



# Replacement Local Development Plan

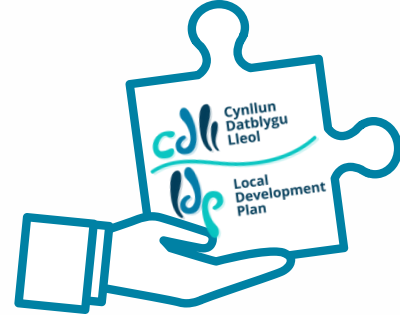
2023 - 2038

December 2024

## Preferred Strategy Easy Read



# What is the RLDP?



Neath Port Talbot (NPT) Council is preparing a Replacement Local Development Plan (RLDP). The RLDP will cover the period 2023-2038 and will replace the adopted LDP 2011-2026.

The RLDP will set out **where** and **how** new development will take place **over the next 15 years**. It will include **site allocations** for different land uses, such as housing and employment, and **policies** to help tackle the declared climate and nature emergencies, safeguard the environment, secure high-quality design and guide the creation of vibrant sustainable places. When adopted by the Council, the RLDP will be used as a basis for determining planning applications.

The RLDP is now at **Preferred Strategy** stage. The Preferred Strategy is not the final RLDP and as such does not include all the policies, land use or infrastructure proposals that will be required to support development. This detail will be set out in the Deposit RLDP which will be subject to public consultation towards the end of 2025. The Preferred Strategy is supported by a suite of evidence based documents, including the Integrated Sustainability Appraisal (ISA) and the Habitats Regulations Assessment (HRA).

## RLDP Stages

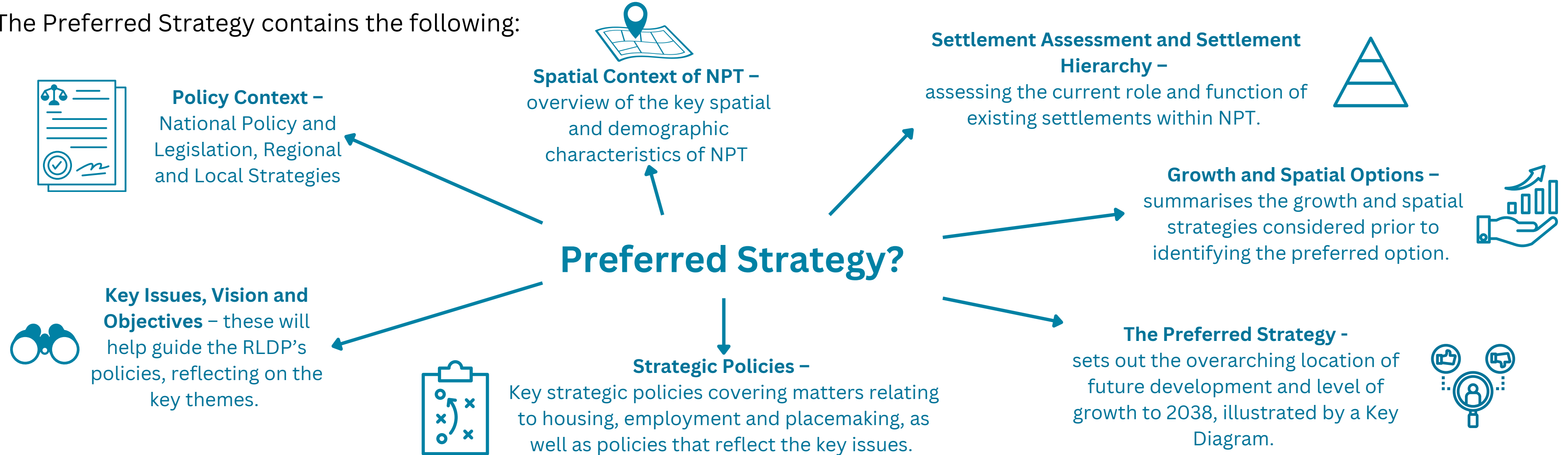


# What is the RLDP Preferred Strategy?

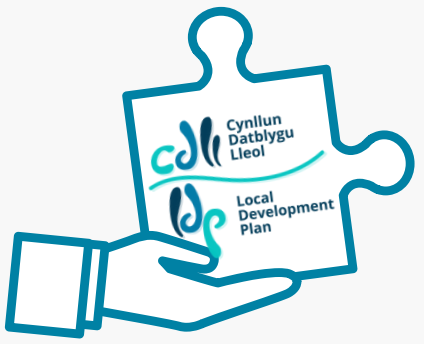
The RLDP is the first formal public consultation stage in the RLDP preparation process.

The Preferred Strategy sets out a Vision for the place we want Neath Port Talbot to be in 2038, issues and objectives, and a broad spatial strategy; including the growth in population, housing and employment and how this growth will be spread across the authority.

The Preferred Strategy contains the following:



# RLDP Vision



The RLDP vision addresses 14 key issues. These are summarised as:

<b>01</b>  <b>Climate Emergency</b>	<b>02</b>  <b>Nature Emergency</b>	<b>03</b>  <b>Health and Well-being</b>	<b>04</b>  <b>Sustainability</b>	<b>05</b>  <b>Heritage, Culture and Welsh language</b>	<b>06</b>  <b>Sustainable Travel &amp; Transport</b>	<b>07</b>  <b>Homes of all types</b>
<b>08</b>  <b>Access to amenities</b>	<b>09</b>  <b>Economic Change</b>	<b>10</b>  <b>Economic Infrastructure</b>	<b>11</b>  <b>Renewable Energy</b>	<b>12</b>  <b>Minerals and Waste</b>	<b>13</b>  <b>Conserved and Protected Natural and Historic environments</b>	<b>14</b>  <b>Flooding and Pollution</b>

The full version of the vision is included in the Preferred Strategy document.



# RLDP Objectives

There are 14 strategic objectives included within the RLDP. These are shown below:

**Objective 1** Minimise the causes and adapt to the current and predicted impacts of climate change through:



- Minimising greenhouse gas emissions;
- Requiring appropriate location and design of development; and
- The protection and enhancement of all environmental assets required for climate adaptation and resilience.

Achieve a net biodiversity benefit and enhanced ecosystems resilience from new developments across the county borough.

## Objective 2



## Objective 3



Ensure all new developments provide a healthy local environment that encourages more active and healthier lifestyles for all age groups

Realise the full benefits of green economic growth across the county borough to provide fully sustainable communities in all localities while conserving Neath Port Talbot's environment

## Objective 4



## Objective 5



Support, enhance and enrich the distinctiveness of Neath Port Talbot's communities, including use of the Welsh language, through positive placemaking actions at a local level.

Reduce spatial inequalities in travel and transport across the county borough by improvements to Active Travel and public transport links and services, especially in valleys areas

## Objective 6

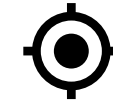


## Objective 7



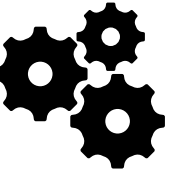
Deliver sufficient good quality new homes of the required types in the most suitable locations to meet the identified need

## Objective 8



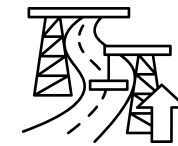
Encourage and support the retention and provision of a mix of community, retail, employment and recreational facilities in appropriate locations across the county borough.

## Objective 9



Encourage and enable the establishment and growth of new clean green technologies and industries to promote and maintain a leading role for Neath Port Talbot in the national and international renewables and industrial economies.

## Objective 10



Ensure that all areas of Neath Port Talbot are able to benefit from economic growth and from modern economic infrastructure, including visitor attractions, appropriate to meet their economic, social, environmental and cultural needs and aspirations.

## Objective 11



Enable Neath Port Talbot to make an appropriate contribution to renewable and low carbon energy generation while encouraging all appropriate steps to be taken to reduce energy demand and improve efficiency across all sectors.

## Objective 12



Conserve and safeguard aggregate resources, reserves and infrastructure while making an appropriate and a proportionate contribution to the supply of aggregate to meet local, regional and national need while ensuring adverse impacts are minimised and the provision of appropriate waste treatment, recycling and disposal facilities and processes are facilitated.

## Objective 13



Ensure the conservation, protection and enhancement of Neath Port Talbot's natural and historic assets and environments, green infrastructure, landscapes, undeveloped coast and coastal areas.

## Objective 14



Ensure that environmental issues and future changes including flood risk, coastal and fluvial change and pollution issues are appropriately avoided, addressed and adverse impacts minimised.

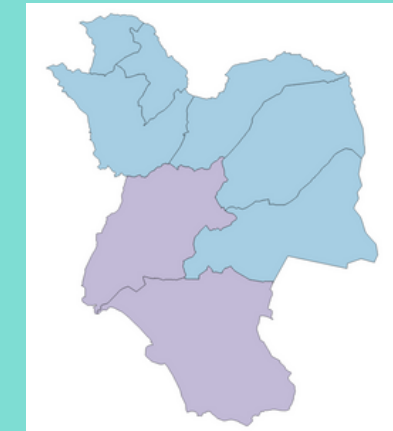
# Preferred Strategy

The title of the Preferred Strategy is: *“Aiding economic recovery and valuing our unique opportunities in Neath Port Talbot”*



The RLDP subdivides NPT into two strategy areas -

- **Valleys Opportunity Area** (encompassing the spatial areas of the Afan Valley, Neath Valley, Dulais Valley, Swansea Valley, Amman Valley and Pontardawe), and
- **Coastal Corridor and National Growth Area** (comprising of Neath and Port Talbot spatial areas)



The Preferred Strategy takes into account:

- Identification of Port Talbot and Neath in the **Swansea Bay and Llanelli National Growth Area** (as set out in Future Wales)
- **Tata steelworks** transition to the Electric Arc Furnace
- **Celtic Freeport** designation
- **Significant environmental constraints**
- **Planned developments** across the authority

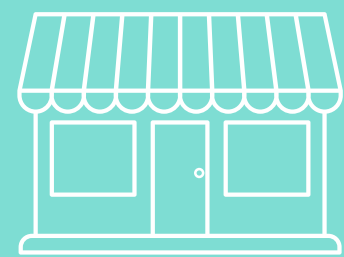
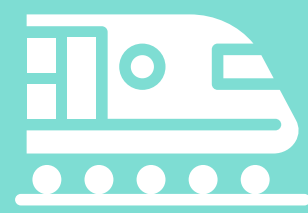
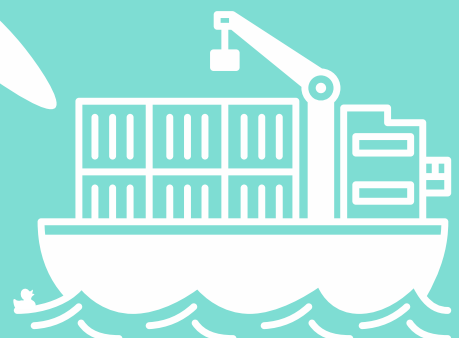
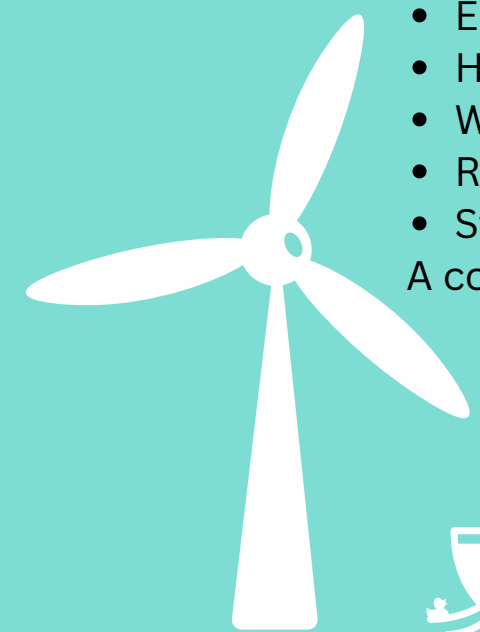
The RLDP is supported by a suite of background evidence based documents, including:

- Local Housing Market Assessment
- Economic and Housing Growth Assessment
- High Level Viability Study
- Welsh Language Background Paper
- Renewable and Low Carbon Energy Assessment, and
- Strategic Highway Assessment

A complete list is provided within the Preferred Strategy

Over the plan period, this will mean:

- Making provision for **4,176 homes** (including **20% flexibility allowance**) (**278 per annum**) to meet a **need of 3,480 homes**; and
- Supporting the delivery of **3,555 jobs** (**237 per annum**) and making provision for **57Ha of employment land**.



# Key Diagram

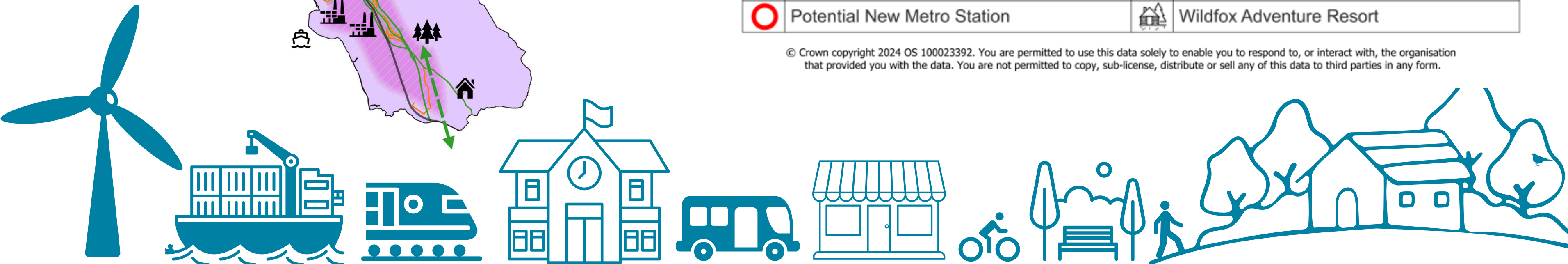
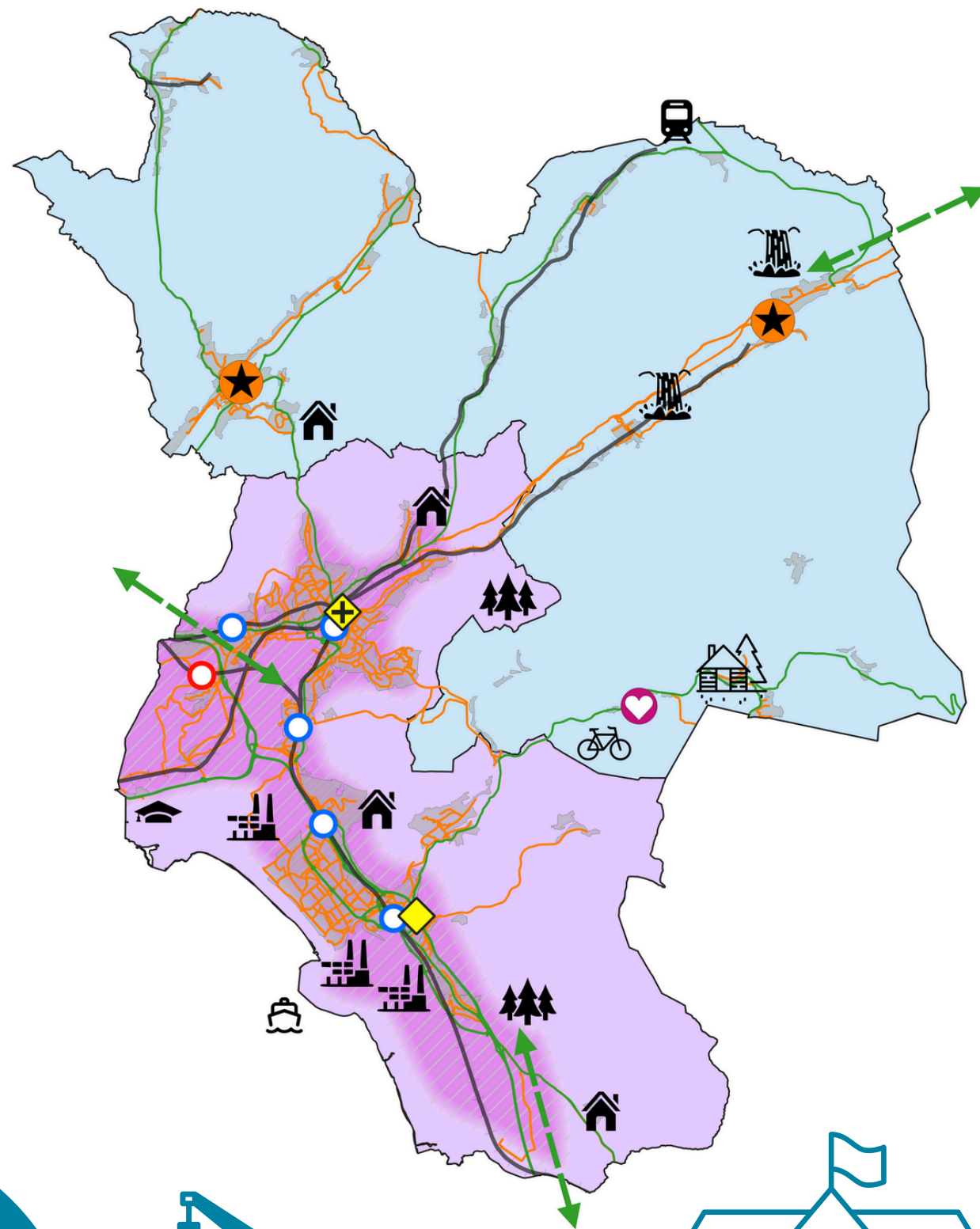
The key diagram illustrates the RLDP Strategy and shows the extent of NPT and the RLDP area



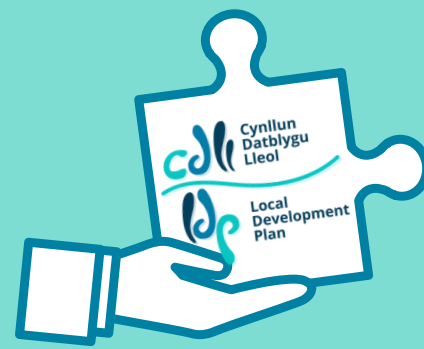
The key diagram shows the major roads, public transport hubs and connectivity; the National Growth Area and Coastal Corridor and Valley Opportunity Areas. It highlights the key employment and housing sites, as well as areas of potential investments.

Legend			
	Coastal Corridor and National Growth Area		Transport Hub
	Valleys Opportunity Area		Provisional Transport Hub
	National Growth Area		Active Travel Routes
	Settlements		Strategic Highways
	National Connectivity		Port
	Key Housing Sites		University
	Key Employment Area		Global Centre of Rail Excellence
	Valleys Hub		Country Parks
	Rail		Valleys Regional Park
	Existing Rail Stations / Metro Stations		Afan Forest Bike Park
	Potential New Metro Station		Visitor Attraction - Waterfalls
			Wildfox Adventure Resort

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# Strategic Policies



The Preferred Strategy sets out 18 strategic policies that address the key issues and also contribute to delivering the vision and objectives



## Strategic and Spatial Choices

- SP1 Strategic Placemaking
- SP2 Climate Change
- SP3 Nature Emergency, Biodiversity and Natural Environment
- SP4 Health
- SP5 Placemaking in Action
- SP6 Strategy Areas



## Active and Social Places

- SP7 Sustainable Transport
- SP8 Housing
- SP9 Retail and Commercial Centres



## Productive and Enterprising Places

- SP10 Tourism
- SP11 Economic Recovery
- SP12 Renewable and Low Carbon Energy Generation
- SP13 Minerals
- SP14 Sustainable Waste Management



## Distinctive and Natural Places

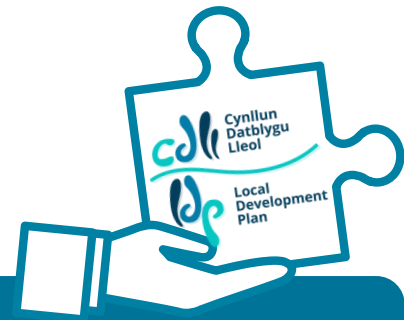
- SP15 Historic Environment
- SP16 Green Infrastructure
- SP17 Countryside, Landscapes and Undeveloped Coast
- SP18 Environmental Protection



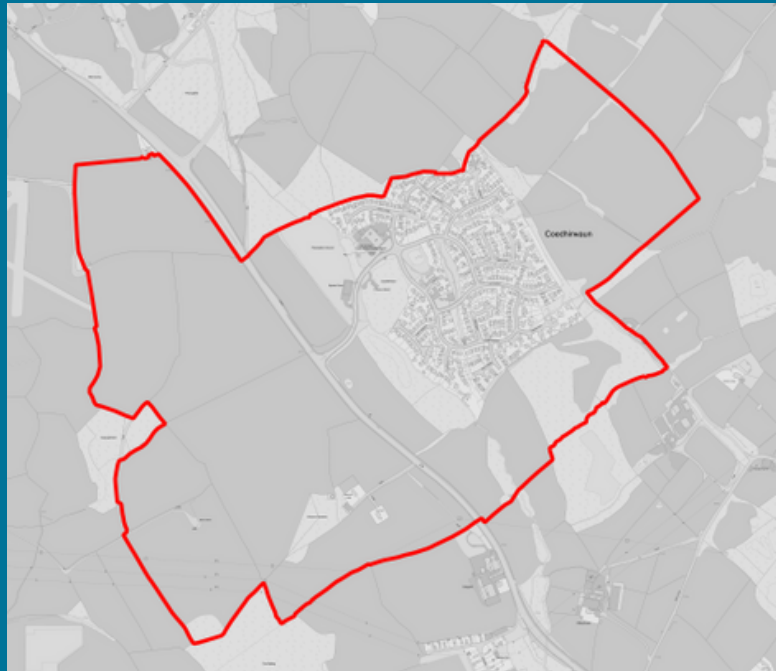


# Key Sites

To deliver the plan's strategic growth and contribute to meeting the identified housing and employment requirement, the following key sites have been identified across the County Borough. The Preferred Strategy document outlines the constraints, infrastructure requirements and placemaking principles associated with each key site identified.



## Coed Hirwaun, Margam



### Candidate Site reference:

RLDP/PT/0042, RLDP/PT/2015, RLDP/PT/UC024

### Proposed Development:

Indicative 900 dwellings (400 within the RLDP period) and a new Welsh medium Primary School

## Land East of Rhos



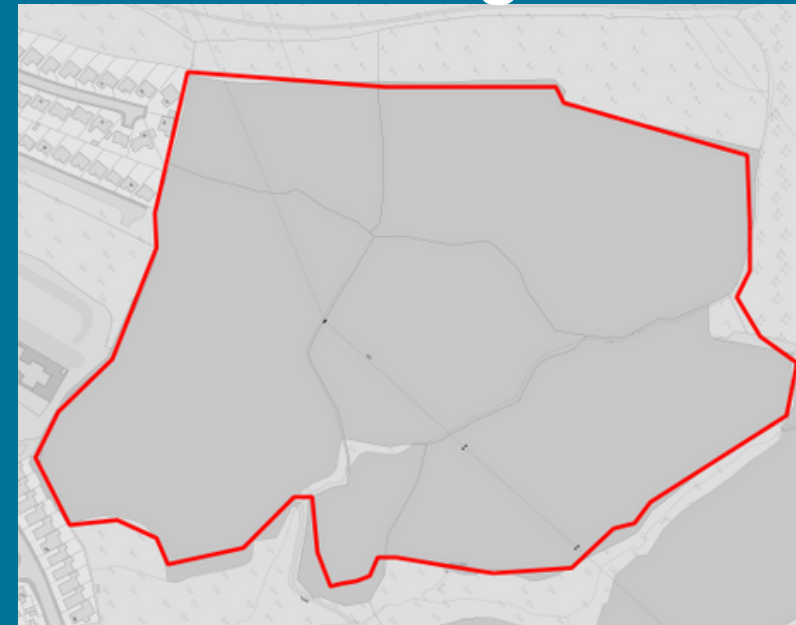
### Candidate Site reference:

RLDP/P/0027, RLDP/P/0029 and RLDP/P/0030

### Proposed Development:

Indicative Residential (400 homes) and a new Welsh medium primary school.

## Land adjacent to Blaenbaglan



### Candidate Site reference:

RLDP/PT/UC0003

### Proposed Development:

Indicative Residential - 341 dwellings including 141 existing allocation

## Fforest Farm, Aberdulais



### Candidate Site reference:

RLDP/N/0005, RLDP/N/0006 and RLDP/N/UC007

### Proposed Development:

Indicative residential (250 homes) and land for special school

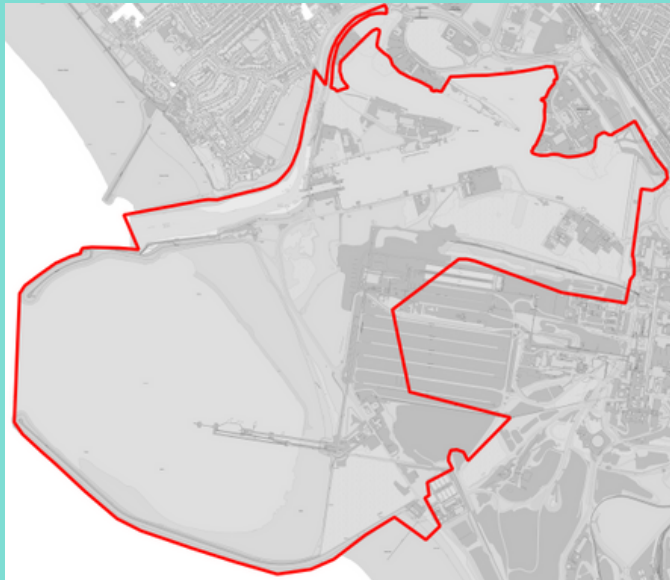
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# Key Sites continued...



## Port Talbot Port



**Candidate Site reference:**  
RLDP/PT/0048 and  
RLDP/PT/2009

**Proposed Development:**  
Employment, transportation  
infrastructure and  
renewable energy

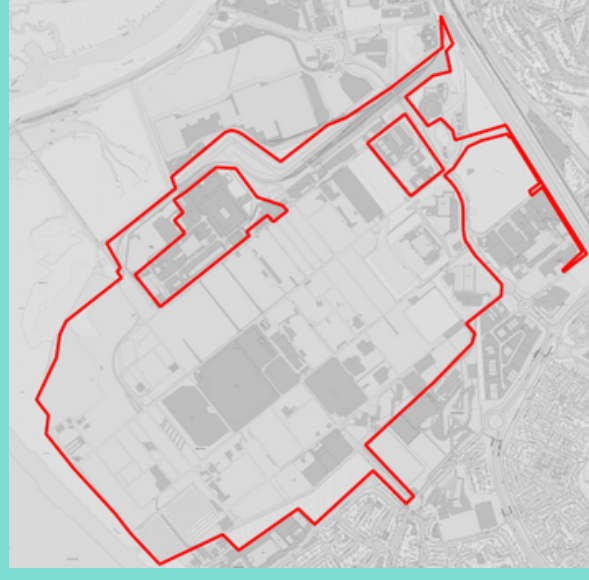
## Port Talbot Steelworks



**Candidate Site reference:**  
RLDP/PT/0041

**Proposed Development:**  
Employment; renewable  
energy

## Baglan Energy Park



**Candidate Site reference:**  
RLDP/PT/0008

**Proposed Development:**  
Employment

## Global Centre of Rail Excellence



**Candidate Site reference:**  
RLDP/DV/0022

**Proposed Development:**  
Transport infrastructure

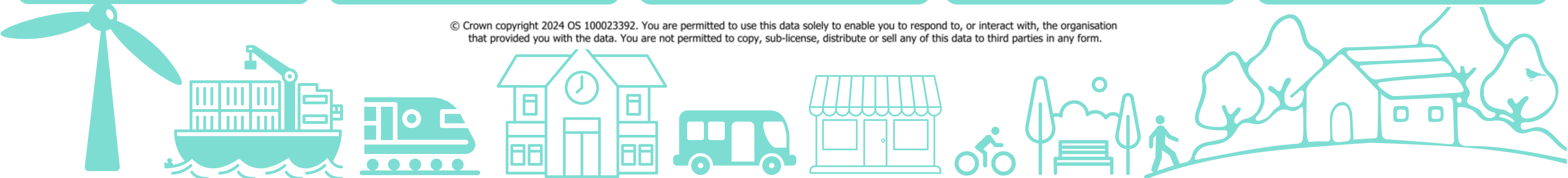
## Wildfox Adventure Resort



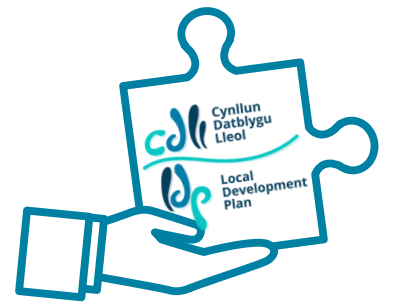
**Candidate Site reference:**  
RLDP/AV/0001

**Proposed Development:**  
Tourism and recreation

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# What happens now?



The Council would welcome your views on the RLDP Preferred Strategy and give you the opportunity to have your say on the future of NPT.

An 8 week consultation will take place between midday Thursday 12th December 2024 and midday Thursday 6th February 2025. This will give the public and other interested parties an opportunity to submit their views in writing to the Council. All comments received will be recorded and considered. Any comments received after midday on the 6th February 2025 will not be considered.

The Preferred Strategy and all supporting documents are available to view on the Council's website (<https://beta.npt.gov.uk/rldp/ps/>) and copies of the Preferred Strategy have been placed in Neath and Port Talbot Civic Centres, as well as in The Quays.

## How to comment on the Preferred Strategy

Comments on the Preferred Strategy consultation can be made in the following ways:

Online - using the LDP Consultation Portal (via <https://beta.npt.gov.uk/rldp/ps/>). The Council would encourage all responses on the Preferred Strategy to be made this way.

Email - Using a comment form available on our website (noted above). Forms can be emailed to us at [ldp@npt.gov.uk](mailto:ldp@npt.gov.uk)

Post - The comment form can be printed. Please post any comment forms to us at: Planning Policy, The Quays, Brunel Way, Neath SA11 2GG.

## What will happen after the consultation?

The Council will carefully consider all comments duly made. An Initial Consultation Report will be prepared which will set out who was consulted, the main issues raised and how these comments have influenced the next stage of the Plan preparation - the Deposit RLDP. If you submit a comment to us, you will be added to our consultee database and receive notifications of future consultations.

