

**Matter 2: Plan Preparation – Growth and Spatial Strategies,  
Overarching and Area Based Policies**

**Key Issue: Is the overall strategy coherent and based on a clear and robust preparation process? Are the strategy and policies realistic and appropriate in the light of relevant alternatives and are they based on robust and credible evidence?**

- Is the LDP's overall strategy consistent with those of neighbouring authorities? What are the main cross boundary issues and how have these been addressed?
- Is the vision appropriate and sufficiently detailed? Is the overriding theme of sustainable development explicit and is its full breadth covered in the vision? Will the identified objectives enable it to be achieved? Should OB 15 include a reference to the countryside of the County Borough?
- Does the key diagram accurately reflect the Spatial Strategy? Are other diagrams helpful and necessary?
- How does the employment-led growth model used in NPT differ from those which focus on population change? What are its benefits and why is it appropriate in this case?
- With regard to the chosen economic-led growth scenario, what is meant by the term 'aspirational'? Is it also realistic and deliverable?
- With regard to growth and population what alternative strategies and outcomes were considered? Does the LDP propose too great a level of growth and should some sites be de-allocated?
- How were the Coastal Corridor and Valleys Strategy Areas identified? Were genuine alternatives considered?
- What is the purpose of the flexible approach to development in the Valleys Strategy Area? Is there sufficient guidance as to what type and scale of development will be permitted? Are sufficient allocations made in this area?
- Is it necessary to identify Pontardawe and the Upper Neath Valley as Strategic Growth Areas? What is the benefit of this designation? How will it affect the consideration of development proposals?
- Is development within dormitory settlements as restricted as that proposed within the open countryside?
- Will the climate change and health objectives be properly addressed? How will the LDP achieve meaningful improvements in these areas? How can these be measured?
- How is the matter of flood risk addressed in the LDP? Is this approach adequate?
- What is the purpose of the Settlement Hierarchy? Is it clear what scale and type of development will be appropriate in each tier of the hierarchy?
- How were settlement boundaries defined? Should Glyncastle be drawn within the Resolven settlement boundary?
- What is the current position with regard to Coed Darcy Strategic Regeneration Area?

- The assumed rate of housing development per annum at Coed Darcy increases over the plan period. What evidence is there to support this rate of delivery? Is it realistic to expect an additional 250 units to be provided there<sup>1</sup>?
- Does FC03, which reduces the number of dwellings proposed, adequately resolve the flood risk issue at the Harbourside Strategic Regeneration Area (Policy SRA 2)?
- Is the Plan clear about when key Supplementary Planning Guidance will be produced?

SEW/NG  
Jan 15

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<sup>1</sup> ED008 paragraph 2.4.1.6