



South Wales Local Plan Update

May 2023

Boyer

Summary

Welcome to Boyer's interactive Local Plan Update for the South Wales region. The information is presented in a user-friendly interactive format and we hope you will find it a useful reference guide.

This guide has been compiled by planners in the Boyer Cardiff Office who have a breadth of knowledge and experience working across the South Wales region for a range of clients including, but not limited to, housebuilders, landowners, promoters, developers, private individuals, schools and local authorities.





We have a proven track record of working across a range of sectors and seek a proactive approach in finding new opportunities for our clients.

If you wish to contact us, please find details of the members of our team on the Team Sheet overleaf. We look forward to hearing from you.

The information presented in this document has been informed by each Local Planning Authority's Delivery Agreement (where available) and relevant information contained on their planning policy webpage. We have also substituted this with our own intelligence, including discussions with council

Navigating this Document

We hope you will find the interactive nature of our Local Plan Update user-friendly and easy to navigate. Links have been created between the South Wales region map, counties, and the individual local authority pages to create a quick reference guide.

-  Use the  button at any time to return to the main Counties page.
-  Click the  buttons to be taken to the local authority planning policy page.

Regulation Stages

This document refers to the various regulation stages for preparing a Local Plan. For the avoidance of doubt, the stages referred to include the following:

- Regulation 14, 15** - The initial stages of Local Development Plan production often referred to as the 'Issues and Options' stage
- Regulation 17** - Pre-submission consultation stage
- Regulation 22** - Submission of documents and information to the Secretary of State
- Regulation 24** - Independent examination
- Regulation 26** - Adoption of a Local Development Plan

officers, where appropriate. This information is up to date, to the best of our knowledge, at the date of document publication.

Boyer Cardiff Team



Andrew Williams

Managing Director

07513 711 165

andrewwilliams@boyerplanning.co.uk



Jemma Shorrock

Associate Director

07902 103 754

jemmashorrock@boyerplanning.co.uk



Olivia Davis

Senior Planner

07546 406 167

oliviadavis@boyerplanning.co.uk



Annabelle Miller

Planner

07594 090 626

annabellmiller@boyerplanning.co.uk



Simon Barry

Director

07920 801 448

simonbarry@boyerplanning.co.uk



Katherine Dowdall

Principal Planner

07594 511 255

katherinedowdall@boyerplanning.co.uk



Andrew Burton

Graduate Planner

07938 738 201

andrewburton@boyerplanning.co.uk



Danielle Halford

Graduate Planner

07514 733 135

daniellehalford@boyerplanning.co.uk



Lawrence Turner

Director

07597 010 498

lawrenceturner@boyerplanning.co.uk



Bethan Haigh

Principal Planner

07594 088 545

bethanhaigh@boyerplanning.co.uk



Thomas Ryan

Planner

07849 629 095

thomasryan@boyerplanning.co.uk



Andrew Muir

Director

07392 871 391

andrewmuir@boyerplanning.co.uk

Contact your experienced team today:

CARDIFF

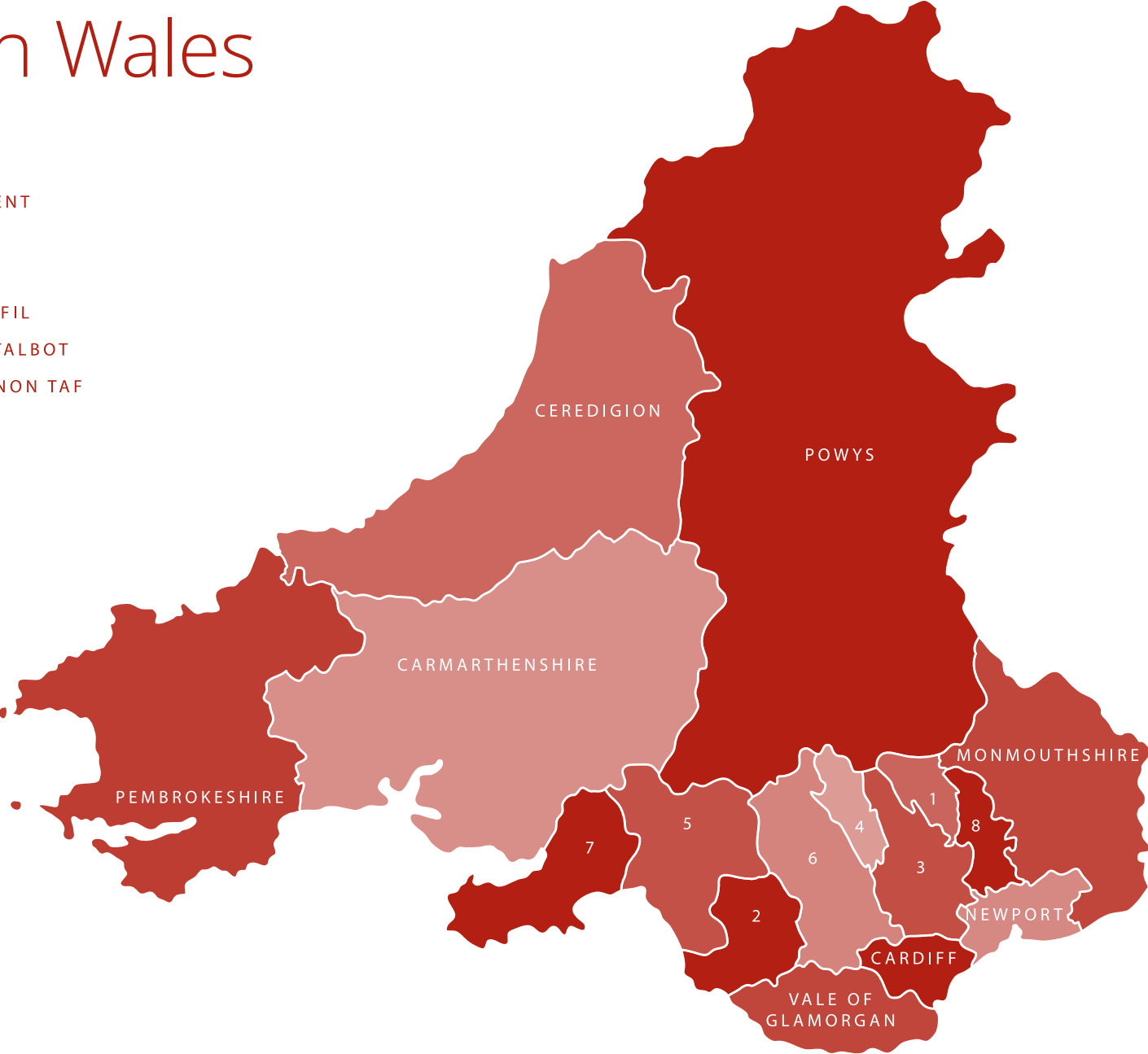
Freephone: 029 2073 6747

Email: cardiff@boyerplanning.co.uk

Branch Address: Third Floor, Park House, Greyfriars Road, Cardiff. CF10 3AF

South Wales

- 1 BLAENAU GWENT
- 2 BRIDGEND
- 3 CAERPHILLY
- 4 MERTHYR TYDFIL
- 5 NEATH PORT TALBOT
- 6 RHONDDA CYNON TAF
- 7 SWANSEA
- 8 TORFAEN



Blaenau Gwent County Borough Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2006-2021 Adopted November 2012	2016	RLDP 2018-2033

Summary

A review of the current Local Development Plan (LDP) was undertaken in 2016, however due to COVID affecting their ability to publicly consult, the RLDP was paused until a revised Delivery Agreement was agreed on the 6th of October 2020.

A revised Delivery Agreement timetable was approved by Council on 26th January 2023. On 2nd February 2023 the revised DA was agreed by Welsh Government. It is anticipated the Deposit Plan public consultation will take place in Summer 2023. The Examination in Public would then take place in Summer 2024.

Emerging Local Plan Timetable				
Reg 14/15 Pre-deposit / issues and options & Preferred Strategy	Reg 17 Pre deposit consultation	Reg 22 submission	Reg 24 Inspectors report	Adoption
Oct 2019 – May 2021	Summer 2023	Summer 2024	Autumn 2024	Early 2025

Bannau Brycheiniog National Park



Adopted Local Plan	Review Target	Under Preparation / Review
Bannau Brycheiniog National Park Local Development Plan (2007-2022)	2017	Local Development Plan 2

Summary

The Brecon Beacons National Park Authority is now known as Bannau Brycheiniog National Park Authority from the 17th of April 2023.

Bannau Brycheiniog National Park Authority are currently on pause preparing a new Local Development Plan 2 process in replacing the existing adopted Plan.

Since May 2021, the reviewing stage of the LDP 2 has stopped which has affected the timescales in delivering the Local Development Plan. At present, timescales are unknown due to a combination of the backlog of COVID-19 and the continued phosphates issue. It is anticipated the reviewing stage of the LDP process is likely to commence again in 2023.

Emerging Local Plan Timetable

Reg 14/15 Pre-deposit / issues and options & Preferred Strategy	Reg 17 Pre deposit consultation	Reg 22 submission	Reg 24 Inspectors report	Adoption
Aug 2019 - Dec 2020	Jan 2021 – Oct 2021	Unknown	Unknown	Unknown

Bridgend

County Borough Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2006-2021 Adopted Sept 2013	2017	RLDP 2018-2033

Summary

Bridgend County Borough Council undertook their Replacement LDP Examination between February – March 2023.

The Examination is now closed and the Inspector is in the process of preparing their report which is expected to be published in October 2023.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 24	Adoption
n/a	June 2021 – June 2022	Oct 2022	Winter 2023	Spring 2023

Caerphilly

Borough Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2006-2021 Adopted November 2010	2021	RLDP 2021-2035

Summary

Caerphilly County Borough Council (CCBC) are undertaking a review of their Local Development Plan. The latest Delivery Agreement was agreed by Welsh Government on 17th of June 2021. A Pre-Deposit consultation stage is scheduled to take place in Summer / Autumn 2022, with adoption of the RLDP anticipated for December 2024.

Caerphilly County Borough Council (CCBC) are currently in the process of addressing all the representations we have had in respect of the Pre-Deposit Plan consultation and are preparing our Report of Consultation. CCBC are due to present the Report of Consultation to Full Council at the beginning of July 2023, with recommendations on moving forward with the plan.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 24	Adoption
July 2021 – July 2022	Feb 2023 – March 2023	Feb 2024	Nov 2024	Dec 2024

Cardiff Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2006-2026	2021	RLDP 2021-2036

Summary

In March 2021 Cardiff Council agreed to start work on preparing a Replacement LDP for Cardiff. On the 30th March 2021, Welsh Government approved the Cardiff Replacement LDP Delivery Agreement.

According to the Delivery Agreement, Cardiff Council aim to have the new RLDP adopted by October 2024. However, due to implications arising from the latest published census data and housing requirements, the Preferred Strategy consultation is expected to take place in Summer 2023 as the results need to be assessed when considering the latest revision of Welsh Government Methodology.

A summary of the revised timetable is set out below:

- *Consultation on Preferred Strategy – July to September 2023*
- *Consultation on Deposit Plan – July to September 2024*
- *Examination – May 2025 to October 2025*
- *Adoption – November 2025*

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 24	Adoption
Winter 2022	Jan 2023 – Nov 2023	March 2024	Sept 2024	Oct 2024

Carmarthenshire County Council



Adopted Local Plan	Review Target	Under Preparation / Review
The Carmarthenshire Local Development Plan 2006- 2021	2018	Local Development Plan 2018 - 2033

Summary

Carmarthenshire County Council's Deposit Local Development Plan was produced in January 2020 and went out for consultation until October 2020.

In Carmarthenshire, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau are located in special areas of conservation. At present the Afon Teifi and Afon Cleddau are failing against NRW's phosphate targets. In addition to the NRW's new targets, several other matters have arisen since their publication which will affect the LDP and need further consideration.

A new Delivery Agreement was published in August 2022. Carmarthenshire County Council consulted on their Second Deposit Revised between 17th February 2023 and 14th April 2023. CCC are aiming to submit their draft LDP to the Inspectorate by August/September 2023.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 24	Adoption
To be updated	To be updated	Aug/Sept 2023	Aug 2024	Oct - Nov 2024

Ceredigion

County Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2007-2022 Adopted April 2013	2018	RLDP 2018-2033

Summary

Ceredigion County Council are currently preparing a new Local Development Plan. The replacement LDP is currently paused due to the most recent phosphates issues.

The replacement LDP is on a temporary but as yet unspecified length pause to allow essential evidence and data to be gathered and mitigation options to be devised re the damaging effects of phosphates to water ecosystems and species in the Teifi Valley Special Area of Conservation SAC (the river Teifi flows through large areas of Ceredigion, its river catchment area includes 44.6% of Ceredigion).

Although the current LDPs plan period ended in 2022, it will continue to be the Development Plan for Ceredigion until a Replacement Plan is adopted.

Once work resumes on the Replacement LDP, the process will restart at the Delivery Agreement stage.

Emerging Local Plan Timetable

Reg 14/15	Reg 17	Reg 22	Reg 24	Adoption
To be established	To be established	To be established	To be established	To be established

Merthyr Tydfil

County Borough Council



Adopted Local Plan	Review Target	Under Preparation / Review
RLDP 2016-2031 Adopted January 2020	2021	N/A

Summary

The Adopted Merthyr Tydfil Replacement Local Development Plan 2016 – 2031 was adopted by Merthyr Tydfil Council on 29th January 2020.

The Annual Monitoring Report was published in October 2021 and concluded that an early review was not necessary. Therefore, it remains the LPA's intention to commence their statutory four-year review from January 2024.

The second AMR took place in October 2022, covering the period between 1st April 2021 – 31st March 2022, and concluded that a review was not necessary. Further investigations and research into delivery of housing and employment allocations will be required to fully understand why delivery in these areas is not where it needs to be. However, it remains the LPA's intention, at this stage, to commence their statutory four-year review from January 2024.

Emerging Local Plan Timetable

Reg 14/15	Reg 17	Reg 22	Reg 24	Adoption
To be established	To be established	To be established	To be established	To be established

Monmouthshire County Council



Adopted Local Plan	Review Target	Under Preparation / Review
Local Development Plan (2011 – 2021)	2018	Replacement Local Development Plan (2018-2033)

Summary

Monmouthshire County Council are in the process of preparing a new Local Development Plan. The RDLP Candidate Site and Preferred Strategy Consultation took place in August 2021.

The progression of the RDLP has since stalled due to a letter of objection received from the Welsh Government in September 2021 with regards to the housing requirement.

A County Council meeting took place on the 26th September 2022 to decide how MCC intend to progress the RLDP. Following Council decision, consultation on the Revised Preferred Strategy took place between the 5th December 2022 – 30th January 2023. A summary Consultation Report will then be reported to Council to endorse the Preferred Strategy (expected Spring 2023).

The Statutory Deposit Plan Consultation is due to take place in April-May 2024 with submission of Deposit Plan to Welsh Government targeted for October 2024.

With the revised timeframe, examination is now targeted for November 2024, with adoption of plan July 2025.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 24	Adoption
To be established	April – May 2024	Oct 2024	Late 2024 – Early 2025	July 2025

Neath Port Talbot County Borough Council



Adopted Local Plan	Review Target	Under Preparation / Review
Local Development Plan (2011 – 2026)	2021	Replacement Local Development Plan 2021-2036

Summary

The Draft Delivery Agreement was approved by Welsh Government on 11th January 2022, enabling the formal preparation of the RLDP to commence.

The Delivery Agreement sets out a 3.5-year timeline to anticipated adoption in July 2025. Regulation 14, pre-deposit participation and preparation commenced in January 2022 and extends up to November 2023.

Submission of the RLDP to the Welsh Government was anticipated to take place in October 2024 with examination due in December 2024 – February 2025 and adoption in July 2025.

However, it is now envisaged that Regulation 15 (Preferred Strategy Consultation) will be delayed by several months (originally scheduled for Spring 2023) and therefore, timeframes remain uncertain.

Although there have been delays with Neath Port Talbot County Borough Council's (NPTCBC) original timeline due to evidence-based studies, they are in the process of amending their Delivery Agreement and are proposing to publish the preferred strategy in November 2023. Consultation on the Key Issues, Vision and Objectives recently took place between 1st March 2023 and 22nd March 2023.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 23	Adoption
Late 2023	March 2024 - April 2024	Oct 2024	May 2025	July 2025

Newport City Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2011-2026 Adopted January 2015	2021	RLDP 2021-2036

Summary

Newport City Council's (NCC) Delivery Agreement was approved on the 11th May 2021.

The Delivery Agreement sets out that the council will submit the RLDP by May 2024 with adoption anticipated to take place in early 2025. However, due to uncertainty surrounding updates to the TAN 15 flood map for planning, as well as staff disruptions over the summer (2022), NCC are currently behind on the approved Delivery Agreement. Consequently, the previously envisaged timeframe has been reviewed and updated to reflect the proposed revision to the Delivery Agreement, as set out below:

- Vision, Issues and Objectives (incl. ISA) Consultation Stage Jan - Mar 2022.
- Delivery Agreement: Revised Timetable approved by Welsh Government 24th Jan 2023
- Growth & Spatial Options Consultations between 25th Jan – 8th March 2023

- Prepare Preferred Strategy (PS) & ISA Report Consultation Stage Oct - Nov 2023
- Publish Candidate Sites Register (For Information Only) October 2023*
- Initial Report of Consultation (feedback from PS consultation) Dec 2023 - Jan 2024*
- Prepare Deposit Plan (DP) Consultation Stage Oct - Dec 2024*
- Report of Consultation (feedback from DP consultation) Feb - Mar 2025*
- Submit Plan to Welsh Government for Examination May 2025*

*Approximate dates

The updated timescales were formally approved by the Welsh Government on 24th January 2023, as noted above, to allow for changes in the preparation timescales. Although dates are approximate, the exact dates for future consultations/ stages will be confirmed closer to the time.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 23	Adoption
Autumn/Winter 2023	Oct-Dec 2024	May 2025	Late 2025	Mid - Late 2025

Pembrokeshire County Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2011-2021 Adopted Feb 2013	2017	LDP2 2022-2033

Summary

The first Review of Pembrokeshire County Council's LDP commenced in May 2017. A revised Delivery Agreement was approved by the Welsh Government as a result of the Covid-19 pandemic.

The LDP2 was delayed following new evidence from the Joint Nature Conservation Committee about the effects of phosphates to water ecosystems and species, in January 2021 Natural Resources Wales published new guidance on phosphates levels for Riverine Special Areas of Conservation (Riverine SACs) in Wales. The targets published are 50%-80% higher than previously.

There will be a revised Delivery Agreement prepared for the remaining stages of the LDP review process in due course, which will set out a new timetable for LDP2 plan preparation.

The Council has also committed to repeating the Deposit-stage consultation in the future, based on a revised plan. However, PCC are still waiting for key information and evidence to be made available in relation to the phosphates issue affecting protected rivers in Pembrokeshire.

Unfortunately, that means that at present PCC don't know when the LDP 2 Deposit 2 Plan will be published for consultation purposes and are unable to advise on timings for the stages of the Plan process that will follow that.

Unfortunately, this means that at present PCC do not know when the LDP 2 Deposit 2 Plan will be published for consultation purposes and are unable to advise on timings for the stages of the Plan process that will follow that.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 23	Adoption
To be established	To be established	To be established	To be established	To be established

Pembrokeshire Coast National Park



Adopted Local Plan	Review Target	Under Preparation / Review
RLDP 2016-2031 Adopted Sept 2020	N/A	N/A

Summary

Pembrokeshire Coast National Park adopted their Local Development Plan 2 in September 2020 after it was fully endorsed by the Council and was approved by the Inspector. Due to the recent nature of the adoption, there has yet to be a review of LDP2.

The first Annual Monitoring Report was submitted to Welsh Government in October 2022. The Council is anticipating the Local Plan Review will begin in 2024.

Emerging Local Plan Timetable

Reg 14/15 Pre-deposit / issues and options & Preferred Strategy	Reg 17 Pre deposit consultation	Reg 22 submission	Reg 24 Inspectors report	Adoption
To be established	To be established	To be established	To be established	To be established

Powys County Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP Adopted April 2018 2011-2026	2022	RLDP 2022-2037

Summary

Powys County Council has undertaken a review of the adopted Powys LDP (2011-2026) in order to ensure that the LDP and its supporting evidence is kept up to date. It concluded that the most appropriate form of revision would be a Full Revision of the adopted Powys LDP (2011-2026) through preparation of a Replacement LDP for the period 2022-2037.

The Delivery Agreement was approved by the Council in March 2022. The draft Delivery Agreement states that they target submission of the RLDP in January 2025 with adoption anticipated in February 2026.

PCC invited comments on of the Candidate Site Methodology and Introductions to the Plan-making Assessment Process between September – October 2022. The subsequent call for Candidate Sites took place in November 2022.

The Replacement Powys Local Development Plan is currently in pre-deposit stage from May – June 2023. The pre-deposit plan will be in progress until December 2023.

Overall, the timetable has slipped and this has changed the anticipated adoption date from February 2026 to March 2026.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 23	Adoption
Nov 2022	July 2022 - Dec 2023	Jan 2025	Dec 2025	Feb 2026

Rhondda Cynon Taf

County Borough Council



Adopted Local Plan	Review Target	Under Preparation / Review
Cynon Taf Local Development Plan up to 2021 (Adopted 2011)	NONE	Revised Local Development Plan 2022-2037

Summary

In February 2022, Rhondda Cynon Taf made the decision to restart the RLDP process. In April 2022 Rhondda Cynon Taf gained full Welsh Government approval to restart the RLDP, which will now cover 2022-2037.

A draft Revised Delivery Agreement (January 2022) outlines the revised stages in the preparation of the Revised LDP.

Rhondda Cynon Taf are currently preparing the Pre-Deposit Plan with the aim to consult on the Preferred Strategy in June 2023. There is an intention to submit the Revised LDP to the Welsh Government by November 2024.

Emerging Local Plan Timetable

Reg 14/15	Reg 17	Reg 22	Reg 23	Adoption
April 2022 – July 2023	Aug 2023 – Aug 2024	Nov 2024	April / May 2025	Oct 2025

Swansea Council



Adopted Local Plan	Review Target	Under Preparation / Review
Swansea Local Development Plan 2010 – 2025 (Adopted 2019)	2023	RDLP not yet commenced

Summary

The Swansea LDP (2010 – 2025) was adopted in February 2019, with the most recent Annual Monitoring Report for the period 2020-2021 confirming there is no current requirement for a review (p.11, paragraph 20).

The Swansea Annual Monitoring Report 2021 - 2022 identified that a Local Plan review must take place to address issues such as housing requirement and Plan implementation.

The Draft Delivery Agreement Consultation period ended 20th April 2023. Additionally, the Consultation on the Swansea Local Development Plan Draft Review Report ended the 20th of April. Adoption is anticipated to take place in September 2026.

The timeline from the Draft Delivery Agreement is noted below and provides a potential timeline if approved by Council Members. The Draft Delivery Agreement will be considered in July 2023 and confirmed thereafter.

Emerging Local Plan Timetable

Reg 14/15 Pre-deposit / issues and options & Preferred Strategy	Reg 17 Pre deposit consultation	Reg 22 submission	Reg 24 Inspectors report	Adoption
July 2023 – June 2024	July 2024 – Aug 2024	Dec 2025	Aug 2026	Sept 2026

Torfaen County Borough Council



Adopted Local Plan	Review Target	Under Preparation / Review
LDP 2006-2021 Adopted December 2013	2018	RLDP 2018-2033

Summary

Following the publication of the Welsh Government's Road Review of the A4042 and Llanfrechfa B4236 relief road, a report discussed at Council on the 25th of April 2023 explained the way forward for the Torfaen Replacement Local Development Plan and associated Delivery Agreement. This will be in the form of continuing with the current RLDP, or completely restarting.

To this end the next LDP stages are to be established. The new Local Development Scheme will be considered for submission to Welsh Government by full Council on the 18th July 2023.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 23	Adoption
TBC	TBC	TBC	TBC	TBC

Vale of Glamorgan Council



Adopted Local Plan	Review Target	Under Preparation / Review
Vale of Glamorgan Local Development Plan 2011-2026 (Adopted 2017)	2021	Replacement Local Development Plan 2021-2036

Summary

The Vale of Glamorgan Council is in the process of preparing a new Local Development Plan to replace the existing adopted LDP. Both the Draft Review Report and Draft Delivery Agreement were subject to a public consultation between November 2021 and January 2022.

The Vale of Glamorgan Call for Candidate Sites Consultation ended in September 2022.

The RLDP is currently in pre-deposit stage. The Vale of Glamorgan Council's Delivery Agreement sets out a timescale of April / May 2023 for consultation on the Preferred Strategy, however this may be subject to change. Adoption is anticipated for October 2025.

Emerging Local Plan Timetable				
Reg 14/15	Reg 17	Reg 22	Reg 23	Adoption
Sept 2022	April 2024 – May 2024	Dec 2024	March 2025 – April 2025	Oct 2025



Boyer

boyerplanning.co.uk

E cardiff@boyerplanning.co.uk