



## Frequently Asked Questions Pre-deposit (Preferred Strategy) consultation

Neath Port Talbot Council (NPTC) is preparing a Replacement Local Development Plan (RLDP) to cover the period 2023 – 2038. When adopted, this will replace the current Local Development Plan. The RLDP will contain policies and proposals which will provide for the development needs and aspirations of the authority, as well as protecting and enhancing the social, cultural and environmental assets of Neath Port Talbot.

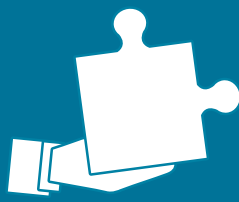
### Where are we now?

NPTC is in the very early stages of preparing the RLDP. The various stages and timescales are set out below:

Key Stage	Stage of RLDP Preparation	Timescale	Completed?
1	Delivery Agreement	Nov 2023	Yes
2	Pre-Deposit Participation / Preparation (Regulation 14)	Nov 2023 – Sept 2024	Yes
2	Call for Candidate Sites	Nov 2023 - Dec 2023	Yes
3	Pre-Deposit (Preferred Strategy) Consultation – (Regulation 15)	Nov 2024 – Dec 2024	In progress
4	Deposit Participation / Preparation	Dec 2024 – Sept 2025	
5	Deposit RLDP Consultation - (Regulation 17)	Nov 2025 – Dec 2025	
6	Submission of RLDP to WG for examination (Regulation 22)	June 2026	
7	Independent Examination (Regulation 23)	Sept 2026 – Dec 2026	
8	Receipt & Publication of the Inspector's Report (Regulation 24)	Feb 2027	
9	Adoption of the RLDP (Regulation 25)	April 2027	

These stages and timescales are set out in further detail within the published Delivery Agreement. For more information about the RLDP please visit the Council's website at [www.npt.gov.uk/rldp](http://www.npt.gov.uk/rldp).





## Consultation on the RLDP Pre-Deposit (Preferred Strategy)

In May 2024, we asked for your views on the Key Issues, Vision and Objectives and the potential growth and spatial options for the RLDP to take forward. The feedback received from a range of interested parties has helped us to prepare a Pre-Deposit (Preferred Strategy).

We would now like you to provide views on the Preferred Strategy and are seeking comments on:

- The scale and location of homes, jobs and employment proposed;
- The Key housing and employment sites identified to support growth; and
- The strategic policies making up the framework to support the delivery of the vision and objectives through new development.

## Consultation on the Initial Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA)

A number of technical assessments of the strategy are required by legislation. The Initial ISA appraises the potential for positive and negative effects against a sustainability framework. It fulfils the requirements for:

- Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)
- Equalities Impact Assessment (EqIA)
- Health Impact Assessment (HIA)
- Welsh Language Impact Assessment (WLIA)
- Well-being of Future Generations (WBFNG)

The HRA is an assessment of potential effects of protected European sites.

An Initial ISA Report and HRA Screening Report have been made available for comments and can be viewed alongside the Preferred Strategy.

## Consultation on the Candidate Site Register

In accordance with the Council's approved Delivery Agreement, landowners, developers, and other interested parties were invited to nominate 'Candidate Sites' for potential inclusion within the emerging RLDP. An initial 'Call for Sites' (CfS) was undertaken in 2022. Due to the preliminary findings from this CfS, alongside information obtained from our Annual Monitoring Reports and growth projections, indicated that there was a requirement for additional housing land to be identified in addition to existing infrastructure and viability matters. A subsequent CfS was held in November 2023. The Council has also undertaken an Urban Capacity Study.

To consolidate all of these, the Council has prepared a Candidate Site Register (CSR) which is a record of the sites submitted to the Council. The CSR has been published alongside the Preferred Strategy and interested parties can make comments on the sites proposed to the Council. These comments will inform the next stages of assessing these sites.

New Candidate Sites can be proposed at this stage as well.

## How can you get in touch?

You can view the consultation documents and supporting evidence online ([www.npt.gov.uk/rldp/ps](http://www.npt.gov.uk/rldp/ps)) or in person at Neath and Port Talbot Civic Centres, and the Quays.





The consultation will be live for 8 weeks from midday 12th December 2024 to midday 6th February 2025. Comments received will be used to inform the preparation of the Deposit or 'full draft' RLDP. To respond to the consultation, you can:

- Use our online LDP Consultation portal (<https://neath-porttalbot-consult.objective.co.uk/kse/>)
- Post your comments to us at Planning Policy, The Quays, Brunel Way, Neath SA11 2GG

If you have any queries or would like to hear about future RLDP consultations, please contact the LDP team via

Email – [LDP@npt.gov.uk](mailto:LDP@npt.gov.uk)

Telephone – 01639 686821

## What is the Replacement Local Development Plan (RLDP)?

The RLDP is an important document which will contain policies and proposals to guide land use change in Neath Port Talbot over the period 2023 to 2038.

The RLDP is being prepared in accordance with the Approved Delivery Agreement. The aim is to adopt the RLDP in Spring 2027

## How is the RLDP Prepared?

The LDP is prepared by the Local Planning Authority. There are a number of steps to preparing the Plan and different stages of consultation and involving people in its preparation.

Before starting work on the RLDP, we produced a Delivery Agreement which sets out the RLDP's timetable and when and how people could get involved.

During the preparation of the RLDP, we will build an evidence base to inform and support the Plan.

## How is this different to the LDP?

Similar to the adopted Local Development Plan 2011-2026 (LDP), the RLDP will provide for the development needs and aspirations of NPT as well as protecting and enhancing the social, cultural and environmental assets of NPT. However, the current LDP covers a 15-year timeframe 2011-2026 and as such the RLDP will look beyond this to the next 10 years.

The preparation of the adopted LDP followed a similar process.

## What is the Preferred Strategy?

The Preferred Strategy consultation document is not the final RLDP but contains some of the key aspects of the proposed RLDP. The purpose of consulting on a Preferred Strategy is to build consensus on some of the key aspects of the RLDP and to enable interested parties to provide feedback on these prior to the preparation of the full draft plan, called the Deposit Plan.

In summary, the Preferred Strategy proposes that the RLDP delivers a provision for 4,176 homes (including 20% flexibility allowance) (278 per annum) to meet a need of 3,480 homes and 3,555 jobs and making provision for 57Ha of employment land. Some existing allocations and commitments will support the delivery of this, alongside new Key housing and employment sites across the Coastal Corridor and National Growth Area. Additionally, 18 strategic policies have been identified to support the delivery of the strategy, the vision and objectives of the RLDP.





## When and where can I view the documents?

The consultation will be live for 8 weeks from midday 12th December 2024 to midday 6th February 2025.

During this time, you will be able to view the consultation documents and supporting evidence at Neath and Port Talbot Civic Centres, as well as The Quays, Brunel Way or online via our LDP Consultation Portal (<https://neath-porttalbot-consult.objective.co.uk/kse/>) or at [www.npt.gov.uk/rldp](http://www.npt.gov.uk/rldp). Among these, is an Easy Read version, which provides a shorter and simpler version of the main Preferred Strategy consultation document.

The Council will hold an online engagement event as well as drop-in sessions during the consultation period. These are listed below:

- Virtual / online - Tuesday 21st January 2025 – presentation and questions - between 10am to 12pm (midday);
- Pontardawe Library - Wednesday 22nd January 2025 between 10am – 1pm;
- Neath Civic Centre – Wednesday 22nd January 2025 between 3pm and 6pm;
- Port Talbot Library – Thursday 23rd January 2025 between 9.30am to 12.30pm; and
- Glynneath Library – Thursday 23rd January 2025 between 2.30pm to 5.30pm.

If you would like to attend the online engagement session, please let us know by emailing us at [ldp@npt.gov.uk](mailto:ldp@npt.gov.uk) no later than **15th January 2025**. Please can you also let us know if you require Welsh translation services. There is no need to pre-book for the other sessions, simply turn up and someone from the team will be able to help answer any questions.

## How can I comment?

You can make a representation in writing, in English or Welsh, to the Council during the 8 week consultation period. Comments should be submitted online using our LDP Consultation portal (<https://neath-porttalbot-consult.objective.co.uk/kse/>), or by completing the relevant comment form (available online at [www.npt.gov.uk/rldp/ps/](http://www.npt.gov.uk/rldp/ps/)).

These forms can be sent to:

- [ldp@npt.gov.uk](mailto:ldp@npt.gov.uk) or **Planning Policy, The Quays, Brunel Way, Neath SA11 2GG**

**Comments received after midday on 6th February 2025 will be treated as late and will not be considered further.**

We recommend you use the online comment form to answer the consultation questions. Please bear in mind that if you do not use the form, we may place your comment alongside the most relevant question when processing and analysing your representation.

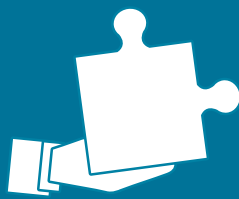
## What can I comment on?

The documents we welcome your views on are:

- RLDP Pre-Deposit (Preferred Strategy) Consultation Document;
- Candidate Site Register (CSR);
- Initial Integrated Sustainability Appraisal Report (ISA); and
- Habitats Regulations Assessment Stage 1 Screening Report (HRA).

A number of supporting documents have also been published to support the consultation and outline the evidence that the Council has considered when preparing the Preferred Strategy.





### **Can I comment on a Candidate Site?**

Yes. The Candidate Sites Register (CSR) has been published alongside the Preferred Strategy. You can provide comments in support or objection of these sites. The Candidate Site Methodology and Initial Integrated Sustainability Appraisal Report outlines how the Council will assess these sites and you may find it useful to refer to this when preparing your comments.

### **Are Candidate Sites allocated by the Candidate Site Register?**

No. The Candidate Site Register (CSR) is just a record of the sites promoted to the Council for protection or development. At this stage, it outlines the conclusions from a Stage 1 assessment and a summary of the detailed Stage 2 assessment. The CSR itself does not allocate land for development or designate land for protection, only an adopted development plan can do this. The RLDP will incorporate proposals associated with land identified in the CSR for protection or development following the appropriate assessment processes.

### **What should I comment on?**

The Preferred Strategy and Deposit stages of RLDP plan preparation provide an opportunity for interested parties to comment on both the policies and sites proposed.

You can also submit a comment requesting an amendment to a proposed site boundary, or propose the deletion or addition, of new sites.

### **Will people be able to see my comments?**

To show that the consultation was carried out properly, the Council intends to publish the responses to this consultation. The name of the person or organisation who sent the response will be published with the response. As such, we cannot accept anonymous comments.

Information will be held and published in accordance with the NPT Council Planning Policy Privacy Notice (<https://beta.npt.gov.uk/system/terms-and-conditions/privacy-statement/service-specific-privacy-notice/privacy-statement-planning-and-public-protection/>)

### **How will my comments be used?**

Comments received will be considered as formal representations to the Preferred Strategy or other documents under consultation, informing the content of the full draft Plan / Deposit Plan. The Council will consider and analyse the comments made and will publish responses to these where appropriate. Comments made on Candidate Sites will inform the detailed assessment process.

### **What happens next?**

The next stage of the plan preparation process will be the 'Deposit' stage when the Deposit RLDP will be consulted upon, and further representations sought.

It is currently anticipated that this will take place in Winter 2025.

