



Ein cyf/Our ref: qA1495798

Charlotte Harding
Regional Principal Planning Officer
Neath Port Talbot County Borough Council
Civic Centre
Port Talbot
SA13 1PJ

Dear Charlotte

25 March 2026

**South West Wales Corporate Joint Committee: Delivery Agreement Strategic
Development Plan**

**The Town and Country Planning (Strategic Development Plan) (Wales) Regulations
2021**

Thank you for your email dated 24 March requesting agreement to your Delivery Agreement (DA) for your Strategic Development Plan (SDP) following confirmation by resolution of the Corporate Joint Committee (CJC) on 24 March. This letter is in response to the formal confirmation of the DA by the CJC for an SDP plan covering the period 2026-2051.

The preparation of an SDP is a statutory duty placed on all Corporate Joint Committees (CJCs) in Wales. Having an up-to-date strategic development plan in place underpins the very basis of the planning system in Wales and reinforces the Government's commitment to a plan-led approach to development. Effective project management and up-to-date evidence is essential to ensure the plan can be prepared in accordance with the timescales set out in Table 1 (paragraph 6.3) and Appendix 6 of the DA. This timescale set out in the DA aligns with requirements in the Draft Strategic Development Plans Manual.

The Government notes the financial costs identified for plan preparation (paragraph 7.3) and recognises the importance of the CJC commitment to these funds being made available to prepare the plan, through the agreement of this DA. This includes the current commitment for the financial year 2026/27 and consideration of future years through the

emerging Medium Term Financial Plan (MTFP). It will be for the CJC to disaggregate these overall costings to each respective Local Authority and National Park Authority within the SDP geographical extent. It is also noted the staffing resources identified to prepare the SDP (paragraphs 7.4 - 7.7) and the CJC's commitment to resource the staffing requirements, or equivalent.

A test of 'soundness' against which the plan will be considered through the examination is whether it adheres to the agreed DA including the Community Involvement Scheme (CIS). The plan will also need to demonstrate 'general conformity' with Future Wales: The National Plan 2040.

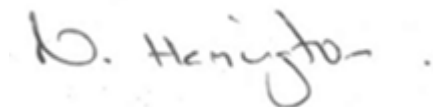
The Welsh Government welcomes the commitment shown by the South West Wales CJC to prepare an SDP. Your submitted DA contains a detailed breakdown on the timings of each SDP stage (Appendix 6) with an indicative adoption date December 2031.

The Welsh Government recognises the complexity of preparing an SDP and that there may be a degree of slippage in the timescale set out. In the initial DA the Welsh Government considers that a slippage period of 6 months is appropriate.

After considering your DA submission, I can **confirm agreement** to the timetable set out in Table 1, paragraph 6.3 and Appendix 6, as provided for by Section 60N(4) & 63(4) of the Planning and Compulsory Purchase Act 2004 and Regulation 11 of the Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021.

The published version of your DA should now be made publicly available in accordance with the requirements set out in Regulation 12.

Yours sincerely,



Neil Hemington
Prif Gynllunydd
Chief Planner