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Our Ref: RFD/JG Your Ref:  
Date: 29 September 2021

Councillor Chris Holley By Email  
Dear Councillor Holley,

Further to your question asked at Council on the 2 September 2021 and following my previous letter on the 24<sup>th</sup> September 2021. Please see below my response.

### **Question**

Councillor C A Holley stated that following the closure of the Felindre Works the former Welsh Development Agency and former Lliw Valley Borough Council owned the brown field and green field site totalling approximately 750 acres. This land was earmarked for a 750-acre Business Park.

The Business Park now only equates to approximately 150 acres with the remaining land allocated as land for housing under the Local Development Plan (LDP).

When was the decision made to remove the land from Business Park use and why?

### **Response**

The site is allocated as a Strategic Development Area (SDA) in the Swansea Local Development Plan (LDP), under Policy SD G, for a comprehensive mixed use development of residential, a new local centre with commercial units, Primary School, a mix of public realm, open space and play provision, new community buildings, and a strategic business park. The policy includes a concept plan for the whole site. The LDP vision is to create a regional business park along with high quality attractive new interlinked sustainable urban villages. The whole site is a joint venture between the Council and Welsh Government (WG).

The strategic site comprises two distinct but interrelated elements. The eastern part of the site is an existing business park, developed on the site of the former Felindre Works. It received outline planning permission before the LDP process commenced and has been laid out and serviced.

The western part of the site is proposed as the location for the residential-led development. It is in the ownership of WG and the residential led development is

being promoted by them, in close liaison with the Council. This land was previously allocated as a “contingency employment site” in the Unitary Development Plan (UDP which preceded the current LDP) and received outline planning permission for that use in 2006. The net developable area of the greenfield land and business park is significantly less than the gross area due to topography, ecological value and site constraints.

At the outset of the LDP process, the Council formally invited the submission of candidate sites for potential inclusion within the LDP and this area of land was submitted as a candidate site by WG for the mixed uses proposed. The Council consulted on the candidate sites put forward in 2011.

The LDP Preferred Strategy (PS) published in 2014 set out the broad strategy that was proposed to be taken in the LDP and it identified the opportunity to provide sustainable residential led development to complement the strategic employment site at Felindre. The draft PS was consulted upon in 2013. The Council consulted upon a LDP draft proposals map over 4th December 2014 – 16th January 2015 in order to give interested parties the opportunity to comment on proposed sites prior to the publication of the Deposit LDP.

A series of Special Planning Committee meetings open to the public were held during June 2015 to consider the proposed LDP allocations. At a meeting of Full Council on 24th September 2015, the Planning Committee’s recommendations were endorsed and the list of housing and strategic sites was agreed for inclusion in the Deposit Plan. Public consultation on the Deposit LDP formally ran from 18th July – 31st August 2016 and utilised a wide range of consultation methods, online, hard copies at Council libraries, site notices at allocated sites, press releases and numerous articles in local media; e-mail notifications and updates sent to all consultees on the LDP e-consultation service, Ward Members and Community Councils, and 16 community engagement sessions held at venues throughout the County.

The Council submitted the Swansea LDP to the Ministers of the WG for independent examination on 28 July 2017. The Ministers appointed Inspectors to conduct the independent examination to assess its soundness. The Examination hearing sessions took place in 2018. Public consultation on changes arising from the Examination was undertaken between 1st November 2018 and 14th December 2018. The Inspectors' Final Report on the Examination was published on 31st January 2019, which concluded that, subject to implementation of the binding changes set out within it, the Swansea LDP satisfies the requirements of the relevant legislation and meets the necessary 'tests of soundness'. The Swansea LDP was subsequently adopted on 28th February 2019.

Yours sincerely



**Y CYNGHORYDD/COUNCILLOR ROBERT FRANCIS-DAVIES  
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CABINET MEMBER FOR INVESTMENT, REGENERATION & TOURISM**