



City and County of Swansea

Notice of Meeting

You are invited to attend a Special Meeting of the

Planning Committee

At: Remotely via Microsoft Teams

On: Friday, 22 October 2021

Time: 10.30 am

Chair: Councillor Paul Lloyd

Membership:

Councillors: C Anderson, P M Black, P Downing, W Evans, M H Jones, M B Lewis, R D Lewis, P B Smith, D W W Thomas, L J Tyler-Lloyd and T M White

Watch Online: <https://bit.ly/3ztXE1h>

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Next Meeting: Tuesday, 2 November 2021 at 2.00 pm



Huw Evans
Head of Democratic Services
Friday, 15 October 2021

Contact: Democratic Services - 636923

Agenda Item 4

City and County of Swansea
Dinas a Sir Abertawe

Report of the Head of Planning & City Regeneration
to Chair and Members of Planning Committee

DATE: 22nd October 2021

Bay Area Team Leader: Liam Jones - 635735	Area 1 Team Leader Andrew Ferguson - 633947	Area 2 Team Leader: Chris Healey - 637424
Castle Mayals Oystermouth St Thomas Sketty Uplands West Cross	Bonymaen Clydach Cockett Cwmbwrla Landore Llangyfelach Llansamlet Mawr Morrison Mynyddbach Penderry Penllergaer Pontarddulais Townhill	Bishopston Dunvant Fairwood Gorseinon Gower Gowerton Killay North Killay South Kingsbridge Lower Loughor Newton Penclawdd Pennard Penyrheol Upper Loughor

Members are asked to contact the relevant team leader for the ward in which the application site is located, should they wish to have submitted plans and other images of any of the applications on this agenda displayed at the Committee meeting.

Phil Holmes
BS(Hons), MSc, Dip Econ
Head of Planning & City Regeneration



TWO STAGE VOTING

Where Members vote against officer recommendation, a two stage vote will apply. This is to ensure clarity and probity in decision making and to make decisions less vulnerable to legal challenge or awards of costs against the Council.

The first vote is taken on the officer recommendation.

Where the officer recommendation is for “approval” and Members resolve not to accept this recommendation, reasons for refusal should then be formulated and confirmed by means of a second vote.

The application will not be deemed to be refused unless and until reasons for refusal have been recorded and approved by Members. The reason(s) have to be lawful in planning terms. Officers will advise specifically on the lawfulness or otherwise of reasons and also the implications for the Council for possible costs against the Council in the event of an appeal and will recommend deferral in the event that there is a danger that the Council would be acting unreasonably in refusing the application.

Where the officer recommendation is for “refusal” and Members resolve not to accept this recommendation, appropriate conditions should then be debated and confirmed by means of a second vote. For reasons of probity, Members should also confirm reasons for approval which should also be lawful in planning terms. Officers will advise accordingly but will recommend deferral if more time is required to consider what conditions/obligations are required or if he/she considers a site visit should be held. If the application departs from the adopted development plan it (other than a number of policies listed on page 83 of Part 3 of the Constitution) will need to be reported to Council and this report will include any appropriate conditions/obligations.

The application will not be deemed to be approved unless and until suitable conditions have been recorded and confirmed by means of a second vote.

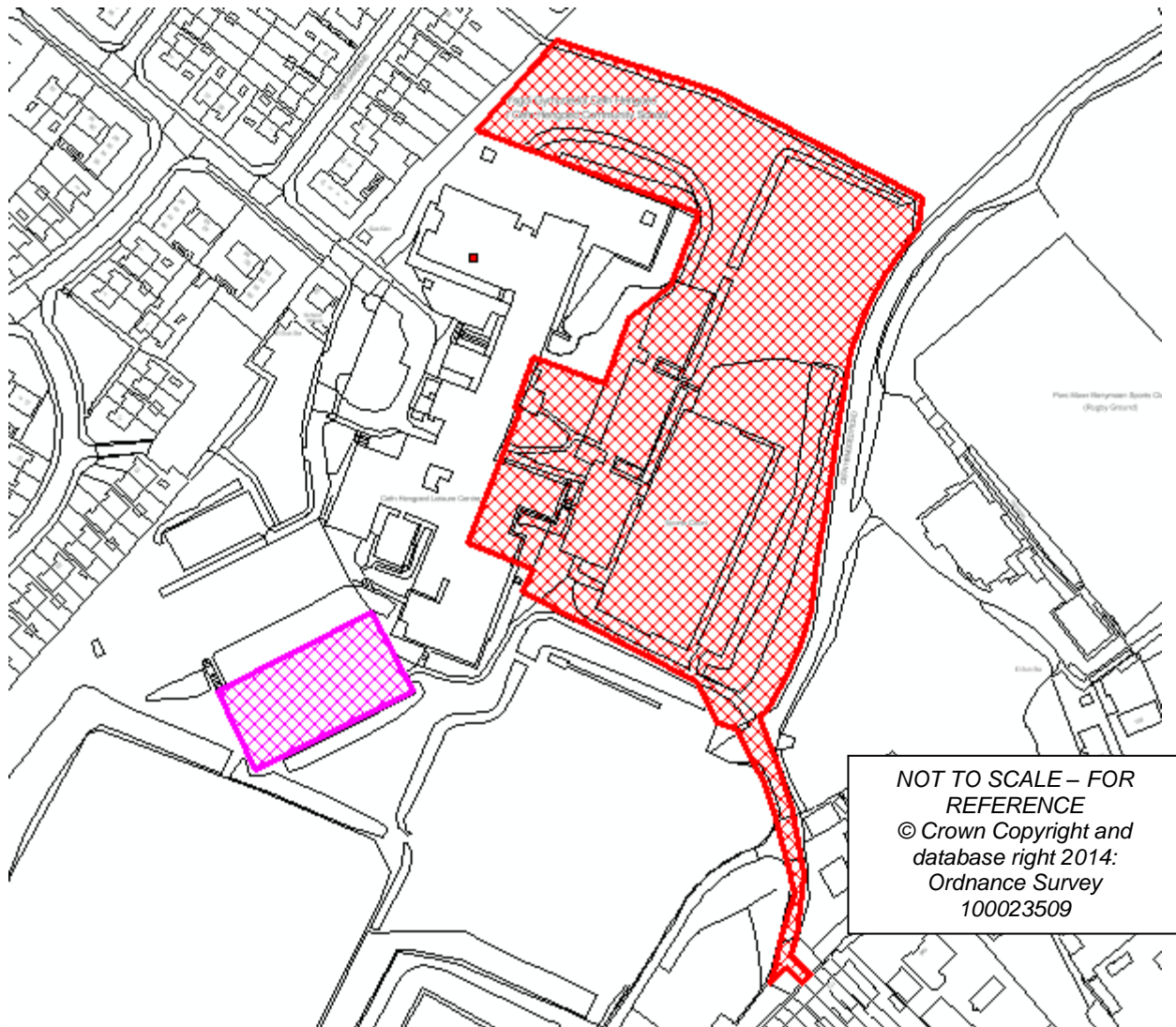
Where Members are unable to reach agreement on reasons for refusal or appropriate conditions as detailed above, Members should resolve to defer the application for further consultation and receipt of appropriate planning and legal advice.

Item Application Number: 2021/1331/FUL
Ward: Bonymaen - Area 1

Location: Cefn Hengoed Leisure Centre , Caldicot Road, Bonymaen, Swansea, SA1 7HX

Proposal: New indoor pitch, extensions to existing leisure centre buildings together with an internal reconfiguration to allow for the provision of improved gym and changing facilities, a community room, reception and cafe area, re-purposed existing fitness studio to enable beneficial use by the school, refurbishment of existing tennis courts with associated fencing and lighting, interconnecting pedestrian routes between the school and leisure areas and existing external connections surrounding the site, new car park with a new access off Cefn Hengoed Road

Applicant: Mr Rewbridge Swansea Council



Site History

App Number	Proposal	Status	Decision Date
2019/1561/PRE	PRE APP for a sports barn with associated toilets, entrance lobby, landscaping parking and vehicle access. Existing school gym to be converted to leisure use.	MIXPR E	12.08.2019
99/0419	ERECTION OF METAL CLADDING TO EXISTING GLAZED CURTAIN WALLING OF EXTERNAL STAIRCASE (COUNCIL DEVELOPMENT REGULATION 3)	APP	14.05.1999

Background

This application is being reported to Planning Committee as it exceeds the threshold for site area (2.37HA) and new floor area (2,570m²).

There is significant planning history to this site which is listed above. It should be noted that pre application advice was sought in 2019 (2019/1561/PRE) for the construction of a sports barn with associated toilets, entrance lobby, landscaping, parking and vehicle access and the existing school gym to be converted to leisure use. A broadly positive response was given to this pre-application.

Site Location

The application site comprises Cefn Hengoed Leisure Centre which is located along Cefn Hengoed Road, Bonymaen. The leisure centre is co-located with Cefn Hengoed School with Bonymaen Rugby Club and their playing fields to the east.

The application site is geographically at the summit of a local upland and within an established residential community. The existing buildings comprising the Leisure Centre are a varying set of aging split-level blocks. This results in difficult access with multiple level changes proving a significant barrier to less able users. The adjoining community school's main buildings have been more recently renovated and this projects seeks to ensure the facilities are more in keeping with the upgraded school facilities.

Vehicular access to the Leisure centre is currently from Caldicot Road via a shared access and drop off loop. The grounds on the east of the site are a mixture of grass including 3 sports fields, hard bituminous surfaces including Multi-Use Game Areas, gravel and dirt.

Description of Development

This application seeks full planning permission for the construction of a new covered indoor pitch, a single storey extension to the existing leisure centre building together with an internal reconfiguration to allow for the provision of improved gym and changing facilities, a community room, reception and cafe area, re-purposed existing fitness studio to enable beneficial use by the school, refurbishment of existing tennis courts with associated fencing and lighting, interconnecting pedestrian routes between the school and leisure areas and existing external connections surrounding the site, new car park with a new access off Cefn Hengoed Road.

The façade materials for both the new extensions and the recladding of the existing gymnasium building are chosen in response to the materials of the existing school building. The existing blue and grey colouring will be replicated in the insulated panel cladding of the new and upgraded elements.

Planning Policy

The National Development Framework: Future Wales - the National Plan 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping urban growth and regeneration - Strategic placemaking

Policy 3 - Supporting Urban Growth and Regeneration - Public Sector Leadership

Policy 9 - Resilient ecological networks and Green infrastructure

Policy 12 - Regional Connectivity

Policy 28 - National Growth Area - Swansea Bay and Llanelli

Planning Policy Wales (11th Edition) 2021

Good Design Making Better Places

3.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.

3.4 Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.

Access and Inclusivity

3.5 Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone.

3.6 Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport.

Environmental Sustainability

3.7 Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution. An integrated and flexible approach to design, including early decisions regarding location, layout, built form, the choice of materials, the adaptability of buildings and site treatment will be an appropriate way of contributing to resilient development.

3.8 Good design can help to ensure high environmental quality. Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute toward the quality of places. This embraces the principles of 'ecosystems services' and sustainable management of natural resources where multiple benefits solution become an integral part of good design. In a similar manner, addressing environmental risks can make a positive contribution to environmental protection and improvement, addressing land contamination, instability and flood risk and providing for biodiversity, climate protection, improved air quality, soundscape and water resources benefits.

Character

3.9 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

Community Safety

3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard should be given in the preparation of development plans and taking planning decisions. The aim should be to produce safe environments that do not compromise on design quality in accordance with the cohesive communities well-being goal.

Movement

3.12 Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe and sustainable links (including active travel networks) within and between developments using legal agreements where appropriate

Car Parking

4.1.40 To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development. Future Wales sets out the Welsh Government's requirements for the provision of electric vehicle charging points for non-residential development.

4.1.49 Car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place.

4.1.50 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed. The needs of disabled people must be recognised and adequate parking provided for them.

4.1.51 Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance.

Integrating Green Infrastructure and Development

6.2.4 Green infrastructure plays a fundamental role in shaping places and our sense of well-being, and are intrinsic to the quality of the spaces we live, work and play in. The planning system should protect and enhance green infrastructure assets and networks because of these multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision alongside the need to meet society's wider social and economic objectives and the needs of local communities.

The multiple benefits that resilient ecosystems and green infrastructure offer to society, including the economic and social contribution they make to local areas, should be taken into account when balancing and improving these needs.

6.2.5 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting objectives, and contributing towards health and well-being outcomes. There are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents. Landscaping, green roofs, grass verges, sustainable urban drainage and gardens are examples of individual measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.

Adopted Swansea Local Development Plan (2010-2025)

PS 2 Placemaking and Place Management - development should enhance the quality of places and spaces and should accord with relevant placemaking principles.

SI 1 Health and Wellbeing - health inequalities will be reduced and healthy lifestyles encouraged by complying with set criteria.

SI 2 Providing and Safeguarding Community Facilities and Locally Important Uses - New community facilities must be accessible by Active Travel and public transport, and be conveniently located in relation to other facilities and services wherever possible; and development that would adversely affect or lead to the loss of facilities will not be permitted unless they satisfy specific criteria.

SI 5 Protection of Open Space - development will not be permitted on areas of open space unless it complies with specific criteria.

RC 2 Retail and Leisure Development - Retail and leisure proposals must in the first instance assess the suitability of sites and premises within the following Centres of the retail hierarchy, (Swansea Central Retail Area; District Centres; and Local Centres) having regard to the nature, scale and location of the proposed development.

ER 8 Habitats and Species - Development proposals that would have a significant adverse effect on the resilience of protected habitats and species will only be permitted where they meet specific criteria.

ER 9 Ecological Networks and Features of Importance for Biodiversity - Development proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Particular importance will be given to maintaining and enhancing the connectivity of ecological network. Development that could have an adverse effect on such networks and features will only be permitted where meet specific criteria are met.

ER 11 Trees, Hedgerows and Development - Development that would adversely affect trees, woodlands and hedgerows of public amenity, natural/cultural heritage value, or that provide important ecosystem services will not normally be permitted. Ancient Woodland, Ancient Woodland Sites, Ancient and Veteran trees merit specific protection and development that would result in specified outcomes will not normally be permitted.

Where necessary a tree survey; arboricultural impact assessment; an arboricultural method statement; tree protection plan and/or scheme for tree replacement, including details of planting and aftercare will be required in support of a planning application.

T 1 Transport Measures and Infrastructure - Development must be supported by appropriate transport measures and infrastructure and dependant the nature, scale and siting of the proposal, meet specified requirements. Development that would have an unacceptable impact on the safe and efficient operation of the transport network will not be permitted.

T 2 Active Travel - Development must take opportunities to enhance walking and cycling access either by incorporation within the site, and/or making financial contributions towards the delivery off site of specific measures, as specified in the policy. Developments must not have a significant adverse impact on existing active travel routes as specified in the policy.

T 5 Design Principles for Transport Measures and Infrastructure - provides design criteria that the design of the new development, including supporting transport measures/infrastructure must adhere to.

T 6 Parking - proposals must be served by appropriate parking provision, in accordance with maximum parking standards, and consider the requirements for cycles, cars, motorcycles and service vehicles. In those instances where adequate parking cannot be provided on site, or is judged not to be appropriate, the developer will be required to provide a financial contribution towards alternative transport measures where appropriate.

The provision of secure cycle parking and associated facilities will be sought in all major development schemes.

EU 2 Renewable and Low Carbon Energy Technology in New Development - development will be required to maximise the contribution of renewable or low carbon energy technology to meet the energy demands of the proposal, particularly for Significant Energy Consuming Developments. Larger schemes, as specified in the policy, will be required to submit a comprehensive Energy Assessment to determine the feasibility of incorporating low carbon or renewable energy installations into the scheme and/or connect to renewable or low carbon energy technology and district heating networks.

EU4 Public Utilities and New Development - development will be permitted where the utility infrastructure is adequate to meet the needs of the development.

Development that requires new or improved utility infrastructure will be permitted where it can be satisfactorily demonstrated that the developer will make an appropriate contribution to secure the provision of the infrastructure.

RP 1 Safeguarding and Public Health and Natural Resources - development that would result in significant risk to life; human health and wellbeing; property; controlled waters; or the historic and natural environment, especially European designated sites, will not be permitted, particularly in respect of the specified potential risks.

RP 2 Noise Pollution - Where development could lead to exposure to a source of noise pollution it must be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the design of the development to minimise the effects on existing and future occupants. Noise sensitive development will not be permitted unless effective mitigation will prevent exposure to existing noise generating uses. Development that would lead to an increase in environmental noise at a NAPPA or would have an unacceptable impact on a Quiet Area will not be permitted.

RP 3 Air and Light Pollution - Where development could lead to exposure to a source of air or light pollution it must be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the design of the development to minimise the effects on existing and future occupants.

RP 4 Water Pollution and the Protection of Water Resources - development that compromises the quality of the water environment, or does not comply with good water resource management, will not be permitted. Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements to water quality. Sustainable drainage systems (SuDS) must be implemented wherever they would be effective and practicable. Water courses will be safeguarded through green corridors/riparian buffers. Development proposals that would have a significant adverse impact on biodiversity, fisheries, public access or water related recreation use of water resources, will not be permitted.

RP 5 Avoidance of Flood Risk - In order to avoid the risk of flooding, development will only be permitted in line with Policy principles.

RP 7 Land Instability - Development which would create, affect or might be affected by unstable or potentially unstable land will not be permitted where there would be a significant direct risk to life, human health, property, buildings and structures, or the natural heritage on the site or in its vicinity. Development will only be permitted on unstable or potentially unstable land where it is in line with policy principles. Development is not permitted within Graig Trewyddfa Slip area.

RP 10 Sustainable Waste Management for New Development - development will be required to incorporate, as appropriate, adequate and effective provision for the storage, recycling and other sustainable management of waste, and allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

Consultations

Placemaking and Strategic Planning

Overview

The application seeks to develop the existing leisure centre and outdoor facilities by utilising land at Cefn Hengoed School for further developments. The Leisure Centre and School form a complex of buildings and outdoor space.

The proposal seeks to develop the sports and community facilities at the site to the benefit of the existing comprehensive school population and local community. The project objectives are:

- to improve access and increase participation in sport in Swansea East by Nov 2021;
- To improve access to and participation in other community facilities and activities such as the library, parenting groups etc by Nov 2021; and

- to improve the existing sporting and physical education facilities at Cefn Hengoed School to support the curriculum and health and well-being aims by Nov 2020.

Proposal includes:

- a new indoor pitch of 2,397m², some 11m high, 61m long and 41m wide;
- extensions to the existing leisure centre buildings, plus internal reconfiguration to allow for the provision of improved gym and changing facilities, a community room, reception and café area (combined total of 543m²);
- repurposed existing fitness studio to enable beneficial use by the school;
- resurfacing and fencing of the existing old tennis courts to the side; and
- interconnecting pedestrian routes between the school and leisure areas and existing external connections surrounding the site.

The car park will be refurbished, providing 65 spaces to serve the new barn and leisure facility, including four disabled, 4 motorbike, cycle parking and six electric charging enabled spaces.

The existing comprehensive school will utilise the following facilities:

- sports hall;
- Resurfaced and re-fenced MUGA
- New 3G indoor barn;
- Gym.

Sports barn will be located on the existing MUGA and the area of the 3 existing tennis courts will be refurbished with an improved surface MUGA.

Principle of Development

The site is located within the urban area and the proposal to develop the existing leisure centre and outdoor facilities must be determined by the relevant LDP policies as set out below:

The application accords with LDP policy RC2. Policy RC 2 promotes the Plan's defined Centres, as the most appropriate and sustainable locations for locating new retail and leisure development. However, it allows some appropriate flexibility in that a departure to the defined hierarchy can be considered if convincing evidence is submitted in support of a proposal to demonstrate that such development is justified as an exception, and that there would be no material adverse impact caused by the development to the attractiveness, vitality or viability of any Centre defined in the Retail Hierarchy. It is clear in this case that the bespoke new sports hall and related proposals are enhancements integral to an existing complex of facilities and can, therefore, only be located at the existing Leisure Centre/School. They could not be located within the Swansea Central Area, District Centres or Local Centres. A specific need has been identified for the development at this location and therefore it is in accordance with the exceptional circumstances identified under criteria RC2(c).

This approach also is in accordance with PPW (4.3.21) which states that some education, healthcare and community uses may have specific accessibility requirements which mean they need to be located close to the communities they serve and planning authorities should be flexible in their approach where it is necessary.

Health can be a material consideration in determining planning applications and is an essential element of sustainable development. The proposed development will help reduce health inequalities and encourage healthy lifestyles and meets LDP policy SI1, by providing appropriate social infrastructure and community facilities.

It also meets national planning policy objectives of facilitating accessible and healthy environments by supporting healthy lives. The proposal also accords with the Welsh Government's 'Building Better Places' which pinpoints the most relevant policy priorities and actions to aid in the post Covid-19 recovery, including priorities around placemaking, decarbonisation and well-being.

LDP policy SI2 states that new community facilities must be accessible by Active Travel and public transport and be conveniently located in relationship to other facilities and services wherever possible.

The proposed new sports hall will be developed upon the site of an existing outdoor MUGA. The MUGA will be relocated to the site of 3 existing outdoor tennis courts. It is not clear if there will be an overall loss in outdoor space, or if it is being redeveloped as multi-purpose courts and thus accord with LDP policy SI5ii.

Placemaking Principles

The Development Plan places significant emphasis on the importance of placemaking, and defines key principles in this regard for all proposals to seek to incorporate:

FW Policy 2 (see Annex A for details) sets out that:

- o development should adhere to key placemaking principles in order that it positively contributes towards building sustainable places that support well-being objectives,
- o opportunities should be taken to ensure that multifunctional GI is fully integrated into development schemes wherever possible.

Swansea LDP Policies PS 2 and ER 2 highlight that:

- all proposals should adhere to key placemaking principles and development criteria, to ensure that proposals make a positive contribution to the experience and enjoyment of places.
- development should enhance the quality of places and spaces, and respond positively to aspects of local context and character.
- the design, layout and orientation of proposed buildings, and the spaces between them, should provide for an attractive, legible, healthy, accessible and safe environment, and must not cause unacceptable impacts on people's amenity.
- development must take opportunities to maintain and enhance the County's GI network, having regard to the extent, quality and connectivity of the GI resource.

Biodiversity Enhancement

Complementary to the need to align with placemaking requirements, the Development Plan also places significant emphasis on the importance of development integrating nature-based solutions to the design of the built environment wherever possible, which reflects the Council's duty under Section 6 of the Environment (Wales) Act 2016 ("the S6 duty").

FW Policy 9 and PPW (see Annex A for details) require that:

- all applications demonstrate the actions that have been taken where possible to maintain and enhance and biodiversity and ecosystem resilience, as well as relevant GI assets.
- a clear and proportionate approach is taken to considering biodiversity and securing overall enhancement.

Adopted SPG - Biodiversity and Development (see Annex B for details) provides:

- guidance on how the requirement for biodiversity can be addressed and assessed.
- details of specific measures that could be provided to enhance biodiversity and ecosystem resilience depending on the nature of the proposals.

Further advice on whether the proposal follows the stepwise approach is provided by the Council's Ecologist. Lighting may have a potential negative impact upon biodiversity, and so needs to be considered in relation to LDP policy ER8. Lighting is also considered further below.

There are mature trees on site and an arboriculture impact assessment is required for those that are being retained, in accordance with LDP policy ER11.

Other Key Issues

New external lighting will be provided by as part of the proposal. Given the location of the development in close proximity to mature trees, regard must be taken to the impact upon natural heritage, including protected species. Therefore, in accordance with LDP policy RP3 the lighting should be less than 3000kelvin. This is also reflected in national planning guidance which states that there is a need to balance the provision of lighting to enhance safety and security to help in the prevention of crime and to allow activities like sport and recreation to take place with the need to: protect the natural and historic environment including wildlife and features of the natural environment such as tranquillity; prevent glare and respect the amenity of neighbouring land uses; and reduce the carbon emissions associated with lighting. Planning authorities can attach conditions to planning permissions for new developments that include the design and operation of lighting systems, for example, requiring energy-efficient design and to prevent light pollution.

The proposal would have to meet LDP transport policies, specifically T5: Design Principles for Transport Measures and Infrastructure and T6: Parking. The provision of ELV charging points is welcome.

The development will need SuDS approval and must accord with LDP policy RP4 to ensure that there is no detriment to the water environment and complies with good water resource management.

I note the applicant refers to TAN22 and TAN6 in support of the application. Neither of those TANs are extant documents.

Final Comments

The proposal is supported in principle subject to other material planning considerations (such as car parking, drainage, biodiversity etc) being acceptable. It accords with the LDPs placemaking and wellbeing goals, promotes sustainable development and healthy lifestyles by providing new and improved facilities for the school and wider community.

Placemaking Comments (Heritage Asset)

This application to improve leisure facilities is within 500m of the Bonymaen Standing Stone on Mansel Road. Given the intervening development and distance of separation there will be no effect on the setting of the designated heritage asset.

Local Highway Authority (LHA)

The site was subject to a pre-application reference 2019/1561/PRE. The main highways issues identified was a lack of a safe pedestrian route along Cefn Hengoed Road to the south linking to Cefn Road. The required land is partially in CCS (Highways Authority) ownership. Deficiencies in the layout of the car park and level of disabled parking was also identified as needing attention, which has now been addressed.

A Transport Statement (which contained a travel plan) was submitted in support of the planning application. The transport element includes a new 65 space car park (including 4 spaces for disabled use) with a new vehicular/pedestrian access off Cefn Hengoed Road. The waste management regime currently in operation at the school will be maintained and a further bin store is proposed adjacent to the new sports barn with access for refuse vehicles.

The proposal will be sited on the existing outdoors pitch. Pedestrian links are available from the main school access from Caldicot Road. The newly proposed footway link and pedestrian crossing facility of Cefn Road to the south will provide a safe attractive walking route to the site. There is also a separate public footpath that links Cefn Hengoed Road to Chirk Gardens. Swansea Council also has an Integrated Travel Map which covers routes that are destined for completion in the future. The following schemes are in the vicinity of the site: Scheme SWA-AS0050 covers improvements from Winch Wen to Trallwn involving a shared use route connecting to Bonymaen and Carmel Road and SWA-MT0021 covers a shared use path connecting Trallwn to Winch Wen. The site is well served by public Transport with a number of bus routes serving the site. There is a railway station at Llansamlet (2.3km to the north) and Swansea Railway station is 3.3km to the south.

The majority of the roads in and around the school site are subject to a speed limit of 20mph. A report of recorded accidents has been included covering 2014 to 2018 which showed 7 accidents in and around the site (Caldicot Road(2)/Caernarvon Way(2)/Cefn Hengoed Road(1)/Cefn Road(1)/Mansel Road(1)). The causes varied but none were attributed to any inherent highway safety issue.

Analysis of the current leisure centre member post codes identified over 50% living in close proximity to the site. The accessibility of the site is such that are a number of sustainable modes of travel available to potential visitors. The upgraded facilities will also enhance the current facilities for the school use, in addition to its use as a standalone leisure facility. LDP policy S12 states that new community facilities must be accessible by Active Travel and public transport, and be conveniently located in relation to other facilities and services wherever possible. It is considered with the highway improvements proposed that this policy is being met with more than 18,000 people living within a 15 minute journey time using sustainable modes of travel (walking/cycling).

The likely trip generation has been assessed using the national database TRICS. The vehicle trips expected in the traditional a.m. peak are 9 trips, with 24 being expected in the p.m. peak and a total daily of 204. It is noted that the peak operating times of a leisure centre and indoor pitch does not coincide with the traditional peak hours in terms of vehicles on the road. The peak hour is expected to be between 18.00 and 19.00 for the leisure centre (23 vehicles) and 19.00 to 20.00 for the indoors sports pitch (12 vehicle movements). It is therefore concluded that the low levels of vehicles generated by the proposal there are no highway safety issues arising nor capacity issues to consider.

A new vehicular access is proposed and the General Arrangement drawing shows that adequate visibility to Manual For Streets standard is available. A 'Vehicle clearance track run' plan has been submitted to demonstrate that the access gradient is appropriate for a variety of vehicles, including standard buses and fire engines, should they need to enter the site.

The car park is laid out to an appropriate layout in terms of dimensions and aisle width, and a link from the existing pedestrian footway on Cefn Hengoed Road is brought into the site and goes around the outside of the car park to allow for safe, segregated pedestrian access. The internal footway also links to provide direct access to the school building.

Cycle storage is also included in the form of Sheffield stands (18 providing 36 spaces) adjacent to the main entrance lobby and also motorcycle parking (4 spaces) is provided in the main car parking area.

Swept paths have been provided under the title 'track roads' and these show that car park can be accessed and exited by standard cars, mini bus, fire engine and standard buses. The plans have been amended to reflect the footway being brought into the site off the main access and the swept paths show that the vehicles can still access safely.

Four site plans were originally submitted covering the whole site and only one of them partially included the requested missing link on the Cefn Hengoed boundary for a shared use path (shown pink on site plan 2). This plan (titled 'proposed scheme plan R547_001 P2), has now been submitted for formal consideration and shows a clear pedestrian link (suitable for shared use with a minimum width of 3m) along Cefn Hengoed Road with the inclusion of an 'at grade' pedestrian crossing on Cefn Road in the form of a plateau.

The highway improvement works are in line with those outlined as being minimum requirements when the principle of the sports barn was considered under the submitted pre-app. The inclusion of a safe pedestrian link will encourage more sustainable modes of travel such as cycle and on foot.

Furthermore the introduction of an pedestrian crossing facility on Cefn Road will be of benefit to the whole community and provide a safe link to Cefn Hengoed School from the south (Cefn Road) whereas currently the footway is intermittent with no continuous link.

It is considered that the traffic generated can be accommodated within the existing infrastructure (subject to the pedestrian/cycle improvements identified as being required). In summary the proposal is not considered to give rise to any highway safety issues.

I recommend that no highway objections are raised to the proposal subject to:

1. The completion of the off-site improvements works (as outlined on plan R547_001 P2) prior to beneficial occupation of the development.
2. The completion of the site access works and car park (as outlined on plan P04-1) prior to beneficial occupation of the development.
3. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during demolition and construction; and
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

4. The car and cycle parking being laid out in accordance with the approved plans, and maintained as such thereafter.

Local Drainage Authority

Schedule 3, Flood and Water Management Act 2010.

Your development proposal has been identified as requiring SuDS Approving Body consent irrespective of any other permissions given.

From 7 January 2019, all new developments more than 100m² will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh ministers.

These systems must be approved by the local authority acting in its SuDS Approving Body (SAB) role before construction work begins. The SAB will have a duty to adopt compliant systems so long as it is built and functions in accordance with the approved proposals, including any SAB conditions of approval.

Which legislation are we referring to?

Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with mandatory National Standards for sustainable drainage (SuDS). Schedule 3 to the FWMA 2010 also places a duty on local authorities as SuDS approving body to approve, adopt and maintain systems compliant with section 17 of the schedule.

What exactly is a SAB?

The SAB is a statutory function delivered by the local authority to ensure that drainage proposals for all new developments of more than 1 house or where the construction area is 100m² are designed and built in accordance with the national standards for sustainable drainage published by Welsh Ministers.

The SAB is established to:

- Evaluate and approve drainage applications for new developments where construction work has drainage implications, and

- Adopt and maintain sustainable surface water drainage systems according to Section 17 of Schedule 3 (FWMA).
- The SAB also has powers of inspection and enforcement
- And uses discretionary powers to offer non-statutory pre-application advice

What does it mean for my development?

Whether you are a developer, an agent or an individual seeking planning permission for a development, if your development is of more than 1 house or of 100m² or more of construction area you must also seek SAB approval alongside planning approval.

You will not be allowed to start construction until the 2 permissions are granted. Further details on how to apply and guidance can be obtained from the website <https://www.swansea.gov.uk/sustainabledrainage> and by contacting the SuDS Approval Body via email Sab@swansea.gov.uk

Coal Authority

The Coal Authority Response: Material Consideration

As you are aware, the Coal Authority did not consider, in our previous letter do you dated 03 June 2021, that the applicant had demonstrated to the LPA that all coal mining risks recorded at this site had been fully assessed by the applicant's geo-environmental consultants: Earth Science Partnership.

We welcome the submission of and Addendum Coal Mining Risk Assessment Report, 30 July 2021 prepared by Earth Science Partnership who informs that since production of their initial Report: Geo-Environmental and Geotechnical Assessment, dated October 2019, the site boundary had been increased to include 2no additional areas (Areas B and C, illustrated on Insert 1 of the Report). In light of the above, the report author confirms the following:

Area A

Based on the ground investigations previously undertaken, the Report informs that as a result of shallow coal workings being found within the Swansea 5ft coal seam beneath the site, recommendations have been made that ground stabilisation works are required to mitigate the risk of surface instability for the redevelopment of this part of the site. Full details can be found within Section 8.2.2: Geo-Environmental and Geotechnical Assessment, dated October 2019.

Area B

The Coal Authority records indicate that recorded shallow coal mine workings are present. Therefore, Earth Science Partnership inform that whilst it is considered to be a relatively low risk of subsidence (due to the depths of the Swansea 5ft coal seam in this area) if the seam is split and extraction thicknesses are greater than anticipated, a higher risk of subsidence would be likely. Therefore, the report author considers it prudent to drill a series of check holes to confirm the ground model / anticipated risk.

Area C

As a result of the 2no. mineshafts recorded within this area, recommendations have been made that a further assessment and investigation into the exact location / condition of these mining features is required.

Abandonment plans may contain information on their location, depth and condition, and this will enable Earth Science Partnership to carry out their own geo-referencing of these mining features and to minimise the physical works / intrusive site investigations required on site.

Due to the history of mining in the area, we welcome the comments made that vigilance should be maintained during all ground preparation works for any unforeseen mining related workings (and / or unrecorded mine entries). If unrecorded mine entries are found they should initially be fenced off to make the area safe. Any identified ground anomaly should be thoroughly assessed by an experienced and competent body and the Coal Authority will need to be notified if any such ground anomalies relative to coal are found.

The intrusive site investigations / mitigation strategy should be designed and undertaken by competent persons to ensure that these are appropriate to assess the ground conditions on the site to establish the coal-mining legacy present and the risks it may pose to the development.

The applicant should be aware that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property. Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

Sustainable Drainage

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

In light of the above, the Coal Authority is satisfied that the applicant, based on the professional assessment / opinion provided by Earth Science Partnership has demonstrated to the LPA that the coal mining risks identified at this site have been assessed and can be appropriately mitigated (intrusive site investigations / remediation works).

The Coal Authority recommends the imposition of the following conditions:

1. No development shall commence within an Area until;

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. This should include the submission of the approved site layout plan to illustrate the exact location / influencing distance (area of instability) of the 2no. recorded mine entries (Area C only).

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

2. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.

The Coal Authority has no objection to the proposed development subject to the imposition of the conditions to secure the above.

Natural Resources Wales (NRW)

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

We note that the bat report submitted in support of the above application (Cefn Hengoed school, Bon-y-Maen, Swansea, Bat and Protected Species Survey by Pryce Ecology dated 9 July 2021) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Designing Out Crime Officer

In relation to the above planning application I would have the following observations to make :-

(i). Perimeter security.

The existing perimeter security on site should be protect the new build and the vehicle parking area. Entry onto site, when the site is unoccupied must be prevented by sliding gates (as per drawings). The gates and fencing should be the same standard and specification as the perimeter security on the adjacent school site.

(ii). Vehicle parking.

The vehicle parking area must be lit the lighting meeting the British Standard 5489:2013. The area should be protected by CCTV.

(iii). CCTV.

If there is CCTV on site, it should be extended to cover the new sports barn, the main entrances into the building and the vehicle parking area.

The CCTV cameras should be located in elevated positions and ideally the CCTV would be monitored.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

(iv). Signage.

Signs should be sited advertising the fact that CCTV cameras are operating in the area if CCTV is installed.

(v). Lighting.

The whole of this development should benefit from lighting that is effective and that compliments and enhances CCTV if it is installed on site.

The lighting must be situated in elevated positions to prevent vandalism.

(vi). Building shell security.

The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

The design of the building must take into account the need to prevent features that aid scaling or climbing and hidden areas must be designed out.

(vii). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs, or to reach windows above ground floor level. Rain water pipes should be either flush fitting (i.e. square profile) or concealed within the cavities.

(viii). Intruder alarm systems.

The leisure centre should be alarmed with the alarm system linked to a central monitoring station. All rooms where there is valuable equipment or information stored should be alarmed and any alarm wires should be protected.

Panic buttons linked to the alarm system should be installed at appropriate locations for use when staff are under attack or are threatened by members of the public.

(ix). Access control.

Access in the building from public areas into semi private and private areas must be controlled via access control e.g. fob, swipe card etc.

Entry into all rooms where valuable equipment is sited should also be controlled e.g. the changing rooms, store rooms etc. and these rooms must be kept locked when not in use.

Access control should meet SBD standards and specifications.

(x). Door security.

The external doors of the building, those separating public and private areas and those protecting rooms where valuable property or information is stored should meet SBD standards, i.e. PAS 24 2016 or equivalent, and be third party tested and certificated.

Glass in door panels or adjacent to door panels should be laminated and doors in recesses of more than 600mm should be avoided.

Fire doors must not have external door furniture fitted, and meet SBD standards and specifications. They must also be alarmed. Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance.

(xi). Window security.

All vulnerable external windows should meet SBD standards i.e. PAS 24 2016 or equivalent and be third party tested and certificated.

All glass in vulnerable windows i.e. ground floor windows within this development should be laminated.

(xii). Intruder alarm.

The building should be alarmed with the alarm linked to a central monitoring station. Any alarm wires should be protected.

Further more detailed information can be found on the Secured by Design website at www.securedbydesign.com.

If you or the developer require any further information or to discuss any of the points raised in this report please do not hesitate to contact me.

Dwr Cymru Welsh Water

In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

We note that our consultation response (Ref: PPA0005625) has been acknowledged and included at Appendix 7 of the accompanying Pre-Application Consultation (PAC) Report, prepared by SGW Planning, which highlights that foul and surface water flows can be accommodated in the public foul and surface water sewers respectively albeit that the latter will require SAB consent. As part of this application, we acknowledge receipt of 'Outline Drainage Proposals' (No. 5192924) which are considered acceptable in principle.

However, we would advise that the site is crossed by a trunk watermain along the eastern boundary and therefore the distance and relationship of SuDS features to the protection zone of the watermain, highlighted in the attached, will need to be considered for the purposes of any forthcoming SAB application.

Accordingly, if you are minded to grant planning permission, we would request that the following Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Advisory Notes

The proposed development is crossed by a trunk watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the City & County of Swansea Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Local Authority Tree Officer

No objection.

There are several existing trees shown on the landscape plan that are being retained; however, no details are provided to show the quality of these trees.

To ensure they are retained and in the first instance are suitable to retain please could you condition an arboricultural impact assessment, tree protection plan and arboricultural method statement in accordance with BS5837:2012.

A couple of these trees are annotated as 'retained if possible', if they are removed they will need to be mitigated by replanting.

Local Authority Ecologist

OUTCOME OF ECOLOGICAL INVESTIGATION

Relevant documents reviewed:

- Preliminary Ecological Appraisal, Pryce Consultant Ecologists March 2020;
- Bat and Protected Species Survey, Pryce Consultant Ecologists July 2021;
- Landscape Proposals, CCS April 2021; and
- Luminaire Schedule, Peter Deer and Associates March 2020.

Bats:

No bats were found to be roosting within the buildings or trees on site, but bats did forage on site.

Please include the following informative:

All UK bat species are protected under Schedule 5 of The Wildlife & Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to:

- Deliberately take, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost;
- Damage or destroy the breeding site or resting place of a bat (even if it is not occupied at the time);
- Intentionally or recklessly obstruct access to a bat roost.

If evidence of bats is encountered during development, work must cease immediately and the advice of a suitably qualified ecologist or Natural Resources Wales (NRW) sought before continuing with any work (01792 634960 / 0300 065 3000).

Breeding/nesting birds:

Please include the following informative:

It is an offence under The Wildlife & Countryside Act 1981 (as amended) to intentionally:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while that nest is in use or being built; and
- Take or destroy an egg of any wild bird.

Additionally, bird species listed on Schedule 1 of the Act are also protected from intentional or reckless:

- Disturbance while it is building a nest or is in, on or near a nest containing eggs or young; and
- Disturbance to dependent young of such a bird.

Condition:

No clearance/pruning of trees, shrubs or scrub shall be undertaken during the bird nesting season (late February-early September). Where this is not possible, a check for active nests by a suitably qualified ecologist will be required prior to clearance. Any active nests will be left in situ until chicks have fledged or the nest is no longer active. If any nests of Schedule 1 species are found, additional measures to avoid disturbance will be required.

Badgers:

Please include the following informative:

Badgers and their setts are protected under The Protection of Badgers Act 1992. It is an offence to:

- Kill, injure or take a badger;
- Damage, destroy or obstruct access to a badger sett; and
- Disturb a badger when it is occupying a sett.

If evidence of badgers is encountered during development, work must cease immediately and the advice of a suitably qualified ecologist or NRW sought before continuing with any work (01792 634960 / 0300 065 3000).

Condition:

All trenches and excavations must be fenced off or covered overnight to prevent any animals from falling in and becoming trapped. If this is not possible an adequate means of escape must be provided (i.e. a gently graded side wall or provision of gently sloped wooden plank or equivalent). Any exposed pipes and trenches must be checked for trapped wildlife each morning before starting construction activities.

Hedgehog:

There is the potential for hedgehogs to be present in the area. Hedgehogs are protected under Schedule 6 of The Wildlife and Countryside Act 1981 (as amended), which prohibits killing and trapping by certain methods. They are also listed on Section 7 of The Environment (Wales) Act 2016. This is a list of the living organisms of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales.

Condition:

In order to retain habitat connectivity for species of principal importance, such as hedgehogs, boundary treatments should not be flush to the ground, or suitably sized gaps 13 x 13 cm should be left at strategic points. See: <https://www.hedgehogstreet.org/hedgehog-friendly-fencing/>

Reptiles & Amphibians:

Please include the following informative:

Reptiles & amphibians may be present. All British reptile & amphibian species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It makes it an offence to intentionally kill or injure reptiles.

Condition:

As per Section 5.7 of the Preliminary Ecological Appraisal: A visual "finger-tip" search of long grassland/scrub habitat should be undertaken by a suitably qualified ecologist on the commencement of, and during vegetation clearance. Initial disturbance should be carried out only using hand-tools, following the completion of which, mechanical plant may be employed. Any animals found will be removed to safety by the ecologist. If more than a few animals are discovered in the initial stages of habitat clearance, the ecologist will decide whether a different strategy should be employed which might include reptile exclusion and translocation.

Lighting Strategy

The lighting detailed within the Luminaire Schedule are not acceptable and must be below 3000K (with the exception of sports pitch flood lighting).

Condition:

A sensitive lighting strategy for the site must be submitted to the LPA for approval prior to the commencement of development on site. It should aim to protect bats and other nocturnal species. A plan showing location, light spill and specification for any proposed lights on the site (during construction & operation) must be submitted for approval. The lighting plan should reflect the Bat Conservation Trust's Bats and Artificial Lighting in the U.K. (2018) guidance: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>

Construction Environmental Management Plan (CEMP)

Condition:

A CEMP for the site must be submitted to the LPA for approval prior to the commencement of development (including site clearance) on site. The document will need to include sufficient detail to demonstrate how construction will be managed to ensure pollution prevention and protection of habitats and species on and adjacent to the site.

Landscape and Ecological Management Plan (LEMP)

Condition:

A LEMP for the site must be submitted to the LPA for approval prior to the commencement of development (including site clearance) on site. This site-specific document must outline processes and instructions to manage and monitor the site, and its operations, both during and after development, in such a way so as to protect and enhance the biodiversity and ecology of the site. In particular, the methods regarding the following species shall be detailed: bats, nesting birds, badger, hedgehog, reptiles & amphibians. Toolbox talks should be given to all site operatives prior to commencement of the development, detailing the potential for protected species on site, the mitigation measures in place and the procedures to follow should any be discovered.

Invasive Non-native species (INNS)

It is an offence to plant or otherwise cause to grow in the wild any plant species listed on Schedule 9 of The Wildlife and Countryside Act 1981 (as amended) or Schedule 2 of The Invasive Alien Species (Enforcement and Permitting) Order 2019.

Condition:

As Japanese knotweed was recorded, an INNS Management Plan will need to be submitted to the LPA for approval prior to the commencement of development (including site clearance) on site. It should detail methods of avoidance, containment or removal in order to avoid the spread of INNS. If any other INNS are identified during development, works must cease until the management of these species is agreed.

Ecological Enhancements:

The Biodiversity Supplementary Planning Guidance (SPG) should be referred to for further information: <https://www.swansea.gov.uk/biodiversityspg>

Condition:

A scheme to demonstrate that the development will conserve and enhance biodiversity and resilient ecosystems will need to be approved by the LPA prior to the commencement of development on site. This is in line with the Section 6 Duty of the Environment (Wales) Act 2016, the Resilient Wales Goal of the Well-being of Future Generations Act 2015, Planning Policy Wales Edition 11 and Technical Advice Note 5.

The landscaping proposals, including native tree and shrub planting and boulder piles, are welcomed. To further increase the value of the site for biodiversity, the "amenity grass" seed mixes should be substituted for a florally diverse grass seed mix, such as Emorsgate EL1 Flowering Lawn Mixture or EM2 Standard General Purpose Meadow Mixture. Additionally, 2no. WoodStone swift boxes and 2no. WoodStone bat boxes shall be installed either on the new leisure centre building or on existing school buildings. The proposed specification and location of the enhancements shall be shown on an architectural drawing submitted to the LPA for approval. The approved enhancements shall be fully provided no later than 6 months within the completion of the development and shall be retained as such in perpetuity.

Sport Wales

Thank you for your letter inviting comments on the above application. Sport Wales is commenting here in its role as the statutory consultee on developments affecting playing fields as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (SI 2012/801).

Sport Wales were consulted pre-application on the basis that the proposed development would affect an existing sporting facility. Sport Wales offered no objection to the principle of development but questioned the replacement of the existing games courts with the covered artificial pitches.

As the proposals now include the relocation and upgrading of existing tarmac surfaced games courts to the south-west of the existing facilities with an all-weather surface, new boundary fencing and floodlighting to provide a year-round outdoor playing surface, suitable for a variety of sports uses, Sport Wales has no objection.

Pollution Control

No response received to date.

Public Consultations

The application was advertised by site notice.

3 letters of objection have been received which are summarised below:

- Parking problems will increase with the development
- The surrounding roads are narrow
- There will be an increase in flooding in the area
- The entrance to the sports barn will be on a blind corner

149 letters of support have been received, along with 2 letters of comment, which are summarised below:

- The proposals will benefit the local community
- There is adequate car parking

APPRAISAL

Main Issues

Having due regard to the provisions of the Swansea Local Development Plan (2010- 2025), the main issues for consideration relate to the principle of development at this site, visual appearance, any effect on residential amenity, ecology and highways issues.

There are considered to be no additional issues arising from the provisions of the Human Rights Act.

Principle of Development

Policy RC2 of the Swansea Local Development Plan (LDP) states that:

Retail and leisure proposals must in the first instance assess the suitability of sites and premises within the following Centres of the retail hierarchy, having regard to the nature, scale and location of the proposed development:

- i. Swansea Central Area Retail Centre
- ii. District Centres
- iii. Local Centres

Retail and leisure proposals will only be permitted at out of centre locations outside Retail Parks in exceptional circumstances, and where a specific need is identified for:

- a. Small scale development intended only to serve an identified local need (in accordance with Policy RC6 Local Centres);
- b. Development that is part of a planned new Centre or is a specific facility proposed to serve a substantial new residential neighbourhood within a Strategic Development Area (in accordance with Policy RC 8 Commercial Development Within Strategic Development Areas;

- c. Development that requires a particular type of unit, either with an extensive floor area and/or bespoke designed premises, that is not normally available within Centres or Retail Parks, in order to accommodate the proposed range of goods to be sold.

The applicant has submitted information to justify the application in relation to Policy RC2 of the LDP. The applicant has submitted an assessment of available sites within the Local Authority in order to demonstrate that the proposed facilities cannot be located elsewhere. It has been demonstrated that there are no suitable sites elsewhere for the development. It is also clear in this case that the proposals are to be co-located with the existing school and represent an enhancement to the current facilities, rather than a new leisure site. The proposals represent enhancements to the existing complex and can therefore only be located at the existing site. A specific need has been identified for the development at this location and will therefore accord with the requirements of Policy RC2 of the LDP.

Furthermore the proposed development will assist in reducing health inequalities and encourage healthy lifestyles in accordance with the provisions of SI1 of the LDP.

Policy SI2 and its amplification states that facilities such as sports centres should be located within close proximity to the communities they are intended to serve so that they can be more readily reached by walking, cycling and public transport. Therefore the proposed upgrading of the existing facilities in this location will meet this requirement and further assist in encouraging healthy lifestyles by making attractive and modern facilities accessible to the local community.

In relation to open space provision, Policy SI5 states that development will not be permitted on areas of open space unless:

- i. it would not cause or exacerbate a deficiency of open space,
- ii. the substantive majority of existing open space provision on the site is to be retained and enhanced,
- iii. the development can provide appropriate open space provision,
- iv. a satisfactory financial contribution to compensatory provision is provided towards an acceptable alternative.

It is recognised that the proposed indoor sports pitch will be located on the existing outdoor Multi Use Games Area (MUGA) and the MUGA will be relocated to the site of the existing outdoor tennis courts. The facilities are being upgraded throughout the site and will provide for new facilities with floodlighting to provide a year-round outdoor playing surface, suitable for a variety of sports uses. It is considered that this represents benefit to the wider community and Sport Wales have offered no objections to the proposals. It is considered therefore that the proposals accord with the provisions of Policy SI5 and would not have a detrimental impact upon open space provision.

Therefore, having regard to the above policy considerations it is considered that the proposals will accord with the policies of the LDP and the principle of this type of development in this particular location is acceptable.

Visual Amenity

The leisure centre facilities currently comprise of a sports hall that is shared with Cefn Hengoed School and a gym. There is an existing Multi-Use Games Area (MUGA) comprising of tennis courts and tarmacked areas.

The proposed indoor sports pitch will be located on the area of the current MUGA and the existing tennis courts will be refurbished with an improved surface, mesh fencing and the addition of floodlights. It is considered that the refurbishment of this area will contribute to the upgrading of the site as a whole and will have a positive impact upon the visual amenity of the site. It is expected that the MUGA will primarily be used in connection with the school during school opening hours but would be available to users of the leisure centre outside school hours.

Internal reconfiguration of the existing leisure centre will provide for upgraded changing facilities, gym studio, storage, café and reception area. The existing building will be re-clad in order to upgrade the appearance of the building and better facilitate the internal reconfiguration. A single storey extension is proposed to the east elevation of the existing building which will provide for a legible entrance to the building, including a platform lift, and will comprise of a flat roof with metal cladding walls and automatic sliding doors, ramped access to this entrance will also be provided in order to provide for safe access for all. A smaller extension is also included adjacent to this for a new internal ramp.

The proposed indoor sports pitch will measure approximately 61m in length, 41m in width and will comprise of a curved roof measuring approximately 11m at its highest point. A single storey element will be attached to the building to provide entrance to the building. The scale of this building is necessitated by the use of the building as an indoor sports pitch. The proposed building will be clad in materials to match that of the leisure centre building in order that the complex of buildings are read as one development. However a condition will be imposed to ensure that the exact materials proposed are appropriate for the site. It is considered that due to the landscaping proposed and the location of the building within the site, the main bulk of the building will be sufficiently screened. Whilst it is recognised that the height of the building means that it cannot be screened completely, it is considered that when read in context with the wider site, the building would not have a detrimental impact upon the visual amenity of the surrounding street scene.

The existing car park will be refurbished to provide for 65 car parking spaces with a new access from Cefn Hengoed Road. The proposals also include the provision of a 3 metre wide footway along the southern extent of Cefn Hengoed Road/Cefn Road and a pedestrian crossing facility. Pedestrian linkages through the site from the school to the leisure centre will be improved to ensure that the site is accessible and legible. It is considered that these additions will assist in meeting Active Travel requirements and encouraging the use of alternate modes of transportation to access the site which is welcomed.

Furthermore it is considered that the proposed landscaping and location of the car park below the existing level of Cefn Hengoed Road, would limit its appearance from public vantage points and would be in keeping within the context of this particular site.

Overall it is considered that the proposed development would not have a significant detrimental impact upon the character and appearance of the wider surrounding area.

Residential Amenity

The application site is located some 50m from the nearest surrounding residential property boundary (to the west) and over 70m to the nearest properties to the east. It is not therefore considered that the proposed development would have a detrimental impact upon any neighbouring properties, particularly given that the site currently houses a school and existing leisure facilities.

Whilst it is recognised that a new access to the facilities is proposed along Cefn Hengoed Road, it is unlikely that this would create disturbance or impact over and above the use of the existing and surrounding roads to nearby residential properties. The submitted 'public lighting plan' indicates that whilst two 6m steel single arm lighting columns are proposed along Cefn Hengoed Road, adjacent to Cefn Road, these will replace two existing lighting columns in the same locations. It is not therefore considered that these lighting columns would have an adverse impact upon the residential amenity of the properties along Cefn Road and would represent an upgrading of the current facilities in this location which is welcomed.

New lighting is also proposed in the new car park and on the relocated external multi-use playing facility but lighting plans have been submitted for both of these facilities indicating that light spill would not be a significant issue for residents adjoining the site

Cefn Hengoed Leisure Centre's opening times are currently Monday to Friday 3pm to 9pm and Weekends 10am to 3pm. It is proposed to increase these opening hours as part of the improvements to the site. The new opening times will be Monday to Friday 6.30am to 10.30pm, Saturday 7am to 9pm and Sunday 8am to 9pm. It is not considered that these additional opening hours would give rise to any detrimental impacts to neighbouring properties over and above that which is currently experienced. In fact it is considered that the additional opening hours will benefit the wider community by providing leisure facilities that are accessible for longer periods of the day. Cefn Hengoed School will also use the leisure facilities for physical education classes. It is not considered necessary to impose a condition with regards to opening hours and given it is a Council operated site there is control in this regard. The proposals will therefore accord with Policies PS2, SI1 and SI2 of the Swansea LDP.

Access, Parking and Highway Safety

A Transport Statement (which contained a travel plan) was submitted in support of the planning application. The transport element includes a new 65 space car park (including 4 spaces for disabled use) with a new vehicular/pedestrian access off Cefn Hengoed Road. The waste management regime currently in operation at the school will be maintained and a further bin store is proposed adjacent to the new sports barn with access for refuse vehicles. The Transport Statement indicates there would be 204 daily two-way movements and peak trip generation would be 9 movements in the AM and 24 in the PM peak.

The inclusion of a safe pedestrian link will encourage more sustainable modes of travel such as cycle and on foot. Furthermore the introduction of a pedestrian crossing facility on Cefn Road will be of benefit to the whole community and provide a safe link to Cefn Hengoed School from the south (Cefn Road) whereas currently the footway is intermittent with no continuous link.

Future Wales requires new car parks to provide 10% provision for the charging of ULEV vehicles and the applicant has indicated 8 ULEV charging stations within the site (over 10%). The provision of these would be secured via condition.

It is considered that the traffic generated can be accommodated within the existing infrastructure (subject to the pedestrian/cycle improvements identified as being required). In summary the proposal is not considered to give rise to any highway safety issues and accords with Active Travel requirements.

Land Stability

The application site is located within a Coal Mining Development High Risk Area and Coal Mining Risk Assessments have been submitted with the application. The Coal Authority was consulted and is satisfied that the applicant, based on the professional assessment provided by Earth Science Partnership, has demonstrated to the LPA that the coal mining risks identified at this site have been assessed and can be appropriately mitigated (intrusive site investigations / remediation works). Therefore appropriate conditions will be imposed to ensure that these intrusive site investigations are undertaken. The Authority has no evidence that ground gas would be an issue but may need to be considered further as part of a subsequent Building Regulations application.

Ecology

The submitted ecological information found that no bats were using the building or grounds. The site was found to have very limited ecological value, comprising of species-poor amenity grassland, hard surfaces and buildings. The survey also found that large stands of Japanese Knotweed were located within the vicinity of the southern access road. Therefore a condition with regards to the removal of Japanese Knotweed is considered necessary and will be placed on the application. Overall, the proposals are considered to have a minor impact upon the wildlife value both within the site and the surrounding area, conditions with regards to management and lighting are however considered necessary given the scale of the development. Conditions with regards to tree clearance, trenches, habitat connectivity and visual searches were suggested by the Council's Ecologist. However it is considered that these would be more suitable as informatives to the application. It is considered that the conditions with regards to construction environmental management and landscape environmental management, lighting and Japanese Knotweed will suitably protect the identified habitats and wildlife on site and meet the requirements of the other suggested conditions without the need for duplication. It should be noted that neither NRW or the Council's Ecologist object to the proposal.

In terms of ecological enhancements Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated.

Policy ER 9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The applicant has not indicated any measures as part of the application; a condition to secure a scheme of ecological enhancement measures to ensure that a net benefit is provided to biodiversity as part of this application is considered reasonable and necessary.

Drainage

The Local Authority's Drainage Engineer has confirmed that the development will require sustainable drainage to manage on-site surface water and subsequent SuDS Approval Body Consent will be required. In addition, the site is not located within an identified flood area within the Development Advice Maps.

DCWW has confirmed that that foul and surface water flows can be accommodated in the public foul and surface water sewers respectively and therefore offer no objection to the proposals.

Energy

It should also be noted that Policy EU2 of the LDP requires that development maximises the contribution of renewable or low carbon energy technology to meet the energy demands of the proposal. The applicant has submitted an Energy Statement which has determined that whilst the building area of the site will increase the related emissions will decrease. This is due to replacing existing single glazed windows with double glazing, replacing fluorescent lighting with LED lighting, installation of high efficiency heat pumps and the installation of low water fittings.

It is considered that the use of these high efficiency systems will reduce the energy usage of the site and subsequent energy demand. It is therefore considered that these proposals will utilise low carbon technology and will meet the aims of Policy EU2 of the LDP.

Other Matters

This site is within 500m of the Bonymaen Standing Stone on Mansel Road. However it is considered that given the intervening development and distance of separation there will be no effect on the setting of this designated heritage asset.

Public Objections

Objections have been raised to the development with regards to access, increased traffic, parking and flooding. It is considered that these issues have been adequately addressed in the main body of this report. The applicant will also be advised to review the comments of the Police D.O.C.O.

Conclusions

In conclusion it is considered that the proposals represent an acceptable form of development. The proposals will not have a detrimental impact upon the visual and residential amenity of the surrounding area, nor will it have a detrimental impact upon ecology, land stability, trees and drainage. The proposed development will therefore accord with LDP policies, placemaking and well-being goals and promotes healthy lifestyles by providing new and improved facilities for the school and the wider community. Approval is recommended.

Consideration has been given to the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this recommendation due regard has been given to the ways of working set out at section 5 of the WBFG Act and it is considered that this recommendation is consistent with the sustainable development principle as required by section 8 of the WBFG Act.

APPROVE, subject to the following conditions:

- 1 The development hereby permitted shall begin not later than five years from the date of this decision.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

5172_010_B location plan, 5172_015_H proposed site plan overview, 5172_016_F proposed site plan 1, 5172_017_E proposed site plan 2, 5172_018_D proposed site plan 3, 5172_019_A proposed site plan 4, 5172_025_C proposed site topography 1, 5172_026_B proposed site topography 2, 5172_027_A proposed site topography 3, 5172_100_B proposed leisure centre - GA plan, 5172_105_B setting out plans, 5172_150_B proposed indoor sports pitch - general arrangement plan, 5172_200_A proposed leisure centre - elevations, 5172_250_B proposed indoor sports pitch - elevations, 5172_350_B proposed indoor sports pitch - GA section ZZ, 5172_375_A proposed site sections, 5172_375_A proposed site sections, 5172_700_B proposed visuals, E/700 P1 site plan external lighting services layout, PL.782/20/01.R.C landscape proposals, SWMWREC-DR-CD-000001 P03.1 outline drainage proposals, SWMWREC-DR-CD-000001_P02 outline drainage proposals, SWMWREC-DR-CH-000001 P02 general arrangement, SWMWREC-DR-CH-000002_P02 track roads, SWMWREC-DR-CX-000001 P02 typical sections, received 14th May 2021.

R547_001 P2 proposed scheme plan, R547_002 P2 site clearance plan, R547_003 P2 construction details, R547_004 P2 proposed public lighting plan, received 5th August 2021.

P01.1 standard details, P01.1 vehicle clearance track runs, P03.1 track runs, P04.1 general arrangement, received 9th August 2021.

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

- 3 No development shall commence on any Area as identified within the Geo-Environmental and Geotechnical Assessment, dated October 2019 and Addendum Coal Mining Risk Assessment Report, 30 July 2021 prepared by Earth Science Partnership until:

- a) a scheme of intrusive site investigations has been carried out on site for that Area to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, for that Area, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. This should include the submission of the approved site layout plan to illustrate the exact location / influencing distance (area of instability) of the 2no. recorded mine entries (Area C only).

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure the coal mining risks identified at this site have been assessed and can be appropriately mitigated.

- 4 Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the coal mining risks identified at this site have been appropriately mitigated and verified.

5 Prior to the commencement of development, a scheme of Ecological Enhancement Measures and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Enhancement shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and ER 9 of the Swansea Local Development Plan (2010-2025).

6 Prior to the commencement of development, including any clearance works, a Construction Environmental Management Plan (CEMP) detailing all necessary pollution prevention measures for the construction phase of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved CEMP. The CEMP shall include:

- The parking of vehicles of site operatives and visitors;
- Details of the storage, loading and unloading of plant, machinery and materials (including any oils, fuels and chemicals), the location of any construction compound(s) and any temporary facilities for construction/ sales staff);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- Detailed external lighting plan (to include security lighting) during the construction to ensure dark corridors of habitat are maintained across the site;
- A scheme for recycling/disposing of waste resulting from construction works.
- Details of all pollution prevention measures to include surface water management and maintenance
- Operational hours
- Details of emergency response kits and procedures
- A complaints procedure and community liaison point of contact; and
- Details of emergency contacts, for example Natural Resources Wales' Pollution hotline: 0300 065 3000.

Reason: To ensure the site is developed in a sensitive manner that respects the surrounding environment with regards to highway safety, public health, contamination and ecology.

7 Prior to the commencement of development, including any clearance works, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall outline processes and instructions to manage and monitor the site, and its operations, both during and after development, in such a way so as to protect and enhance the biodiversity and ecology of the site. The LEMP shall include details of the methods regarding the following:

- i) Bats
- ii) Nesting birds
- iii) Badger
- iiii) Hedgehog

- v) Reptiles & amphibians
- vi) Toolbox talks to site operatives

The development shall thereafter be carried out and operated in accordance with the approved LEMP.

Reason: In the interests of ecology and biodiversity enhancement.

- 8 Notwithstanding the details submitted to date, and prior to the commencement of development, a sensitive external lighting strategy for the car park lighting shall be submitted to and approved in writing by the Local Planning Authority. The strategy should aim to protect bats and other nocturnal species. The lighting plan should reflect the Bat Conservation Trust's Bats and Artificial Lighting in the U.K. (2018) guidance: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting> and lighting should be below 3000K.

The development shall be carried out in accordance with the approved lighting strategy and retained as such thereafter.

Reason: In the interest of ecology and biodiversity.

- 9 No development shall commence until full details and/ or samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

- 10 No development shall take place until Arboricultural Impact Assessment and Arboricultural Method Statement in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the approved Arboricultural Impact Assessment and Method Statement.
Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape and biodiversity of the site and surrounding area.

- 11 Notwithstanding the details submitted to date, no development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a fully detailed scheme of landscaping including species, spacings and height when planted of all new planting. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

All planting, seeding or turving comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first beneficial occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value.

- 12 Prior to the first beneficial occupation of the development hereby permitted, the off-site highway improvements works as indicated on Drawing No. R547_001 Rev. P2, and the site access works and car park as indicated on Drawing No. SW-3_001 Rev. P04-1) shall be completed in accordance with the approved details, and retained thereafter for the lifetime of the development.

Reason: In the interests of highway safety and to ensure the improvement works are undertaken in a timely manner.

- 13 Prior to the first beneficial occupation of the development hereby approved, the car parking provision shall be completed and shall be clearly demarcated on the ground as indicated on Drawing No. SW03_001 Rev P04.1 and retained as such solely for the parking of vehicles for the lifetime of the development.

Reason: To ensure adequate car parking provision is provided and retained for users of the development.

- 14 The Ultra Low Emission Vehicle (ULEV) charging points as indicated on Drawing Number E/700 rev. P1 (Site Plan External Lighting Services Layout Plan) shall be provided prior to the first beneficial occupation of the development hereby permitted and retained as such thereafter for the lifetime of the development.

Reason: To ensure ULEV charging points are provided to comply with Policy 12 of Future Wales.

- 15 The cycle parking as indicated on Drawing Number 150 Rev. B (Proposed Indoor Sports Pitch GA Plan) shall be provided prior to the first beneficial occupation of the development hereby permitted and retained as such thereafter for the lifetime of the development.

Reason: To ensure cycle parking is provided to encourage sustainable modes of transport.

- 16 A detailed scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented prior to the commencement of work on site.

Reason: In the interests of the ecology and amenity of the area.

Informatives

- 1 The national development plan is Future Wales: The National Plan 2040. The following policies were relevant to the consideration of the application:

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping urban growth and regeneration - Strategic placemaking

Policy 3 - Supporting Urban Growth and Regeneration - Public Sector Leadership

Policy 9 - Resilient ecological networks and Green infrastructure

Policy 12 – Regional Connectivity

Policy 28 - National Growth Area - Swansea Bay and Llanelli

The development plan covering the City and County of Swansea is the Swansea Local Development Plan. The following policies were relevant to the consideration of the application: PS2, SI1, SI2, RC2, ER8, ER9, ER11, T1, T2, T5, T6, EU4, RP1, RP2, RP3, RP4, RP5, RP7 and RP10.

- 2 Under the provisions of Schedule 3 of the Flood and Water Management Act 2010, your development may require Sustainable Drainage Approval before any construction work commences. Further details can be found on the Authority's website:- <https://www.swansea.gov.uk/sustainabledrainage> and the SuDS Approval Team can be contacted via SAB.Applications@swansea.gov.uk for further advice and guidance.
- 3 The proposed development is crossed by a trunk watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

- 4 Bats may be present. All British bat species are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2017. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal whether a bat is present at the time or not. It is also an offence to recklessly / intentionally to disturb such an animal.

If evidence of bats is encountered during site clearance e.g. live or dead animals or droppings, work should cease immediately and the advice of the Natural Resources Wales sought before continuing with any work (0300 065 3000).

- 5 It is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest is in use or being built
 - Take or destroy an egg of any wild bird

You are advised that any clearance of trees, shrubs, scrub (including gorse and bramble) or empty buildings should not be undertaken during the bird nesting season, 1st March - 31st August and that such action may result in an offence being committed.

- 6 Badgers and their setts are protected under The Protection of Badgers Act 1992. It is an offence to:
- Kill, injure or take a badger;
 - Damage, destroy or obstruct access to a badger sett; and
 - Disturb a badger when it is occupying a sett.

If evidence of badgers is encountered during development, work must cease immediately and the advice of a suitably qualified ecologist or NRW sought before continuing with any work (01792 634960 / 0300 065 3000).

All trenches and excavations must be fenced off or covered overnight to prevent any animals from falling in and becoming trapped. If this is not possible an adequate means of escape must be provided (i.e. a gently graded side wall or provision of gently sloped wooden plank or equivalent). Any exposed pipes and trenches must be checked for trapped wildlife each morning before starting construction activities.

- 7 There is the potential for hedgehogs to be present in the area. Hedgehogs are protected under Schedule 6 of The Wildlife and Countryside Act 1981 (as amended), which prohibits killing and trapping by certain methods. They are also listed on Section 7 of The Environment (Wales) Act 2016. This is a list of the living organisms of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales.

In order to retain habitat connectivity for species of principal importance, such as hedgehogs, boundary treatments should not be flush to the ground, or suitably sized gaps 13 x 13 cm should be left at strategic points. See: <https://www.hedgehogstreet.org/hedgehog-friendly-fencing/>

- 8 Reptiles & amphibians may be present. All British reptile & amphibian species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It makes it an offence to intentionally kill or injure reptiles

- 9 Please note that the Ecological Enhancement Measures could include: bat boxes, bird boxes, green walls/ roofs, the provision of hibernacula in the garden for animals, a pond or native planting/ wildflowers in any landscaping scheme. The above are provided as an example and are not an exhaustive list.

Agenda Item 5

Report of the Head of Planning and City Regeneration

Special Planning Committee – 22nd October 2021

Planning Annual Performance Report(APR) - 2019-20 & 2020-21.

1.0 Background

- 1.1 The Planning Annual Performance Report (APR) is seen by Welsh Government as an important mechanism for monitoring Local Planning Authority performance against a key set of National performance indicators and as a means of driving its agenda for modernising the planning system in Wales. It also represents an important tool for benchmarking the performance of Authorities across Wales and importantly must also be seen in the context of Welsh Government proposals to intervene where Local Planning Authorities exhibit consistent underperformance.
- 1.2 On 6th October 2020, I advised Planning Committee that due to the Covid-19 pandemic, and in recognition of the pressures on Local Planning Authorities, Welsh Government had confirmed that they did not require Annual Performance Reports (APRs) and Sustainable Development (SD) indicators to be submitted for 2019-2020 year. Instead, they expected the reports submitted in October 2021 to cover the 2 year period, April 2019 to March 2021. Welsh Government has now indicated that they do not require APRs to be submitted again this year. However, if Local Authorities wish to prepare them, then they can be submitted to Welsh Government as in previous years. In view of the significant impact of the Coronavirus pandemic on the Planning Service, I consider it appropriate to prepare an APR that covers the period April 2019 to March 2021 which will allow the Authority to assess performance in light of this impact.
- 1.3 As I have indicated above, the APR is seen as an important tool for benchmarking the performance of Authorities across Wales. However, comparison data is not current available. This report therefore will set out the departments performance for 2019-20 and 2020-21 and where relevant, provides comparison data to the department's performance for the last APR produced for 2018-19.

2.0 Context

- 2.1 The Authority has undergone a significant change process in recent years, partly as a result of budgetary pressures, and partly in response to Welsh Government changes to the planning system as part of the "Positive Planning" agenda and the Planning (Wales) Act 2015.
- 2.2 The Council's Committee structures and scheme of delegation were amended in January 2015 to broadly align with Welsh Government recommendations and has proven to be a robust mechanism upon which to deliver sound and efficient decision making.
- 2.3 The Swansea Local Development Plan was adopted in February 2019 and now provides an up to-date policy framework, based upon placemaking principles,

upon which to base decision making and facilitate the delivery of the Council's corporate priorities and regeneration agenda.

- 2.4 The Section has also been restructured, agile working arrangements have been introduced and processes and procedures have been subject to continuous review, facilitating a paperless office environment and delivering efficiency savings.
- 2.5 The Coronavirus Pandemic has meant that since March 2020, officers have worked from home rather than in the office. The agile working arrangements that had been introduced previously meant that the department was already able to access its Planning IT systems from home. However, various Government restrictions introduced to prevent the spread of Coronavirus meant that the way in which the department worked had to change to take into account these restrictions and new processes had to be introduced to allow the Authority to continue to deliver the Development Management Service

3.0 Performance

- 3.1 The positive changes introduced in recent years have significantly improved the Authority's performance in both qualitative and quantitative terms. When assessed against the last Planning Performance Framework, the Council represents one of the best performing Local Planning Authorities in Wales.
- 3.2 The percentage of all applications determined within required timescales has also shown a significant and consistent year on year improvement increasing from 71% in 2014-15 to 99% for the last three years. This is well above the Welsh average in 2018/19 when figures were last produced.
- 3.3 Significantly, for the delivery of the Council's regeneration agenda, the percentage of all major planning applications determined within required timescales has consistently increased year on year from 6% in 2014-15, which was the lowest performance in Wales, to 88% in 2018-19, 96% in 2019-20 and 86% in 2020-21. In 2018-19, the Welsh average was 68%.
- 3.4 The area which has been most affected by the Coronavirus pandemic has been enforcement. In 2019-20, 74% of all enforcement cases were investigated in 84 days compared to 46% in 2017-18. However, the impacts of the pandemic meant that this figure dropped to 51% in 2020-21.
- 3.5 The percentage of Member made decisions contrary to officer advice has also reduced from 24% in 2016-17 to 6% in 2019/20. This equates to just 3 applications out of a total of 50 decisions made by Planning Committee in 2019/20 and just 0.15% of all decisions made by the Authority. In 20-21, no decisions were made against officer advice. This performance is below the Welsh Government target of 5%. In 2018-19, the Welsh average was 9%. A summary of relevant appeals in 2018/19 relating to Member made decisions is provided at Annex A for Member consideration.
- 3.6 The overall quality of decision making when assessed against the percentage of appeals dismissed was 74% in 2019-20 and 64% in 2020-21. With the adoption of the Swansea Local Development Plan in February 2019 the Council now has a robust and up-to-date policy framework upon which to defend its decision making at appeal and deliver the Council's corporate priorities and

regeneration agenda. As detailed in the APR, most appeals were allowed on subjective grounds.

4.0 Conclusion

4.1 The APR provides a useful overview of the Council's performance over the last two financial years. Due to the impact of the Covid-19 pandemic, comparison data to allow an assessment between local authorities has not been provided. However, the report demonstrates that despite the pandemic, and pressures caused by increased workload and staff vacancies, the service has continued to perform at a high level. Enforcement has been affected by the pandemic and there will be challenges for the service in tackling the backlog that has grown over the last year.

4.2 There are also significant challenges ahead in the face of continued budgetary pressures and acknowledged resilience issues and specialism gaps. At a time of transformational change for the City and its region it is inevitable that further difficult decisions will continue to be made over priorities and service levels in the future.

Background papers:

City & County of Swansea APR 2018-19:

[Agenda for Planning Committee on Tuesday, 1 October 2019, 2.00 pm - City and County of Swansea](#)

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<i>Date of</i>	<i>13th October 2021</i>	<i>Document Name:</i>	<i>Swansea APR 2019-21</i>
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Swansea LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2019-20 & 2020-21

PREFACE

I have the pleasure of introducing the Annual Performance Report (APR) for Swansea Council's Planning Service. APR's were introduced as part of Welsh Government proposals to modernise the planning system and improve local delivery of planning services. The Council's Planning Service is responsible for protecting the amenity and unique natural and built environment of our city and countryside in the public interest and facilitating sustainable development and the economic regeneration of our urban and rural areas. Having very recently adopted the Swansea Local Development Plan the Council now boasts an up to date planning policy framework which sets out a clear and ambitious vision for the future growth and regeneration of the City, its communities, economy and natural environment. In this context the APR provides a mechanism for ensuring that the Planning Service is responding positively to the challenges of evolving national planning guidance and the principles of the Wellbeing and Future Generations Act and the Environment (Wales) Act. In this respect the Planning Service presents the most tangible means of translating the Council's corporate objectives, commitments and regeneration agenda into development on the ground with the overall aim of improving the quality of life for local residents and building more sustainable communities.

Councillor David Hopkins – Cabinet Member for Delivery & Operations

CONTEXT

- 1.0 This section sets out the planning context within which the local planning authority operates.**
- 1.1 The City and County of Swansea covers an area of 378 square kilometres (about 2% of the area of Wales), approximately 66% of which is rural and 34% urban. The City is the second largest in Wales and the regional centre for South West Wales. As well as being characterised by a highly development central area and surrounding settlements, the County benefits from a number of high quality natural environments that are part of its rural hinterland.
- 1.2 The policies and proposals set out in the Council's Local Development Plan (LDP) seek to address the County's need for new homes, jobs, infrastructure and community facilities to support economic growth and raise standards of living. Policies to promote development sit alongside and complement those that will ensure future proposals respect and promote the County's cultural heritage, important landscapes and sensitive environments. A clear 'placemaking' agenda is promoted which emphasises that future development must accord with the overarching aims of enhancing quality of life and well-being.
- 1.3 Swansea lies at the heart of the Swansea Bay City Region and the nature of future growth and development management will be critical to shaping the regional geographies of South West Wales. In particular, the aspirations for the City Region seek to significantly boost economic investment and activity, with an associated substantial uplift required in development, including housing.

2.0 **Planning background,**

2.1 The Swansea LDP, which was adopted in February 2019, provides the policy context for the period up to 2025. It superseded the Swansea Unitary Development Plan (UDP) (2001-2016).

3.0 **Place and fit within the community strategy and/or wider strategic and operational activity of the authority.**

3.1 The Swansea Public Service Board's Local Well Being Plan: Working together to build a better future (2018) has four objectives relating to Early Years, Live Well, Age Well; Working with Nature; and Strong Communities underpinned by key themes of Housing and the Economy which are supported by the planning system.

3.3 The LDP seeks to deliver the land use, regeneration and natural environment enhancement objectives expressed in the Local Well Being Plan and the Council's Corporate Plan, together with other Council strategies, plans and programmes. **Existing and previous major influences on land use (e.g. heavy industrial, agricultural, energy, transport).**

4.2 National policy supports employment growth within the Swansea Bay City region, and there is a requirement to align jobs with housing and infrastructure to reduce the need to travel, especially by car. Current local policy focuses on generating wealth by diversifying the economy away from public sector employment and growing a higher value knowledge economy (life sciences, technology and engineering) that offers higher skilled and better paid employment opportunities. There are a number of projects to help deliver these objectives which are likely to be continued throughout the LDP period, with initiatives such as the ongoing transformation of Swansea's Fabian Way corridor by two universities, plans for the redevelopment of the City Centre, Waterfront, Tawe Riverside Corridor and Lower Swansea Valley areas, together with new super-hospital proposals.

4.3 Between 2001 and 2011 the average property price in Swansea rose by 124.8%. The West of the County now contains some of the more expensive dwellings in South Wales, whilst the North and East of the County contain generally much lower house prices. In February 2021, the average house sale price in Swansea was £169,324, 5.9% below the average for Wales and 32.4% below the UK figure. .

4.4 Average weekly full time earnings (April 2020) are £538.00 (0.7% below the Wales average but 8.1% lower than the UK average).

5.0 **Historic/landscape setting of the area, including AONBs, conservation areas etc.**

5.1 Over 50% of the County's area is identified as being of significant ecological interest. Nearly 70% of the habitats and at least 20% of species identified as being of importance for biodiversity conservation in the UK can be found in the County, and approximately 17% of the County's area is protected by designations at a European (SAC, SPA, RAMSAR) or National (SSSI, NNR) level.

- 5.2 The landscape is of critical importance within the County, as it provides a striking setting for the City and at least 40% of the County (the Gower AONB) is recognised as being landscape of national importance. Most of the AONB coastline is also designated as Heritage Coast which extends for 59km. Gower attracts large numbers of visitors and tourism is very important for the local economy.
- 5.3 The County supports an extensive greenspace network, which is vital to economic, environmental and community well-being, and additional green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space. In particular improvements to linkages between open spaces, public rights of way and key destinations are needed to increase accessibility and promote physical activity.
- 5.4 The County has a proud industrial heritage and a number of historic buildings, such as castles and Scheduled Ancient Monuments. There are currently 31 Conservation Areas and 519 Listed Buildings within the County, many of which are characterised as having good authentic surviving historic features that still contribute to the distinctive, special character of the area. However, some Conservation Areas have been degraded in character due to inappropriate alterations to the external features of buildings, or new developments that are out of keeping with the character of the area. The character and size of Conservation Areas can vary greatly, from very small rural hamlets with a cluster of buildings around a church, to urban areas of buildings originally constructed for industrial and commercial purposes.
- 5.5 Most of Swansea's Conservation Areas were designated in the late 1960's and 1970's and therefore, the published documentation supporting these earlier Conservation Areas is often limited. This limits the amount of information available upon which development management decisions in Conservation Areas can be based. A programme of Conservation Areas Review is therefore underway.

6.0 Urban rural mix and major settlements.

- 6.1 The County can be broadly divided into four geographical areas: the open moorlands of the Lliw Uplands in the north; the rural Gower Peninsula in the west, containing a number of rural villages, contrasting coasts and the Gower Area of Outstanding Natural Beauty (AONB); the suburban area stretching from the edge of Swansea towards settlements in the west and along the M4 corridor; and the coastal strip around Swansea Bay, which includes the City Centre and adjacent District Centres such as Sketty and Mumbles.
- 6.2 Some two-thirds of the County's boundary is with the sea - the Burry Inlet, Bristol Channel and Swansea Bay.
- 6.3 Most of the population live within the urban areas radiating from the City Centre and in the surrounding nearby urban settlements which are generally spread along the main transport corridors into the City. There are also rural / semi-rural settlements in and around the edges of Gower and to the North.
- 6.4 The regeneration of the retail heart of the City Centre through mixed use development, including the reintroduction of residential units into the central area, has been seen as a particularly important means of breathing life back into the City. There has been major investment in infrastructure and environmental improvements, and these areas are well located for access to a wide range of employment opportunities. Development has been encouraged within the Maritime Quarter, SA1 and Lower Swansea Valley riverfront areas to reinforce the image and role of Swansea as a 'Waterfront City'.

- 6.5 Within the North West part of the County development has been concentrated on the settlements of Gorseinon, Loughor, Penllergaer and Pontarddulais in support of regeneration initiatives and local employment centres. This has included significant levels of housebuilding over the past decade.
- 6.6 West Swansea was the focus for the greatest boom in post war building and is now largely built-out to its environmental limits. Beyond this area the Gower Fringe is characterised by rural and semi-rural areas, including the settlements of Penclawdd, Crofty, Dunvant, Three Crosses, Upper Killay and Bishopston, where development has historically been limited to infill and small scale rounding off. Within the Gower AONB restrictive housing policies have historically been applied, however small-scale affordable housing development required to satisfy the overriding economic or social needs of a local community is supported through LDP policy. An increasing number of dwellings are being used as holiday homes within Gower which also impacts on the availability of housing to meet affordable and local needs.

7.0 Population change and influence on LDP/forthcoming revisions.

- 7.1 The mid-year population estimate for 2020 for the City & County of Swansea is 246,600; comprising of 122,700 males and 123,900 females (Source ONS). This figure represents a decrease of approximately 400 (-0.17%) on the 2019 estimate; and compares with a small increase in the previous year (+500). Between 2014 and 2019, Swansea's increase averaged +1,200 per year. Analysis of the supporting data released with the population estimates suggests that Swansea's small overall population reduction during the year to June 2020 was due to negative natural change (600 more deaths than births in the year) and internal (UK-based) out-migration (-1,500 net approx.), partly offset by net international in-migration (+1,800 approx.).
- 7.2 The proportion of Swansea's population of working age (i.e. all aged 16-64), at 63.3%, is higher than Wales (61.2%) and the UK (62.4%). However, Swansea has a lower proportion of children (aged 0-15), at 16.9%, than both Wales (17.8%) and the UK (19.0%).
- 7.3 There are 12,000 children aged 0-4 in Swansea, 4.9% of the total population – lower than the equivalent proportion for Wales (5.1%) and the UK (5.6%). Swansea also has a lower percentage aged 5-15, at 12.0% (29,600 children), than Wales (12.7%) and the UK (13.3%). 33,500 (13.6%) of Swansea's population are young people aged 16-24, a noticeably higher proportion than Wales (10.9%) and the UK (10.5%), in part due to students. 25.3% of the population (62,300 people) are aged 25-44, in between percentages for Wales (24.1%) and the UK (26.1%). 60,200 people in Swansea are aged 45-64 (24.4%), lower as a proportion than both Wales (26.2%) and the UK (25.8%). 19.9% of Swansea's population are aged 65 and over (49,000), midway between the percentage figures for Wales (21.1%) and the UK (18.6%). 6,600 people in Swansea are aged 85 and over, 2.7% of the Swansea total; the same as the proportion in Wales but above the UK figure (2.5%). Life expectancy at birth in Swansea now stands at 77.7 years for males (Wales 77.9) and 82.5 for females (Wales 82.0)
- 7.4 The total number of households (with residents) in Swansea in mid-2019 is estimated at 109,500, an increase of approximately 700 (or 0.6%) on the 2018 figure. Since 2009, the number of households in Swansea has increased by approximately 7,900 (+7.8%), with average household size falling from 2.28 people

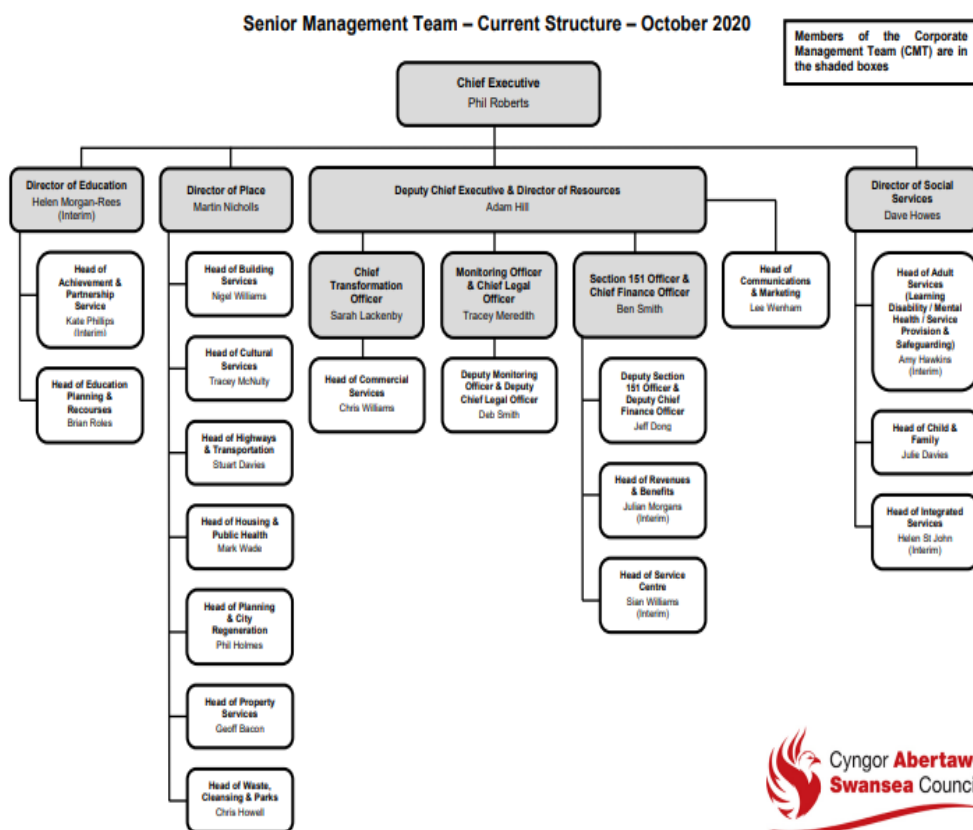
(2009) to 2.21 people (2019). The falling average household size can be attributed to the significant rise of single-person households who now account for over a third of all households.

- 7.5 The Welsh Government's latest trend-based population projections suggest that Swansea's population will grow by 7.5% (18,400 people) between 2018 and 2043. In comparison, the projections suggest a population increase of 5.4% across Wales over the period.
- 7.6 ONS research indicates that in 2016, around 19,000 people in Swansea (approx.. 8% of the population) were from a non-white ethnic group. A further 7,000 people were in the category 'All Other White', leading to an estimated 26,000 people (around 11% of the total Swansea population in 2016) being non-'White British'. higher than the equivalent figure for Wales (4.4%) and the third highest percentage of the 22 local authorities in Wales, although lower than the equivalent UK figure (12.9%).
- 7.7 The proportion of people aged 3 and over able to speak Welsh in Swansea decreased from 13.4% (28,938) in 2001 to 11.4% in 2011 (26,332 people); a fall of around 2,600 Welsh speakers (-9.0%) despite an overall increase in the population.
- 7.8 42.7% of Swansea's residents (aged 16-64) are qualified to NVQ level 4 (Degree level) and above (December 2020, ONS), higher than the Wales figure (38.8%).
- 7.9 GVA (Gross Value Added) per head in Swansea stands at £21,912, (2018, ONS); which is 5.7% above the Wales level £20,738 but 23.1% below the UK average (£28,729). Over the longer term (2013 to 2018), overall growth in Swansea's GVA per head has been 14.3%, which is below rates of growth in Wales (+14.8%), and the UK (+15.8%).
- 7.10 75.4% of Swansea's working age residents are economically active and 118,600 in employment (December 2020, ONS), mostly in the service sectors 88.4%, with 23.2% employed in the public sector and 4.5% working in manufacturing.
- 7.11 33,400 people commute into Swansea each day (2020, ONS/WG). Most significant cross boundary flows are from Neath Port Talbot and Carmarthenshire. Active businesses in Swansea grew by 3.3% between 2018-19, compared to 1.4% across Wales and 2.5% in the UK.
- 7.12 Estimates suggest 4.79 million people visited Swansea Bay in 2019 spending over £477 million (Scarborough Tourism Economic Activity Model).
- 7.13 Swansea is forecast to see significant population growth over the next decade. The County will need new homes, additional employment opportunities and improved infrastructure and community facilities to support this level of growth and raise standards of living, while respecting the area's cultural and natural heritage.
- 7.14 Key influences on the LDP include:
- The need to provide for 17100 new dwellings and support 13600 new jobs,
 - Limited previously developed (brownfield) land remaining to accommodate development,
 - The sustainable regeneration of the Swansea Central Area as the economic hub and main driver of the 'City Region',

- The need for further investment at SA1, Tawe Riverside and the Fabian Way Corridor to sustain the successful regeneration of waterfront areas, whilst complementing regeneration of the Central Area,
- Reorientation of the economy towards high quality, skilled and knowledge based sectors,
- Lack of available, high quality office space to meet economic growth needs,
- The impact of out of town development of retail, office and leisure uses on the Central Area,
- Significant opportunities for leisure, sustainable tourism and heritage-led development schemes,
- Supply of new house building not keeping pace with demand as the local population grows, a shortfall of affordable housing and the economic viability of sites for delivering new housing varying considerably across the County,
- Community cohesion issues in areas with high concentrations of HMOs,
- Need for greater variety of size and tenure mix within new housing developments to contribute towards sustainable balanced communities,
- Meeting the needs of an increasingly elderly population
- A sizeable Higher Education student population and increasing demand to provide additional accommodation,
- Significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities and housing quality. Community cohesion issues in certain wards due to the number of conversions of housing stock to HMOs and the geographical spread,
- Safeguarding communities where Welsh language is an important part of the social fabric,
- The high quality natural environment, landscapes, and coastline are important assets to the local economy, attracting visitors, and providing resources,
- The extensive green space network is vital to economic, environmental and community well-being, and more green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space,
- Improvements to linkages between open spaces, Public Rights of Way, and key destinations are needed to increase accessibility and promote physical activity,
- Poor air quality is an issue in some areas, which can have a detrimental impact on human health. Parts of the urban area have been designated as Air Quality Management Areas (AQMAs), where further deterioration in air quality would be of significant concern,
- The area's industrial past has left a legacy of potentially contaminated sites, where remediation is required to protect human health and well-being,
- The existing highway network experiences traffic congestion along certain main routes and junctions, which can have a negative impact on amenity, health and well-being, and economic competitiveness.

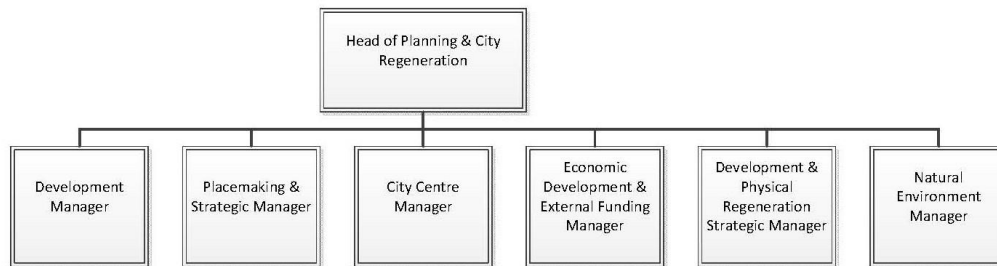
PLANNING SERVICE

Chart 1 - Organisational Structure



- 8.1 The Council is organised into four Corporate Directorates reporting directly to the Chief Executive Officer, as detailed in Chart 1 above. Both the Development Management and Placemaking & Strategic Planning functions sit within the Planning and City Regeneration Service under a single Head of Service who reports to the Director of Place.
- 8.2 As detailed in Chart 2 below the Planning and City Regeneration Service, itself, is organised into 5 separate service areas namely Development Management, Placemaking and Strategic Planning, Natural Environment, City Centre Management, External Funding, and Development and Physical Regeneration.

Chart 2 – Organisational Structure



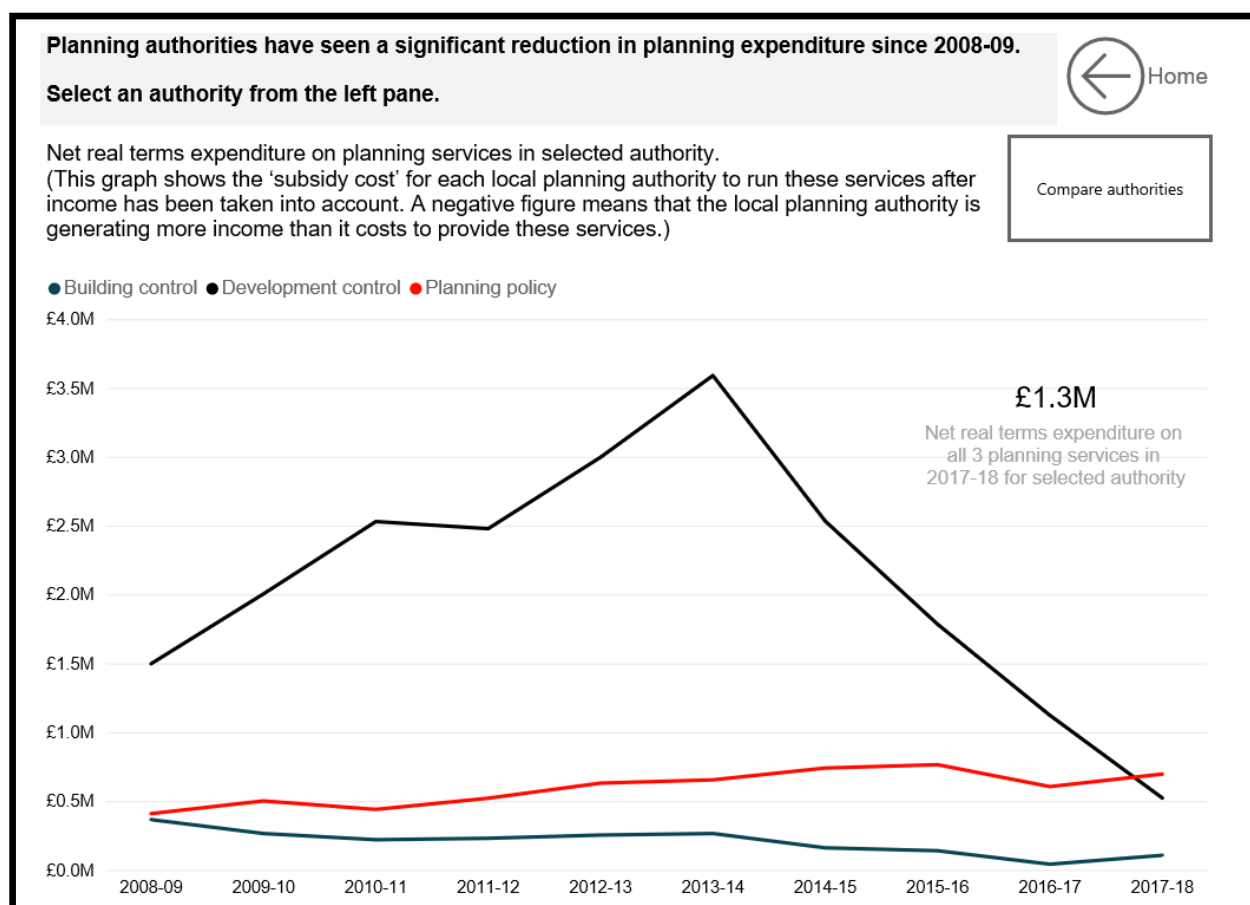
9.0 Wider organisational activities impacting on the service – how has the department responded to financial constraints imposed during budget setting? What cross departmental activities has the department been involved in or been affected by, e.g. closer joint working, IT changes, real estate rationalisation?

9.1 Agile working arrangements have been introduced as part of a corporate initiative, to facilitate the rationalisation of accommodation within the Civic Centre, income generation through the rental of office floor space and improved productivity. In this respect the Development Management function of the Authority has, since 2013, progressively introduced new document management, back office and workflow management systems together with revised and refined business processes to facilitate a paperless office which has allowed the efficiencies and benefits associated with agile working to be exploited more effectively. This work meant that when the Coronavirus pandemic restrictions were imposed in March 2020, officers were fully equipped to work from home.

9.2 Cross departmental working initiatives include the formation of a core Land Charges Team in April 2019 embedded within the Development Management Section. This brought together discrete functions carried out by 11 separate officers in 7 different Departments under one management structure providing the potential for greater resilience, improvements in the quality of service and opportunities to generate further fee income.

10.0 Operating budget – including budget trend over 3 years, and fee income. Does the planning department retain fee income? Is this used to calculate its operating budget? Has a discrepancy between expected fee income and actuals affected the forward planning or operational activity of the department?

10.1 The operating budget dedicated specifically to the Development Management, Placemaking and Strategic Planning and Natural Environment functions is difficult to establish as staff within the Development Management, Placemaking and Strategic Planning and Natural Environment service areas input into a range of functions including central administration for the department as a whole, rights of way, ecology and AONB functions. Data published by the Wales Audit office, however, illustrates a significant reduction in expenditure on the planning service since 2013-14:



Source: Revenue outturn (RO) data, Stats Wales. Analysis by Wales Audit Office

10.2 Whilst the overall budget for the Development Management has reduced significantly, fee income rose between 2012/13 and 2018/19. However, the last two years has seen a reduction in income as illustrated in Table 1 below. Figures for 2020/21 were affected by the Covid-19 pandemic. Whilst Welsh Government increased planning fees in August 2020, and there has been an increase in the number of planning applications received in Q3 and Q4, this increase has been for householder applications which generate lower application fees.

Table 1 – Planning Application Fee Income

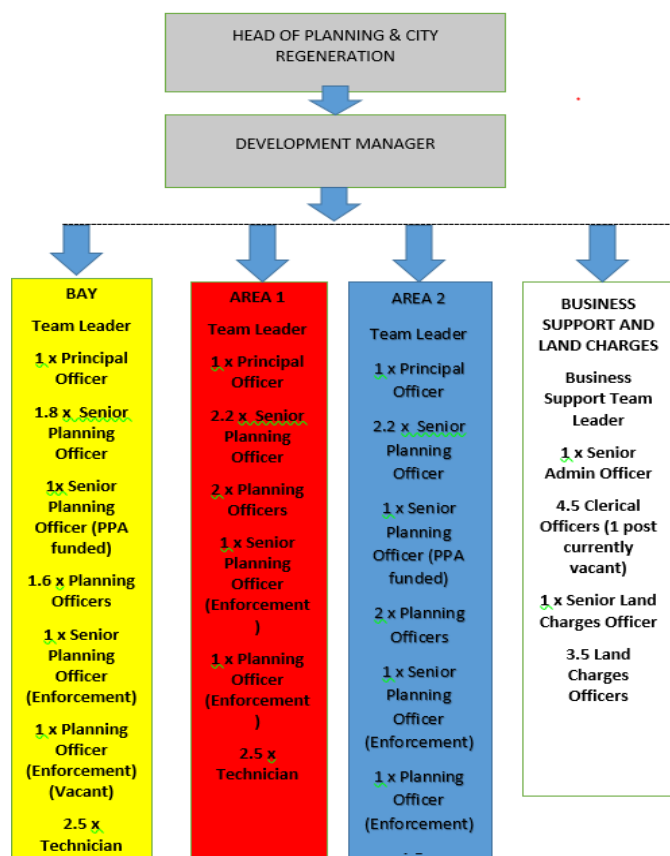
Income (£)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/2020	2020/21
Target	639,000	689,000	787,600	847,600	1,006,600	1,070,100	1,072,100	1,073,800	1,080,500
Actual	908,685	841,115	961,407	906,526	1,156,952	1,287,180	1,257,249	934,109	916,723

10.3 Fee income is retained within the Development Management budget which is, however, set demanding fee income targets for each financial year to cover a growing proportion of the costs of the Service. Any budget underspend at the end of the financial year is not carried forward to the following financial year. Two full time Senior Planning Officers are also currently funded by Planning Performance Agreement. This places a heavy emphasis on unpredictable fee income as a means of sustaining the core business of the Service and represents a significant risk to service delivery should fee income fall.

11.0 **Staff issues – what is the current staffing level of the department? What are the current plans for staff skills development and succession planning? Are any vacancies being carried? Has the service had to manage with redundancies (with reference to budget section above)? Has a loss of skills through sickness absence or other reasons, adversely affected the department? What are the coping mechanisms for this?**

11.1 Development Management consists of 4 teams, comprising three Area Planning Teams, and a Business Support Team incorporating the Land Charges Section

Chart 4 – Development Management



- 11.3 The Section has previously been restructured and accommodated a number of redundancies with job descriptions rationalised to provide more flexible working. Authority has also been delegated further down the staff structure and through on the job training staff from previously discrete teams carry out a much wider range of functions. In this way the impact of redundancies and budget cuts has been managed to an extent with existing officers absorbing these roles in parallel with the introduction of revised business processes and a review of service delivery options.
- 11.4 Upskilling and reskilling of staff in this way remains an ongoing process but is a robust mechanism to manage the risk to the Service in the face of ongoing budget cuts.
- 11.5 Budgetary pressures and recruitment policies have, however, generated clear resilience issues, with a contracting, ageing workforce and reliance on a small number individual officers in key specialist fields. The Authority is increasingly having to “buy in” services to address specialism gaps.
- 11.6 Since early 2020, a number of vacancies have arisen in the department through a combination of staff resignations, long term sickness and internal promotions. These posts have now been filled but this process has taken longer than in normal circumstances due to the pandemic. These periods of vacancies, together with the need to adjust working practices as a result of working from home and Covid-19 restrictions, has created additional workload pressures on staff. In addition, the period from September 2020 has seen a significant increase in the number of planning applications being submitted, which further increases the workload pressure on staff. Temporary staff have been recruited to assist in the short term, although these posts are dependent on funding being available in the future.
- 11.7 In addition, and as stated above, two Senior Planning Officers continue to be funded via fee income generated from Planning Performance Agreements negotiated on a variety of projects. Fee income is now the primary source of funding for the service and as illustrated in Table 1 above can experience significant variations year on year placing the delivery of statutory services at potential risk moving forward.

YOUR LOCAL STORY

- 12.0 Workload. What are the current planning pressures the service is facing? What is the status of the LDP? Is development/monitoring/revision proceeding as planned? What is the impact on support of development management services, e.g. for master planning? What is the DM workload per officer?**
- 12.1 Development management pressures stem from an increase in the number of planning and related applications received rising from 1482 in 2012/13 to 2027 in 2019/20 and 2088 in 2020-21. The first quarter of 2020-21 saw a drop in the number of planning applications received, primarily driven by the lockdown restrictions introduced from March 2020. However, since Q3 of 2020-21, there has been a significant increase in the number of applications received. In Q4 of 2020-21, 645 applications were received. If this is translated over a whole year this would be equivalent to 2580 applications being received. Early evidence for the 2021-22 year suggests this is the case, which will have a significant impact on officer workload. The number of planning applications received per case officer (FTE) was 120 per annum in 2019/20 and 124 in 2020-21. However, it should be noted that for most of 2020-21 there were vacant posts in the department which meant that in the average

number of applications per officer was greater than this. This figure excludes the provision of pre-application advice, and appeals and input into the change process described above, appeals, enforcement cases, corporate projects and initiative and policy/SPG formulation.

- 12.2 The number of enforcement cases received in 2019-20 was 480 and 462 in 2020-21, which coupled with the remnants of an historic backlog of stubborn cases continues to place pressure on the enforcement service when measured against the new performance indicators introduced by Welsh Government in 2017. Furthermore, the restrictions brought in to limit the spread of Covid 19 has impacted on the speed of investigation of these complaints. Enforcement officers currently carry an average caseload of 129 complaints, up from 78 in 2018-19
- 12.3 Internal and statutory consultees have had capacity issues over the two year period, particularly with regard ecology, landscape, pollution control and highway issues. These capacity issues can have a significant impact on the provision of comprehensive and/or timely consultation responses and the efficiency of decision making.
- 13.0 Reference to the Annual Monitoring Report (as an attachment). In the absence of an AMR, the authority should report on its progress towards adoption of the LDP, and any key issues arising in the year.**
- 13.1 The LDP was adopted in February 2019 and provides a clear planning framework to address key issues facing the County. It is underpinned by an extensive and up to date evidence base. The second AMR is presented as a separate item on this Committee Agenda.
- 14.0 Current projects. Any specific items of research, best practice development or other initiatives being undertaken within the planning service. Examples could include a “development team” approach to major applications, work on a Local Development Order or process reviews.**
- 14.1 The LDP includes a policy that allocates suitable sites on the edge of rural and semi-rural locations in Gower, Gower Fringe and West of Swansea to deliver affordable homes for local people. The policy requires these sites to deliver a minimum of 51% affordable homes for local people with the range and type of homes tailored to meet the evidence of local need. This policy is an innovative, evidenced based and pragmatic response to an historic problem of under provision using previous policy approaches. The progress of development proposals through planning application stage on these allocated sites (despite early suggestions from objectors that such an approach would be unviable) demonstrates the effectiveness of the policy. It is a transferable approach to other Authorities that may have similar issues with providing affordable housing in rural areas, and this has been recognised by Welsh Government. The Minister for Housing and Local Government issued (July 2019) a letter to all Councils in Wales requiring them to implement similar affordable housing led sites through their LDPs.
- 14.2 In Development Management terms the Section introduced agile working arrangements including the further refinement the “paperless office” processes developed since 2013 using electronic workflow systems. This meant that when lockdown restrictions were introduced, officers were able to continue their duties from home.

- 14.4 Officers meet regularly with Stakeholders to identify issues which may impact on the efficiency of the Development Management Process, including Welsh Government, Internal Departments and Developers.
- 14.5 The promotion of a development team approach lead by officers from the Council's Development and Physical Regeneration Section (as developer and applicant), externally appointed consultants and officers in the Development Conservation and Design Section continues to be a highly effective model for the delivery of the Swansea City Centre redevelopment scheme. In development management terms roles were clearly articulated and resourced through the signing of a Planning Performance Agreement which has facilitated the efficient delivery of schemes through the pre-application process with added value and the determination of the resultant applications in a timely manner.
- 14.6 The Council has also established a Developer Forum to improve working relationships with small and medium sized housing developers (SME's) and address issues which may be frustrating the development process. In this respect two current work streams are ongoing firstly, focussing on providing consistency between planning placemaking policy and highway adoption processes and standards and secondly, on refining and reducing the number of conditions imposed on planning permissions, particularly pre-commencement conditions.
- 15.0 Local pressures. Major applications or other planning issues having a disproportionate impact on the efficiency of the service. Could include specific development pressures, enforcement issues such as major site restoration issues, monitoring compliance of conditions with non-devolved consents (e.g. wind energy applications) or applications of national significance (e.g. LNG storage site).**
- 15.1 As detailed above a number of major and strategic sites including the redevelopment of Swansea City Centre have come forward. The approach adopted by the Authority detailed at Section 14 above has facilitated the effective delivery of a number of these sites in accordance with the "placemaking" policy objectives set out in the LDP and without formal challenge.
- 15.2 Considerable resources have, however, been dedicated to this process which has only been possible to manage, without impacting on the performance of the Development Management Service as a whole, through the appointment of staff via fee income generated by Planning Performance Agreement.
- 15.3 The number of HMO applications has increased significantly since the introduction of the C4 Use Class in February 2016. This produced significant workload and political pressures with a large number of applications being "called in" to Planning Committee for determination. The absence of a robust policy under the provisions of the Unitary Development Plan led to uncertainty and a number of applications being refused contrary to officer recommendation but subsequently allowed at appeal. A specific policy has now been introduced which incorporates clear thresholds to control the concentration of HMO's in an area following the adoption of the Swansea Local Development Plan in February 2019. There are, however, lessons to be learned over the impact of the introduction of such legislative changes by Welsh Government effectively within a policy vacuum.

16.0 Our Performance 2019-20 and 2020-21

16.1 As no APR was produced last year due to the Coronavirus pandemic, this section of the report provides details on performance for both the 2019-20 and 2020-21 financial years. In previous years, data has been provided to Local Authorities to allow comparison of our performance and the all Wales picture. However, this data has not been produced for the last two years. As a result, this report provides less detail than in previous years.

16.2 Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

16.3 Plan making

16.4 The Swansea Local Development Plan (LDP) was adopted in March 2019 and provides a framework for making decisions on planning applications.

16.5 Efficiency

16.6 In 2019-20 we determined 1,916 planning applications with 81% of applications approved, up from 72% in the previous year. In 2020-21, we determined 1652 planning applications with 82% of applications approved. 99% of all planning applications were determined within the required timescales in both 2019/20 and 2020/21. The target for Wales is 80%.

16.7 Table 1 below shows that our performance remained at a high level over the last two years.

Table 1 : Percentage of planning applications determined in required timescales

Wales 2018/19	Swansea 2018/19	Swansea 2019/20	Swansea 2020/21
88%	99%	99%	99%

16.8 Major applications

16.9 We determined 27 major planning applications in 2019-20, 26 of which were in required timescales. In 2020-21, 14 major applications were determined with 12 being within agreed timescales.

Table 2: Percentage of major applications determined within required timescales:

Wales 2018/19	Swansea 2018/19	Swansea 2019/20	Swansea 2020-21
68%	88%	96%	86%

16.10 The figure for 2020-21 shows a drop on the previous year. However, due to the Coronavirus pandemic, there were no Planning Committees in April and May 2020. Both applications that were outside required timescales were due to be considered at that time but could not be considered until the June 2020 Planning Committee which means the decision was made outside the required timescale.

- The percentage of minor applications determined within the required timescales stayed the same at 99%;
- The percentage of householder applications determined within the required timescales increased from 99% to 99.7%; and
- The percentage of other applications determined within required timescales increased from 98% to 99%.

16.11 Quality

16.12 In 2019-20, our Planning Committee made 50 planning application decisions during the year, which equated to 3% of all planning applications determined. In 2020-21, our Planning Committee made 19 planning application decisions, which equated to 1.2% of all planning decisions made in that year. This drop in the number of decisions made by Planning Committee is a reflection of the type of planning application submitted since the pandemic began. There was a decline in the number of major planning applications submitted and an increase in the number of householder applications submitted. For information, Planning Committee has already determined 21 applications so far this year.

16.13 In 2019-20, our Planning Committee made 3 (6%) decisions against officer advice. This equated to 0.15% of all planning application decisions going against officer advice. In 2020-21, Planning Committee did not make any decisions contrary to officer advice.

16.14 In 2019-20 we received 111 appeal decisions against our planning decisions. Of these, the Council's decision was upheld in 84 (76%) of cases, up from 72% in the previous year. One appeal related to a committee overturn. This appeal was dismissed.

16.15 In 2020-21, we received 90 appeal decisions. Of these the Council's decision was upheld in 60 (67%) of cases. One appeal related to a Committee overturn. This appeal was allowed. Analysis of the appeals allowed shows that the applications had been refused for the following reason:

- Visual Amenity – 17
- Highway Safety - 4
- Residential Amenity – 2
- Residential and Visual Amenity - 2
- Non-compliance with HMO policy – 2
- Non-compliance with annexe policy – 2
- Impact on district centre – 1

16.16 It is evident that most appeals are allowed when the reason for refusal relates to visual amenity and these appeals related mainly to householder development. The design of a development is subjective. The Council is bringing forward new SPG so monitoring of decisions will continue particularly once the new SPG is adopted.

- 16.17 The Welsh Government's target for a good Authority is 66% of appeals dismissed so the Council is still performing above this target.
- 16.18 During 2019-20 we had no applications for costs at a section 78 appeal upheld. During 2020-21 two partial awards of costs were awarded against the Council. Whilst both appeals were dismissed, the respective Inspectors considered that part of the reasons for refusal were unreasonable.

16.18 Engagement

16.19 In previous years, data provided to the Council has allowed us to compare engagement with other Authorities. As this data has not been provided this year, this comparison cannot be undertaken. However,

- we allow members of the public to address the Planning Committee;
- prior to lockdown, we had an officer on duty to provide advice to members of the public. Since the lockdown, officers have worked from home. The department has maintained a phone service, albeit with reduced hours (10.00am to 4.00pm) and officers have mobile phones.; and
- we maintain an online register of planning applications and the online system allows members of the public to view applications, follow progress of the application and submit comments.

16.20 Enforcement

- 16.21 In 2019-20 we investigated 326 enforcement cases, 74% of these enforcement within 84 days, up from 72% in 2018-19. In 2020-21 we investigated 229 enforcement cases, 51% within 84 days.
- 16.22 The drop in performance in 2020-21 can be attributed to two main factors. Firstly, the Coronavirus lockdown impacted the ability of enforcement officers to investigate complaints. Access to property was restricted and as a result, it took longer for officers to be able to establish whether a breach of planning control had occurred. The number of complaints received also increased. It would appear that as a result of the lockdown, people are spending more time at home and observing development taking place in the area which has been reported to the Council.
- 16.23 The second issue is that one of the enforcement officers left the Authority halfway through the year. This vacancy put additional pressure on the enforcement service with an inevitable impact on performance.
- 16.24 The average time taken to pursue positive enforcement action was 81 days in 2019-20 and 30 days in 2020-21. Whilst it was taking longer for the investigation to take place in 2020-21 than previous years, once the investigation had been undertaken, any positive action needed was taken significantly quicker than in previous years (73 days in 2018-19)

ANNEX A

1. Planning Application: 2018/2540/FUL

Location: Land North Of Rhodfa Fadog Cwmrhydyceirw Swansea

Proposal: Demolition of the existing building on site and construction of residential development comprising 40 affordable apartments, 3 no. retail units, associated parking, landscaping and ancillary works

Appeal Decision: Appeal Dismissed

Summary:

The main issues to consider in the determination of this application related to the effect of the development on the character and appearance of the area and the effect of the development on the living conditions of future residents

On 5th March 2019, Planning Committee refused the application, contrary to officer recommendation for the following reasons:

1. The proposed development, by virtue of its design, scale and massing is out of keeping with the character and appearance of the surrounding area to the detriment of visual amenity, The proposal is therefore contrary to policy PS2 of the Swansea Local Development Plan (2019).
2. The proposed development, by virtue its scale is considered an over-intensive form of development that fails to provide adequate amenity space for future occupiers of the development to the detriment of residential amenity. The proposal is therefore contrary to policy PS2 of the Swansea Local Development Plan (2019).

An appeal was submitted against the decision to refuse the application.

The inspector considered that the proposed development would not be consistent with the lower density and openness of the wider area. It would appear crowded and squeezed into the space available. The Inspector considered the overall massing would be dominant and imposing in the locality and would not be in conformity with policy PS 2 of the LDP.

In terms of private amenity space, the Inspector considered that the proposal would be severely deficient and would provide unacceptable living conditions and amenity for future residents, contrary to policy PS 2 of the LDP.

The appeal was dismissed.

2. Planning Application: 2019/1342/FUL

Location: 2 The Bryn Sketty Swansea SA2 8DD

Proposal: Demolition of existing dwelling and construction of 1 detached bungalow and 2 detached dwellings

Appeal Decision: Appeal Allowed

Summary

The main issues for consideration during the determination of this application related to the principle of the proposed residential development, impact upon visual amenity, impact upon the residential amenities of neighbouring occupiers, parking and highway safety, impact on trees and future occupiers along ecology impacts.

Committee did not accept the recommendation of approval and refused the planning application for the following reasons:

1. The proposed bungalow by virtue of its siting, scale, contrived form and design would fail to respect the character and appearance of the local area to the detriment of the visual amenities of the streetscene and surrounding site context, contrary to Policy PS2 of the Swansea Local Development Plan (Adopted February 2019) and the Authority's Infill and Backland Design Guide (SPG).

In considering the appeal, the Inspector considered the main issues to be the effect of the development on the character and appearance of the area;

The Inspector considered that the proposal would not cause material harm to the character and appearance of the area, and considered the proposal complies with the objectives of Policy PS 2 of the LDP which, amongst other things, states that development should enhance the quality of places and spaces and respond positively to aspects of local context and character and contributes to a sense of place.

The appeal was allowed.

Agenda Item 6



Report of the Head of Planning and City Regeneration

Special Planning Committee– 22 October 2021

Adoption of the Swansea Local Development Plan 2nd Annual Monitoring Report 2020-21 (AMR 2)

Purpose:	To inform Members of the findings of the 2 nd LDP Annual Monitoring Report (AMR) covering the period 2020-21, and to seek approval to formally submit it to Welsh Government
Policy Framework:	Swansea Local Development Plan (Adopted 2019); Planning and Compulsory Purchase Act 2004; Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015; Planning Policy Wales (2021) and related Guidance
Consultation:	Access to Services, Finance, Legal.
Recommendation(s):	It is recommended that: 1) The findings of the 2 nd AMR, as summarised in this report and set out in full in the AMR document (attached at Appendix A), be noted; 2) The final version of the 2 nd AMR be approved for submission to Welsh Government in accordance with statutory requirements; 3) The Head of Planning and City Regeneration, or appropriate delegated Officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the 2 nd AMR prior to its submission and publication.
Report Authors:	David Rees/Tom Evans
Finance Officer:	Aimee Dyer
Legal Officer:	Jonathan Wills
Access to Services Officer:	Rhian Millar

1.0 Introduction

- 1.1 The Swansea Local Development Plan (LDP) was adopted by the Council on the 28th February 2019. It forms the statutory development plan for the City and County of Swansea, under the provisions of Section 38(6) of the Planning Act.
- 1.2 It is a requirement of the statutory development plan process that, following Plan adoption, the Council is required to prepare an Annual Monitoring Report (AMR). The purpose of the AMR is to quantify how the objectives of the LDP are being achieved, and how its strategy, key policies, allocations and infrastructure requirements are all being delivered. It also serves to identify any challenges, opportunities and contextual changes in which the Plan operates.
- 1.3 The Council is required to approve and submit the AMR to Welsh Government (WG) by 31st October each year¹. The latest AMR is the second to be prepared since adoption of the LDP and is **focused on the period 1 April 2020 to 31 March 2021**.
- 1.4 The COVID 19 coronavirus pandemic has continued to have a significant impact on societies and economies across the world in 2020-21. Wales and the rest of the UK has experienced lockdown measures to combat rising infection rates, which have had profound effects on so many aspects of life, and at times brought planning and development activities to a complete halt. The pandemic has, as a consequence, impacted on the ability to efficiently report on some monitoring indicators for this AMR during 2020-21. The pandemic has had a big impact on the activities being monitored (for example peak traffic patterns have markedly altered). The impacts are described at the relevant points throughout this document, and may well continue to raise significant issues going forward in 2021-22.

2.0 Background and Context

- 2.1 The LDP Monitoring Framework is set out in Section 4.2 of the LDP and was developed based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies in meeting identified targets and trigger points beyond which further analysis, guidance, or remedial action may be required if targets are not met. The AMR also integrates the findings of the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) monitoring of the Plan, to identify any unforeseen adverse effects and enable appropriate remedial action to be taken in-line with the SEA regulations. The Final SA Report of the LDP identified a set of indicators to be used to monitor LDP progress on sustainability issues, which are interlinked with the LDP monitoring indicators. The adopted monitoring framework was based on the WG guidance extant at that time.

¹ In-line with national guidance, the first AMR was required to be prepared for 2019-20, to cover the first full financial year (April 1st to March 31st) following LDP adoption. Last year, in light of the on-going COVID 19 pandemic, WG wrote to all Local Planning Authorities to state that it did not require the submission of AMRs to WG in that exceptional year due to the impact of the pandemic on the activities and processes to be monitored. Notwithstanding the WG resolution, work continued to monitor the LDP given this process still provides a useful means of measuring and assessing the Plan. The first AMR was published as a reference document available at <https://swansea.gov.uk/planningdelivery>.

- 2.2 It should be noted that the WG guidance has been updated since the adoption of the Swansea LDP, with the publication of the Development Plans Manual (DPM) Edition 3 (March 2020). The updated WG guidance identifies the indicators required in all Development Plan monitoring frameworks. The majority of these were already covered in the Swansea LDP, but the DPM has introduced some new additional indicators, including significant changes to the method used for monitoring housing delivery. These were added to the Swansea LDP monitoring framework used in AMR 1, and have also been used for AMR 2. Table 1 of the AMR summarises how the monitoring framework in the AMR fulfils the WG guidance and where it has been updated to reflect the latest requirements.
- 2.3 The monitoring indicators have a target, which relates to the Plan's strategy, objectives and policy outcomes; and a trigger point which sets the parameters against which policies should deliver. Table 1 sets out the options available to the Council with respect to each LDP monitoring indicator, when monitoring against the target and trigger point. These are in-line with the updated WG guidance.

Table 1: Adopted LDP Monitoring Options

ASSESSMENT	ACTION
Continue Monitoring (Green)	
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review.	No further action required, other than to continue monitoring.
Training Required (Blue)	
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Officer and/or member training may be required.
Supplementary Planning Guidance Required (Purple)	
Indicators suggest the need for further guidance in addition to those identified in the Plan	Publish additional Supplementary Planning Guidance
Further Research (Yellow)	
Indicators suggest the Plan Policies are not being effective as originally expected.	Further research and investigation required, including looking at contextual information about the County or topic area.
Policy Review (Orange)	
Indicators suggest that Plan policy/ies are not being implemented.	Full investigation into why the Plan policies are not being implemented which may lead to a formal review of the Plan policy/ies.
Plan Review (Red)	
Indicators suggest the Plan strategy is not being implemented.	Full investigation into why Plan strategy is not being implemented which may determine a formal review of the Plan is required.

3.0 Consultation and Engagement

3.1 The latest WG guidance has introduced new requirements for mandatory stakeholder engagement on the monitoring of housing delivery. In-line with this guidance, in addition to the close and regular dialogue that the LPA has with developers and RSLs on sites being promoted for development, as well as engagement during regular Council facilitated Developer Forum meetings, the LPA also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales. This consultation was undertaken between 23rd July and 16th August 2021. The draft housing trajectory outputs were largely supported with only a small number of site specific queries raised as follows:

- It was suggested that the build forecasts for SD 1.E Land North of Clasemont Road, Morrision and SD 1.F Cefn Coed Hospital, Tycoch both need to be pushed back by 1 year to better reflect the time that should be allowed before construction can commence.
- It was suggested regarding SD 1.G Land Northwest of M4 Junction 46, Llangyfelach that while an outline planning application is being determined, the build forecast should be pushed back by 1 year to better reflect the time that should be allowed before construction can commence.

- 3.2 Following the above stakeholder engagement, the Council reviewed the anticipated trajectory for the three specific sites queried and has pushed the forecasts back by the suggested 1 year period for each site in order to reflect the concerns raised by the industry. The LPA considers these revised forecasts to be conservative however, and the aim will be for the Council to continue to be proactive in facilitating site construction to begin ahead of those forecasts wherever possible.

4.0 Summary of Main Findings in the AMR

- 4.1 In-line with the WG guidance, the AMR is structured as follows:

- Executive Summary
- Chapter 1 - introduction
- Chapter 2 – review of any changes affecting the context in which the LDP operates, including legislation/national policy and guidance; social, economic and environmental factors.
- Chapter 3 – analysis of the LDP monitoring indicators.
- Chapter 4 – analysis of the SA indicators.
- Chapter 5 – conclusions and recommendations.

Chapters 1 and 2

- 4.2 The AMR identifies various other national planning policy and guidance changes affecting the planning context of the LDP, including the following significant changes:

- Publication of *Future Wales – the National Development Plan 2040* which was published on 24th February 2021. The document has full Development Plan status for decision making in accordance with the Planning Act and provides the national tier of development plan alongside the Swansea Local Development Plan.
- *Edition 11 of Planning Policy Wales (February 2021)* – Following the significant revision and restructuring of PPW in 2018 to take account of the Well-being of Future Generations Act and a refocusing on a placemaking approach for planning, a further update to PPW was published in February 2021, mainly updates to a range of chapters to reflect the publication of Future Wales and previous WG Policy announcements.
- *Building Better Places Placemaking and the Covid-19 recovery (July 2020)* - the WG published Building Better Places setting out the planning policy priorities of the WG in the post Covid-19 recovery. The document outlines the need for good, high quality developments guided by placemaking. It acknowledges that delivery of good places at this time require Planners to be creative and dynamic and recognises the pivotal role that planners play in shaping our society for the future.
- *Wales Placemaking Charter (September 2020)* - launched by the Minister for Housing and Local Government, it brings together more than 25 organisations who, by signing the Charter, Pledge to: *involve the local community in the development of proposals;*

choose sustainable locations for new development; prioritise walking, cycling and public transport, create well defined, safe and welcoming streets and public spaces, promote a sustainable mix of uses to make places vibrant and value and respect the positive distinctive qualities and identify of existing places. Swansea Council became a signatory to the Charter following a resolution from Members.

- 4.3 These changes to national policy largely reflected the placemaking approach already adopted in the Swansea LDP, which the Council has been at the vanguard of advancing. The LDP is therefore considered to be in-line with Future Wales, the new national development plan.
- 4.4 Chapter 2 of the AMR also reviews the social, economic and environmental context in 2020-21. It notes that the most profound change affecting societies and economies across the globe has continued to be the COVID 19 pandemic. The implications of the pandemic on the monitoring of the Plan has been set out. The pandemic has had a significant impact on some of the activities being monitored (e.g. traffic patterns have markedly altered). The impacts are described at the relevant points throughout this document, and may well continue to raise significant issues in AMR 3 going forward.

Chapters 3 and 4

- 4.5 Chapter 3 of the AMR confirms that every LDP indicator has been reviewed against the relevant targets, trigger points, and WG guidance and this has shown that, **after the second full year as the adopted Development Plan for the County, overall, the LDP strategy and Plan policies are largely being implemented effectively. Actions have been identified to undertake further investigation regarding some indicators relating to the delivery of sites in the Plan to inform the ongoing engagement with developers to help bring sites forward, but overall there is no cause for Plan review at this stage.** Table 2 summarises the outcome for all the indicators and shows that the vast majority are green i.e. they are considered to reflect that the Plan policies are being implemented effectively.

Table 2: LDP Monitoring Summary for 2020-21 – AMR 2

Assessment	Action	Number of Indicators
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review	Continue Monitoring (Green)	101
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Training Required (Blue)	0
Indicators suggest the need for further guidance in addition to those identified in the Plan	SPG required (Purple)	0
Indicators suggest the Plan Policies are not being effective as originally expected.	Further research / investigation required (Yellow)	21
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	0
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	0

4.6 Progress is being made in bringing forward development in-line with the LDP strategy and Development Plan placemaking principles both on major, strategic allocations (Strategic Development Areas (SDAs) and other allocated sites, along with associated infrastructure and other development requirements. However, the AMR identifies that some delays are being encountered on the delivery of sites in the Plan. Some sites are under achieving in terms of the delivery targets set out in the monitoring framework and have done so for two consecutive years since the Plan was adopted (which under national guidance is an identified trigger period for further consideration), with the COVID 19 crisis being a key determinant. As a result, these indicators have been flagged as yellow requiring further investigation/research in order to focus and inform the LPA’s continued engagement with the developers to assist in bringing these sites forward.

4.7 The following factors related to the COVID 19 crisis have been identified as having a particularly noticeable impact on delivery of housing in 2020-21 (source engagement with the HBF and reports in The Planner RTPI publication in 2020):

- Impacts on the ability of construction sites to be able to be open, and consequent impact on delivery, due to lockdown restrictions.
- Reduced levels of productivity on sites for example due to working arrangements around social distancing.
- Reported supply chain issues.
- General economic and market uncertainty which may have held back developers from progressing sites.

4.8 In addition, some Strategic Development Areas have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site. The LPA has however continued to engage closely with

the relevant site promoters and developers since the LDP was prepared and adopted, and many have been brought forward to detailed planning application stages. This close working has ensured that the sites progress in-line with the detailed placemaking principles and sustainability requirements that are clearly set out in the Development Plan and national policy, and that infrastructure and other measures are secured through complex Section 106 agreements. Overall, the close engagement with site promoters and work to progress applications has resulted in some significant progress in 2020-21 on key sites, including the following:

- The Reserved Matters (RM) planning application for SD B, Land at Garden Village, was close to determination in April 2021 (the base date of this AMR) and has since been approved in the early part of 2021-22.
- The hybrid planning application, including RM for the first phase of 184 dwellings, at SD C, Land at Penllergaer, was approved during 2020-21.

4.9 The LPA is continuing to work with the relevant developers and applicants to facilitate the necessary discharge of conditions applications, in order to enable work on the sites to commence swiftly. On the basis of discussions with the developers, it is considered likely that required conditions will be discharged enabling work to commence on site in 2021-22, as reflected in the housing forecasts in Appendix 1 of the AMR. Progress is also continuing on bringing forward other Strategic Development Area sites, with engagement ongoing between the LPA and the developer towards the determination of a RM planning application for SD D Land at Llangyfelach, and active pre application engagement to bring forward planning applications on SD sites A, E, F and H.

4.10 In addition to the progress made on Strategic sites, good progress has been made on non-strategic allocations. The Council determined a number of Discharge of Condition and S73 Applications relating to existing allocated housing sites already permitted on H1 and H5 sites. As detailed in Appendix 1, delivery was achieved at a number of sites including Upper Bank, Pentrechwyth; Heol Ddu, Birchgrove; Land South of Glebe Road, Loughor; Summerland Lane, Newton; and sites in SA1 and in the City Centre.

4.11 It is also significant that further affordable housing has been delivered by the Council's More Homes programme at Parc yr Helig, Birchgrove and continues to be developed in Penderry, with pre application work ongoing on a number of other sites in the pipeline and strategic working being undertaken across Council Departments to proactively facilitate further appropriate More Homes developments to come forward.

4.12 In addition, a number of windfall sites have come forward and delivered housing in the period since the Plan was adopted. A further number of large windfall sites that have detailed planning consent, totalling in excess of the forecasts in the LDP for annual windfall delivery, are expected to be built in the next 2 years. This suggests that the windfall assumptions adopted in the LDP for large windfall sites were a conservative underestimate and that it can be expected that further windfall sites will come forward in the later years of the Plan period,

above and beyond the annual rate assumed in the LDP, which will benefit supply in future years of the Plan.

- 4.13 On the basis of the updated site forecasts, which have been formulated through engagement with developers and site promoters, the updated supply forecasts from 2021-22 onwards show that housing supply is expected to be close to the Average Annual Requirement rate in the next 12 months. This is based on the delivery of sites with planning consent, before exceeding the AAR in the subsequent years of the Plan when the Strategic Development Area allocations will comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites. Meanwhile other sites identified in the updated trajectory will also have progressed through the development pipeline to begin delivery of new homes.
- 4.14 It is also important to note that latest evidence suggests the housing requirement backdrop in which the Plan is operating has changed in the last few years, since the LDP was adopted. The latest (2018 based) Welsh Government projections published in August 2020 (after the LDP was adopted in 2019) generally suggest a lower rate of growth compared to the previous WG projections which informed the adopted LDP growth targets. Further uncertainty has been introduced since these latest WG projections by the impacts of BREXIT and the COVID-19 pandemic. It will be important for the LPA to monitor emerging demographic evidence over the next 12 months on the impacts on the housing requirement.
- 4.15 Overall, development of some plan allocations has not progressed as originally forecasted due to a number of factors including the significant impacts of COVID. However, the sites included in the LDP are considered to be sound and are progressing, with two residential led Strategic Development Area sites due to commence in 2021-22 and others progressing through detailed engagement between the LPA and developers to bring them forward in-line with the placemaking principles of the Development Plan. It is not considered at this stage that a review of the sites in the LDP is necessary. Whilst a delivery lag is being experienced, there is a good supply of large and small deliverable and viable sites. Significant work has been undertaken by both applicant and LPA to progress a number of complex sites to an advanced stage of the planning process, such that they are well placed to soon deliver homes on site and create excellent examples of new sustainable places. Any new site put forward of such a scale by a speculative developer would need to go through the same level of placemaking and masterplanning which would require significant lead in times and not benefit the short term housing supply. However, resources do need to continue to be focused on bringing the sites in the existing supply forward efficiently. As noted in AMR 1, the Council places significant emphasis on the delivery end of the planning and development process, and is focussed on: proactively helping bring housing sites forward to meet the housing requirement; assisting in the early identification of issues and site requirements; engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites; and working with developers on masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will, in response to the monitoring

indicators flagged as yellow, undertake further investigation of the issues affecting the delivery of sites in order to focus the continuing efforts to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan.

- 4.16 In terms of affordable housing, 209 affordable homes were built through the planning system in 2020-21, 180 social rented and 29 intermediate tenure, while planning consent was granted in the 12 month period for a further 273 affordable homes.
- 4.17 The proportion of HMOs within the HMO Management Area, as a proportion of the residential properties, has been monitored. Overall, within the HMO Management Area, HMOs were identified as comprising 23.7% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has again been achieved in 2020-21.
- 4.18 Development of new Gypsy and Traveller pitches on the land west of Pant y Blawd Road, which is identified in the Plan will accommodate the 7 pitches needed in the period up to the end of 2021, has not yet commenced as of the base date of the AMR (April 1st 2021). The monitoring indicator highlights that the identified trigger for this indicator is if development has not been completed by the end of 2021. The indicator is flagged yellow for further investigation and liaison to be undertaken with the Council Departments with responsibility for delivering the pitches in order to facilitate efficient progress to be made in meeting the identified accommodation requirements.
- 4.19 In addition to the 2.7ha that was consented during 2019-2020, the 0.8 ha of total employment land granted planning consent in 2020-21 equates to a total of 3.5ha or 6% of the overall LDP allocation of 60 ha. Significant progress continues to be made on the delivery of the mixed use Swansea Central regeneration projects within the City Centre. A number of economic contextual indicators are identified which show positive findings for the County. However, it should be noted that there are some time lags in the available data and monitoring will need to continue to see the emerging impacts of the COVID 19 pandemic.
- 4.20 The monitoring identifies priority transport schemes and active travel measures that have been delivered during 2020-21 and that residential development has been progressed in-line with sustainable transport principles.
- 4.21 The impact of the COVID pandemic has continued to impact travel patterns throughout 2020-21 due to lockdown restrictions, which affected significant periods of the year, and changes in travel behaviour resulting from the pandemic. It is estimated that traffic levels fell to around 20% of typically recorded levels in April 2020 and remained below typical pre-pandemic 24 hour levels up until September 2020. Further lockdown measures were introduced moving into the winter which again reduced

traffic levels. Stay at home restrictions eased towards the end of 2020-21, with for example the phased return of some primary school pupils to schools in February 2021 and stay at home restrictions were replaced by a stay local rule in March 2021. In the early stages of 2021-22, as restrictions have been eased, overall 24 hour traffic levels across the highway network are around 3-5% higher than pre-pandemic levels, but the significant difference is the lack of am and pm peak hours traffic levels due to home working. Pre-pandemic, there were very defined am and pm peaks, which is what the key journey times referred to in the monitoring indicator are based on. There is now no real am peak being observed, with traffic instead building steadily through the morning. There is now a different peak hour of around 15:00 – 16:00 in the afternoon which is associated with the school pick up. Tourist routes to Mumbles and Gower have been extremely heavily trafficked since the first lockdown was eased, which further skews the overall picture. In summary, trips are being made for different purposes, with more for leisure, far fewer for work related commuting, and the vehicle trips are spread more throughout the day rather than at the am and pm peaks recorded in pre-pandemic times, which means that comparisons to the monitoring indicator baseline data are still not possible.

- 4.22 Monitoring of other policies such as design and placemaking, Green Infrastructure, Welsh language, the historic and cultural environment, tourism, transport, and safeguarding public health and natural resources has shown that they are being implemented effectively, delivering placemaking objectives and preventing inappropriate development. A small number of minor amendments and clarifications have been made (and highlighted in the relevant parts of this AMR) to monitoring indicators to reflect changes in data availability and context; or to clarify what the indicator seeks to record.

5.0 Summary of AMR Findings

- 5.1 Overall, it can be concluded that **the LDP strategy and its key policies and targets remain relevant, appropriate and up-to-date and good progress is being made towards achieving them.** Further investigation is required with regard to the delivery of housing sites, in particular a number of allocated Strategic Development Areas, which will inform the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the adopted LDPs housing supply targets. **Fundamentally it has been established that there is currently no cause for Plan review.**

- 5.2 Monitoring will continue during 2021 and 2022. Monitoring will again need to take account of changes in the context in which the Plan operates, in-line with the WG guidance, particularly with regard to the impacts of the COVID 19 pandemic on the activities being monitored; and the emerging regional planning agenda and the requirement for a Strategic Development Plan for the South West region.

6.0 Integrated Impact Assessment Implications

- 6.1 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.

6.2 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'.

6.3 By following an Integrated Impact Assessment (IIA) process, this ensures the AMR has 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.

6.4 An IIA screening was carried out and this demonstrated that a full IIA was not necessary. The results of the screening are set out in Appendix B. The screening identified low impacts on the protected groups identified. The IIA screening was an update to that undertaken for AMR 1 in 2020, which identified low impacts. Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for policy or plan review or any fundamental action needed at this stage. It has highlighted that further investigation is required with regard to the delivery of key development sites in the Plan to inform and focus the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan. However, fundamentally it has been established that there is currently no cause for policy or Plan review.

6.5 It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was also assessed for its conformity to national legislation and policy, including the Well-being of Future Generations Act (Wales) 2015, and was subject to a Sustainability Appraisal (SA) process which incorporated an Equalities Impact Assessment therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

- 6.6 In preparing the AMR, the Council has fulfilled the mandatory consultation requirements of the WG guidance for preparing the AMR. The final AMR will be made available to view on the Council's website and will be provided bilingually to maximise opportunities for people to use the Welsh language and to comply with the Welsh Language Standards.
- 6.7 This report being presented to Planning Committee is not recommending any fundamental actions or any changes to the adopted Plan.
- 6.8 On the basis of the above, it has been concluded that an IIA is not necessary.

7.0 Financial Implications

- 7.1 There are no significant financial implications arising from the publication of this AMR. The developer consultation process and document production has been accommodated within existing budgets and staff resources, and utilised electronic communication (email and website). The final document has been made available electronically and hard copies will generally only be produced upon request for an appropriate charge in order to recoup costs incurred. As such printing costs going forward will not be significant and can be met within allocated budgets.

8.0. Legal Implications

- 8.1 The Council are required to submit an Annual Monitoring Report to Welsh Government under section 76 of the Planning and Compulsory Purchase Act 2004.
- 8.2 The Council will continue to monitor the LDP in-line with WG requirements and guidance.
- 8.3 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: Swansea Local Development Plan Annual Monitoring Report – Period 2020-21 (AMR 2)

Appendix B: Integrated Impact Assessment Implications screening form

Appendix A:

**Swansea Local Development Plan 2nd Annual Monitoring Report –
Period 2020-21 (AMR 2)**

<https://swansea.gov.uk/planningdelivery>

Appendix B:

Integrated Impact Assessment Implications Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form.

Which service area and directorate are you from?

Service Area: **Planning and City Regeneration**

Directorate: **Place**

Q1 (a) What are you screening for relevance?

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services

X This the second Annual Monitoring Report (AMR 2) of the Swansea Local Development Plan covering the period 2020-21. It is a factual monitoring report being presented to Planning Committee for its findings to be noted and approved. It does not fit clearly under any of the above options in Q1 (a).

(b) Please name and fully describe initiative here:

Name - Swansea Local Development Plan (LDP) Second Annual Monitoring Report (AMR 2)

Description - This is a report to Planning Committee regarding the Swansea Local Development Plan (LDP) Second Annual Monitoring Report (AMR), for its findings to be noted and approved.

The Swansea LDP was adopted by Swansea Council on the 28th February 2019 and forms the development plan for the City and County of Swansea. As part of the statutory development plan process, the Council is required to submit to Welsh Government (WG) an AMR each year setting out how the objectives of the Plan are being achieved. Last year, the Strategic Planning

Team prepared the first annual monitoring report of the LDP (AMR 1) and it was concluded through the screening process that an EIA was not required.

This second annual monitoring report of the LDP (AMR 2) report covers the 12 month period from April 1st 2020 to March 31st 2021.

Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for policy or plan review or any fundamental action needed at this stage. It has highlighted that further investigation is required with regard to the delivery of key development sites in the Plan to inform and focus the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan. However, fundamentally the report concludes that the strategy and LDP policies are being implemented effectively and there is no cause for review or any fundamental action needed other than to continue monitoring. The report is being presented to Planning Committee for the findings to be noted and for the document to be approved. It presents a summary of the main findings of the monitoring, highlights that the AMR will be published on the Council's website, highlights some gaps in the monitoring data resulting from the COVID 19 pandemic, and the impacts of the virus on some of the activities being monitored which are likely to continue to impact on the monitoring in at least the short term future.

Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)

	High Impact		Medium Impact		Low Impact		Needs
further							
investigation	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches?
Please provide details below – either of your activities or your reasons for not undertaking involvement**

Welsh Government (WG) guidance for producing the AMR, contained in the Development Plans Manual (Edition 3), outlines the consultation requirements of the monitoring process. It requires that stakeholder engagement is undertaken to inform the monitoring of housing development. In-line with this guidance, in addition to the close dialogue that the LPA has with developers and RSLs on sites, and the regular Council Developer Forum meetings, the LPA undertook consultation with the local development sector through the Home Builders Federation (HBF) Wales between 23rd July and 16th August 2021.

The Council reviewed the draft monitoring information against the feedback received from the developers and made amendments accordingly.

The Council has fulfilled the mandatory consultation requirements of the WG guidance in preparing the AMR. The final AMR will be made available to view on the Council’s website.

Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

- a) Overall does the initiative support our Corporate Plan’s Well-being Objectives when considered together?
Yes No
- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?
Yes No
- c) Does the initiative apply each of the five ways of working?
Yes No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?
Yes No

Q5 What is the potential risk of the initiative? (Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...)

High risk

Medium risk

Low risk

Q6 Will this initiative have an impact (however minor) on any other Council service?

Yes

No

If yes, please provide details below

Q7 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

(You may need to discuss this with your Service Head or Cabinet Member to consider more widely if this proposal will affect certain groups/ communities more adversely because of other decisions the organisation is making. For example, financial impact/poverty, withdrawal of multiple services and whether this is disadvantaging the same groups, e.g., disabled people, older people, single parents (who are mainly women), etc.)

The above screening has been undertaken and it has identified low impacts on the protected groups identified. Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for review or any fundamental action needed at this stage, therefore the impacts identified have been identified as positive.

It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was subject to a Sustainability Appraisal (SA) process which incorporated an EIA therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

The report being presented to Planning Committee is not recommending any fundamental actions or changes to the adopted Plan.

Outcome of Screening

Q8 Please describe the outcome of your screening below:

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

The screening has identified low impacts on the protected groups identified and low potential risks. The IIA screening is an update to that undertaken for AMR 1 in 2020 which also identified low impacts.

Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for review or any fundamental action needed at this stage, therefore the impacts have been identified as positive. The AMR has highlighted that further investigation is required with regard to the delivery of key development sites in the Plan to inform and focus the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan. However, fundamentally it has been established that there is currently no cause for policy or Plan review.

It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework

was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was also assessed for its conformity to national legislation and policy, including the Well-being of Future Generations Act (Wales) 2015, and was subject to a Sustainability Appraisal (SA) process which incorporated an Equalities Impact Assessment therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

In preparing the AMR, the Council has fulfilled the mandatory consultation requirements of the WG guidance for preparing the AMR. The final AMR will be made available to view on the Council's website and will be provided bilingually to maximise opportunities for people to use the Welsh language and to comply with the Welsh Language Standards.

This report being presented to Planning Committee is not recommending any fundamental actions or any changes to the adopted Plan.

On the basis of the above, it has been concluded that an IIA is not necessary.

(NB: This summary paragraph should be used in the relevant section of corporate report)

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

Screening completed by:
Name: David Rees
Job title: Principal Planning Officer
Date: 22/09/2021
Approval by Head of Service:
Name: Phil Holmes
Position: Head of Planning and City Regeneration
Date: 7/10/21

Please return the completed form to accesstoservices@swansea.gov.uk

Agenda Item 7



Report of the Head of Planning and City Regeneration

Special Planning Committee – 22 October 2021

Adoption of Supplementary Planning Guidance: Placemaking Guidance for Residential Development; Placemaking Guidance for Infill and Backland Development; and Placemaking Guidance for Householder Development.

Purpose:	To inform Members of the representations received during the public consultation on draft Placemaking Guidance for various scales of residential development, and highlight officer responses to these, and to seek approval to adopt the amended versions as Supplementary Planning Guidance (SPG).
Policy Framework:	Swansea Local Development Plan (Adopted 2019); Planning and Compulsory Purchase Act 2004; City & County of Swansea Local Development Plan (Adopted February 2019); Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015; Planning Policy Wales (2018) and related Guidance; Environment (Wales) Act 2016.
Consultation:	Access to Services, Finance, Legal.
Recommendation(s):	It is recommended that: <ol style="list-style-type: none">1) The issues raised in the representations made during the consultation process, and the responses of the Planning Authority to these (set out at Appendix A, B and C of this report), be noted;2) The final version of the SPGs (set out at Appendix D, E and F of this report) be approved and adopted by the Council;3) The Head of Planning and City Regeneration, or appropriate delegated officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the adopted final versions of the SPG prior to its final publication
Report Author:	Steve Smith
Finance Officer:	Aimee Dyer
Legal Officers:	Jonathan Wills/Debbie Smith
Access to Services Officer:	Rhian Millar

1. Introduction

- 1.1 In **February 2021** the Planning Committee resolved to approve draft versions of the Placemaking Guidance for Residential Development, Infill and Backland Development and Householder Development Supplementary Planning Guidance (SPG) for the purpose of public and stakeholder consultation. Subsequently, a comprehensive engagement and consultation process was undertaken, to obtain views on the content of the draft documents. The consultation and engagement process ran for more than the minimum of six weeks from 14th June until the 13th September 2021 and this report presents the comments received, along with the resulting amendments to the final SPG documents.
- 1.2 This Committee Report briefly summarises the background and context to the SPG's preparation. It describes the outcome of consultation process (Appendices A, B and C), and summarises the range of comments received, and the response of the Planning Authority to these comments. It also highlights the specific amendments that have been made to further clarify and refine the SPGs.
- 1.3 The final version of the Placemaking Guidance documents for all scales of Residential Developments are set out in Appendices D, E, and F for Members to formally endorse as SPG to supplement the Swansea Local Development Plan (LDP), and to be used in planning decision making.

2. Background and Context

- 2.1 Full details of the planning policy and legislative background and context to the SPG is provided in the Report of the Head of Planning and City Regeneration to Special Planning Committee dated 9th February 2021 'Approval of Placemaking Guidance for Residential Developments at all scales for consultation'. The key points are summarised below and include subsequent updates to the national policy framework.
- 2.2 The Swansea LDP (available at www.swansea.gov.uk/ldp) was adopted in February 2019 as the Council's statutory development plan. The LDP highlights a wide range of SPG scheduled to be produced to augment LDP policies, which will provide definitions and working examples to assist the interpretation of policy.
- 2.3 The residential focussed SPGs are primarily supplemental to **Policy PS 2: Placemaking and Place Management and Policy SD2: Masterplanning Principles** in the adopted Swansea LDP. They also provide supporting guidance to a wide range of adopted policies:

- PS 1: Sustainable Places
- PS 2: Placemaking and Place Management
- SD 1: Strategic Development Areas
- SD 2: Masterplanning Principles
- SD A-L: Strategic Site Allocations
- ER 1: Climate Change
- ER 2: Strategic Green Infrastructure Network
- ER 4: Gower AONB of Outstanding Natural Beauty (AONB)

- ER 6: Designated Sites of Ecological Importance
- ER 8: Habitats and Species
- ER 9: Ecological Networks & Features of Importance for Biodiversity
- ER 11: Trees, Hedgerows and Development
- H 8: Ancillary Residential Accommodation
- CV 4: Conversion of Rural Buildings
- HC 2: Preservation or Enhancement of Buildings and Features
- EU 2: Renewable & Low Carbon Energy in New Development
- RP 1: Safeguarding Public Health and Natural Resource
- RP 3: Air and Light Pollution
- RP 4: Water Pollution and the Protection of Water Resources
- RP 10: Waste in new development
- SI 1: Health and Well-Being
- SI 8: Community Safety
- T 8: Parking

2.4 The new SPGs comprise comprehensive updates of existing documents, which incorporate learning from six years of use and are now fully aligned to the current legislation, policy and best practice at the national and local level in relation to residential development at all scales:

- Householder Development – typically extending or altering an existing home
- Infill and Backland Development – typically a small site of around 10 homes either as a gap in an existing street frontage or a larger area behind existing buildings
- Residential Development – typically major developments (classified as 10 or more homes) right up to the strategic sites allocated in the LDP for many 100s of homes.

2.5 The SPG's provide applicants with the detail necessary to understand how the Council will implement the LDP's Policies relating to placemaking of residential developments, in alignment with recent changes to legislation and policy requirements¹ which together require the Council to achieve clearly defined well-being and environmental goals and objectives.

2.6 The SPGs are underpinned by a 'Placemaking approach', as advocated by the Swansea LDP and Planning Policy Wales. Placemaking is a holistic approach to planning and is the cornerstone of the Planning Authority's decision making process. It is a concept focussed on positive outcomes that considers social, economic, environmental and cultural values of development proposals, as well as the potential of an area to create development that promotes prosperity, health, and well-being. There is increasing evidence of the physical and mental wellbeing benefits to people that well designed places can provide. Swansea has significant growth pressures, and it is imperative to positively shape new places in a proactive manner supported by the updated SPGs.

2.7 The Welsh Government have emphasised in 'Building Better Places' - published in July 2020 that Placemaking should be at the heart of post Covid-19 recovery, emphasising that the places created and shaped

¹ National Planning Guidance [PPW and Technical Advice Note (TAN) 12 'Design'], the Planning Act Wales 2015, the Environment Act (Wales) 2016, and the Well-being of Future Generations (Wales) Act 2015, Future Wales: the National Plan 2040.

through the planning process are critical to future prosperity, identity and well-being. It states:

“Now, more than ever, we need to think about places and placemaking. This will be our core value in the work we take forward to bring about recovery in Wales. The regenerative action we take at all levels will be driven by integrated thinking and not short-term expedience which can have negative longer term consequences.”

3. Public Consultation and Engagement

3.1 In February 2021 the draft Design Placemaking Guidance for Residential Developments, Infill and Backland Developments and Householder Developments was presented to Planning Committee. Members resolved to endorse the draft document to be issued for public and stakeholder consultation.

3.2 The draft SPGs were subject to a consultation and engagement process for approximately 12 weeks, from the 14th June and until the 13th September 2021.

3.3 The consultation involved a wide range of awareness raising and engagement activities, including:

- Social media postings notices before and during the consultation
- A specific page was created for the consultation on the Council Web Site, providing a weblink to the draft documents, non-technical summaries and a link to the comment form
- Notification emails were sent to a range of stakeholders, including Councillors
- Remote briefings to stakeholder groups via Microsoft Teams presentations
- Publication of recorded video presentations on the Council’s website
- Following the lifting of all Covid restrictions, it was possible to attend two Summer of Play events in Trallwyn and Gorseinon.

3.4 A range of other bespoke and targeted engagement exercises with the public and stakeholders included:

- Conversations with over 25 children and their families at two play sessions in different parts of Swansea
- Webinar with 17 attendees (representing Housing Associations, Volume House Builders, Regional House Builders and Police) including question and answer sessions - The recorded webinars were watched a total of 46 times
- Targeted communications with the development industry – giving rise to 13 written representations (representing Housing Associations, Volume House Builders, Regional House Builders, planning agents, designers and public organisations) which have been broken down into over 90 separate comments.

4. Key Issues Arising from the Consultation

- 4.1 The public and stakeholder consultation generated a range of representations from children/ young people, individuals and organisations, representing both environmental and development industry sectors relating to all parts of the SPGs.
- 4.2 The Consultation Reports for each of the Placemaking Guidance documents (set out in Appendices A, B and C of the Committee Report) set out the record of comments received, categorised into issues/themes, together with the Council's corresponding response. Any necessary amendments to the draft SPG document are also reported.
- 4.3 The main issues raised and changes resulting are set out below grouped under key themes for each of the Placemaking Guides.

Placemaking Guidance for Residential Developments

- 4.4 In total some 90 comments were received on this draft document. The amendments are summarised below and detailed in Appendix A.
- 4.5 **Broad support for the placemaking approach** (raised at webinar and written responses). Placemaking and Green Infrastructure are a cornerstone of national policy and the document demonstrates how this can be applied to new places to live.
- 4.6 **Length of document** (from written responses). The document is comprehensive and well-illustrated. It stretches to just over 100 pages but is designed to be accessible for specific modules/ issues rather than being read from cover to cover. Therefore, whilst is no proposal to significantly reduce the length of the main document (although all opportunities have/are being taken to simplify and rationalise the text), a short 15 page non-technical summary has been prepared.
- 4.7 **Flexible application of guidance** (from written responses). There was a view from a number of respondents that the Placemaking Guidance are 'rules' that are inflexible. All SPG expands on the Policies of the LDP, it is therefore guidance that is applied flexibly to sites. This does not mean that it can be disregarded, rather that the principles of the SPG can be tailored to the specific constraints and opportunities of a site/ location. The positive use of the existing SPGs can be seen in the numerous schemes that have been negotiated and approved to date. The commentary on flexible application of the guidance was in the document and this has been restated in the introductory section.
- 4.8 **Emphasis that Swansea has many successful places to live** (from written responses). The Placemaking approach is not about reinventing the wheel but to learn from existing successful places. There are many existing successful places in Swansea such as Uplands, Mumbles, Morriston and Gower Villages. The document has been amended to indicate that existing local places can form good precedents to learn from.

- 4.9 **New homes should be close to schools, shops, parks and nature** (from conversations with families and children at the play sessions). This was a strong message from children and their parents/ carers about the benefits of being able to walk to community facilities with benefits for health, well-being and sense of community. This aligns with the national emphasis on active travel and there was a clear view that having to drive everywhere was not a good thing. The document sets out these requirements and this is a positive endorsement of this approach.
- 4.10 **Clarity on Walkable Neighbourhoods** (from written responses). There was a lack of clarity on the distances in the document underpinning the walkable neighbourhood concept and this has been clarified to 15minutes or 1200m.
- 4.11 **Emphasis on retaining existing good trees** (from written responses). The draft document emphasised retained existing trees where possible but there is an opportunity to highlight the Tree and Hedgerow SPG which expects that all category A and B trees are retained and also sets out the Tree Replacement Standard.
- 4.12 **Placemaking and Green Infrastructure requirements have implications for viability/ housing delivery** (from written responses). These are national requirements and an agenda that is robustly set out in PPW, as well as the Swansea LDP. Rather than prescriptive requirements, approaches to placemaking and GI are able to be adapted to all scales of site in differing locations according to the principles set out. The placemaking approach is acknowledged to provide long term well-being and health benefits and the PPW supplement is clear that planning must look beyond the short term challenges of delivery. The Council also advocated an open book transparent approach to viability to understand and test project costs. The transparent approach to viability has been added to the document.
- 4.13 **Application of density targets** (from written responses). The responses on this aspect ranged from the density target being too high, too low and needs to be flexible! LDP policy SD 2: Masterplanning Principles sets a density target for 35 dwellings per hectare in relation of schemes of 100+ homes. Current negotiations prove that this density target is appropriate but requires developers to include a range of housing types/ sizes which is beneficial for mixed, cohesive communities. The comment was also made that higher densities should be encouraged in town/ city centres and accessible locations which is currently the case in the document. It was also pointed out that city centre density could also be increased by low-rise blocks, not just tall buildings. These comments have been addressed by a feature page focussing on the Urban Quarter development on Swansea High Street as a good example of high density, low-rise homes as part of a mixed use development. Plus clarity has been added to explain where higher densities are expected and how these should be achieved whilst avoiding cramped places or overdevelopment.
- 4.14 **Clarity on requirements for active frontages and legible entrances in mixed use buildings** (from written responses). It was commented that the document focussed on suburban schemes and lacked guidance for mixed use developments in town and city locations where homes may be on upper floors above active commercial frontages. This comment has been

taken on board and additional clarification added to ensure active frontages and legible entrances.

- 4.15 **Challenges in integrating Sustainable Urban Drainage** (raised at webinar and written responses). The SUDs requirements are set nationally by separate legislation. This is a requirement for all developments of more than 100sqm so will apply to all major developments. The Green Infrastructure module suggests how SUDs features can be integrated into new residential developments. It is recognised that this could affect densities and viability, and this is being positively addressed in negotiations of current schemes to transfer learning between projects.
- 4.16 **New streets should have trees and greenery and not be full of cars** (from conversations with families and children at the play sessions). This was a strong message from children and their parents/ carers which aligns with the national emphasis on green infrastructure and for designing streets as places not dominated by vehicles. The document sets out these requirements and this is a positive endorsement of this approach.
- 4.17 **Linkage between place-led street design and highway adoption** (raised at webinar and written responses). This came up as strong and widespread comments in the consultation. It is a national planning requirement to ensure slow speed place led streets and the Supplement to Planning Policy Wales, Building Better Places (p17) states "*Planners should continue to challenge orthodoxies, mind-sets and development proposals which are based on outdated practices and standards, such as those in Design Bulletin 32, and promote creativity, joint working and street designs that respond to the guidance in Manual for Streets*". The 'Streets as Places' module in the document has been subject to positive inputs from Highway Colleagues and the approach of agreeing place-led streets that are green, slow speed, safe and accessible has been implemented on a number of sites. The emerging Street Design Guide which sits alongside the Placemaking Guidance will ensure that schemes agreed at the planning stage are accepted for adoption and constructed as per the original vision.
- 4.18 **New homes should have larger windows and be colourful** (from conversations with children and families at the play sessions). This was a strong message from the adults of the future of how they thought new homes should be designed to live in. Larger windows for natural light and connection to the outdoors are key aspects contributing to well-being. Colour is also important for a sense of variety and personalisation. The document sets out these requirements and this is a positive endorsement of this approach.
- 4.19 **Homes will look different with sustainable living and low carbon technologies** (from written responses). Our homes will increasingly look different to conserve energy, generate energy and utilise low carbon sustainable materials. This means that the emphasis on responding to context will need to be balanced with future living and the document has been amended to emphasise this point.
- 4.20 **Concern at new requirement for uplift areas** (from written responses). This is a new addition to the updated document and reflects experiences

of negotiating many schemes creating new places. Experience has proven that uplifted treatments are necessary, especially on larger developments and can be agreed with developers for key frontages. This is important to create a quality place and townscape. The draft guidance proposed that this approach be applied to sites of 50 or more homes with a requirement that at least 20% are uplifted. The concerns centred around costs, viability and the justification for the 20% requirement. Whilst these concerns are noted it is considered that this requirement is valid to require uplift treatments in developments of 50 or more homes but the 20% requirement has been removed to allow flexibility across differing sites/ locations.

- 4.21 **Ensure full integration with Secure by Design** (raised at webinar and written responses). There is a community safety module in the document and a number of minor amendments have been made to strengthen the Secure by Design requirements without conflicting with placemaking objectives.
- 4.22 **Concern at the implications of space standards** (raised at webinar and written responses). This was raised as a significant issue by a number of respondents. The concerns included affordability for purchasers, site density, overall viability and whether space standards should be in a SPG document. It is not considered appropriate to remove the space standards from the SPG nor to substitute a vague reference to avoiding unacceptably small homes which is not helpful to developers or decision makers. In response, the space standard table has been moved to an appendix (which includes both UK defined standards and new Welsh requirements for affordable homes), and the corresponding paragraphs amended to indicate that the standards will be a consideration in assessing proposals. Where developments have homes below the space standards the Design and Access Statement could be used to explain and justify this. A clear reference has been retained to indicate overly small homes will not be accepted which primarily relates to conversion proposals in town and city centre locations.
- 4.23 **Implications of access for all requirements** (from written responses). This section has not changed from the 2014 document. The concerns focus on the perceived requirement for Lifetime Homes and the requirements for specific accessibility provisions for all homes. As noted in relation to the concerns about inflexible application of the SPG, the document is guidance. It however noted that access within buildings/ homes is addressed via the Building Regulations so the text in this section has been amended to explain that accessibility needs vary, and the text explains how this could be applied to new homes but is not an essential requirement.
- 4.24 **Concern at new requirement for 25% of homes should have gardens large enough for extensions/ home offices** (from written responses). This is a new addition to the updated document and reflects Development Manage experience of reviewing completed housing developments where the size of gardens often restricts homeowners from ever extending or adding a garden room. This can result in less cohesive communities as owners move on rather than extending their homes. The concerns expressed were that this could affect affordability, density and viability. Whilst these concerns are noted it is considered that this requirement is

valid but the 25% requirement has been removed to allow flexibility in application and any issues of viability can be addressed through the open book Development Viability Model process.

- 4.25 **Clarification on why the 15m back to side separation distance is required** (from written responses). This separation distance is required to ensure the garden and rear elevation of a house with another at right angles to the rear does not suffer issues of overbearing or overshadowing. It is not appropriate to reduce this distance as oppressive relationships will result, so no change has been made for this aspect.

Placemaking Guidance for Infill Developments

- 4.26 A number of the comments on the Placemaking Guidance for Residential Developments were also relevant to this draft document. The relevant comments are summarised below and detailed in Appendix B.

- 4.27 **New streets should have trees and greenery and not be full of cars** (from conversations with families and children at the play sessions). This was a strong message from children and their parents/ carers which aligns with the national emphasis on green infrastructure and for designing streets as places not dominated by vehicles. **Linkage between place-led street design and highway adoption** (raised at webinar and written responses). This came up as strong and widespread comments in the consultation. It is a national planning requirement to ensure slow speed place led streets and the Supplement to Planning Policy Wales, Building Better Places (p17) states “*Planners should continue to challenge orthodoxies, mind-sets and development proposals which are based on outdated practices and standards, such as those in Design Bulletin 32, and promote creativity, joint working and street designs that respond to the guidance in Manual for Streets*”. There was guidance on access and parking but nothing in relation to the design of new streets. The nature of these smaller sites especially backland sites means that new short slow speed streets will be created and these should not be overly engineered and dominated by cars. Therefore a new section has been added to reflect the national emphasis on place-led streets.

- 4.28 Other comments duplicating those in relation to the Placemaking Guidance for Residential Developments were as follows:

- Flexible application of guidance
- Emphasis that Swansea has many successful places to live
- Placemaking and Green Infrastructure requirements have implications for viability/ housing delivery
- Application of density targets
- Homes will look different with sustainable living and low carbon technologies
- Linkage between place-led street design and highway adoption
- Challenges in integrating Sustainable Urban Drainage
- New homes should have larger windows and be colourful
- Emphasis on retaining existing good trees

Placemaking Guidance for Householder Developments

- 4.29 A number of the comments on the Placemaking Guidance for Residential Developments were also relevant to this draft document. The relevant comments are summarised below. The amendments are as per the paragraphs above and detailed in Appendix C.
- Emphasis that Swansea has many successful places to live
 - Challenges in integrating Sustainable Urban Drainage
 - Homes will look different with sustainable living and low carbon technologies
 - Emphasis on retaining existing good trees
- 4.30 The Planning Authority has provided a response to all the duly made consultation representations. A full schedule of these responses is set out in Appendices A, B and C.
- 4.31 **Comments not requiring amendments:** A large number of the comments made did not necessitate an amendment to the draft document as it was considered the LDP and/or SPG already sufficiently covered the points raised. Some comments made in support of the SPG did not require a response other than to note and welcome the representation made. Some suggestions put forward conflicted with the adopted LDP or national guidance, or requested repetition of national guidance, neither of which are appropriate. A number of comments were queries that required an answer (which has been provided in the consultation reports) but did not require a change to the SPG.
- 4.32 **Comments on viability:** Comments were received which highlighted concerns about the potential impact of the SPG on development viability and subsequent affordability of housing. The Council's response as set out above and draws attention to the fact that the SPG does not itself introduce new requirements. Rather, the SPG provides guidance on how the Council will implement requirements already set out in national legislation & guidance and in the Council's Adopted LDP.
- 4.33 **Comments requiring factual updates:** A number of comments did highlight the need for the draft SPG to be amended in order to: provide factual updates; additional cross references to relevant existing information; and improve the grammatical structure of the document. Specific changes have been made in order to provide more clarity in respect of:
- Including reference to Welsh Government Publication 'Building Better Places: Planning and the Covid-19 Recovery'
 - Clarifying Sustainable Urban Drainage requirements set by other legislation
 - Reference to emerging Street Design Guide
 - Amendment of references throughout the SPG and Appendices to reflect the publication of Future Wales 2040, and updated PPW 12.
- 4.34 Prior to final publication some minor factual, grammatical and formatting changes to the document may be necessary, and some photographs may need to be altered.

5. **Monitoring**

- 5.1 The effectiveness and appropriateness of the SPG will be regularly monitored by the LPA having regard to the outcomes that arise. This monitoring will consider any additional evidence arising over time, such as new national guidance and future outcomes of planning decisions that reference the SPG (including planning appeals). This will be particularly important where such outcomes demonstrate that a particular change to the guidance is necessary for the LPA to continue to use the SPG to provide effective, evidenced based and sustainable decision making

6. **Integrated Assessment Implications**

- 6.1 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.

- 6.2 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'.

- 6.3 An Integrated Impact Assessment (IIA) process has been undertaken to ensure due regard has been had to the above. This process 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.

- 6.4 An Integrated Impact Assessment (IIA) screening was carried out prior to the July 2021 consultation. The IIA demonstrated that a full IIA was not necessary, because the SPG seeks to facilitate community cohesion by assisting the implementation of relevant LDP Policies, which themselves have already been subject to EIA, are based on a comprehensive and up to date evidence base, found sound by the Planning Inspectorate. The IIA was an update of the EIA carried out in 2020 on the previous version of the SPG which identified mostly low impacts. The results of this screening is set out in Appendix G.

7. Financial Implications

- 7.1 There are no significant financial implications arising from the publication of this SPG. The cost of the public consultation process and document production has been accommodated within existing budgets and staff resources, and has utilised, as far as possible, electronic communication (email and website).
- 7.2 The final adopted document will be made available electronically and hard copies will generally only be produced upon request for an appropriate charge in order to recoup costs incurred. As such printing costs going forward will not be significant and can be met within allocated budgets.

8. Legal Implications

- 8.1 The SPG will provide planning guidance to the adopted Swansea LDP and will be a material consideration in evaluating future planning applications.
- 8.2 The adopted SPG will supersede the following SPG which will no longer remain extant:
- Places to Live – Residential Design Guide
 - Infill and Backland Developments - Design Guide
 - A Design Guide for Householder Development
- 8.3 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:

Report of the Head of Planning and City Regeneration to Special Planning Committee: Approval of Placemaking Guidance for Residential Developments at all scales for consultation - February 2021

Appendices:

The following appendices are set out at <https://www.swansea.gov.uk/spg> (click to follow link).

Appendix A	Consultation Report - Placemaking Guidance for Residential Development
Appendix B	Consultation Report - Placemaking Guidance for Infill and Backland Development
Appendix C	Consultation Report - Placemaking Guidance for Householder Development
Appendix D	Placemaking Guidance for Residential Development SPG
Appendix E	Placemaking Guidance for Infill and Backland Development SPG
Appendix F	Placemaking Guidance for Householder Development SPG
Appendix G	Integrated Assessment Implications Screening Form

Integrated Impact Assessment Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form.

Which service area and directorate are you from?

Service Area: Planning and City Regeneration

Directorate: Place

Q1 (a) What are you screening for relevance?

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services

(b) Please name and fully describe initiative here:

Adoption of updated Supplementary Planning Guidance (x3):

- Placemaking Guidance for Residential Developments
- Placemaking Guidance for Infill and Backland Developments
- Placemaking Guidance for Householder Developments

This suite SPG documents provides supplementary planning guidance to support the implementation of policies in the adopted Swansea Local Development Plan (LDP) on new residential developments. It explains to developers, planning applicants, communities and stakeholders how the Council will implement the LDP's placemaking policies in the context of legislation and policy requirements. The LDP policies cover designated large scale strategic, small non-strategic sites and alterations to existing buildings.

The **Placemaking Guidance for Residential Developments SPG** contains guidance on the placemaking process including engaging with communities and stakeholders. Placemaking guidance is set out for developments at all scales from 10 to many 100's of homes in structured modules focussing on aspects such as neighbourhoods, mixed uses, green infrastructure, street design, open spaces, accessibility, community safety amenity and space standards.

The **Placemaking Guidance for Infill and Backland Developments SPG** contains guidance on the placemaking process including engaging with communities and stakeholders. Placemaking guidance is set out for modest developments that fill gaps in existing streets or on site behind existing homes. Key considerations include green infrastructure and the effect on existing residents/ communities as well as the quality of life of new residents.

The **Placemaking Guidance for Householder Developments SPG** contains guidance on the placemaking process including engaging with communities and stakeholders. Placemaking guidance is set out for the alteration of existing homes to balance the needs to the occupant and

Integrated Impact Assessment Screening Form

the effect on the neighbourhood. Key considerations include green infrastructure and the effect on existing residents/ communities as well as the quality of life of new residents.

All three SPGs encourages engagement with the Council on placemaking issues from an early stage of the development process in order to secure the best outcomes for communities and the related social, economic and environmental services provided as a result of maintaining and enhancing the natural environment.

It should be noted that these SPGs do not introduce new policy, they provide detailed clarification on the relevant policies set out in the LDP, which have been subject to EIA and Examination by the Planning Inspectorate.

Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)

	High Impact		Medium Impact		Low Impact		Needs further investigation
	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches? Please provide details below – either of your activities or your reasons for not undertaking involvement

The consultation on the draft updated SPG documents ran from 14th June 2021 until 13th September 2021 as a 13 week period of public consultation and stakeholder engagement.

The consultation and engagement included:

- Social media postings.
- Web page created for the consultation, weblink to the draft documents, non-technical summaries and a link to the comment form.
- Notification emails posted to a range of stakeholders, including Councillors.
- Online webinar briefings to stakeholders via Microsoft Teams presentations.
- Publication of recorded video presentations on the consultation webpage.

Integrated Impact Assessment Screening Form

- Hard copies of the document were made available on request.
- Attendance at Summer of Play sessions at Trallwyn and Gorseinon

Comments received in response to the consultation have been collated and evaluated, and are reported in a Consultation Report which provides the Council's response and amendments to this revised version of the SPG. The Report will be published on the website alongside the amended SPG.

Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

- a) Overall does the initiative support our Corporate Plan's Well-being Objectives when considered together?
Yes No
- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?
Yes No
- c) Does the initiative apply each of the five ways of working?
Yes No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?
Yes No

Q5 What is the potential risk of the initiative? (Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...)

High risk

Medium risk

Low risk

Q6 Will this initiative have an impact (however minor) on any other Council service?

Yes No If yes, please provide details below

Q7 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

(You may need to discuss this with your Service Head or Cabinet Member to consider more widely if this proposal will affect certain groups/ communities more adversely because of other decisions the organisation is making. For example, financial impact/poverty, withdrawal of multiple services and whether this is disadvantaging the same groups, e.g., disabled people, older people, single parents (who are mainly women), etc.)

The impacts are low or non-existent. The document will result in positive impacts in terms of ensuring new places to live/ homes embraces the Placemaking agenda, ensuring health and wellbeing is central to all development, for the benefit of current and future generations.

Integrated Impact Assessment Screening Form

Outcome of Screening

Q8 Please describe the outcome of your screening below:

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

An Equality Impact Assessment Screening has been undertaken and it has identified mostly low impacts. This IIA is an update of that EIA to meet the updated requirements.

The three draft updated SPG documents seeks to facilitate community cohesion by assisting the implementation of the relevant LDP policies in respect of placemaking and residential development. The LDP policies have already been subject to EIA and are based on a comprehensive, and up to date evidence base, which has been found sound by the Planning Inspectorate.

A 12 week consultation was undertaken from 14th June to 13th September 2021. This included play based engagement and informal conversations with children and families via attendance at a Council Summer of Play event.

The draft documents were reviewed and amended where appropriate, as a result of the responses received (in-line with Welsh Government planning guidance).

The final version is now proposed for adoption by the Council for use as a material consideration in the determination of planning applications. Public consultation and engagement is a central element of producing planning guidance. No equalities issues were raised during the consultation.

(NB: This summary paragraph should be used in the relevant section of corporate report)

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

Screening completed by:
Name: Steve Smith
Job title: Placemaking and Heritage Lead
Date: 21/09/21
Approval by Head of Service:
Name: Phil Holmes
Position: Head of Planning and City Regeneration
Date: 01/10/21

Please return the completed form to accesstoservices@swansea.gov.uk

Agenda Item 8



Report of the Head of Planning and City Regeneration

Special Planning Committee – 22 October 2021

Adoption of Supplementary Planning Guidance: Placemaking Guidance for the Gower AONB

Purpose:	To inform Members of the representations received during the public consultation on draft Placemaking Guidance for the Gower Area of Outstanding Natural Beauty (AONB), and highlight officer responses to these, and to seek approval to formally adopt the amended version as Supplementary Planning Guidance (SPG).
Policy Framework:	Swansea Local Development Plan (Adopted 2019); Planning and Compulsory Purchase Act 2004; City & County of Swansea Local Development Plan (Adopted February 2019); Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015; Planning Policy Wales (2018) and related Guidance; Environment (Wales) Act 2016; Gower AONB Management Plan, 2017
Consultation:	Access to Services, Finance, Legal.
Recommendation(s):	It is recommended that: 1) The issues raised in the representations made during the consultation process, and the responses of the Planning Authority to these (set out at Appendix A and B of this report), be noted; 2) The final version of the SPG (attached at Appendix C and D of this report) be approved and adopted by the Council; 3) The Head of Planning and City Regeneration, or appropriate delegated officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the adopted final version of the SPG prior to its final publication
Report Author:	Ruth Henderson
Finance Officer:	Aimee Dyer
Legal Officer:	Sally-Anne Evans
Access to Services Officer:	Rhian Millar

1. Introduction

- 1.1 In **July 2020** the Planning Committee resolved to approve a draft version of the Gower Area of Outstanding Natural Beauty (AONB) Design Guide Supplementary Planning Guidance (SPG) for the purpose of public consultation. Subsequently, a comprehensive stakeholder engagement and public consultation process was undertaken, to obtain views on the content of the draft document. This ran for over six weeks, beginning on 4th September and concluding on the 26th October 2020.
- 1.2 The responses to the consultation were recorded and evaluated, and having regard to the comments received, a number of modifications to the draft SPG were considered to be appropriate. The majority of amendments were relatively minor improvements to accuracy and clarity of the Guidance, or updates in response to the publication of Future Wales: the National Plan 2040, and associated amendments to Planning Policy Wales (Ed11). There were however some amendments, which were considered substantive enough to benefit from a second consultation, in order to ensure consultees had sufficient opportunity to consider them. The document was also re-named as '**Placemaking Guidance for the Gower AONB**' in order to reflect consistency with other SPG and in recognition of the placemaking agenda that forms the central theme of national planning guidance and the development plan. As per the initial consultation, this second consultation ran for over six weeks, beginning on 14th June and ending on 5th September 2021. Consultation reports for both consultations exercises are provided in Appendix A and B.
- 1.3 A final version of the SPG has been produced for Members to formally endorse as SPG to supplement the Swansea Local Development Plan (LDP), and to be used in planning decision making. The final version, including Appendices, is attached to this report at Appendix C and Appendix D.
- 1.4 This Committee Report briefly summarises the background and context to the SPG's preparation. It describes the outcome of the consultation process, and summarises the range of comments received, and the response of the Planning Authority to these comments. It also highlights the specific amendments that have been made to the initial draft versions to further clarify and refine the SPG.

2. Background and Context

- 2.1 Full details of the planning policy and legislative background and context to the SPG is provided in the Report of the Head of Planning and City Regeneration to Special Planning Committee dated July 2020 'New Supplementary Planning Guidance: Revised Gower AONB Design Guide'. The key points are summarised below, and include subsequent updates to the national policy framework.
- 2.2 The Swansea LDP (available at www.swansea.gov.uk/ldp) was adopted in February 2019 as the Council's statutory development plan. The LDP highlights a wide range of SPG scheduled to be produced to augment LDP

policies, which will provide definitions and working examples to assist the interpretation of policy. The LDP identifies “The Gower Design Guide” as a priority SPG to be produced in the early years of LDP adoption.

2.3 The SPG is primarily supplemental to **Policies ER 4: Gower AONB, PS2: Placemaking and Place Management** and **RP 3 Air and Light Pollution** in the adopted Swansea LDP.

2.4 The SPG also provides supporting guidance to the following adopted policies:

CV 1 Key Villages CV 2 Development in the Countryside CV 3 Replacement Dwellings in the Countryside CV 4 Conversion of Rural Buildings	H5: Local Needs Housing Exception Sites H6: 100% Affordable Housing Exception Sites
TR 3 Sustainable Tourism and Recreation in the Countryside	RC 10 Employment and Enterprise Development
RP 1 Safeguarding Public Health and Natural Resources RP 2 Noise Pollution RP 4 Water Pollution and the Protection of Water Resources	ER 1: Climate Change ER 2: Strategic Green Infrastructure Network ER 6 Designated Ecological Sites ER7 Undeveloped Coast ER 8 Protected Habitats & Species ER 9 Ecological Networks
HC 1 Historic and Cultural Environment HC 2 Preservation or Enhancement of Buildings and Features	EU 1 Renewable and Low Carbon Energy Proposals EU 2 Renewable and Low Carbon Energy in New Development
SI 1: Health and Well-being	

2.5 The SPG provides applicants with the detail necessary to understand how the Council will implement the LDP’s Policies relating to placemaking at all scales within the AONB, and to ensure developments conserve and enhance the natural beauty of the nationally designated landscape, in alignment with recent changes to legislation and policy requirements which together require the Council to achieve clearly defined well-being and environmental goals and objectives.

2.6 The SPG promotes the ‘placemaking approach’, which underpins the Swansea LDP, Future Wales, the National Plan 2040 and Planning Policy Wales (PPW). The SPG assists in implementing this approach, with the overarching aim being to raise the standard of design across the Gower AONB. The Guidance assists the key objective of maintaining and enhancing one of the most naturally beautiful landscapes in the UK, and ensure that new development successfully integrates into the sensitive landscape within which it sits.

2.7 The Welsh Government have emphasised in ‘Building Better Places’ - published in July 2020 that Placemaking should be at the heart of post

Covid-19 recovery, emphasising that the places created and shaped through the planning process are critical to future prosperity, identity and well-being. It states:

“Now, more than ever, we need to think about places and placemaking. This will be our core value in the work we take forward to bring about recovery in Wales. The regenerative action we take at all levels will be driven by integrated thinking and not short-term expedience which can have negative longer term consequences.”

3. Public Consultation and Engagement

3.1 A public consultation and engagement process was undertaken on the first draft version of the SPG, which began on the 4th September and ran until the 26th October 2020.

3.2 Face to face public engagement events were unable to occur due to constraints on social contact associated with Covid-19 restrictions. This was the case during both the initial and subsequent consultation. Nevertheless, the consultation involved a wide range of awareness raising and engagement activities, including:

- Print media articles and social media notices before and during the consultation.
- A specific web page created for the SPG that described the consultation, provided a weblink to the document, and a link to the comment form.
- A copy of the Initial Consultation Report was provided on the SPG webpage to support the second consultation process.
- Notification emails posted to a range of stakeholders, including Councillors
- Remote briefings to stakeholder groups via Microsoft Teams presentations.
- Publication of recorded video presentations on the Council’s website.

3.3 The responses to this consultation were recorded and evaluated, and amendments were proposed. A further 8 week consultation period was undertaken between 14th June and 5th September 2021 to ensure consultees had sufficient opportunity to consider the amendments. The consultation involved a similar range of awareness raising and engagement activities to the initial consultation exercise.

4. Key Issues Arising from the Consultations

4.1 The responses to both the initial and subsequent consultation have been recorded and evaluated. The key issues raised are set out below

4.2 The public consultation generated a range of representations relating to all parts of the SPG, from individuals, stakeholders, development industry sectors and community councils.

4.2 The initial and subsequent Consultation Reports (enclosed as Appendix A and Appendix B of this Committee Report) contain summaries of the comments received, categorised into issues/themes, together with the Council’s corresponding response. Any necessary amendments to the draft SPG document are also reported, including substantive amendments.

- 4.3 In total some 125 comments were received to the initial draft document and 54 comments to the subsequent consultation document. The main issues raised are set out below grouped under sub-headings that relate to sections of the relevant SPG and the specific questions asked in the consultation survey.
- 4.4 **Broad Support for the document:** the majority of respondents were aware of the existing SPG and thought the links to the LDP are clear throughout. This is expected as the existing Gower Design Guide SPG is well-used by members of the public and the development industry and the revisions bring the document in line with the LDP and national planning guidance. However, some thought the document too technical and lengthy.
- 4.5 **Length of Document:** The document follows the design and layout of the existing Gower Design Guide SPG and is comprehensive and well illustrated. With the additional inclusion of Modules relating to chalets and lighting, it stretches to just over 247 pages, plus an additional 160 pages of appendices. The LPA has reflected on the comments made in regard to the documents overall size, however fundamentally the SPG is designed to be accessible for specific modules, rather than necessarily having to be read from cover to cover. Therefore there is no proposal to reduce the length of the main document.
- 4.6 **Landscape Character Areas:** The inclusion of the Landscape Character Areas from the Gower Landscape Character Assessment undertaken in 2013 was welcomed as it provides more detailed guidance than LANDMAP and aligns the document with the evidence upon which LDP policies are based.
- 4.7 **Seascape Character Areas:** The inclusion of reference and relevant extracts from the Carmarthen Bay, Gower and Swansea Local Seascape Character Assessment 2016, was welcomed as it provides guidance on how seascape should be taken into consideration for relevant developments and aligns the document with the evidence upon which LDP policies are based.
- 4.8 **General Design Considerations:** Many comments related to specific design elements and have been included/amendments made throughout the document where considered appropriate.
- 4.9 **Colours and Materials:** following comments received in the first consultation, information relating to Environmental Colour Assessment was been included throughout the document, a tool which aids developers chose colours and materials that complement the landscape.
- 4.10 **Module 5E: Chalets:** the guidance was amended after the first consultation in order to clarify that Module 5a did not apply to chalets and specific guidance was included in relation to the extension of existing chalets.
- 4.11 **Module 5G:** Further guidance on sustainable design elements, such as air source heat pumps, has been included.

- 4.12 **Module 5I: Lighting:** Support for the inclusion of lighting guidance within the document, particularly to as the Council is Swansea Council is seeking the formal recognition of the Gower AONB as a 'Dark Sky Community' from the International Dark Sky Association (IDA). However, there was some concern regarding the technical nature of the module and whether the wording is strong enough to discourage light spill from windows etc. in new developments.
- 4.13 **Comments requiring factual updates:** A number of comments did highlight the need for the draft SPG to be amended in order to: provide factual updates; provide new/up to date images reflecting recent planning consents or local buildings rather than ones from other authorities; additional cross references to relevant existing information; correction of editing errors and improve the grammatical structure of the document.
- 4.14 **Comments not requiring amendments:** A large number of the comments made did not necessitate an amendment to the draft document as it was considered the LDP and/or SPG already sufficiently covered the points raised. Some comments made in support of the SPG did not require a response other than to note and welcome the representation made. Some suggestions put forward conflicted with the adopted LDP or national guidance, or requested repetition of national guidance, neither of which are appropriate. A number of comments were queries that required an answer (which has been provided in the consultation reports), but did not require a change to the SPG.

5. **Monitoring**

- 5.1 The effectiveness and appropriateness of the SPG will be regularly monitored by the LPA having regard to the outcomes that arise. This monitoring will consider any additional evidence arising over time, such as new national guidance and future outcomes of planning decisions that reference the SPG (including planning appeals). This will be particularly important where such outcomes demonstrate that a particular change to the guidance is necessary for the LPA to continue to use the SPG to provide effective, evidenced based and sustainable decision making

6. **Integrated Assessment Implications**

- 6.1 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.
- 6.2 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’.
- 6.3 An Integrated Impact Assessment (IIA) process has been undertaken to ensure due regard has been had to the above. This process 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.
- 6.4 An Integrated Impact Assessment (IIA) screening was carried out prior to the July 2021 consultation. The IIA demonstrated that a full IIA was not necessary, because the SPG seeks to facilitate community cohesion by assisting the implementation of relevant LDP Policies, which themselves have already been subject to EIA, are based on a comprehensive and up to date evidence base, found sound by the Planning Inspectorate. The IIA was an update of the EIA carried out in 2020 on the previous version of the SPG which identified mostly low impacts. The results of this screening are set out in Appendix D of this Committee Report.

7. Financial Implications

- 7.1 There are no significant financial implications arising from the publication of this SPG. The cost of the public consultation process and document production has been accommodated within existing budgets and staff resources, and has utilised, as far as possible, electronic communication (email and website).
- 7.2 The final adopted document will be made available electronically and hard copies will generally only be produced upon request for an appropriate charge in order to recoup costs incurred. As such printing costs going forward will not be significant and can be met within allocated budgets.

8. Legal Implications

- 8.1 The SPG will provide planning guidance to the adopted Swansea LDP and will be a material consideration in evaluating future planning applications.
- 8.2 The adopted SPG will supersede the following SPG which will no longer remain extant:
- Gower AONB Design Guide, 2011
 - Lighting Scheme Guidance for Gower Area of Outstanding Natural Beauty’ SPG, 2010
 - Hareslade Chalet Development and Plot Renewal Design Guide, 1984
 - Holts Field, Murton Conservation Area, Enhancement Programme and Design Guide, 1990
 - Miles Lane Chalet Development and Plot Renewal Design Guide, 1984
 - Sandy Lane, A Step in the Right Direction, 1984

- Advertisement Policy in Gower, Tourist Related Signs within the Area of Outstanding Natural Beauty, 2010.

- 8.3 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:

Report of the Head of Planning and City Regeneration to Special Planning Committee July 2020 re: [New Supplementary Planning Guidance: Revised Gower AONB Design Guide](#)

Appendices:

Please note that Appendices A-D are available to download from <https://www.swansea.gov.uk/spg>

- | | |
|------------|---|
| Appendix A | Initial Public Consultation Report - 2020 |
| Appendix B | Second Public Consultation Report - 2021 |
| Appendix C | Placemaking Guidance for the Gower AONB SPG - Main document |
| Appendix D | Placemaking Guidance for the Gower AONB SPG - Appendices |
| Appendix E | Integrated Impact Assessment (IIA) Screening Form |

Integrated Impact Assessment Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form.

Which service area and directorate are you from?

Service Area: Planning and City Regeneration

Directorate: Place

Q1 (a) What are you screening for relevance?

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services

(b) Please name and fully describe initiative here:

Revised consultation draft Placemaking Guidance for the Gower AONB Supplementary Planning Guidance (SPG) (previously known as the Gower AONB Design Guide SPG).

The SPG provides supplementary planning guidance to support the implementation of policies in the adopted Swansea Local Development Plan (LDP) on development within the Gower AONB and development outside the AONB boundary which may impact upon the setting of the AONB.

It should be noted that the SPG does not introduce new policy, it provides worked examples and detailed clarification on the relevant policies set out in the LDP, which have been subject to EIA and Examination by the Planning Inspectorate.

Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)

	High Impact		Medium Impact		Low Impact		Needs further investigation
	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Integrated Impact Assessment Screening Form

Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches? Please provide details below – either of your activities or your reasons for not undertaking involvement

A draft version of the SPG document was subject to a minimum 6 week period of public consultation and engagement between 4th September and 66th October 2020. Comments received in response to the consultation were collated and evaluated, and reported in a Consultation Report, together with the Council’s response. Having regard to the comments received, a number of modifications to the draft SPG were considered to be appropriate. The Report was published on the website alongside the amended SPG.

The majority of amendments were relatively minor improvements to accuracy and clarity of the Guidance, or updates in response to the publication of Future Wales: the National Plan 2040, and associated amendments to Planning Policy Wales. There were however some amendments, which were considered substantive enough to benefit from a second consultation, in order to ensure consultees had sufficient opportunity to consider them. The document was also re-named as ‘Placemaking Guidance for the Gower AONB’ in order to reflect consistency with other SPG and in recognition of the placemaking agenda that forms the central them of national planning guidance and the development plan. As per the initial consultation, this ran for the minimum of six weeks, which began on 14th June and ended on 5th September 2021.

Face to face public engagement events were unable to occur due to constraints associated with Covid-19 restrictions. Nevertheless, the consultation involved a wide range of awareness raising and engagement activities, including:

- Print media articles and social media notices before and during the consultation.
- A specific web page created for the SPG that described the consultation, provided a weblink to the document, and a link to the comment form.
- Notification emails posted to a range of stakeholders, including Councillors.
- Remote briefings to stakeholder groups, briefly outlining the changes between the two versions of the SPG, via Microsoft Teams presentations.
- Publication of recorded video presentations on the Council’s website.
- Hard copies of the document were made available on request.

Comments received in response to the second consultation have been collated and evaluated, and are reported in a Consultation Report, providing the Council’s response and amendments to this revised version of the SPG. The Report will be published on the website alongside the adopted SPG.

Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

Integrated Impact Assessment Screening Form

- a) Overall does the initiative support our Corporate Plan's Well-being Objectives when considered together?
Yes No
- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?
Yes No
- c) Does the initiative apply each of the five ways of working?
Yes No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?
Yes No

Q5 What is the potential risk of the initiative? (*Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...*)

High risk

Medium risk

Low risk

Q6 Will this initiative have an impact (however minor) on any other Council service?

Yes

No

If yes, please provide details below

Q7 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

The impacts are medium, low or non-existent. The document will result in positive impacts in terms of ensuring development on Gower enhances the designated landscape, protects and enhances biodiversity and fully embraces the Placemaking agenda, ensuring health and wellbeing is central to all development, for the benefit of all sectors/ages/profiles of the community for the benefit of current and future generations.

Integrated Impact Assessment Screening Form

Outcome of Screening

Q8 Please describe the outcome of your screening below:

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

An Equality Impact Assessment Screening was undertaken on the previous version of the document for consultation. That EIA Screening identified mostly low impacts. This IIA is an update of that EIA to reflect the consultation process undertaken and amendments that have been made to the document as a result.

The SPG seeks to facilitate community cohesion by assisting the implementation of the relevant LDP policies. The LDP policies have already been subject to EIA and are based on a comprehensive, and up to date evidence base, which has been found sound by the Planning Inspectorate. The SPG seeks support LDP policies by providing detailed information for planning officers and developers on the assessment of planning applications located, and on the edge of, the Gower AONB. This will ensure clear, consistent and transparent decision making.

A minimum 6 week consultation was undertaken in October 2020. The document was reviewed and amended where appropriate, as a result of the responses received (in-line with Welsh Government planning guidance). A second consultation was undertaken for a minimum of six weeks from July 2021 on the amended draft document. Further changes have been made as a result of comments received. The final version is now proposed for adoption by the Council for use as a material consideration in the determination of planning applications. Public consultation and engagement is a central element of producing planning guidance. No equalities issues were raised during the consultation.

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

Screening completed by:
Name: Ruth Henderson
Job title: Senior Planning Officer
Date: 28/09/21
Approval by Head of Service:
Name:
Position:
Date:

Please return the completed form to accesstoservices@swansea.gov.uk

Agenda Item 9



Report of the Head of Planning and City Regeneration

Special Planning Committee– 22 October 2021

Adoption of Supplementary Planning Guidance: Trees, Hedgerows and Woodlands

Purpose:	To inform Members of the representations received during the public consultation on draft versions of the Trees, Hedgerows and Woodlands document, and highlight officer responses to these, and to seek approval to formally adopt the amended version as Supplementary Planning Guidance (SPG).
Policy Framework:	Swansea Local Development Plan (Adopted 2019); Planning and Compulsory Purchase Act 2004; City & County of Swansea Local Development Plan (Adopted February 2019); Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015; Planning Policy Wales (2018) and related Guidance; Environment (Wales) Act 2016; Gower AONB Management Plan, 2017
Consultation:	Access to Services, Finance, Legal.
Recommendation(s):	It is recommended that: <ol style="list-style-type: none">1) The issues raised in the representations made during the consultation process, and the responses of the Planning Authority to these (set out at Appendix A and B of this report), be noted;2) The final version of the SPG (attached at Appendix C of this report) be approved and adopted by the Council;3) The Head of Planning and City Regeneration, or appropriate delegated officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the final version of the SPG prior to its final publication
Report Author:	Rachel Willis
Finance Officer:	Aimee Dyer
Legal Officers:	Jonathan Wills/Debbie Smith
Access to Services Officer:	Rhian Millar

1. Introduction

- 1.1 In July 2020 the Planning Committee resolved to approve a draft version of Supplementary Planning Guidance (SPG) relating to Trees, Hedgerows and Woodlands for the purpose of public consultation. Subsequently, a comprehensive stakeholder engagement and public consultation process was undertaken, to obtain views on the content of the draft document. This ran for over six weeks, beginning on 4th September and concluding on 26th October 2020.
- 1.2 The responses to the consultation were recorded and evaluated, and having regard to the comments received, a number of modifications to the draft SPG were considered to be appropriate. The majority of amendments were relatively minor improvements to the accuracy and clarity of the Guidance. However, a handful of amendments were considered to benefit from a second consultation, in order to ensure consultees had sufficient opportunity to consider them. As per the initial consultation, this second consultation ran for over six weeks, beginning on 14th June and ending on 5th September 2021. Consultation reports for both consultation exercises are provided at Appendix A and B.
- 1.3 A final version of the SPG has been produced for Members to formally endorse as SPG to supplement the Swansea Local Development Plan (LDP), and to be used in planning decision making. The final version is attached to this report at Appendix C.
- 1.4 This Committee Report briefly summarises the background and context to the SPG's preparation. It describes the outcome of the consultation process, and summarises the range of comments received, and the response of the Planning Authority to these comments. It also highlights the specific amendments that have been made to the initial and second draft versions to further clarify and refine the SPG.

2. Background and Context

- 2.1 Full details of the planning policy and legislative background and context to the SPG is provided in the Report of the Head of Planning and City Regeneration to Special Planning Committee dated July 2020 'New Supplementary Planning Guidance: Development and Biodiversity and Trees, Woodlands & Hedgerows'. The key points are summarised below, and include subsequent updates to the national policy framework.
- 2.2 The Swansea LDP (available at www.swansea.gov.uk/ldp) was adopted in February 2019 as the Council's statutory development plan. The LDP highlights a wide range of SPG scheduled to be produced to augment LDP policies, which will provide definitions and working examples to assist the interpretation of policy. The LDP identifies "Trees, Hedgerows and Woodlands" as a priority SPG to be produced in the early years of LDP adoption.
- 2.3 The SPG is primarily supplemental to **Policy ER 11: Trees, Hedgerows and Development** in the adopted Swansea LDP.
- 2.4 The SPG also provides supporting guidance to the following adopted policies:

SD 2: Masterplanning Principles – <i>retention/integration of trees & hedgerows on sites of 100 homes or more</i>	SDA to SD L – <i>Site specific requirements re Trees on strategic site allocations.</i>
ER 1: Climate Change: <i>retention/protection of trees re mitigating effects of climate change.</i>	ER 2: Strategic Green Infrastructure Network
ER 6 Designated Ecological Sites ER 8 Protected Habitats & Species ER 9 Ecological Networks <i>Management of biodiversity value of trees</i>	HC1 & HC2 – Management of Trees in Historic Environment
SI 1: Health and Well-being – <i>role of trees in addressing health through improving air, noise, light, water quality</i>	

2.5 The SPG provides applicants with the detail necessary to understand how the Council will implement the LDP’s Policies relating to the integration of trees into development, in alignment with recent changes to legislation and policy requirements, which together require the Council to achieve clearly defined well-being and environmental goals and objectives.

2.6 The SPG promotes the ‘placemaking approach’, which underpins the Swansea LDP, Future Wales, the National Plan 2040 and Planning Policy Wales (PPW). The SPG assists in implementing this approach by providing guidance on the retention and enhancement of existing trees, hedgerows and woodland (hereafter “trees”), and the integration of both new and existing trees into the design and layout of a development.

3. Public Consultation and Engagement

3.1 A public consultation and engagement process was undertaken on the draft version of the SPG which began on the 4th September and ran until the 26th October 2020.

3.2 Face to face public engagement events were unable to occur due to constraints on social contact associated with Covid-19 restrictions. This was the case during both the initial and subsequent consultation. Nevertheless, the consultation involved a wide range of awareness raising and engagement activities, including:

- Print media articles and social media notices before and during the consultation
- A specific web page created for the SPG that described the consultation, provided a weblink to the document, and a link to the comment form.
- A copy of the Initial Consultation Report was provided on the SPG webpage to support the second consultation process.
- Notification emails posted to a range of stakeholders, including Councillors
- Remote briefings to stakeholder groups via Microsoft Teams presentations.
- Publication of recorded video presentations on the Council’s website.

3.3 The responses to this consultation were recorded and evaluated, and amendments were proposed. A further 8 week consultation period was undertaken between 14th June and 5th September 2021 to ensure consultees had sufficient opportunity to consider the amendments. The consultation involved a similar range of awareness raising and engagement activities to the initial consultation exercise.

4. Key Issues Arising from the Consultation

4.1 The responses to both the initial and subsequent consultation have been recorded and evaluated. The key issues raised are set out below.

4.2 The public consultation generated a range of representations relating to all parts of the SPG, from individuals, stakeholders and development industry sectors.

4.3 The initial and subsequent Consultation Reports (enclosed as Appendix A and Appendix B of this Committee Report) contain summaries of the comments received, categorised into issues/themes, together with the Council's corresponding response. Any necessary amendments to the draft SPG document are also reported, including substantive amendments. The full text of all consultation responses are annexed to the relevant Consultation Report for transparency. The main issues raised during the consultation are set out below.

4.4 **Tree Surveys:** The inclusion at Section 3 (in the initial consultation draft), of a clear expectation for a tree survey in accordance with BS5837:2012 to be carried out was welcomed. As was clarification that, where Category A and B trees are identified, the Council will expect them to be retained and incorporated in to the development wherever possible. Some respondents considered this section was too technical for the average reader to access. The second consultation draft included amendments to Section 3, and inclusion of a new "Easy Guide" at Appendix 2, which improve accessibility for all.

4.5 **Complexity:** Some respondents found the order of the SPG content difficult to follow. A revised document structure now provides guidance in the logical order of the Stepwise approach/Mitigation hierarchy (avoid/design/mitigate/compensate/manage). Amendments to Chapter 4 distinguish more clearly the application requirements for permitted development, householder and larger scale development. An amended Chapter 5 now brings together guidance on how the Council will use planning conditions, planning obligations and Tree Preservation Orders to ensure that all significant existing and proposed trees kept healthy, and remain an asset to a new development.

4.6 **Planning Conditions:** Amendments to Chapter 5 clarify that, where trees are included in a landscaping scheme, the Council will normally place conditions on planning consents to ensure that a suitable replacement is provided should a new tree become unhealthy or die.

4.7 **Tree Preservation Orders:** New para 5.13 is included within the SPG in response to Council Members' requests made at the July 2020 committee when the initial draft version of the SPG was approved for consultation. Members raised the concern at that time about retained, or newly planted,

trees located on private land within a development site potentially being removed once a site is built out. For example, trees planted in front gardens, which are important for delivering placemaking requirements and supporting wider wellbeing objectives. Members requested that the SPG should highlight the Council has the ability to make a Tree Preservation Order in such circumstances. Addition of para 5.10 now also clarifies that the Council may consider making TPOs on trees protected previously by condition, at any time following the point of discharge.

- 4.8 **Swansea Tree Replacement Standard (TRS):** Where trees are to be replaced to compensate for trees lost, LDP Policy ER 11 requires a tree replacement scheme to be agreed. Following comments received in the first consultation, the SPG now has an additional Appendix to provide a “Swansea Tree Replacement Standard”. This responds to concerns that the method by which replacement tree will need be agreed with the LPA was not sufficiently transparent, and that there should be clarity that the number of trees to be replaced must reflect the full amenity and ecosystem function the tree lost (i.e. a simple 1:1 replacement would not be appropriate in all cases).
- 4.9 The Swansea TRS applies only to **Category A and/or B trees** (as identified in a BS 5837:2012 Tree Survey) that would be lost as a result of a development proposed as part of a planning application. The TRS does not apply where development results in the loss of Category C or U trees, or to the loss of trees of any category located within privately owned gardens. The SPG emphasises that where woodland is removed to facilitate a planning consent, the Council will have specific regard to the number of Category A or B trees identified in the BS Survey as being within the woodland area to be lost. It is important to note that application of the TRS does not substitute any requirement to undertake relevant parallel processes to establish appropriate integration, mitigation or compensation with regard to impact on the ecological, historic or archaeological value of the whole woodland proposed to be removed.
- 4.10 Figure A.1 of the TRS now provides a transparent method to calculate the number of replacement trees to be provided. The calculation is based upon a measurement of the diameter of the trunk of the tree to be lost. This is important, as rather than provide a basic ratio of one replacement tree, for one tree lost, this simple proxy measurement of the tree trunk, enables the Council to ensure that any replacement tree/s take into account, not just the size and age of the tree, but the extent of the canopy cover it provides.
- 4.11 The SPG states that in exceptional cases where replacement trees cannot be integrated into the landscaping (i.e. provided on site), a financial contribution will be negotiated and secured by s106 Agreement. The financial contribution will be used by the Council, to fund the planting of trees (by the Council or its contractors) to provide trees on council owned land outside the boundary of the development site. The calculation of the financial contribution will reflect the location of the trees lost and the differing costs of planting replacement trees.
- 4.12 **Comments requiring factual updates:** A number of comments did highlight the need for the draft SPG to be amended in order to: provide factual updates; additional cross references to relevant existing

information; and improve the layout and grammatical structure of the document. Specific changes have been made in order to provide more clarity in respect of:

- 4.13 ***The wider value of Trees:*** Additional references to placemaking, wellbeing, ecological and historic/archaeological value of trees. Links now added to relevant LDP policy, and Biodiversity and Placemaking SPGs, together with inclusion of references to requirements for ecological and historical surveys/assessments.
- 4.14 ***Clarity of Legislation and Policy References:*** Amendments to improve references to relevant adopted LDP Policy, SPGs and national legislation/ (i.e. environmental, wellbeing and drainage legislation and policy). Factual updates to refer to Future Wales: the National Development Plan, and PPW.
- 4.15 ***Reference to Ancient and Veteran Trees and Woodlands:*** Support for guidance relating to Ancient and Veteran Trees, but further amendments to Section 3 requested to cross reference guidance contained in national policy and the relevant criteria of LDP Policy ER11. Further amendments to respond to comments that definitions of Ancient Woodland and Plantations and Woodland Sites (PAWS) and signposting to the relevant LDP Policy and NRW guidance would also be useful.
- 4.16 ***Scope of SPG:*** Some respondents were unclear that the SPG is not able to address concerns about the removal of street trees as part of public realm, landscaping, highways projects. The relationship between the SPG and any emerging Swansea Local Tree Strategy was also considered unclear. Amendments now clarify the scope of the SPG, and specifically, that it is the remit of a Local Tree Strategy to provide guidance on the Council's approach to protecting/managing/maintaining/planting trees on Council owned land. The Strategy should also clarify the powers held by the Council in relation to trees that are on privately owned land, where consideration of impact of a proposal on trees on the land is not the subject of a planning application.
- 4.17 ***Comments not requiring amendments:*** A large number of the comments made did not necessitate an amendment to the draft document as it was considered the LDP and/or SPG already sufficiently covered the points raised. Some comments made in support of the SPG did not require a response other than to note and welcome the representation made. Some suggestions put forward conflicted with the adopted LDP or national guidance, or requested repetition of national guidance, neither of which are appropriate. Some comments are outside the scope of the SPG and are matters to be addressed by a Local Tree Strategy. A number of comments were queries that required an answer (which has been provided in the consultation reports), but did not require a change to the SPG.

5. Monitoring

- 5.1 The effectiveness and appropriateness of the SPG will be regularly monitored by the LPA having regard to the outcomes that arise. This monitoring will consider any additional evidence arising over time, such as new national guidance and future outcomes of planning decisions that reference the SPG (including planning appeals). This will be particularly

important where such outcomes demonstrate that a particular change to the guidance is necessary for the LPA to continue to use the SPG to provide effective, evidenced based and sustainable decision making

6. Integrated Assessment Implications

- 6.1 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.
- 6.2 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'.
- 6.3 An Integrated Impact Assessment (IIA) process has been undertaken to ensure due regard has been paid to the above. This process 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.
- 6.4 An Integrated Impact Assessment (IIA) screening was carried out prior to the July 2021 consultation. The IIA demonstrated that a full IIA was not necessary, because the SPG seeks to facilitate community cohesion by assisting the implementation of relevant LDP Policies, which themselves have already been subject to EIA, are based on a comprehensive and up to date evidence base, found sound by the Planning Inspectorate. The IIA was an update of the EIA carried out in 2020 on the previous version of the SPG which identified mostly low impacts. The results of this screening are set out in Appendix D of this Committee Report.

7. Financial Implications

- 7.1 There are no significant financial implications arising from the publication of this SPG. The cost of the public consultation process and document production has been accommodated within existing budgets and staff resources, and has utilised, as far as possible, electronic communication (email and website).

7.2 The final adopted document will be made available electronically and hard copies will generally only be produced upon request for an appropriate charge in order to recoup costs incurred. As such printing costs going forward will not be significant and can be met within allocated budgets.

8. Legal Implications

8.1 The SPG will provide planning guidance to the adopted Swansea LDP and will be a material consideration in evaluating future planning applications.

8.2 The adopted SPG will supersede the “*Protection of Trees on Development Sites*” SPG 2016, which will no longer remain extant.

8.3 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:

Report of the Head of Planning and City Regeneration to Special Planning Committee 22nd July 2020 re New Supplementary Planning Guidance: Development and Biodiversity and Trees, Woodlands & Hedgerows (Consultation Drafts).

Appendices:

Please note that Appendices A-C are available to download from <https://www.swansea.gov.uk/spg>

Appendix A [Initial Public Consultation Report – 2020](#)

Appendix B [Second Public Consultation Report - 2021](#)

Appendix C [Trees, Hedgerows and Woodlands SPG](#)

Appendix D Integrated Impact Assessment (IIA) Screening Form

Integrated Impact Assessment Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form.

Which service area and directorate are you from?

Service Area: Planning and City Regeneration

Directorate: Place

Q1 (a) What are you screening for relevance?

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services

(b) Please name and fully describe initiative here:

Supplementary Planning Guidance –Trees, Hedgerows and Woodlands (SPG).

The SPG provides supplementary planning guidance to support the implementation of Policy ER 11, in the adopted Swansea Local Development Plan (LDP). It sets out the steps that need to be considered at the planning and design stages and during construction to ensure that all significant existing and proposed trees are kept healthy and become an asset to a new development. Specific guidance is given on how to prevent damage during construction to the tree's soil and root structure, and how to incorporate into the development in line with relevant best practice guidance. Best practice guidance on tree, shrub and hedgerow planting on new developments is signposted and applicants are guided through the documentation required to be submitted with a planning application in relation to trees.

It should be noted that the SPG does not introduce new policy, it provides worked examples and detailed clarification on the relevant policies set out in the LDP, which have been subject to EIA and Examination by the Planning Inspectorate.

The document promotes and seeks to protect the value of trees as part of providing healthier and more sustainable environments. It recognises that trees in and around towns and cities have a vital role to play in

- Promoting sustainable communities through the significant contribution trees make to the cultural and heritage value in the context of a historic park, garden or designed landscape.
- Making a positive contribution to the scenic character, local distinctiveness and diversity of the landscape
- Creating 'place',

Integrated Impact Assessment Screening Form

- Providing a vital habitat for dependent wildlife populations and substantial environmental benefits such as improving quality of life, attenuation of noise, flood alleviation and improving the climate and air quality.
- Protecting buildings from the elements, provide shade and assist in energy conservation.
- Enhancing the setting of new development, its character, sense of maturity and overall quality thus helping with the saleability and profitability of properties.
- Attract businesses and visitors to quality environmental areas, thereby boosting the economy.
- Increasing public's awareness of environmental issues and the health benefits of being near or seeing trees is also increasing.
- Increasing pressure on developers to focus attention on trees and their role in providing a more pleasant and healthier environment

Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)

	High Impact		Medium Impact		Low Impact		Needs further investigation
	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches?

Please provide details below – either of your activities or your reasons for not undertaking involvement

A public consultation and engagement process was undertaken on the draft version of the SPG for a minimum of 6 weeks, which began on the 4th September and ran until the 26th October 2020. As a result of the initial consultation, a second consultation and engagement process was carried out in July/September 2021 on the amended draft version of the SPG.

3.2 Face to face public engagement events were unable to occur due to constraints on social contact associated with Covid-19 restrictions. This was the case during both the initial

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and subsequent consultation. Nevertheless, the consultation involved a wide range of awareness raising and engagement activities, including:

- Print media articles and social media notices before and during the consultation
- A specific web page created for the SPG that described the consultation, provided a weblink to the document, and a link to the comment form.
- A copy of the Initial Consultation Report was provided on the SPG webpage to support the second consultation process.
- Notification emails posted to a range of stakeholders, including Councillors
- Remote briefings to stakeholder groups via Microsoft Teams presentations.
- Publication of recorded video presentations on the Council's website.

Comments received in response to both consultation processes have been collated and evaluated, and are reported in the Consultation Reports which provide the Council's response and amendments to this revised version of the SPG. The Consultation Reports will be published on the website alongside the adopted SPG.

Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

- a) Overall does the initiative support our Corporate Plan's Well-being Objectives when considered together?
Yes No
- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?
Yes No
- c) Does the initiative apply each of the five ways of working?
Yes No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?
Yes No

Q5 What is the potential risk of the initiative? (Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...)

High risk

Medium risk

Low risk

Q6 Will this initiative have an impact (however minor) on any other Council service?

Yes No If yes, please provide details below

Implementation of the planning guidance requires resources and input from Natural Environment Team and Parks and Maintenance Team.

Q7 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

The purpose of the SPG is to ensure that development maintains and enhances the number and quality of trees in the built environment. Trees are central to delivering the placemaking

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agenda, as they provide visual amenity, sense of place, cooling and shading, carbon capture and water management. They also improve health and well being by increasing access to green space and the resulting mental and physical benefits (access to exercise, contact with nature, clean air/quiet spaces etc). There will therefore be a clear positive cumulative impact of the proposal for all sectors/ages/profiles of the community for the benefit of current and future generations.

Outcome of Screening

Q8 Please describe the outcome of your screening below:

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

An Equality Impact Assessment Screening was undertaken on the previous version of the document for consultation. That EIA Screening identified mostly low impacts. This IIA is an update of that EIA to reflect the consultation process undertaken and amendments that have been made to the document as a result.

The SPG seeks to facilitate community cohesion by assisting the implementation of the relevant LDP policies. The LDP policies have already been subject to EIA and are based on a comprehensive, and up to date evidence base, which has been found sound by the Planning Inspectorate. The SPG balances the need to protect the environmental, social and economic value of trees with managing growth in a sustainable manner.

The document will improve community cohesion by supporting the implementation of LDP policies on maintaining and enhancing existing trees on developments and ensuring that planting of new trees are integrated into in the development of the County's places and spaces which contribute to mental and physical wellbeing. A significant amount of engagement has already been completed in the formulation of the policies with the public; and key stakeholders, including NRW, Local Wildlife Groups, Council Officers and Local Councillors.

A public consultation and engagement process was undertaken on the draft version of the SPG for a minimum of 6 weeks, in October 2020. The document was reviewed and amended where appropriate in response to the consultation (in-line with Welsh Government planning guidance). A second consultation was undertaken for a minimum of six weeks from July 2021 on the amended draft. Further amendments were made in response. The final version is now proposed for Adoption by the Council for use as a material consideration in the determination of planning applications. . Public consultation and engagement is a central element of producing planning guidance. No equalities issues were raised during the previous consultation.

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

Screening completed by:
Name: Rachel Willis
Job title: Principal Planning Officer Page 118

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Date: 28/09/2021
Approval by Head of Service:
Name:
Position:
Date:

Please return the completed form to accesstoservices@swansea.gov.uk