn Coed Colliery museum approximately 2.5 miles north of Aberdulais and 1.5 miles south of Crynant in open countryside. The site is undeveloped.
Existing and proposed neighbouring land uses	The site lies adjacent to Cefn Coed Colliery Museum in the open countryside.
Are there a range of plot sizes which would enable the site to be subdivided?	The site could be subdivided into smaller plots if an appropriate road layout was provided.

Appendix A . Site Appraisals: UDP Allocations

Former Blaenant Colliery / Cefn Coed	
Market attractiveness	
Is the site being actively marketed	No information is available.
Has there been any recent development activity within the last 5 years?	Pre-application discussion (2011/0288) for 60 dwellings. No other developer interest or submitted planning applications.
Sustainable Development Factors	
Is the site brownfield / greenfield?	Brownfield
Is the site located in a sustainable location (e.g. access to public transport, freight network, residential areas) and would therefore reduce the need to travel?	No. The site is not located within a sustainable location - it lies approximately 1.5 miles south of Crynant and 2.5 miles north of Aberdulais and is not readily accessible by non-car modes.
Is employment likely to be the only acceptable use on the site (e.g. Due to on-site contamination, adjoining uses or sustainable development reasons)?	The site is not suitable for uses which would generate high travel demand (e.g. residential) due to the unsustainable location.
Would development of the site for employment purposes negatively affect neighbouring land uses (e.g. due to noise, traffic).	The site lies adjacent to Cefn Coed Colliery Museum which is a tourist attraction therefore any development on the site would have to ensure minimal disturbance and disruption.
Is the site located in an area where there are known environmental concerns or would development exacerbate existing environmental problems e.g. air quality, noise, light.	No.
Are there landscape/biodiversity/heritage/geodiversity/quiet area designations within or adjacent to the site?	The site lies adjacent to Cefn Coed Colliery which is a listed building.
Does the site lie within a Flood Risk area? (Zone C2 / EA flood zone 2/3)	No.
Deliverability and viability	
Is the site owned by a developer or other agency known to undertake employment development?	No information is available
Is the site in multiple ownership/occupation or owned by an organisation unlikely to bring the development forward?	No information is available
Would employment development on the site be viable without public funding?	No information is available.
Is the site part of a comprehensive or long term development or regeneration proposal?	No. The sites does not form part of a comprehensive or long term development or regeneration strategy.
Are there any constraints to development (e.g. sewerage, road, access and	It is likely that, considering the historical use, there is contamination on the site.

Appendix A . Site Appraisals: UDP Allocations

Former Blaenant Colliery / Cefn Coed	
contamination) and are these likely to be overcome?	
Are there any systems provision constraints (e.g. sewerage, drainage) and are these likely to be overcome?	No information is available.
Suitability for specific employment uses	
Is the site identified or likely to be required for a specific user or specialist use?	No.
Is the site located within a Floodrisk area (zone C2 / EA flood zone 2/3)? If so, what proportion of the site (ha) would remain available for vulnerable uses (e.g. waste facilities)?	No
Would the site be suitable for hazardous uses?	No. The site is not suitable for hazardous uses as it lies adjacent to Cefn Coed Colliery Museum which is a tourist destination.
Would the site be suitable for bad neighbour uses?	No. The site is not suitable for bad neighbour uses as it lies adjacent to Cefn Coed Colliery Museum which is a tourist destination.
Summary	
Summary	The site is located in an unsustainable location in open countryside approximately 2.5miles north of Aberdulais and 1.5 miles south of Crynant. The site is not readily accessible by non-car modes and development would have a negative impact on the landscape. There has been limited developer interest in the site and it remains undeveloped.
Summary of the SA and possible mitigation	N/A - site is not proposed for allocation.
Proposed allocation in the LDP	The site will not be allocated or identified for employment uses in the LDP.
Likely time-scale for delivery	N/A
Planning, infrastructure and implementation requirements	N/A
Is a Flood Consequences Assessment required?	N/A

Appendix 4 – Delivery Issues and Options

Introduction

In this Appendix we look at factors constraining employment land development in Swansea and Neath Port Talbot and offer ideas on delivery options and implementation tools to help bring sites forward.

Development Constraints

Within the Study Area, bringing new business floorspace forward onto the market has sometimes proved problematic, hence the often cited response of agents that there is a lack of “good quality space for offices and industrial units”. The major constraints we have identified in this study are:

- Market viability, where development risks and costs for employment uses, including the developer’s return, exceed achievable values, this creates negative site values and thus no incentive to investment (see further comments about market viability below).
- If site servicing and preparation raises costs to uneconomic levels, development will not be forthcoming. The scale of infrastructure costs can also discourage development, especially if it involves major investment in, for example, roads.
- The ability of the market to absorb large developments of a single use class.
- Planning policy (site allocations) may be out of sync with the market, such that land fails to be developed because:
 - There is insufficient pressure on land (i.e. insufficient demand) to raise values to levels needed to make development attractive;
 - More land is allocated for a use than the market wants or can absorb;
 - Sites are allocated for a scale or particular use that the market cannot deliver (because of the relationship between demand/market for the end use, development risks and costs, a developer’s required rate of return and the end value of development); or
 - Sites of the wrong type in the wrong location with the wrong operating environments, etc, have been allocated without any clear mechanisms for delivery.

Lack of progress on high quality property, small business spaces, freeholds and large development sites identified solely for employment use are likely to be the consequence of one or a combination of the above factors.

These factors are not unique to Swansea and Neath Port Talbot, and there are no magic solutions to solve these problems. The completion of this employment land study and the integration of the conclusions of this into the new LDPs may now offer the right vehicle to mitigate these deliverability problems.

Market Signals

The critical point to understand is that just because an allocated employment site is not developed it does not mean that the problem is one of ‘delivery’. It can be interpreted as a market signal indicating

that this is not the best use for the site. This is a point emphasised in the Barker Review of Land Use Planning which states that... *“Market signals provide important information for planners in determining the most efficient use of land.”*¹⁸

Market Viability

The viability of the development of any given site will depend upon market conditions at that particular time, including rental and capital values, and upon site specific factors such as higher than average project costs. For example, the need for piling due to poor ground conditions; remediation of contaminated land; flood protection measures and/or need to raise floor levels and provide compensatory flood storage; infrastructure costs such as new access roads, highway improvements/roundabouts; availability and capacity of utility supplies; Section 106 Agreement costs; costs incurred in obtaining planning consent including professional advisors etc. If development does not provide an adequate profit margin then schemes are unlikely to proceed.

Delivery Options

In generating recommendations for development options we have considered a number of the conclusions from the consultation workshops and follow on consultations and research as part of this study. They include the following observations:

Anchor Developments

Pre-lets or anchor developments are important to realising the larger development schemes. But for this to be identified as a ‘practical’ solution the developer will need to have an identified end user, to know how much space they will buy and when.

Mix of Uses

Re-allocating employment land across a wider number of uses will improve the marketability of land supply because it shares the infrastructure costs across these other uses, hence reducing development costs for employment space. This is very cost effective however it would need to be balanced with the needs and aspiration of the local authority areas. In the following bullet points we look at where planning may improve take up of land:

- Mixed use development is likely to be more marketable than single uses on larger sites. The reason the market likes mixed use schemes is that it spreads developers’ risks – but this also depends on the site, the local market and the mix of uses and scale of development.
- Following on the above comment, an element of retail, such as retail warehousing or trade counters is likely to attract business and may need to be part of the mix. However, this needs to depend on where the development is and the strategic importance of the site for the sub-area.
- Allow residential use as an enabling development on larger sites to help kick start development of the commercial elements, but again this would need to be assessed

¹⁸ Box 1.1 - Barker Review of Land Use Planning – (December 2006)

against the strategic importance of a particular site and its suitability for business use without any residential element.

- Greater realism. Where planning policy allocations are made on the basis of aspiration development is likely to be frustrated. This is a key rationale behind the requirement for employment land reviews and for the recommendations for reducing the quantum of land in this study.

Increasing Intensity

It is possible to achieve more intensive use of space in designing the site development options, for example the mixed use options could be conditional on achieving higher densities, which would increase or maintain employment numbers on less space than the existing users. But the viability of these uses will be a critical consideration, and location is particularly important from a planning perspective. Where developments are in or close to town centres and transport hubs, then the potential for delivery of intensive schemes improves. However if occupiers are to be attracted, it is vital for any schemes to allow for adequate servicing, circulation and parking space. Increasing the intensity of most existing business areas is likely to be a realistic option for most of the locations in Swansea and Neath Port Talbot.

Transport and Communication Improvements

Access and capacity on the strategic road network is important to businesses for gaining access to labour, receiving supplies and distributing goods. Therefore this affects a location's ability to attract investors.

Implementation Tools

There are various tools planning authorities may rely on for bringing sites forward for development. These mostly relate to planning gain by allowing developers to build something that will generate profit beyond the normal developer mark-up. Achieving planning gain may be achieved through the statutory planning system, either via planning documents or by individually negotiating S106 agreements on a site by site basis or through a combination of the two approaches.

Development Plan Documents

It is often considered that the role of planning in fostering economic development is perhaps not as well developed as it should be, especially in comparison with other land uses issues, such as housing or conservation. A range of new and emerging national initiatives are currently providing new opportunities in this direction, including Enterprise Zones, Tax Increment Finance and Local Development Orders.

Planning should also intervene positively to stimulate demand and encourage development, through tools like development briefs, Area Action Plans and masterplans, which would assist in addressing economic development issues in a wider, spatial context. These would be able to address economic objectives and to integrate them with infrastructure, housing and environmental considerations in a holistic manner. They would also identify any cross subsidy required to be identified and planning gain to be shared out in a manner consistent with the overall policy objectives of the LDPs and in a

transparent fashion open to public scrutiny. Complementary strategies to tackle issues such as skills will enhance the market attractiveness of the area as a place for inward investment.

S106 Agreements and CIL (Community Infrastructure Levy)

Currently most developer contributions towards infrastructure are through the S106 system, however it is possible that S106 can help to pay for or subsidise employment space, e.g. small workspaces. In a study by McFarlane¹⁹, it was found that only 15 per cent of English local authorities had used or try to use S106 agreements to generate employment or training opportunities. London boroughs were more likely to have used S106 for these purposes, which is probably because of strong housing demand and return on developments. When local authorities were asked why they had not used S106, the most popular comments suggested a lack awareness of these possibilities or concerns about the legality of such requests.

S106 is only justified under certain circumstances to make development appropriate where it would not be otherwise. However, it is important to capture planning gain for wider infrastructure for the whole area, not just infrastructure that is local to the development. Further to this, the arrival of CIL will enable strategic and non-site specific contributions to cross subsidise infrastructure/employment development.

Business Plan

In planning for bringing sites to the market, and in seeking to maximise the wider economic returns for Swansea and Neath Port Talbot, it is helpful to develop business plan(s) for key sites. On a site specific basis it may help to first set out a better understanding of why new development does not come forward and then to look at the types of initiatives that have been tried in order to facilitate development of employment floorspace.

Among other things, it is important that each site/area business plan identifies the following:

- Outcomes being sought, e.g. amount of commercial space, type of space;
- Types of interventions, if necessary, required for bringing sites forward;
- Delivery arrangements;
- Where investment might be sourced, for example:
 - S106 agreement;
 - Community Investment Fund;
 - Local authority prudential borrowing; and
 - Welsh Government and European funding.

This approach is clearly needed in order to bring forward Felindre and Baglan Bay potential allocations.

¹⁹ Richard McFarlane, *Local jobs from local development: The use of Planning Agreements to target training and employment outcomes*, 2006

Funding

It is more likely that commercial development will be driven by the private sector and therefore intrinsic viability will be a crucial issue. There may be some scope for public funding of development and this would need investigating with a project in mind. Public sector support for office and industrial development may rely on Welsh Government and European funding.

In considering funding options, discussions should be carried out with Economic Development and External Funding officers within the councils, and sub-regional Development Managers in the Welsh Government. The Welsh Government is also a key partner in developing the Felindre and Baglan Bay sites, which will enhance the prospects of co-ordinated and joint action to stimulate the economic regeneration of this part of the South West Wales sub-region.

Land Contributions

One specific form of gap funding can be through a contribution from the local authority in the form of land or of site servicing. Land at nil value reduces overall development costs, hence improving viability. Clearly such a step has opportunity costs and needs weighing in terms of the Council's overall objectives and will most importantly depend upon the location and suitability of land holdings.

Also, local authorities may help facilitate developments where there are land ownership issues by purchasing land using developer funding. For instance if a site is in multiple ownership then the Council through use (or threatened use) of CPO powers may be more persuasive in acquiring land into single ownership to release development.