

Matter 6: Economy

Key Issue: Do the overall scale, type and distribution of the allocated employment and retail sites achieve the relevant objectives of the LDP in a sustainable manner consistent with the WSP and national policy?

Have relevant alternatives been considered and is the identification of the allocated sites based on a robust and rational site selection process?

Are the policies for employment, retail and tourism development clear, reasonable and appropriate?

Employment

- How great is the over-provision of employment land? Is this significant and will it have a detrimental impact on the Council's economic strategy, particularly in terms of land values, future growth, job numbers?
- Will the employment allocations be sufficient, in terms of the range of types, location and distribution, to provide for the growth proposed?
- What evidence is there that the consequences of flood risk at some sites can be acceptably managed?
- Is the importance of the Port Talbot Docks to the economy recognised within the LDP? Does it give sufficient support to the continuation of dock operations? Should other uses be encouraged and, if so, which types might be compatible with dock operations and otherwise appropriate?¹
- Why aren't existing UDP sites, for example J38, Margam, fully allocated?
- Which LDP policies would be most relevant to proposals at the Science and Innovation Campus? Could additional uses be permitted there and, if so, which should these be? Alternatively, could a variety of development be permitted by including the site within the settlement limit?
- Will the policy framework adequately protect the Tata steel site and allow for its future development? Does it provide sufficient clarity on the planning position for the works? Will it enable development proposals to be determined quickly and consistently?
- Are the policies clear on whether ancillary facilities and services will be permitted on employment sites?

Retail

- Should the Baglan Moors District Centre be identified within the hierarchy of retail centres? What are the implications of not identifying this area? How will proposals for development there be judged?

Tourism

- How has flood risk at the Rheola allocation been addressed; is this a satisfactory measure? How will other interests at the site, such as habitats, be protected?

¹ Suggested uses include energy and infrastructure projects, inward investment for manufacturing and other industries, mixed use regeneration schemes.