



Report of the Cabinet Member for Corporate Services & Performance

Council - 30 January 2025

Swansea Local Development Plan 2023-2038 (LDP2) Pre-Deposit Plan (Preferred Strategy) and Revised Delivery Agreement

Purpose:	To inform Members of progress on LDP2 and endorse commencement of a statutory public consultation process on the Pre-Deposit Plan (known as the 'Preferred Strategy') and associated Integrated Sustainability Appraisal and Habitats Regulations Assessment Reports. In addition, approval is sought for the Revised LDP2 Delivery Agreement in accordance with the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended)
Policy Framework:	Swansea Local Development Plan (Adopted 2019); Planning and Compulsory Purchase Act 2004 (as amended); Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended); Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015; Environmental Assessment of Plans and Programmes (Wales) Regulations 2004) (SEA regulations); Conservation of Habitats and Species Regulations 2017 (England and Wales) as amended; Planning Policy Wales (2024) and related policy and guidance
Consultation:	Access to Services, Finance, Legal
Recommendation(s):	It is recommended that: <ol style="list-style-type: none">1) The contents of the report and corresponding documentation, including the account of the initial non-statutory stakeholder consultation and engagement undertaken for the LDP2 Pre-Deposit stage (see Appendix A), are noted2) The Council approve the LDP2 Pre-Deposit Plan (Preferred Strategy) - see Appendix B - to enable a comprehensive public consultation and stakeholder engagement process to be undertaken in accordance with statutory requirements3) The Integrated Sustainability Appraisal (ISA), Habitats Regulations Assessment and Candidate Site Register including Stage 1 Assessment (see Appendix C) documents be made available for comment alongside the

LDP2 Pre-Deposit Plan (Preferred Strategy) as part of the public consultation process, in accordance with statutory requirements

- 4) The Council approve the Revised LDP2 Delivery Agreement (see Appendix D) to be submitted to the Welsh Government for approval
- 5) The Head of Planning and City Regeneration, or appropriate delegated Officer, be authorised to make any outstanding factual, presentational, typographical, grammatical, or other minor amendments to the LDP2 Pre-Deposit Plan (Preferred Strategy), the Integrated Sustainability Appraisal (ISA), the Habitats Regulations Assessment and Candidate Site Register, prior to their publication for consultation.

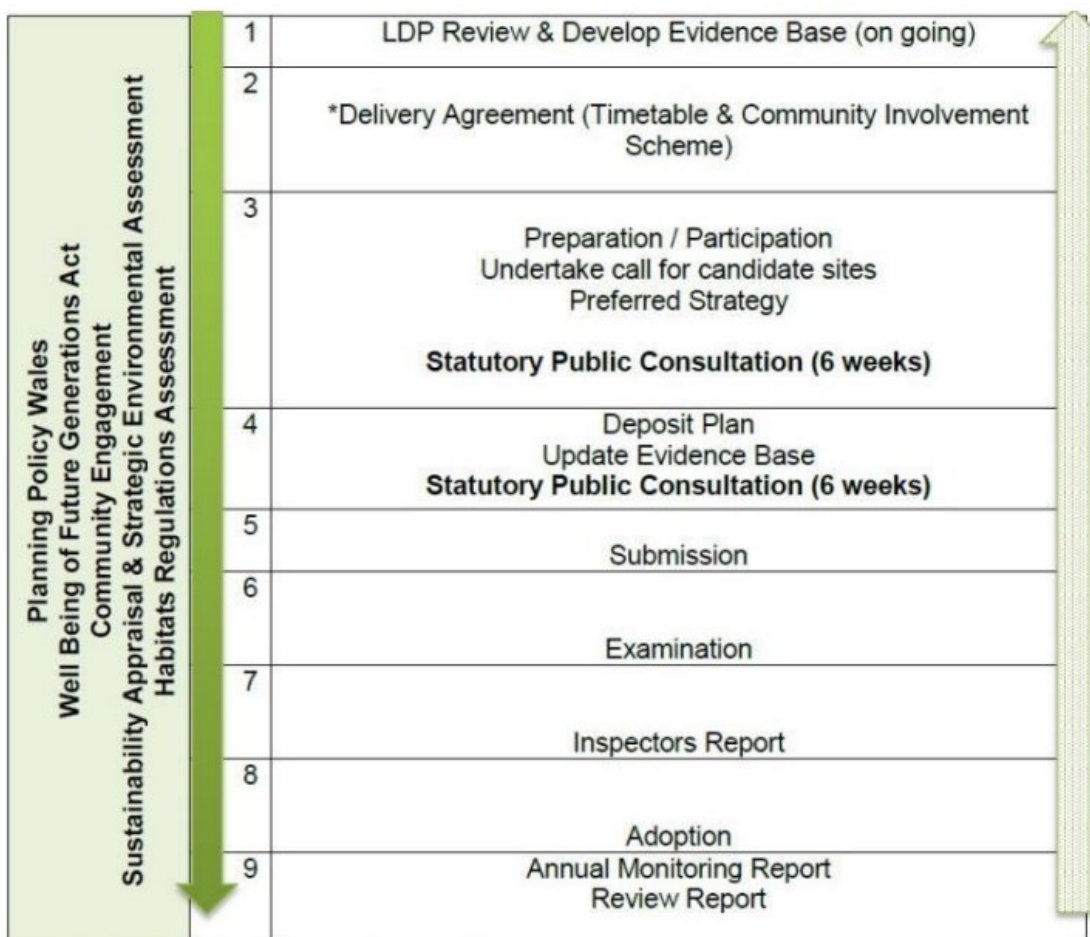
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1.0 Background and Context

- 1.1 The planning system in Wales is development plan-led and as such there is a statutory duty for the Council to prepare a Local Development Plan (LDP). The fundamental purpose of an LDP is to establish a clear, locally specific planning framework that will enable place-led, sustainable forms of development to come forward. **The primary consideration for all planning applications submitted to the Authority for determination are the policies and proposals of the adopted LDP.**
- 1.2 The Planning Act requires that adopted LDPs are comprehensively reviewed within 4 years from the date of Plan adoption. The current LDP (the Swansea LDP 2010-2025) was adopted on the 28th February 2019 and therefore after a formal review procedure, including the publication of the Swansea LDP Review Report, in July 2023 the Council approved a Delivery Agreement (DA) to pave the way for the preparation of the Swansea LDP 2023-2038. The new Plan is to be known as LDP2.
- 1.3 LDP2 will be the new planning blueprint for the whole County and once adopted it will replace the current Plan as the primary consideration for decision making on development proposals. LDP2 will confirm how, and where, development should come forward in Swansea to match the Council's ambitions and objectives. The overarching aim is to ensure place-led development happens in the right location at the right time, benefitting communities and the local economy, and affording protection and enhancement of our natural and built heritage. As a 15-year planning framework, the new Plan will help guide funding and investment decisions over the long term up to 2038. It will also influence the formation of a range of other plans and strategies, and therefore has potential to have profound impacts on people and places across Swansea.
- 1.4 LDPs have to be prepared in accordance with The Town and County Planning (Local Development Plan) Wales Regulations 2005 and in line with Welsh Government's Development Plans Manual, March 2020. Figure 1 below is taken from the Manual and highlights the Key Stages of LDP preparation. It highlights two Key Stages of the process requiring a public consultation for a minimum of 6 weeks.

One of these is the preparation of the Pre-Deposit Plan which is known as the 'Preferred Strategy'. The other is the 'Deposit' Plan that will contain the detailed planning policies, proposals and land allocations to guide development. It is the Deposit Plan (including any proposed amendments following consultation) that will be subject to an independent Examination in Public conducted by a Planning Inspector who will test the LDP for soundness, including if it fits with Future Wales: The National Plan 2040 and Planning Policy Wales. LDP2 can only be adopted if the binding recommendations made by the Inspector following Examination are incorporated into the Plan.

Figure 1 Key Stages of LDP Preparation Process



2.0 LDP2 Pre-Deposit Stage - The Preferred Strategy

Scope and Purpose

2.1 The Preferred Strategy is the main document produced at the 'Pre-Deposit' Plan stage of LDP2. Its purpose is to set the strategic direction and overarching principles from which the detailed plan - known as the 'Deposit' - will be formulated. The key requirements of the Preferred Strategy are to:

- confirm the **key issues, opportunities and challenges** of most importance and relevance to Swansea
- set out a **vision** and **strategic objectives** to guide the formation of planning policies and proposals

- define the **scale of housing and jobs growth** that evidence shows we should plan for
- identify the broad nature of **how growth will be met in spatial terms**
- identify the **potential for brownfield land and/or 'land-banks' to provide for future development needs.**
- highlight the **existing and future role and function of the range of settlements and neighbourhoods** across Swansea
- define a set of **strategic policies** that provide a high level policy framework for delivering on the identified Vision and Objectives

2.2 In overall terms the Preferred Strategy provides the platform to ensure that future development across the County comes forward in a manner that is consistent with the principles of the Placemaking Wales Charter and the duties of the Well-being and Future Generations Act, aligning with the sustainable development requirements defined in national planning policy.

Consultation and engagement

2.3 The formation of the Preferred Strategy benefited from a range of consultation and engagement exercises, reflecting the commitments made in the Community Involvement Scheme as set out within the LDP2 Delivery Agreement. In recognising the importance of a proactive approach to engagement, a wide-ranging informal public consultation was undertaken from April to June 2024 which was branded as '*Starting the Conversation on LDP2*'. A significant number of comments were received from a range of interested parties/individuals. Many of these comments have informed the formulation of the Preferred Strategy itself, as summarised in the document '*Starting the Conversation on LDP2 - Engagement Report, December 2024*' - see Appendix A of this report.

2.4 The consultation exercises undertaken so far have included face to face 'drop in' events at Swansea Civic Centre, stakeholder workshops and the use of an innovative virtual consultation room [Swansea Local Development Plan \(LDP2\) Virtual Public Consultation](#). The extensive LDP2 consultee database was also utilised to raise awareness of all the material and information available for review. Two key technical papers were published in May 2024; namely: '*Starting the Conversation on LDP2*' – *Key Issues, Vision and Objectives* and '*Starting the Conversation*' on LDP2 - *Growth Scenarios and Spatial Approaches*'.

2.5 In addition to the above, consultation with specific and general consultation bodies has been (and continues to be) undertaken. This includes officials in the Welsh Government, Natural Resources Wales, Dwr Cymru Welsh Water and the Swansea Bay University Health Board. Cross boundary regional discussions with officials from other Authorities within South West Wales are also continually undertaken. Importantly, the Council's Elected Members have inputted throughout the Pre-Deposit stage as part of seeking to build a broad consensus around LDP2 from the outset, most notably through the LDP2 Member Engagement Group (MEG). The MEG has met three times to date at intervals throughout 2024 and will continue to meet as part of the plan preparation process.

2.6 Key aspects of the emerging Pre-Deposit material amended as a result of the engagement undertaken are set out below. This is not exhaustive and further details are provided in the consultation summary document (see Appendix A).

- Amendments have been made to the **Key issues**, including adding in reference to the importance of the sustainable planning of the coastal and marine environments (including referencing erosion) therein.
- Amendments to the **Vision**, including adding in reference to the Swansea Bay and Llanelli National Growth Area therein.
- Amendments to the **Objectives**, including matters relating to housing need in Objective 11 and amending Objective 2 to refer to supporting appropriate proposals that improve vitality and vibrancy within all centres.
- In responding to comments made in respect of the emerging **growth options** (most notably concerns as to 'lack of ambition' in terms of the growth levels tabled), a 20% flexibility allowance for housing provision is built into the Preferred Strategy.
- In responding to comments made in respect of the **spatial approaches** (most notably the lack of consensus/support for a single option and concerns on the appropriateness of 'rolling forward' of the Adopted LDP option), the Preferred Strategy can be said to provide a 'hybrid preferred spatial option' based on the approaches considered.

2.7 Notwithstanding the engagement already undertaken, the publication of the LDP2 Preferred Strategy marks an opportunity for the public, stakeholders and indeed any individual or organisation with an interest in the development plan process to submit representations on the Pre-Deposit Plan (see Next Steps below).

Core Components of the Strategy

2.8 The LDP2 Pre-Deposit Plan (Preferred Strategy) is available at Appendix B of this report. The core components of the Strategy, including proposed growth levels and broad spatial approach, are set out in Chapter 7 of the document. These link to the key issues, opportunities and constraints that are identified in the Plan as being of most importance and relevance to Swansea (Chapter 3) and will deliver the LDP2 Vision and strategic objectives set out in the document (Chapter 4). The Preferred Strategy includes details of the alternative options that have been considered during the Pre-Deposit process (Chapter 6). The options explored have been genuine and reasonable, including new as well as existing approaches, and had regard to the evidence available.

2.9 The core components are as follows:

- **Embed a place led approach for new development to deliver sustainable, healthy and connected places, with the locations for new housing, employment, supporting services and facilities aligned as far as possible to reduce the need to travel and enable people to 'live well locally', having good access to day to day services by active travel and public transport.**
- **Plan for an ambitious level of housing and employment growth reflective of Swansea's position at the heart of the Swansea Bay and Llanelli National Growth Area, maximising development opportunities on viable brownfield sites but recognising the need for greenfield release to deliver transformational regeneration objectives.**
- **Promote strategic scale development, regeneration and placemaking across the urban area, including residential led sites of 400 or more homes**

alongside complementary mixed uses with economies of scale delivering supporting infrastructure and other facilities to benefit communities.

- **Provide a clear development framework to facilitate future transformative regeneration schemes at Swansea City Central Area and City Waterfront, Swansea Port and Docks, and at key sites on the Tawe Riverside.**
- **Promote a Centres First approach to locating significant retail, commercial and leisure development, with a continued focus on the regeneration of larger centres that support higher density populations alongside enhancement of the network of smaller centres**
- **Provide for key development opportunities in locations well connected to frequent public transport services, including future South Wales Metro stations, and facilitate improvements to strategic transport network infrastructure**
- **Maximise Affordable Housing delivery across Swansea's urban area and in sustainable locations across rural and semi rural locations to address identified housing needs and provide for a range and choice of housing, including through sites delivering a minimum of 50% affordable homes**
- **Facilitate an enhancement to biodiversity across Swansea, including strengthening connectivity to the County's Strategic Green Infrastructure Network to contribute towards addressing the nature emergency.**
- **Facilitate the just transition to a net zero, greener Swansea embedding the need to address the Climate Emergency.**
- **Provide the framework to sustain resilient economic growth and attract inward investment, including enhancing Swansea's status as a 'University City' and through a focus on green and creative industries and diversifying tourism**
- **Promote the continued protection and enhancement of our Cultural and Historic Environment, including the Welsh language, and facilitate positive change to historic buildings at risk**

2.10 The Preferred Strategy confirms that the level of growth the LDP2 will plan for is based on a jobs led, higher economic growth scenario. This suggests a requirement of 9,510 homes to be delivered over the plan period to support employment growth of 10,238 jobs. Unlike baseline forecasts produced to evidence the Plan, the higher economic growth scenario includes positive, upward adjustments for growth based on local knowledge of the latest economic impact forecasts for pipeline projects regarded as having a realistic level of certainty of coming to fruition, while also balancing this optimism with wider uncertainty and risks. The approach represents an ambitious yet deliverable level of housing growth representing an uplift on past building rates to contribute to market and significant affordable housing needs. The growth strategy includes a 20% flexibility allowance in terms of housing provision to ensure a range and choice of sites are provided to cater for unforeseen circumstances and so that the transformational regional regeneration objectives are not undermined. As such, the Preferred Strategy makes clear that **LDP2 will make**

provision for 11,410 new homes to be delivered on a range of sustainable, deliverable and financially viable sites.

- 2.11 Alongside the preferred level of housing and jobs growth, the potential amount of employment land to be provided for has been considered. This has involved the conversion of jobs to floorspace and floorspace to hectares. Factors including employment densities, past take up, allowing for improved availability, choice and flexibility, replacing losses and plot assumption ratios were considered. The analysis concluded that circa 11-25.2ha of employment land could be needed, with provision towards the lower end of this range enabling a continuation of recent take up, with some losses replaced while the upper end would support the growth scenario. Recognising the NGA as a focus for investment and economic growth **LDP2 will make provision at the higher end of 25ha to provide greater choice and flexibility and to align with the authority's economic ambitions to improve the quality of employment space available in Swansea.**
- 2.12 The spatial approach to meeting the identified growth levels is based on focussing strategic scale development within and on the edge of the urban area at locations where evidence shows new places (residential led, healthcare led and mixed use proposals) can be delivered that will accord with Plan objectives. This approach will be complemented by a relatively small number of non-strategic scale housing sites to provide a range and choice of homes in sustainable, well connected locations across the County, aligned to the needs identified in the latest Local Housing Market Assessment.
- 2.13 The Preferred strategy also contains a set of 21 Strategic Policies. These provide the initial policy framework for delivering the LDP2 Vision and emanate from corresponding strategic objectives, all of which are grouped under the national sustainable placemaking outcomes that Planning Policy Wales identifies should guide the preparation of development plans. LDP2 takes an iterative approach to strategic place-led policy formation, and public consultation and stakeholder engagement will allow for modifications and enhancements to the strategic policy framework as part of the preparation of the Deposit Plan.

Evidence Base

- 2.14 In order to prepare the Preferred Strategy an extensive evidence base has been formulated utilising as far as possible existing information as well as up to date assessments and technical reviews. The following provides a (not exhaustive) list of supporting evidence and background papers that informs and supports the Preferred Strategy, which will be available for review alongside the main document during the public consultation:
- Economic and Housing Growth Assessment
 - Employment land review
 - Local Housing Market Assessment
 - Green Infrastructure Assessment
 - Settlement Analysis
 - Gypsy Traveller Accommodation Assessment
 - Regional Strategic Flood Consequences Assessment
 - High Level Financial Viability Assessment
 - Stage 1 Renewable Energy Assessment

Tests of soundness

- 2.15 It is a key requirement of development plan formation to ensure, at each key stage, that the Plan is 'sound'. As such a 'Self-Assessment' of the Preferred Strategy has been undertaken against the tests of soundness, as set out by the Welsh Government and detailed in the Development Plans Manual (Edition 3 – March 2020).
- 2.16 The Self-Assessment has confirmed that the LDP2 Preferred Strategy is considered a sound strategic framework for the development of more detailed policies, proposals and specific land use allocations that will be included in the Deposit LDP2. It has also highlighted that a sound approach has been taken in terms of the processes followed to produce the document having regard to regulations and guidance.
- 2.17 The soundness of LDP2 will continue to be assessed against these tests as the Plan progresses, including to support preparation of the Deposit Plan. The overall soundness of the Plan will eventually be considered at an Examination in Public by the appointed Planning Inspector or Inspectors.

3.0 Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA) Process

Integrated Sustainability Appraisal (ISA)

- 3.1 LDP2 must ensure it contributes to achieving the economic, social, environmental and cultural well-being goals of Wales, as required by the Well Being and Future Generation Act 2015. The Plan must be informed by Sustainability Appraisal (SA) as required under the Planning and Compulsory Purchase Act 2004 ('the 2004 Act') and Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 ('the 2015 Regulations'). It must also be subject to Strategic Environmental Assessment (SEA) as required by the Environmental Assessment of Plans and Programmes (Wales) Regulations (2004) (the SEA regulations). As a matter of good practice the SA and SEA processes have been combined into one iterative process known as the Integrated Sustainability Appraisal (ISA), as set out at [Local Development Plan 2 - Integrated Sustainability Appraisal and Habitats Regulations Assessment - Swansea](#). The ISA should also include an Equalities Impact Assessment (as required by the Equality Act 2010), and a Welsh Language Impact Assessment (WLIA), as required under the 2004 Act, the Welsh Language Standards No 1 Regulations 2015 and PPW, and a non-statutory Health Impact Assessment (HIA). The Report also has regard to the Council's duty under the Environment Act (Wales) 2016.
- 3.2 The initial stage of the ISA process is the Scoping Report - an evidence gathering exercise to gain an understanding of the current economic, social, environmental and cultural baseline of the County and to identify key issues. The issues guide the development of a set of objectives to form the ISA framework and assess the effects of the plan's policies and proposals. The statutory Consultation Bodies (NRW and Cadw) were consulted on a draft Scoping Report between 30th August and 31st October 2023. Following good practice the Report was made publicly available for comment. Following consideration of

representations received, an amended Scoping Report was published in April 2024.

- 3.3 Draft versions of the LDP2 Vision, Objectives, Growth Scenarios and Spatial Approaches were published for public consultation between April and June 2024. This was a non-statutory stage of the plan making process. The Vision, Objectives, Growth Scenarios and Spatial Approaches were subject to a high level assessment against the SA Framework. Subsequently the Vision and Objectives have been amended and are presented alongside the Preferred Strategy.
- 3.4 The ISA Report of the LDP2 Preferred Strategy contains an assessment of the Vision and LDP Objectives against the ISA Framework. It outlines and assesses a number of alternative Strategic Growth Options and Spatial Approaches and provides an assessment and reasoning for the chosen Preferred Strategy. Finally, the Strategic Policies are assessed. The Report incorporates a WLIA, EqIA and consideration of a HIA. The purpose of the 'Interim Report' is to provide the findings of the ISA of the substantive proposals set out in the Preferred Strategy and identify likely significant effects and recommend mitigation and enhancement measures to enhance its effectiveness.
- 3.5 The ISA has found the LDP2 Vision and Objectives to provide a good coverage and compatibility across the sustainability topics and key sustainability objectives and generally compatible with achieving beneficial sustainability outcomes. Considered as a whole, the suite of proposed Objectives has good coverage of most of the ISA Objectives within the LDP2 ISA Framework. An assessment of the 21 Strategic Policies concluded that at this stage, none of the proposed policies are predicted to have a negative adverse effect on any of the ISA Objectives (16 in total), with many policies providing a positive contribution.
- 3.6 The Integrated Sustainability Appraisal (ISA) of the Swansea Local Development Plan 2023-2038 Pre-Deposit Plan (Preferred Strategy) will be published for comment as part of the statutory consultation process. Further information about the ISA is available at <https://www.swansea.gov.uk/ldp2ISA>

Habitats Regulations Assessment (HRA) Screening Report

- 3.7 Arup was commissioned to undertake a HRA of the Preferred Strategy, as set out at [Local Development Plan 2 - Integrated Sustainability Appraisal and Habitats Regulations Assessment - Swansea](#). The purpose of the HRA Screening Report is to test whether the emerging LDP2 is likely to have significant effects on the integrity of sites protected under European and national legislation, either alone, or in combination with other plans or projects. It is a critical tool for identifying any risks to protected habitats and species early in the development planning process, ensuring that environmental considerations are fully integrated into LDP2.
- 3.8 The HRA considers the impacts of the LDP2 Preferred Strategy and policies both individually and in combination with other plans and projects, detailing mitigation measures where necessary. The HRA process, guided by national regulations, involves screening European sites and assessing potential impact pathways. The assessment found that due to the strategic nature of the document and lack of detailed information at this stage in the development plan process, adverse

effects on site integrity could not be excluded for certain impact pathways at this stage, necessitating further evaluation and policy refinement at the Deposit Plan stage.

- 3.9 The HRA Screening of the Swansea Local Development Plan 2023-2038 Pre-Deposit Plan (Preferred Strategy) will be published for comment as part of the statutory consultation process. Further information about the HRA is available at <https://www.swansea.gov.uk/ldp2ISA>

4.0 Candidate Sites Register

- 4.1 A 'Call for Candidate Sites' process was undertaken from August to October 2023. This is a statutory early exercise in the LDP process and was widely publicised to provide an opportunity for any land owner, site promoter or other interested party to submit a site for potential inclusion in LDP2. A Candidate Sites Register has been produced detailing all sites submitted to the Council during this process (see Appendix C). It is important to emphasise that the sites listed in the Register are those submitted by promoters for consideration as part of the Plan preparation process, i.e. **the purpose of the Register at this stage is not to provide a list of sites that the Council considers suitable for development or allocation in LDP2.**

- 4.2 The sites submitted during the Call for Sites process have undergone initial assessment in line with an agreed and consistent Candidate Sites Assessment Methodology. The key principle of the assessment process is to consider information and evidence from site promoters with regard to demonstrating the suitability, deliverability and financial viability of sites for inclusion in LDP2. An initial assessment (the so-called Stage 1 sift) has been undertaken to determine whether sites should reasonably progress to the full and detailed process of site appraisal (so called Stage 2 and 3 Assessments). The role of the Stage 1 sift is to identify whether, on the basis of the agreed methodology and national planning policy, sites are fundamentally not appropriate to be subject to any detailed assessment, including their extent of alignment with the Preferred Strategy. The Register shows that 132 sites were submitted during the formal process for consideration. The Register identifies that 18 sites have failed the Stage 1 sift assessment and are considered at this stage to have no potential to be a proposed site in LDP2. To confirm, it is the Stage 2 and Stage 3 Assessment process that will identify the candidate sites considered most suitable to deliver the LDP2 Vision, Objectives and overall Plan Strategy. It should be noted that the subsequent stages of the assessment process will incorporate ISA by using a refined set of sustainability indicators and a transparent scoring system. Further information about the LDP2 candidate sites process is available at <https://www.swansea.gov.uk/ldp2candidatesites>.

5.0 Revised LDP2 Delivery Agreement

- 5.1 The Revised LDP2 Delivery Agreement (DA) - see Appendix D - is an essential project management tool to guide and structure the preparation of the Plan and is split into 3 parts. Part 1 sets out the very latest context within which the Plan will be set, including legislation, policy considerations and evidence base. Part 2 confirms the resources that will be committed to progress the Plan to adoption, alongside the timetable for delivering statutory 'Key Stages' of the process. Part 3 sets out the Community Involvement Scheme including the strategy for

encouraging engagement with individuals, groups and organisations. This part of the DA highlights how the Council will work in partnership with a range of stakeholders in preparing LDP2, with reference to Specific and General Consultation bodies, as well as consult widely with the general public. Elected Members are also a key stakeholder, and the DA emphasises that close engagement throughout the process with Members is crucial to ensure as far as possible that the Plan has wider community support.

- 5.2 The Town and County Planning (Local Development Plan) (Wales) Regulations 2005, as amended, require LPAs to keep the Delivery Agreement under regular review and for any revisions to be approved by resolution of the LPA and then submitted to Welsh Ministers for their agreement.
- 5.3 Having reviewed the LDP2 Delivery Agreement approved by Members in July 2023, the preparation timetable requires revision due to a combination of factors. Notably this is due to a more extended period having been taken to undertake stakeholder engagement during the non-statutory consultation process that informed the Preferred Strategy, and a slightly longer period dedicated to collating the wide-ranging evidence base, and also reflecting on timescales being experienced by other Authorities in regard to the completion of the Deposit Plan and Examination process.
- 5.4 The revised dates for preparation are summarised below in Table 1. The timetable is split into ‘Definitive Stages’ (those under direct control of the Council) and ‘Indicative Stages’ that are dependent on other bodies including Planning and Environment Decisions Wales (PEDW). The table below highlights that the Examination of the plan is anticipated to be in the spring/summer of 2027. Following this, the binding Inspectors Report is expected to be published late in 2027, at which time members will be required to consider recommendations in respect of adopting the Plan.

Table 1 – Timetable for LDP2			
Definitive Stages		From	To
1	LDP Evidence Base	January 2023	Ongoing
2a	Delivery Agreement Draft DA Consultation, submission of Final DA to Welsh Government for approval	March/April 2023	July 2023
2b	Revised Delivery Agreement – submission of amended DA to Welsh Government for approval	January 2025	February 2025
3	Pre-Deposit Preparation , participation and engagement Call for Candidate Sites Consultation on SA Scoping Report Preparation and Engagement on Vision, Objectives and Strategic Options	Aug 2023 Aug 2023 Sep 2023	Oct 2023 Sep 2023 Sep 2024

	Consultation on Preferred Strategy, Initial Sustainability Appraisal Report and Habitats Regulations Assessment Screening Report – 8 weeks	Feb 2025	April 2025
4	Deposit Plan Produce updated evidence base and detailed plan policies and proposals Consultation on Deposit Plan, ISA, HRA and Initial Consultation Report	April 2025 April 2026	March 2026 June 2026
5	Submission Submission of Deposit Plan and all supporting evidence to WG	February 2027	
Indicative Stages		From	To
6	Examination Pre hearing meeting and Examination Hearing Sessions	March 2027	July 2027
7	Publication of Inspectors Report Local Planning Authority to receive binding Inspectors Report, check for factual errors and to Publish on its website.	October 2027	
8	Adoption Full Council adopts the Replacement LDP	December 2027	

6.0 Next Steps

Submission of Revised Delivery Agreement to Welsh Government

- 6.1 Subject to Council approval, the Revised LDP2 DA will be submitted to the Welsh Government, in line with the Regulations. Once the WG formally approves the DA, the document will be published on the Council's LDP2 webpage and relevant consultees will be informed of the update. The Welsh Government must agree the Revised DA before the Council can commence statutory public consultation on the Preferred Strategy.

Statutory Engagement and Consultation Process

- 6.2 Subject to Council approval, the LDP2 Pre-Deposit Plan (Preferred Strategy) will be made available for public consultation, which will be undertaken for a minimum 6 week period to commence in early/mid February 2024. The consultation will utilise a wide range of techniques and events to encourage participation and promote the process, including the use of the virtual consultation room, drop in events, stakeholder workshops and engagement of Elected Members through the LDP2 MEG sessions.

- 6.3 As well as inviting representations to be made on the Preferred Strategy, the public consultation will allow for comments to be submitted in relation to the initial ISA and HRA Report, as well as in relation to LDP2 supporting evidence and the Candidate Site Register (see below).

Evidence Base

- 6.4 Work will continue to be undertaken on developing the necessary evidence base to support the preparation of LDP2, focussed on several technical areas. This work includes utilising specialist advisors and external consultants where necessary.

Candidate Sites Assessments

- 6.5 Following the close of the consultation period on the Preferred Strategy, detailed Stage 2 Assessment work will be undertaken on the candidate sites that have passed the initial Stage 1 assessment. Any new sites proposed for consideration as part of the consultation on the Preferred Strategy will be added to the Register, which will be updated to accompany the Deposit Plan. Any new sites submitted will be put through the Stage 1 Assessment and, if successful, will undergo detailed Stage 2 assessments alongside existing submitted sites.

Preparation of the Deposit Plan and subsequent Key Stages

- 6.6 Representations received at the Preferred Strategy stage, including any new candidate sites submitted as part of these, will be considered alongside the on-going accumulated evidence base in preparation of the Deposit LDP2. The Deposit Plan will set out detailed policies and site allocations and must also be considered and approved by the Council before a statutory minimum six-week period of public consultation commences.
- 6.7 Beyond the Deposit LDP stage, subject to Council approval LDP2 and relevant accompanying documents will be submitted to the Welsh Government for independent Examination in Public. Following the conclusion of the Examination, a binding Inspector's Report will be submitted to the Authority and incorporation of the Inspector's changes and subsequent adoption of LDP2 by the Council is required within eight weeks of receipt. On adoption, LDP2 will become a development plan for determining planning applications.

7.0 Integrated Impact Assessment Implications

- 7.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

- Deliver better outcomes for those people who experience socio-economic disadvantage
- Consider opportunities for people to use the Welsh language
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

7.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.

7.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

7.4 An IIA has been done for the LDP2 Pre-Deposit Plan (Preferred Strategy). The IIA Screening Form is available at Appendix E of this report. This identifies that the Preferred Strategy is considered to have positive impacts on a range of people and/or communities. All people residing and visiting the County will be impacted by the Preferred Strategy's 'Placemaking Strategy for Abertawe 2038', which sets out the scale of growth for housing and employment that will be delivered over the plan period 2023-2038 to meet identified needs and sets out spatially how this growth will be accommodated reflecting the plan's settlement hierarchy and their role and function and contains strategic policies which will provide a specific framework against which planning applications will be considered (when eventually adopted as part of LDP2). The IIA includes reference to the Integrated Sustainability Appraisal (ISA) of the Preferred Strategy. The ISA includes an Equalities Impact Assessment (as required by the Equality Act 2010), and a Welsh Language Impact Assessment (WLIA), as required under the 2004 Act, the Welsh Language Standards No 1 Regulations 2015 and Planning Policy Wales, and consideration of a non-statutory Health Impact Assessment (HIA). The Report also has regard to the Council's duty under the environment Act (Wales) 2016. The IIA highlights that the Preferred Strategy seeks to ensure the wider determinants of health and wellbeing are considered and health and wellbeing is embedded throughout the plan, as is consideration of climate and nature resilience due to climate change. Strategic policies specifically address pollution, flood risk, the enhancement of Green Infrastructure and active lifestyles, including community food growing. Poverty and social exclusion are specifically addressed via the growth option of high employment, additional homes, particularly affordable housing, protection and enhancement of community and social facilities, the regeneration of areas and education facilities. The timeframe of LDP2 (2023-2038) means that policies contained therein will impact upon future generations, as will the legacy of the Preferred Strategy, for example in terms of provision of housing and employment.

7.5 An updated IIA screening has been completed for the Revised LDP2 DA (see Appendix E). This identifies that the CIS will facilitate engagement with a number of the selected groups identified in Q2 of the IIA screening. As a result, whilst there are no impacts on certain groups, impacts on a number of selected groups in Q2 of the IIA are considered to be 'medium', as they are specifically listed within the

CIS as 'Seldomly Heard Stakeholders'. The impacts of the CIS will therefore be positive, as the CIS seeks to actively engage these groups in the Plan preparation process through liaison with the Council's coordinator. Given only positive effects are highlighted with no cumulative impacts identified, it is concluded therefore that an IIA is not required. However as referred above IIA will be integrated into the preparation of the LDP2 throughout the process. The DA was subject to a full public consultation exercise in bilingual form allowing engagement from a wide range of stakeholders.

- 7.6 LDP2 will be fully aligned with the Well-being of Future Generations (Wales) Act 2015 and the duties of the legislation have informed the production of the Plans Key Issues, Objectives, Policies and overall strategy.

8.0 Financial Implications

- 8.1 The approval of the Revised DA for submission to Welsh Government will commit the Council to preparing the Plan in line with the timetable and projected costs set out in the document. The estimated costs for LDP2 are based on those incurred to produce and adopt the current LDP, and also the experience of other comparable Authorities progressing replacement LDPs. A sufficient budget will need to be made available to progress LDP2 to adoption, in order to discharge the Council's statutory duties. This will cover expenditure relating to all elements of Plan preparation and the independent Examination process.

- 8.2 All costs associated with LDP2 production will continue to be monitored and cost reductions will be pursued wherever possible and reasonable having regard to meeting the statutory duties.

9.0 Legal Implications

- 9.1 The Swansea LDP2 need to be prepared in accordance with Welsh Government regulations and guidance, including The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015) and the Local Development Plans Manual 2020 Edn 3 (The Manual). LDP2 will be subject to an ISA to assess the environmental, social and economic implications of the Plan's strategy and policies pursuant to Section 39(2) of the Planning and Compulsory Purchase Act 2004.

- 9.2 The Revised DA sets out a clear preparation timetable for production of LDP2 and provides a basis for ensuring that the Council meets its statutory requirements in relation to LDP production. This includes enabling the required minimum 6 week public consultation and stakeholder engagement to be undertaken on the Pre-Deposit Plan known as the Preferred Strategy, alongside the associated Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment Reports.

- 9.3 If the Authority achieves the anticipated adoption date of December 2027, there will be a time gap of 24 months whereby the LPA will not have a replacement LDP. During this time, planning applications will still be processed and determined based on Future Wales – The National Development Plan, however the lapsed Swansea LDP 2010-2025 will still be an important material consideration for decision making.

- 9.4 The Council has a duty to seek to continually improve in the exercise of its functions (which include where appropriate powers) in terms of strategic

effectiveness, service quality and availability, sustainability, efficiency and innovation pursuant to the Local Government (Wales) Measure 2009.

Background Papers: None

Appendices:

Appendix A [Starting the Conversation on LDP2 - Engagement Report, December 2024](#)

Appendix B [Swansea Local Development Plan 2023-2038 Pre-Deposit Plan \(Preferred Strategy\), December 2024](#)

Appendix C [Integrated Sustainability Appraisal \(ISA\), Habitats Regulations Assessment and Candidate Site Register, including Stage 1 Assessment documents](#)

Appendix D [Swansea Local Development Plan 2023-2038 Revised Delivery Agreement](#)

Appendix E [Integrated Impact Assessment Implications Screening Forms](#)