City and County of Swansea

Notice of Meeting

You are invited to attend a Meeting of the

Planning Committee

At: **Remotely via Microsoft Teams**

On: **Wednesday, 22 July 2020**

Time: **2.00 pm**

Chair: **Councillor Paul Lloyd**

Membership:
Councillors: C Anderson, P M Black, W Evans, L S Gibbard, 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/2ZdDlVC

Agenda

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1	**Apologies for Absence.**	
2	**Disclosures of Personal and Prejudicial Interests.** www.swansea.gov.uk/disclosuresofinterests	
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Next Meeting: Tuesday, 4 August 2020 at 2.00 pm

Huw Evans
Head of Democratic Services
Wednesday, 15 July 2020

Contact: Democratic Services - 636923

Cyngor Abertawe
Swansea Council

Report of the Head of Planning and City Regeneration

Special Planning Committee 22 July 2020

New Supplementary Planning Guidance: Development and Biodiversity and Trees, Hedgerows & Woodland (Consultation Drafts)

Purpose:	To provide a summary of two new draft Supplementary Planning Guidance (SPG) documents, and to seek approval from Members to undertake public consultation on the documents.
Policy Framework:	Planning (Wales) Act 2015; Planning Policy Wales 2018; Technical Advice Note 12; City & County of Swansea Local Development Plan (Adopted February 2019)
Reason for Decision:	To enable the draft SPG documents to be subject to public consultation and further stakeholder engagement.
Consultation:	Legal, Finance, Access to Services
Recommendation(s):	Approve the draft SPG (as attached at Appendix A to C) for the purpose of public consultation and further stakeholder engagement.
Report Author:	Tom Evans
Finance Officer:	Aimee Dyer
Legal Officer:	Jonathan Wills
Access to Services:	Rhian Millar

1.0 Introduction

1.1 This report seeks the approval of Members to undertake public and stakeholder consultation, for a minimum 6 week period, on the following draft Supplementary Planning Guidance (SPG) documents:

- Development and Biodiversity (Consultation Draft)
- Trees, Hedgerows and Woodland on Development Sites (Consultation Draft)

1.2 The documents (attached at Appendix A to C of this report) will provide SPG in support of policies in the Swansea Local Development Plan (LDP). Once adopted, following public consultation and further stakeholder engagement, they will be used in the determination of planning applications. Fundamentally, the purpose of both documents is to set out the appropriate processes that development proposals must follow to ensure that the County's important environmental assets are maintained and enhanced. Whilst the two documents are separate pieces of guidance, they contain a number of overlapping themes and contain a number of cross references. The documents also contain signposting to relevant best practice guidance and technical guidance notes on the Council's website.

1.3 Upon conclusion of public and stakeholder consultations, a schedule of all the comments received will be produced. This schedule will include officer responses to confirm whether amendments will be made to the document as a result of comments made. The schedule will be reported back to Members for consideration, alongside a final version of the documents, at which time Members will be asked to formally adopt them as SPG to inform future decision making on development proposals.

2.0 Planning Context

2.1 In February 2019, the Swansea LDP was adopted as the Council's new statutory development plan (available at www.swansea.gov.uk/ldp). The LDP highlights that various SPG documents will be produced to augment policies in the Plan, which will set out appropriate detailed definitions and developer requirements to assist the interpretation of the policies. The titles of the above-mentioned SPGs (attached to this report at Appendix A to C) were highlighted in the LDP as key pieces of planning guidance to be produced during the lifetime of the Plan.

2.2 Having regard to this context, the above-mentioned SPG have been produced with particular reference to the following key LDP policies:

- ***PS 2 Placemaking and Place Management***
- ***ER 2 Strategic Green Infrastructure Network***
- ***ER 6 Designated Sites of Ecological Importance***
- ***ER 8 Habitats and Species***
- ***ER 9 Ecological Networks and Features of Importance for Biodiversity***
- ***ER 11 Trees, Hedgerows and Development***

2.3 The documents are underpinned by a **'placemaking approach**', as advocated by the Swansea LDP and Planning Policy Wales (PPW). 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 contact with the natural environment can provide. Maintaining and enhancing biodiversity is therefore an integral part of the placemaking approach, as is recognising the cultural and historic significance of Ancient Woodlands and Veteran trees. Given this, the retention of existing natural features and assets, and the integration of new features into the design and layout of a development, is fundamental to the placemaking approach.

2.4 The SPGs reflect the changes made to national policy and guidance that have occurred over the last decade. In particular, they have been produced to align with amendments to National Planning Guidance[1], the Planning Act[2], the Environment Act, and the Well-being of Future Generations Act[3], which together require the Council to achieve clearly defined well-being and environmental goals and objectives.

2.5 **The Consultation Draft Development and Biodiversity SPG** has particular regard to the requirements of the Environment (Wales) Act 2016, which includes a new Biodiversity and Resilience of Ecosystems Duty, referred to as the "Section 6 Duty" (S6 Duty). This duty requires the Council to *seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems.* This duty is embedded as an objective in the Local Well Being Plan and is a priority in the Council's Corporate Plan. PPW provides the framework for implementing the S6 Duty through the planning system. The SPG reflects this guidance and specifically focusses on how the Council will follow a "stepwise approach" to achieve this through its own planning decision making process.

2.6 **The Consultation Draft Trees, Hedgerows & Woodland on Development Sites SPG** is, for the most part, a factual update to previously adopted Guidance. Minor amendments have been made to align with the increased recognition in the Environment Act and reflected in PPW of the biodiversity and ecosystem resilience value of trees and to ensure that appropriate signposting is provided to the Development and Biodiversity SPG. The SPG will be supported by forthcoming Council Tree Policy.

[1] PPW and Technical Advice Note (TAN) 12 'Design'

[2] Planning Act (Wales) (2015)

[3] Well-being of Future Generations (Wales) Act (2015).

3.0 Summary of the Consultation Draft SPGs

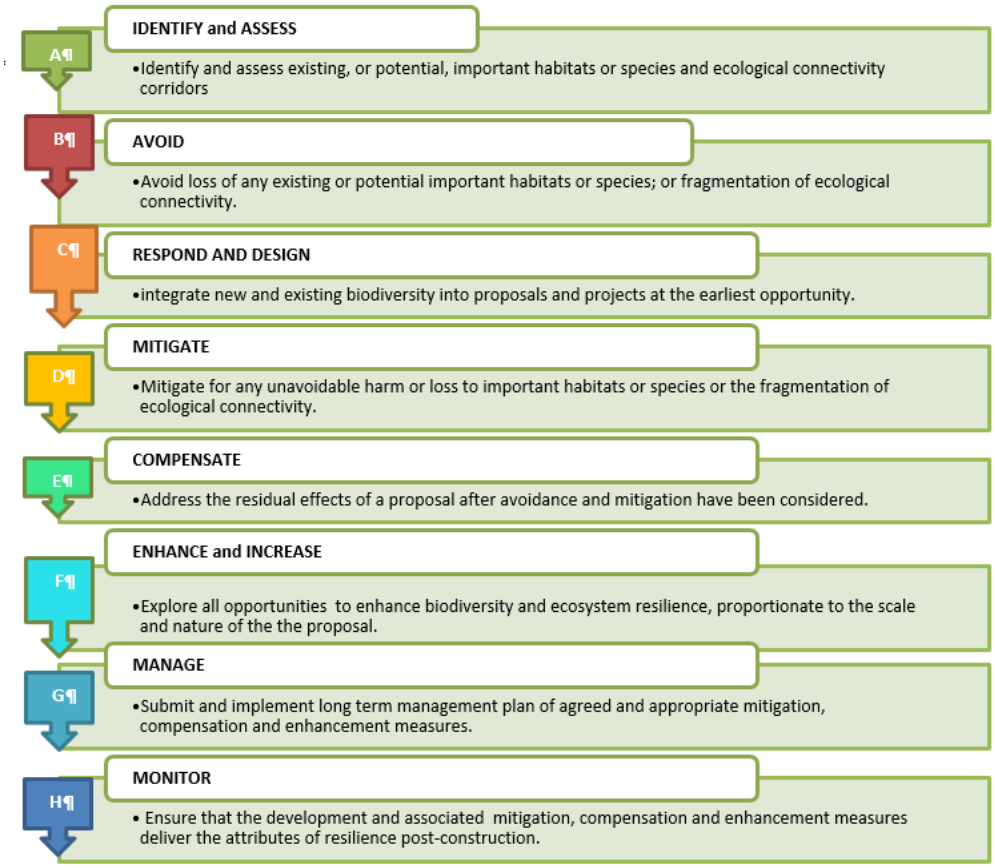
Development and Biodiversity SPG

3.1 The Development and Biodiversity SPG provides applicants with the detail necessary to understand how the Council will implement the LDP's biodiversity policies in the context of legislation and policy requirements, including the consideration of designated sites (Policy ER 6) and protected habitats and species (Policy ER 8). Policy ER 9 sets out how development decisions should take account of the wider ecosystem resilience of sites, and how it connects with surrounding ecological corridors to enable dispersal and function of protected and priority species. The SPG therefore explains how to consider the impacts of development, on all features of importance to biodiversity in the County and not just those which benefit from legal protection.

3.2 The SPG signposts to best practice guidance on how to carry out the ecological surveys and assessments the Council will require to be submitted in support of an application. The SPG encourages engagement with the Council on biodiversity issues from an early stage of the development process. This has a number of important benefits. Applicants can plan for necessary ecological surveys and assessments to be carried out within the correct survey seasons, reducing costs and time delays. Results of surveys can then inform understanding of the constraints and opportunities presented by valuable habitats, species and sites identified on a development site. The applicant can then begin to plan into the design and layout how existing features can be retained, and how appropriate compensation, mitigation and enhancement measures can be integrated into the development. The SPG therefore promotes a process of exploring positive opportunities where environmental measures are incorporated as part of wider green infrastructure/open space and placemaking measures, which is a process that can significantly enhance the quality of development. The SPG is supported by an Appendix that provides further detailed guidance and survey checklists to guide applicants through implications for development in the context of the rich variety of habitats, species and sites found in Swansea and their associated legal obligations and policy requirements.

3.3 A key purpose of the SPG is to ensure that the S6 Duty is embedded into the planning decision making process. PPW advises that this is achieved by following a step by step process to understand and plan for the impacts of development on biodiversity. This process is called the "Step-wise Approach" and is summarised at Fig 3.1 of the document (see below). The process guides both the Council and the applicant through a sequential approach which will ensure that the development will leave the biodiversity and ecosystem resilience of the site in a better state after the development is complete (i.e. the development provides "net benefit"). Chapter 3 guides the reader through the principles of each step of the process, from initial survey stage through to monitoring and management of the site. Chapter 4 then explains how each step relates to the planning application process.

Figure 3.1 from Biodiversity and development SPG (Consultation Draft)



3.4 Chapter 4 of the SPG also explains how the requirement in national guidance to secure enhancement "wherever possible" will be implemented through the planning system. It explains that, where the Council requires an applicant to provide enhancement, this will be proportionate both to the scale of the proposals and their impact/effect on biodiversity. It states that the Council will always seek to integrate biodiversity measures into the design and layout of a site in the first instance. However, where this is not possible, the SPG explains the use of appropriate legal mechanisms (such as a s106 Agreement and Planning Conditions) to secure the required biodiversity outcomes (detailed in the Appendix of the SPG). The Guidance sets out how the implementation of this approach will need to respond to the scale of development proposed. The SPG provides specific guidance on the application of the Stepwise Approach to Major and Minor developments, and it signposts to the Council's Residential Design Guide and Householder Design Guide SPGs which give further details of biodiversity requirements.

The Trees, Hedgerows and Woodlands on Development Sites SPG

3.5 This document is an update of the existing SPG adopted against the UDP (previously titled "the Protection of Trees on Development Sites SPG). Being relatively recently adopted against the UDP, in October 2016, the majority of updates made have been minor and factual only. The most substantive change is to clarify that the Council will require Category A and B trees to be incorporated into a development (see Section 4 of the draft SPG). Minor amendments have also been made to cross reference to other relevant LDP SPG, (specifically the Biodiversity SPG) and the emerging Council Tree Strategy. Minor amendments also highlight the contribution trees and

woodlands make to biodiversity, bringing the document into line with the emphasis on biodiversity and trees in PPW 10.

3.6 As previously, the SPG sets out the steps that need to be considered at the planning and design stages, as well as 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 trees into the development in line with relevant best practice guidance. (Chapters 3 and 4). The SPG also guides applicants through the documentation that the Council will require is submitted with a planning application in relation to trees having regard to different types and scales of development. The SPG also signposts to best practice guidance on tree, shrub and hedgerow planting on new developments.

4.0 Consultation Process and Next Steps

4.1 The draft SPGs will be subject to a minimum 6-week period of consultation and engagement, which is an integral part of the process towards its adoption as formal planning guidance to inform decisions. It is anticipated that the consultation will be carried out during the months of August to October 2020. The consultation will allow Councillors, the public, stakeholders and other interested parties to make their views public and contribute to the content of the final version of the SPG. The aim is to ensure that there is a broad consensus of support for its objectives. It is important to note that planning legislation precludes SPG from introducing new policy, but is instead an opportunity to augment what is already contained in adopted LDP policies.

4.2 The public and stakeholder consultation process will make use of a variety of consultation methods to raise awareness and maximise the involvement of the community. The precise methods capable of being used will be continually reviewed having regard to the constraints associated with Covid-19 restrictions. The methods will include: use of a bespoke survey and feedback form on the Council's website; articles in the local media; a public drop-in consultation event for the public and stakeholders where officers will be available to explain the draft document and invite feedback (subject to being permissible having regard to Covid-19 restrictions); and also a targeted email consultation of known stakeholders, including local planning agents, Community Councils and specific relevant environmental organisations. All information will be readily available in hard copy at the Civic Centre and libraries (subject to opening), where electronic versions of the document and survey/feedback forms can also be viewed on line. Summary details and promotional materials will be provided in a bilingual format.

4.3 All comments received will be recorded, evaluated and, where appropriate, will feed into the final versions of the SPG documents. A full detailed schedule of representations will be published. A report setting out the public consultation comments received, and any amendments made to the SPGs as a result of these, will be presented to Members as soon as possible after the consultation period ends, at which time Members will be asked to approve the final versions as adopted SPG.

5.0 Financial Implications

5.1 There are no additional financial implications arising from the publication of these SPG, as the cost of the public consultation process can be accommodated within existing budgets and staff resources. The consultation will, as far as possible, utilise electronic communication via email and the Internet.

5.2 The final adopted documents will be made available electronically, so there will be no printing costs.

6.0 Legal Implications

6.1 The SPGs will provide planning guidance to the adopted LDP (2019), and will be a material consideration in evaluating future planning applications.

6.2 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.

7.0 Equality & Engagement Implications

7.1 The Council is subject to the Public Sector Equality Duty (Wales) 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 Act.
- 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.

Our Equality Impact Assessment process ensures that we have paid due regard to the above.

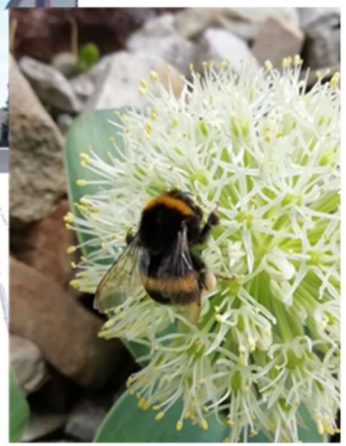
7.2 Section 4 of this report outlines equalities considerations in respect of consultation activity. Equality Impact Assessment (EIA) screenings have been carried out and this has demonstrated that a full EIA is not necessary for either of the two Consultation Draft SPG. The EIA screenings identify mostly low impacts and highlights that the SPGs seek to facilitate community cohesion by assisting the implementation of the LDP. The LDP has already been subject to EIA and is based on a comprehensive and up to date evidence base, and was formulated with extensive community engagement. The SPGs themselves will be subject to a bespoke 6 week consultation that will provide opportunities for engagement via a range of methods, as described in this report.

Appendices:

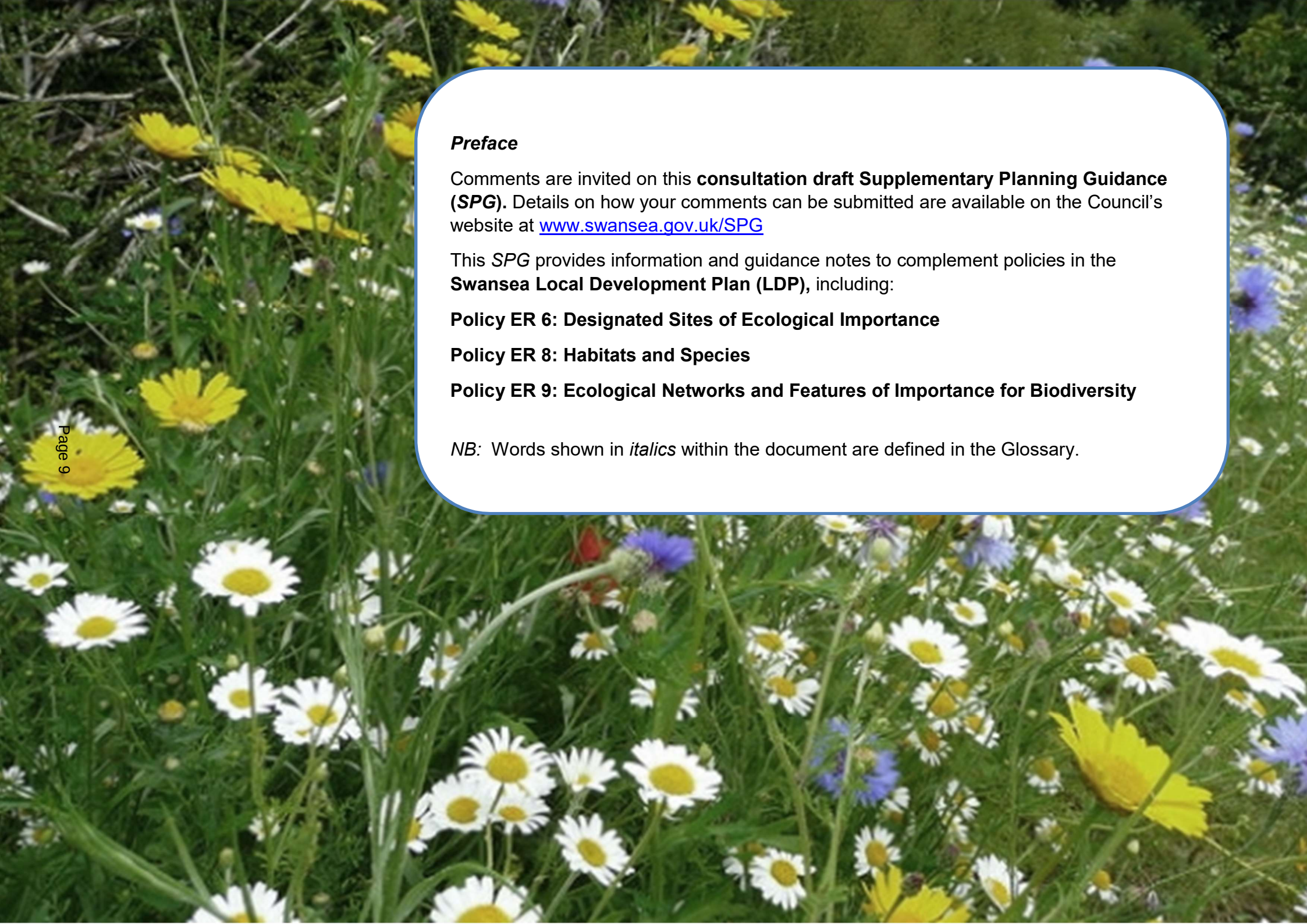
Appendix A: Development and Biodiversity – CONSULTATION DRAFT SPG
Appendix B: Development and Biodiversity – CONSULTATION DRAFT SPG appendices
Appendix C: Trees, Hedgerows and Woodlands – CONSULTATION DRAFT SPG
Appendix D: Equality Impact Assessment (EqIA) Screening Forms

SUPPLEMENTARY PLANNING GUIDANCE

DEVELOPMENT AND BIODIVERSITY



CONSULTATION DRAFT JULY 2020



Preface

Comments are invited on this **consultation draft Supplementary Planning Guidance (*SPG*).** Details on how your comments can be submitted are available on the Council's website at www.swansea.gov.uk/SPG

This *SPG* provides information and guidance notes to complement policies in the **Swansea Local Development Plan (LDP),** including:

Policy ER 6: Designated Sites of Ecological Importance

Policy ER 8: Habitats and Species

Policy ER 9: Ecological Networks and Features of Importance for Biodiversity

NB: Words shown in *italics* within the document are defined in the Glossary.

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1 Introduction

SPG Aims and Purpose

1.1 This Supplementary Planning Guidance (*SPG*) sets out how the Council will seek to ensure ***development within Swansea maintains and enhances the County's biodiversity and delivers long term ecosystem resilience.*** This aim is in line with the Council's duties under Part 1, Section 6 of the *Environment (Wales) Act 2016* (hereafter *'the S6 duty')* and the Resilient Wales Goal of the *Well Being of Future Generations (WBFG) Act 2015*. Figure 1.1 provides a summary of these duties.

1.2 The SPG will be taken into account as a material consideration in the determination of planning applications submitted to the Local Planning Authority.

1.3 Planning Policy Wales (PPW) recognises that delivering *the S6 duty* is a key influence on planning decision making in Wales, with the potential to provide multiple environmental, cultural and economic benefits for both people and wildlife[1]. PPW also recognises the importance of applying an *ecosystem approach,* as part of the wider objective of achieving *sustainable development* and delivering on the goals of the *WBFG Act.* Specific guidance is set out in PPW on how *the S6 Duty* can be delivered through the planning system and how it should be considered alongside other key principles at plan making and application stages.

Figure 1.1: "The S6 duty"

The **Environment (Wales) Act 2016** sets out the requirement for the sustainable management of natural resources. It includes (Part 1 section 6) a new Biodiversity and Resilience of Ecosystems Duty (strengthening the NERC Act duty).

The duty requires that public authorities, including Swansea Council, **"must seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems.**

In exercising this duty Swansea Council **"must take account of the resilience of ecosystems**, [see Figure 1.3 below]. The S6 Duty provides a statutory basis in Wales for the implementation of the Ecosystems Approach advocated in international policy.

1.4 At the local level, the Council's commitment to delivering *the S6 Duty* is embedded within the *Local Well Being Plan*[2]*,* and it is also identified as one of the Council's corporate priorities[3].

[1]PPW 10 2018, Para 6.4.21: *to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated and as a last resort compensated for. Enhancement must be secured wherever possible".*

[2] Swansea Public Services Board Local Well-being Plan

[3] Swansea Corporate Plan – Objective 5

1.5 The purpose of this *SPG* is to confirm how national guidance and legislation requirements should be considered at the local level, specifically by explaining how the policies of the *Swansea Local Development Plan (LDP)* will be applied. The *SPG* highlights how the *biodiversity* impact of development proposals should be assessed, and sets out the steps to be taken to ensure biodiversity and *ecosystem resilience* is maintained and enhanced. It also sets out how the Council will seek to ensure that development does not cause any significant loss of habitats or species, and provides for a net benefit for *biodiversity*.

1.6 The *SPG* aims to ensure applicants, statutory consultees, local residents and all other stakeholders involved in the development process have access to clear and consistent advice and guidance. It signposts applicants and their appointed ecologists to other guidance and codes of practice[4].

1.7 The guidance emphasises that matters relating to *biodiversity* should not be considered in isolation, and instead should be recognised as a key component of providing and sustaining *'Green Infrastructure'*, which is integral to good placemaking. Further details on matters relating to Green Infrastructure are set out in the Key Terms and Definitions Section below.

1.8 The *SPG* will help applicants to understand how best to identify and assess the biodiversity and ecological resilience of a planning application site. It sets out how to follow the *'Stepwise approach'* to maintaining and enhancing *biodiversity* required by planning policy, and ensures that this approach is embedded into each stage of the development management process. Specifically, the *SPG* will support applicants by setting out the means by which the requirements of legislation and LDP policy relating to maintaining and enhancing *biodiversity* can be met. It provides the framework to enable applicants to demonstrate that all reasonable steps have been taken to avoid development resulting in adverse effects on *biodiversity.* Where avoidance is not possible, the *SPG* will guide the process of demonstrating that all opportunities have been explored to minimise, mitigate and/or compensate for any identified harm. This includes the requirement to demonstrate that there is no alternative location for the development. It also provides guidance on how to achieve biodiversity enhancement.

Burry Inlet Ramsar/Carmarthen Bay and Estuaries European Marine Site (CBEEMS

[4] BS 42020:2013 British standard for Biodiversity – Code of Practice for Planning and development. (BSI, 2013); Ecological Impact Assessment (EcIA) Checklist https://cieem.net/resource/ecological-impact-assessment-ecia-checklist The checklist ensures that decisions adequate information in accordance with Clauses 6.2 and 8.1 of BS 42020

Importance of the Natural Environment in Swansea

1.9 The natural environment of the City and County of Swansea is of outstanding quality and beauty. It makes up over 80% of the County's total land area. Its diversity of landscapes and habitats, including upland moorlands, coastal cliffs, sandy beaches, woodlands, wetlands, river valleys and estuaries, all combine to make it one of the most attractive and ecologically rich counties in the UK.

1.10 Given this diversity, it is unsurprising that over half the County's area is of significant ecological importance, with a number of areas protected by International or National Designations. These include:

- *2 Ramsar Wetlands of International Importance*
- *9 Natura 2000 Sites*
- *35 Sites of Special Scientific Interest (SSSI)*
- *Gower AONB – IUCN Category V protected landscape*

1.11 These International and National designations represent some of our very best ecological assets, but they do not encompass all that is irreplaceable within the County. Furthermore, the designated sites by themselves cannot maintain biodiversity and ecosystem resilience. The County's 6 *Local Nature Reserves (LNRs)* and numerous *Sites of Importance for Nature Conservation (SINCs)* combine with more common habitats, urban wildlife sites, residential gardens, churchyards, green pockets and spaces, to provide an important network of semi-natural sites that the Council will seek to maintain and enhance. Together these areas make a cumulative contribution to the quality and extent of the County's biodiversity and ecosystem resilience. Further details on the statutory and non-statutory designated sites of ecological importance within Swansea are set out in Chapter 2.

Crymlyn Bog - RAMSAR

Key Terms and Definitions

1.12 There are a wide range of terms associated with biodiversity and its related concepts. A number of these are set out below and those shown in *italics* within the *SPG* are further detailed in the **Glossary**.

1.13 *Biodiversity* underpins the structure and functioning of ecosystems. The term *biodiversity* refers to the diversity of living organisms, whether at the genetic, species or ecosystem level. An *ecosystem* is made up of living organisms, plants, animals and micro-organisms in conjunction with their non-living environment, air, water, minerals and soil, and all the diverse and complex interactions that take place between them.[5]

1.14 Our economy, health and well-being are dependent on the extent to which ecosystems are able to provide us with our food, clean water and air, and the raw materials and energy for our industries, as well as protecting us against hazards such as flooding and climate change. These are referred to as *ecosystem services (See Figure 1.2).* Changes in the distribution and abundance of plants, animals, and microbes affect ecosystem functions and the capacity of those functions to deliver ecosystem services. Loss of species from ecosystems affect their ability to resist invasion by other species, affect production and nutrient cycling, and affect the resilience, reliability and stability of ecosystems. Therefore, *biodiversity* is essential to sustaining healthy, functioning ecosystems that provide the vital services our lives depend on.

Figure 1.2: Ecosystem services diagram
source:metrovancouver.org

1.15 *Ecosystems* that are more biodiverse are generally more resilient and better able to adapt to pressures and changes, such as impacts from development and climate change. This aspect is referred to as

[5] PPW 10 2018, Para 6.4.1

ecosystem resilience and is a key element of sustainable *placemaking.* Indeed, humans can be considered as species within their own *ecosystem, and placemaking* therefore serves to create resilient human habitats as well as wildlife habitats.

1.16 The five principles[6] set out in Figure 1.3 below provides a broad framework for maintaining and enhancing biodiversity and building resilience through the planning system[7].

Figure 1.3: The 5 Attributes of Ecosystem Resilience (DECCA)

D **Diversity** between and within ecosystems;

E **Extent** and scale of ecosystems;

C **Connectivity** between and within ecosystems;

C **Condition** of ecosystems including their structure and functioning; and

A **Adaptability** to change of ecosystems.

1.17 Taking this holistic and integrated *ecosystem approach* facilitates a broader consideration of compliance with LDP policies and national legislation, including a wide range of related issues such as air and water pollution, climate change, drainage and trees.

1.18 There is a particularly close and symbiotic relationship between biodiversity, ecosystem resilience and Green Infrastructure (GI) i.e. the network of natural/semi-natural features, green spaces and green corridors. This *SPG* supports the delivery of green infrastructure as being a central facet of placemaking. Good quality GI enables the greatest multi-functionality and enhanced connectivity of the GI network, in order to maximise the number, quality and intensity of benefits.

1.19 This approach to the provision of GI is inextricably linked with the ecosystem approach. Both involve implementation of a holistic and integrated approach to the sustainable management of natural resources (SMNR). It is important therefore that development decisions take into account the needs of biodiversity alongside the needs of other GI benefits and ecosystem services (such as open space provision and surface water management) and vice versa.

1.20 Figure 1.4 sets out the key ecological features which should be maintained and enhanced in order to contribute to the resilience of local biodiversity in Swansea. Each is considered a highly significant green infrastructure asset, and together they comprise Swansea's Green Infrastructure Network.

[6] Principles of resilience as set out in the Environment (Wales) Act 2016

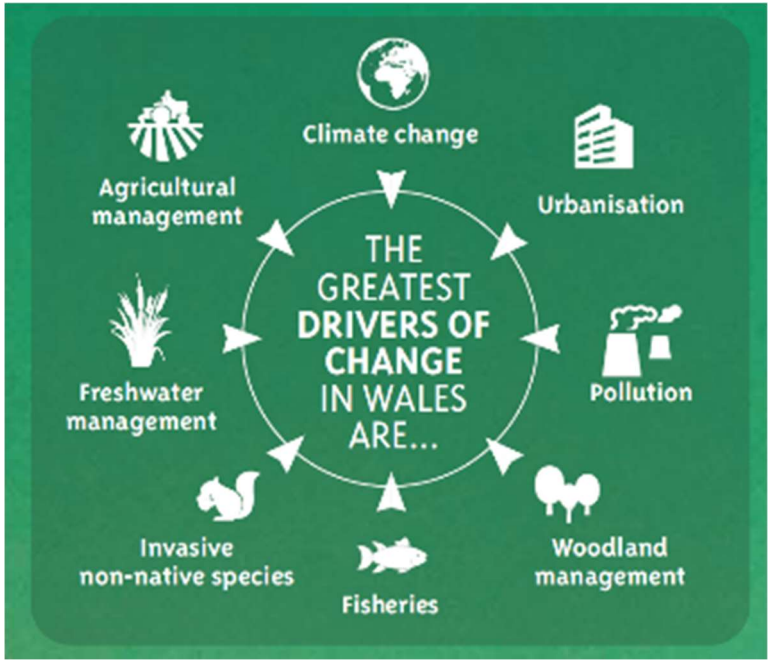
[7] Planning Policy Wales (Edition 10) Para 6.4.9.

Figure 1.4: Key Ecological Features

- ♣ **International and National Designated Sites** SSSIs, SACs, SPAs, Ramsars, NNRs
- ♣ **Priority habitats and Priority species** (section 7 of the **Environment** (Wales) Act 2016) (the S7 list)
- ♣ **Habitats** that provide **green corridors** or **stepping-stones** across the landscape and urban area, such as pocket woodlands, hedgerows or networks of ponds. Ecological connectivity allows species to forage, migrate, colonise new areas and respond to habitat and climate change.
- ♣ **Locally designated sites** designated for their nature conservation importance (SINCs/LNRs)
- ♣ **The wider landscape**, that can provide important complementary habitat and act as a buffer protecting priority habitats from the adverse impacts of developed areas and associated activities and have potential for biodiversity enhancement or habitat creation. They are also important in maintaining habitat connectivity.
- ♣ **Trees, Hedgerows and Woodland** (See Trees, Hedgerows and Woodland on Development Sites SPG)

1.21 At the national level, the 2019 State of Natural Resources Report Wales (SoNaRR) sets out what are considered the greatest drivers of change in Wales, as illustrated in Figure 1.5 below:[8] Invasive *Non-Native Species (INNS*) are identified as one of these drivers, and as such their management on planning application sites is an important way to maintain and enhance ecosystem resilience. *INNS* are a major threat to biodiversity at the global level and represent a serious impediment to conservation and sustainable use of global, regional and local biodiversity, as well as having a significant adverse impact on *ecosystem services*[9].

Figure 1.5: SoNaRR, Greatest Drivers of Change



[8] nbn.org.uk/wp-content/uploads/2019/09/State-of-Nature-2019-Wales-English-version-27-09-19.pdf

[9] See Assessment of the impacts of Invasive Alien Species (IAS) in Europe and the EU (Institute for European Environmental Policy (IEEP), Technical Support to EU Strategy on IAS.

Document Structure

1.22 Following this introductory Chapter, the remaining document is structured as follows:

1.23 ***Chapter 2:*** **Provides an outline of the duties and requirements of applicants and the Council itself**, having regard to the relevant legislative and policy framework. Further details and extracts relating to these are provided on the Council's website[10]. Chapter 2 explains how adopted *LDP* policies will be implemented and outlines how compliance with these policies will assist in demonstrating how development proposals accord with *the S6 Duty and other relevant legislation.* It provides specific guidance in relation to designated sites, including international, national and local designations. The full extent of protected sites, habitats and species in the County is listed in Appendix 1.

1.24 ***Chapter 3:*** **Provides a step-by-step guide to how the Council will administer the development management process in order to ensure that *biodiversity* is maintained and enhanced in all planning decisions.** The Chapter introduces the *'Stepwise approach'* advocated by PPW[11] which aims to build the consideration of *biodiversity* into the development management process at the earliest possible stage, in order to achieve the best possible outcome for biodiversity and minimise delays and costs to applicants. The focus of Chapter 3 is to provide guidance on how *biodiversity* requirements will be implemented on all scales of development from minor householder applications, through to large scale major developments. This Chapter provides best practice guidance on the timing, scale, nature and content of ecological surveys and assessments of habitats, sites and species. It is supported by Appendix 1 which provides Ecological *Survey Checklists and details of Survey Seasons.* Detailed information and guidance on the process of *Environmental Impact Assessment (EIA), Habitats Regulations Assessment (HRA), Protected Species and Development Licences, Preliminary Ecological Assessment (PEA)* is provided on the Council's website.

1.25 ***Chapter 4*** **explains in more detail the principles of the *Stepwise Approach,*** and sets out how the Council will ensure that any adverse environmental effects are firstly avoided, then minimised, mitigated and as a last resort compensated for. Guidance is also provided on how the requirement in national guidance to secure enhancement "wherever possible" will be implemented through the planning system, having particular regard to the extent to which enhancement is proportionate to the scale of the proposals. The Chapter also provides guidance on how the relevant ecological survey information will support this process.

1.26 ***Chapter 5*** **provides a glossary of key terms** and a link to a separate document of **Appendices is provided at *Chapter 6.***

[10] See Guidance re Environmental Legislation www.swansea.gov.uk

[11] PPW Para 6.4.21*: "to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated and as a last resort compensated for. Enhancement must be secured wherever possible". ."*

2 Legislation and Policy Context

International and National

2.1 Local policy and guidance relating to *biodiversity* is derived from International, UK and Welsh Government policy, guidance and legal requirements. International *biodiversity* policies provide the context for Wales' national *biodiversity* policies, which in turn are reflected in Swansea's own local strategies and adopted policies.

2.2 Infringement of legislation invariably results in delays, additional costs and in many cases prosecution. By following the guidance in this *SPG,* (as well as the best practice guidance signposted within it and any additional advice from a suitably qualified ecologist), applicants can be more confident that proposals will be in accordance with national and international legislation and policy requirements. Ultimately this will serve to reduce delays to the planning process and reduce the likelihood of unexpected costs being incurred.

2.3 Applicants should be aware that legislation is independent of the planning system and that they (and in some instances any contractors/third parties working with them) remain responsible for compliance with the legislation, both outside of the planning system and once planning permission has been granted.

2.4 Appendix 1 of this *SPG* provides an outline of the relationship between international, UK, Wales and local legislation and policy. Tables are also included giving examples of how the policy framework relates to the *biodiversity* assets found in Swansea, and the implications for development.

2.5 This *SPG* does not seek to repeat all the national legislation and policy that applies to the consideration of *biodiversity* matters in relation to development. Extracts and summaries of the range of relevant policies and legislation are provided on the Council's website[12]. They give rise to various obligations, requirements and principles relating to biodiversity and sustainable management of the natural environment.

2.6 **In order to comply with the relevant legislation and policy, planning decisions made by the Council must:**

- ♣ Protect and promote the long-term conservation of protected habitats, species and designated sites. *(See Appendix 1)*
- ♣ Comply with the Council's S6 duty under the Environment (Wales) Act 2016 to seek to maintain and enhance biodiversity.
- ♣ Apply the ecosystem approach. Integrate management of land, water, air and living resources into development design and layout. Balance maintaining and enhancing biodiversity against, sustainable use and the equitable utilisation of ecosystem services[13].

[12] See Guidance re Environmental Legislation www.swansea.gov.uk

[13] Environment (Wales) Act 2016

- ♣ Take account of all relevant information relating to the sustainable management of natural resources, including having regard to the SMNR Framework (SoNaRR, Natural Resource Policy, Nature Recovery Action Plan for Wales, Area Statements).
- ♣ Ensure measures are in place to address the presence of invasive non-native species (INNS) on the planning application site
- ♣ Consider how development contributes to achievement of the "Resilient Wales" Well Being Goal in the Well Being of Future Generations Act.

2.7 When considering planning applications, the Council will have specific regard to how the proposal complies with the requirements set out in PPW, including the need to follow the stepwise approach.

2.8 By following a stepwise approach to maintaining and enhancing biodiversity, development can build and sustain resilient ecological networks by:

- ♣ Avoiding any significant loss of habitats or populations of species, locally or nationally
- ♣ Putting appropriate mechanisms in place to avoid loss, mitigate and/or compensate negative effects and secure enhancement wherever possible.
- ♣ Providing a net benefit for biodiversity [14]
- ♣ Creating ecosystem resilience by applying the 5 principles of ecosystem resilience. (See DECCA figure 1.3).

2.10 Consideration of how biodiversity and the wider GI benefits are integrated into new developments is key to demonstrating compliance with national and local policy and guidance. This process is supported by the checklists provided at Appendix 1.

2.11 PPW makes clear that all reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems, and that these should be balanced with the wider economic and social needs of business and local communities. It also emphasises that planning permission should be refused where adverse effects on the environment cannot be avoided or mitigated[15].

2.12 As well as the above, the following legislation has a particular bearing on the requirement for development to ensure biodiversity is maintained and enhanced:

2.13 The **Well-being and Future Generations Act, 2015** provides an obvious link to the resilient Wales and globally responsible Wales wellbeing goals. There are also clear and proven links between the impacts of exposure to the natural environment on physical and mental health. Maintaining and enhancing biodiversity

[14] PPW, para 6.4.5 *Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems.*

[15] *PPW, para 6.4.4*

in development is an important way to demonstrate how a development has considered and addressed the "healthier Wales well-being goal.

2.14 The importance of **Sustainable Drainage Systems (SuDS)** in providing opportunities to achieve biodiversity net gain and ecosystem resilience is recognised in the Flood and Water Management Act and supporting SUDS Wales Standards. Further guidance on achieving biodiversity in SUDS is provided on the Council's website[16].

2.15 There is a wide range of legislation, plans and guidance that applies to the sustainable management of the **Marine, Coastal and Estuarine areas of Wales.** Applicants proposing development within or adjacent to marine, coastal or estuarine areas should refer to the survey checklists at Appendix 1. See also guidance on the Marine Planning process on the Council's website[17].

Local Policy and Strategies

2.16 **The adopted *Swansea LDP*** provides the statutory local policy framework against which all planning applications must be determined. The *LDP* provides a detailed, evidence based framework for making effective and consistent planning decisions in the public interest. The policies have been formulated to recognise that biodiversity is a key part of achieving *sustainable development* through placemaking. LDP policies aim to reconcile the benefits of development and investment with the need to maintain and enhance biodiversity and ecosystem resilience.

2.17 The key *LDP policies* supported by this *SPG* are;

***ER 6 Designated Sites of Ecological Importance**, regarding the effects of development upon sites of international, national and local nature conservation interest.*

***ER 8 Habitats and Species**, regarding the effects of development on the resilience of protected habitats and species.*

***ER 9 Ecological Networks and Features of Importance for Biodiversity**, regarding the effects of development on the connectivity of ecological networks and features of importance for biodiversity.*

2.18 These policies are supported, and complemented, by a range of other strategic and topic specific polices. These include:

ER 1: Climate Change
ER 3: Strategic Green Infrastructure Network
ER 4 Gower AONB
ER 7 Undeveloped Coast
PS 1: Sustainable Places
PS 2: Placemaking and Place Management
SI 1 Health and Well Being
SI 5 Protection of Open Space

[16] See Guidance re SuDS and Biodiversity www.swansea.gov.uk

[17] See Guidance re SuDS and Biodiversity www.swansea.gov.uk

ER 11: Trees, Hedgerows and Development

RP 1: Safeguarding Public Health and Natural Resources

RP 2: Noise Pollution

SI 6 Provision of New Open Space

RP 3 Air and Light Pollution

RP 4 Water Pollution and the Protection of Water Resources

2.19 The range of LDP policies that apply clearly demonstrates that the impacts of development on biodiversity cannot be considered in isolation. Appendix 5 provides relevant extracts from LDP policies. The policies can be read in full at www.swansea.gov.uk/ldp

2.20 This *SPG* provides details of the County's designated sites and protected habitats and species, and augments the information in the *LDP (see LDP Appendix 7).* Reference to the *SPG* will enable a more informed consideration of sites, and help applicants identify early on the extent to which Policies ER 6 and ER 8 apply to a planning application site. It will also assist in identifying opportunities to maintain and enhance ecological networks and features of importance for *biodiversity* (Policy ER 9), including on non-statutory, locally designated sites.

2.21 Locally designated sites of importance for biodiversity are a significant element of Swansea's biodiversity.

[18] Planning Policy Wales (Edition 10) 6.4.20.
[19] Weblink to Constraints and Issues Map

PPW recognises that such sites can make a vital contribution to delivering an ecological connectivity network for protected species and habitats between designated sites and can help to ensure the resilience of ecosystems. It is important to recognise that a non-statutory designation will support protected and /or priority habitats and species which need to be given appropriate protection in accordance with S7 of the Environment (Wales) Act 2016[18].

2.22 Within Swansea there are two types of locally designated sites, both of which are shown on the LDP Constraints and Issues Map[19]. These are:

- ***Sites of Importance for Nature Conservation (SINCs), and***
- ***Local Nature Reserves (LNR)***

2.23 ***SINCs:*** A SINC is designated because of its significant nature conservation value. TAN 5 requires the selection of such sites to be based upon rigorous national criteria[20], but recognises that some local amendments may be necessary to reflect the local biodiversity resource. The process of designation of SINCs in Swansea has followed this approach.

2.24 All sites identified as SINCs in Swansea are shown on the LDP Constraints and Issues Map[21] and will be subject to Policy ER 6. The Constraints and Issues Map does not form part of the statutorily adopted LDP and is permitted to be updated at intervals throughout

[20] Wildlife Sites Guidance Wales: A guide to develop local wildlife systems in Wales.
[21] https://www.swansea.gov.uk/ldp

the Plan period. The SINC boundaries defined on the Map may therefore be subject to change during this period. Any changes to the boundaries will be based on the latest available evidence base and survey data, and will follow appropriate stakeholder consultation.

2.25 There may be other sites that meet SINC criteria but are not shown on the LDP Constraints and Issues Map which will still support priority habitats and/or species, which will need to be given appropriate protection, having regard to the provisions of S7 of the Environment Act (and the Local Biodiversity Action Plan). Additionally, or alternatively, these sites may address gaps in connectivity, which PPW advises should be taken into account. Conversely, the Council will consider whether evidence submitted as part of an application demonstrates a site no longer meets SINC criteria. Such evidence will be taken into account as part of the process undertaken to review designated SINC boundaries on the LDP Constraints and Issues Map.

2.26 ***LNR:*** There are 6 LNRs in Swansea, all of which are situated within, or near, urban areas. These were established following consultation with Natural Resources Wales (NRW) under the National Parks and Access to the Countryside Act 1949. For a site to become an LNR it must have natural features of special interest to the local area, and be accessible to local people. The local authority must either have a legal interest in the land or have an agreement with the owner to manage the land as a reserve. The Council considers LNR designations useful not only as part of its responsibilities to protect habitats and wildlife but also to increase people's awareness of their environment and identify places where children can learn about nature.

2.27 LDP policies also refer to the requirements for applicants to undertake appropriate ecological surveys, in order to inform and support development proposals (Policy ER6). This *SPG pr*ovides guidance on the nature, content and timing of such surveys to assist in the process of assessing the impact of development. Where avoidance of harm is not possible, this *SPG* provides guidance on the information required to inform the early design of the proposal, the opportunities for creating connections to the wider *GI/ecological network,* and the need for and nature of any conditions or planning obligations necessary to secure *biodiversity* mitigation, compensation and enhancement. Where mitigation or compensation is required, the *SPG* provides further guidance on the steps that the Council will take throughout the planning application process to determine appropriate measures, in order to meet the requirement to secure net benefit.

2.28 The LDP has been informed by an assessment of ecological connectivity across the whole of the County. As well as mapping the existing ecological connectivity network in Swansea, this assessment also identifies locations where ecological connectivity has the potential to be enhanced. The latest version of the Swansea Ecological Connectivity Assessment will

inform the implementation of LDP policies and should be referenced where relevant in the application of this SPG[22].

Supporting Supplementary Planning Guidance

2.29 LDP Policy is supported by a suite of SPG that are material considerations for decision making on planning applications[23]. A number of these have direct relevance to biodiversity matters, including the following:

- *Residential Design Guide*
- *Householder Design Guide*
- *Infill and Backland Development Design Guide*
- *Trees, Woodlands and Hedgerows on Development Sites*
- *Gower AONB Design Guide*

2.30 The *Residential Design Guide SPG* provides important additional detail about how consideration of biodiversity and ecosystem resilience will form part of the wider design process. The main focus of the guidance is on schemes of ten or more dwellings or proposals on sites of 0.5 ha or more, however it is relevant as a material consideration for all proposals for new residential development.

2.31 The *Householder Design Guide SPG* and *Infill & Backland Development Design Guide SPG* sets out how net benefit for biodiversity will be secured on small scale and householder applications. These Design Guides support the approach of securing appropriate measures or interventions wherever possible, including on minor applications, as part of a cumulative approach to ensuring that planning decisions contribute to the wider *green infrastructure network and biodiversity gain.*

2.32 The *Trees, Hedgerows & Woodlands on Development Site SPG* provides specific advice on the role of trees, hedgerows and woodlands in enhancing biodiversity, both in their own right and as part of the wider green infrastructure network, and their role in contributing to *ecosystem resilience.* It is supported, and complemented, by the Council's '*County Tree Strategy'* which a material consideration for decision making in relation to proposals affecting trees on land owned by the Council.

2.33 The Council is preparing a County-wide *Green Infrastructure Strategy and Green Infrastructure (GI) SPG.* The *Green Infrastructure SPG* brings together a series of issues relating to specific GI benefits and ecosystem services, and enables *their* consideration by the LPA in a comprehensive and coordinated way.

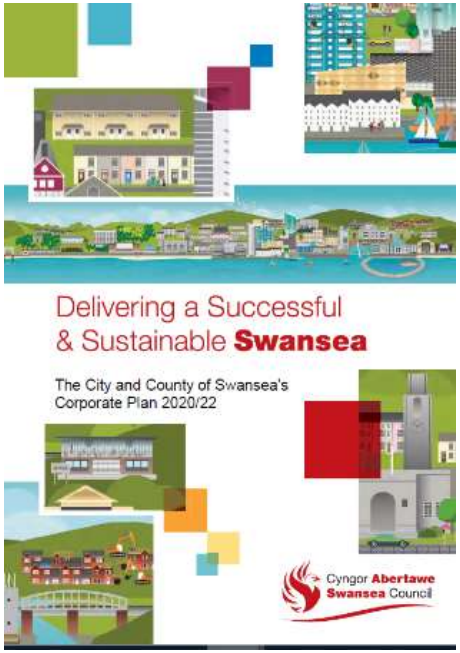
[22] Swansea Ecological Connectivity Assessment www.swansea.gov.uk

[23] www.swansea.gov.uk/spg

Other Local Strategies and Plans

2.34 The Council will also have regard to a range of local Strategies and Plans when considering how proposals deliver on the requirement for maintaining and enhancing biodiversity.

- **Swansea Public Service Board's (PSB) Well Being Plan:** The partners of the Swansea PSB have a set of 4 objectives, one of which is *"working with nature to improve health, enhance biodiversity and reduce our carbon footprint".*
- The Council has a set of 8 **Corporate Objectives**, one of which is *"maintaining and enhancing Swansea's natural resources and biodiversity".*[24]
- **Local Biodiversity Action Plan (LBAP**) and emerging **Nature Recovery Action Plan (NRAP**) - These documents provide the local tier of the SMNR policy framework.
- **Gower AONB Management Plan:** Produced by the Gower AONB partnership this 5 year plan for the management of the AONB recognises Biodiversity special qualities of the AONB and sets out a specific vision, policies and objectives relating to conserving and enhancing the biodiversity within the AONB designation.



[24] www.swansea.gov.uk/corporateimprovementplan

3 The Stepwise Approach

Overview

3.1 PPW makes clear that, when making planning decisions, the Local Planning Authority must follow a *stepwise approach*. Such an approach ensures that planning decisions maintain and enhance biodiversity and build resilient ecological networks. This approach also serves to ensure adverse environmental effects of development are first avoided, then minimised, mitigated and, as a last resort, compensated for25. The same National Guidance states that enhancement of biodiversity must be secured wherever possible.

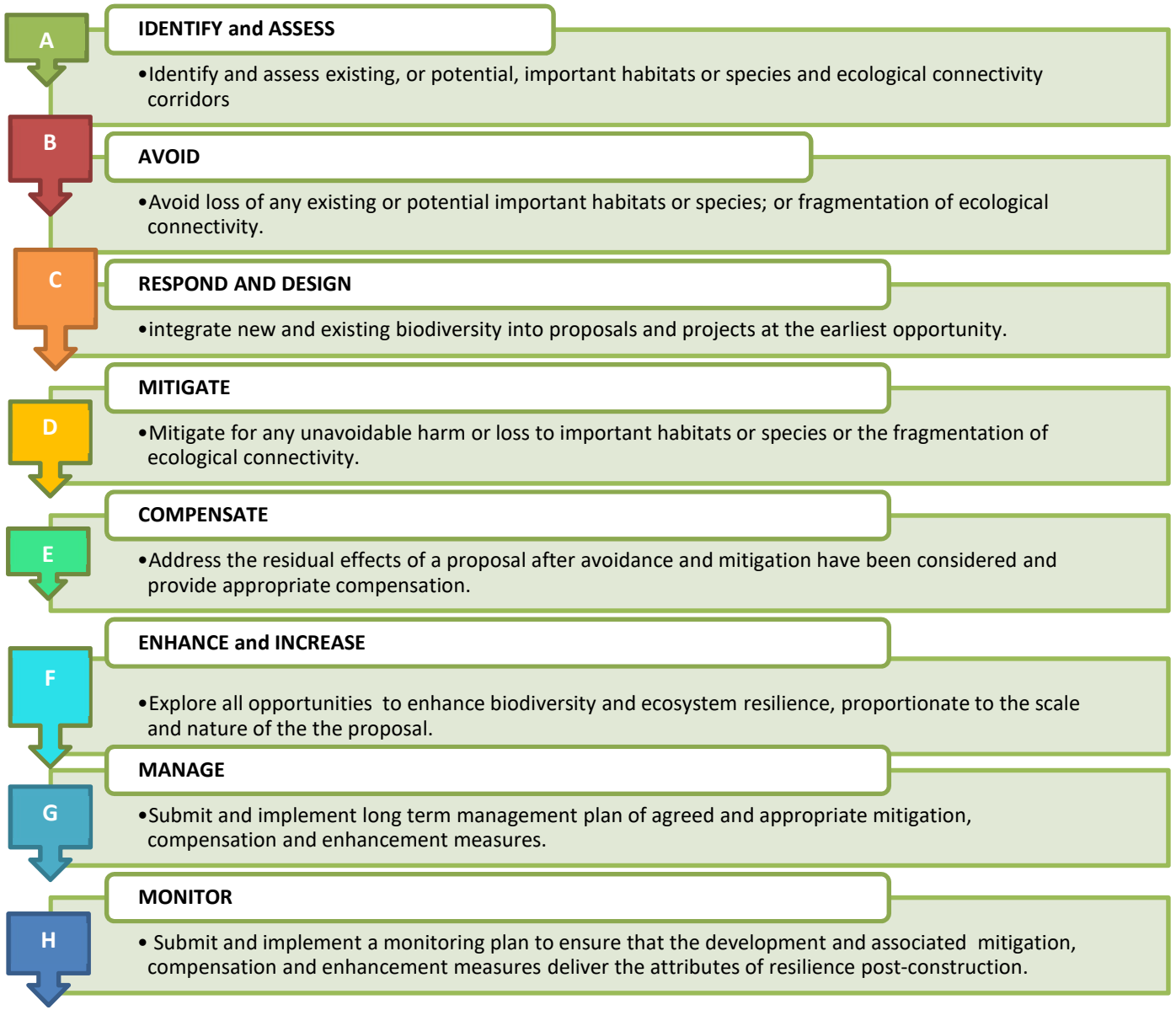
3.2 Figure 3.1 (overpage) provides a simple guide to the stepwise approach. The figure identifies the key steps outlined in PPW and explains how the Council will consider biodiversity throughout the lifespan of a planning application. The figure also provides a guide to how, and when, applicants should consider biodiversity. Further explanation of each step of the process is provided later in this Chapter.

3.3 The S6 duty seeks to maintain and enhance <u>all</u> biodiversity, therefore where the stepwise approach refers to “important” species or habitats this means that the Council will follow a process to reach a judgement about the biodiversity present on the site, having regard to legal protections, statutory and non-statutory designations and all the other relevant considerations to determine ecological value (see figure 3.1 below).

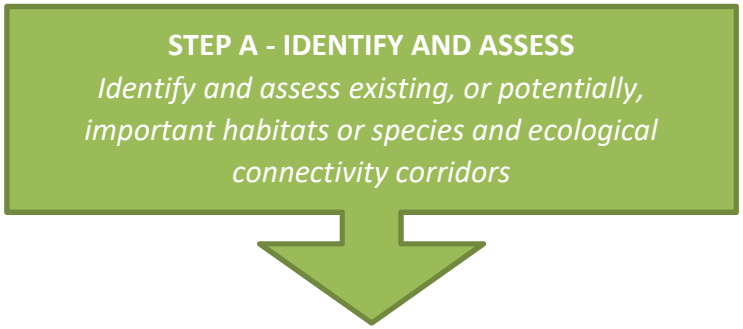
3.4 Chapter 4 explains how the stepwise approach is integrated throughout the relevant stages of the Council’s Development Management processes. This is illustrated in the diagram at Figure 4.1.

[25] PPW 10, Para 6.4.21

Figure 3.1 Guide to the stepwise approach.



Steps A – H of the Stepwise Process



3.5 The early and accurate identification of designated sites, and/or protected habitats and species that are present on a site and/or wider area, and the site's location in relation to ecological connectivity corridors is the essential first step in understanding the significance of biodiversity issues, and for ascertaining the potential ecological impacts of a development proposal.

3.6 Ecological survey data, together with information provided relating to the resilience of ecosystems on and around a site, will be critical in informing the extent and nature of mitigation, compensation and enhancements that will be sought in each application. The attributes of *ecosystem resilience* should be used to assess the current resilience of a site[26].

3.7 The Council supports the best practice approach of sharing of ecological survey data with the Local Environmental Records Centre. Further detail of how the Council will work with Applicants to achieve this is set out in Chapter 4.

3.8 In the case where surveys and assessments do not identify a requirement for compensation/mitigation, the Council still has a duty to maintain and enhance the biodiversity and ecosystem resilience of the site. The Council will therefore seek to secure biodiversity enhancements/net benefits in all developments where possible, having regard to the scale and nature of the development and the biodiversity and ecosystem resilience value of the site.

3.9 **In circumstances where the necessary biodiversity enhancement cannot be achieved as part of a planning application, it may be necessary to refuse permission.** The Welsh Government emphasise that "*where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless significant material considerations indicate otherwise it will be necessary to refuse permission* [27]. This re-enforces the importance of being able to demonstrate how biodiversity and ecosystem resilience considerations have been taken into account and that a scheme is based upon a full ecological understanding of the site.

3.10 In complying with the S6 duty to seek to protect and enhance biodiversity, appropriate regard will be given to

[26] PPW 10, Para 6.4.9

[27] Biodiversity enhancements: guidance for heads of planning https://gov.wales/biodiversity-enhancements-guidance-heads-planning

the protection and enhancement of SINCs in the determination of planning applications. Where a planning application site contains a designated SINC, applicants will be:

- encouraged to consult the Council's planning ecologist to establish the features and values for which the site was designated[28]
- required to make an assessment, undertaken by a suitably qualified ecologist, of the biodiversity impacts of the proposal on their site against the features and values of the SINC.

3.11 Appendix 1 provides checklists to support the process of identification and survey of sites, species and habitats and connectivity networks.

John Hooper Bat Conservation Trust

STEP B: AVOID

Avoid loss of any existing or potentially important habitats or species; or fragmentation of ecological connectivity

3.12 The primary biodiversity objective in the early stages of the development design process should be to avoid negative impacts, by designing a site around the retention of ecological features. For example, if a planning application site includes a pond, wildflower meadow, woodland, hedgerow or veteran tree[29], every effort should be made to incorporate these features into the layout. Priority should be given to the retention and/or integration of habitats and features which are most difficult or impossible to recreate, such as ancient woodlands, which are irreplaceable and cannot be compensated for. A list of S7 protected and priority species and habitats found in Swansea is provided on the Council's website.[30]

3.13 Where negative impacts have been identified, the *Preliminary Ecological Appraisal (PEA)* will be a key supporting document to demonstrate how the applicant has worked through the stepwise approach.

[28] Information on SINC citations www.swansea.gov.uk

[29] Further information is provided in the Council's *SPG* re Trees, Hedgerows and Woodland on Development Sites

[30] See Guidance on Swansea's s7 List www.swansea.gov.uk

3.14 Where it has been concluded that residual biodiversity loss will be inevitable, the *PEA* should clearly explain why loss cannot be avoided, the process of considering alternative sites and reasons why alternative sites cannot be found. The *PEA* should also provide full justification for, and details of, proposed biodiversity offsetting/compensation and enhancement measures and must have regard to how the proposed mitigation and compensation measures will deliver the 5 principles of ecosystem resilience (See DECCA Figure 1.3). See also Guidance on PEA requirements on the Council's website.

3.15 Where there is no loss, or where loss has been avoided, then planning law is clear that it is not reasonable to secure enhancements as a condition of development. However, no site is devoid of opportunities for ecological enhancements. The Council will therefore explore with the developer opportunities to achieve ecological enhancements within the design and layout of a site, or a contribution to off-site enhancements, which address evidenced opportunities to improve of the diversity, connectivity, scale, condition or adaptability of local ecosystems. (see DECCA Figure 1.3)

3.16 Applicants are advised to refer to the County Ecological Connectivity Assessment[31] which identifies locations where fragmentation of existing connectivity should be avoided and where ecological connectivity has the potential to be enhanced.

3.17 SINCs play an important role in local ecological connectivity. Development affecting SINCs will be considered against Policy ER 6 which follows the stepwise approach. It should be noted that for sites allocated for development in the LDP that contain SINCs, the process of establishing appropriate need and considering alternative locations was undertaken as an integral part of LDP preparation. **Therefore, development proposals on allocated LDP sites that contain SINCs are not required to undertake the specific task of identifying appropriate need or justifying why alternative locations are not available.** Whilst the need for the development and justification of its location has been established for LDP allocated sites by virtue of the Plan's adoption by the Council, efforts should be made to avoid and minimise loss of biodiversity through sensitive site layout and design and compensate for any residual loss. Stages A to F of the Stepwise Approach will still therefore apply in order to ensure that there is no net loss of biodiversity, and that appropriate mitigation, compensation and enhancement measures are secured and successfully implemented.

3.18 Gaining a detailed understanding of the biodiversity and GI qualities of a site at an early stage will enable development to be designed with biodiversity benefits as an integral part. This will embed such matters into the placemaking approach that is advocated by the Council, as described in the adopted LDP. Wherever possible natural assets should be retained on a site and enhanced or further created. Examples of new

[31] Swansea Ecological Connectivity Assessment www.swansea.gov.uk

biodiversity features that could be provided through site design are, landscaping, habitat creation/enhancement, SuDs, and green infrastructure, living roofs and facades. Retention and integration of existing features is addressed in Step B above.

3.19 Ongoing dialogue with the Council will ensure that modifications to proposals take appropriate account of additional biodiversity and ecosystem resilience information, as it emerges, throughout the development process. As stated above, the Council will seek to secure net benefit/biodiversity enhancements through the design of a site as outlined in Step F.

[32] . See links to site, species and habitat specific guidance provided at Section 6

STEP D - MITIGATE

For any unavoidable harm or loss to important habitats or species or the fragmentation of ecological connectivity.

3.20 Where avoidance is not possible, then the design should aim to mitigate any detrimental effects by minimising, as far as possible, the negative impacts on biodiversity. This could include amending the design or timing of operations. Enhancements will be sought over and above the mitigation specified. CIEEM guidance recommends that wherever possible mitigation should be "by design", i.e. embedded into the design and layout of a proposal. This is often a more beneficial approach than developers responding to LPA requests at a later stage and can provide greater certainty for the LPA that the mitigation will be delivered. For many species, particularly those with legal protection, there is published guidance that describes appropriate approaches to mitigation[32]. In some cases, it will be necessary to design new approaches to mitigate an effect, and the advice of relevant experts and statutory and non-statutory consultees should be sought. If standard methods are not being used, this will need to be explained and justified. Examples of the types of mitigation measures that may be appropriate to address the specific effects of a range of development types and locations are provided on the Council's website[33].

[33] GUIDANCE on Council Website– Examples of Mitigation, Compensation and Enhancement Measures

STEP E- COMPENSATE

Addressing the residual effects of a proposal after avoidance and mitigation have been considered.

3.21 Compensation should always be regarded as the last resort, after all other stages of the stepwise approach have been considered.

3.22 In some circumstances, it will not be possible to fully avoid, compensate or mitigate for certain ecological features on a site. Where all other options have been exhausted, off-site compensation for unavoidable damage will be sought.

3.23 Compensation describes measures taken to offset residual effects resulting in the loss of, or permanent damage to, ecological features, despite mitigation. Compensation must first be proposed on site. Off-site measures will only be considered where they are supported by evidence that there are no appropriate opportunities for on-site measures to be achieved.

3.24 Compensation either restores or recreates the ecological feature/s damaged by development, ensuring no net loss. It is also important to note that compensation is related solely to ensuring there is no net loss. It is not a substitute for enhancement or *net benefit for biodiversity.*

3.25 Wherever possible compensation should be focused on replacing similar types of ecological features as those affected and equivalent levels of ecological resilience. The extent or size of any replacement area should be similar in terms of ecological features and ecological functions that have been lost or damaged, or with appropriate long term management have the ability to reproduce the functions, diversity and condition of those original ecological features.

3.26 Compensation should be provided as close as possible to the location where losses have occurred and benefit the same habitats and species as those affected[34].

3.27 Replacement ratios of compensatory habitat greater than one-to-one will be required. This is because of the uncertainty inherent in compensation, (particularly in cases which require ecological restoration, habitat creation or translocation of species or habitats) including the length of time needed for replacement habitat to provide the same level of ecosystem services as those lost. The scientific basis for deriving appropriate ratios is not exact and will vary depending on the habitat or species concerned. Increased replacement ratios can also help take account of the time lag in delivering compensation.

[34] *PPW 10, para 6.4.21 4c "* Where compensation for specific species is being sought the focus should be on maintaining or enhancing the population of the species within its natural range. This approach might also identify locations for providing species-specific compensation further away from the site."

3.28 An ecosystem approach should be adopted when considering compensation proposals and applicants should be able to demonstrate how the five key ecosystem resilience attributes have been taken into account. (See DECCA Figure 1.3). This approach ensures that the compensation is appropriate in terms of the wider ecological functions/ecosystem services it will provide.

3.29 The Council will take a pragmatic approach to considering the scale and nature of compensation appropriate to be considered to provide a net benefit. The identification and assessment of biodiversity features and assets at Stage A will be essential in understanding the opportunities for securing net benefit. Further details of the principles of enhancement together with examples of enhancement measures are provided on the Council's website.[35]

STEP F- ENHANCE AND INCREASE

Explore all opportunities to enhance and increase biodiversity and ecosystem resilience proportionate to the scale and nature of the proposal

3.30 The identification and assessment of biodiversity features and assets at Stage A will be essential in understanding the opportunities for securing enhancements which deliver a net benefit. The attributes of ecosystem resilience identified at this stage and those of the proposed enhancement should be used as a guiding principle in considering whether a net benefit will be achieved. Wherever possible the Council will seek to secure enhancements by applying the principles of good placemaking and GI. Where on-site enhancements are not feasible/cannot be incorporated into the site design the Council may seek a contribution from the developer to off-site measures. For example, to support identified projects for maintaining or creating habitats. This could be secured through an appropriate legal mechanism.

3.31 The ways in which enhancement can be achieved will vary from site to site and should be proportionate to the scale, nature and location of the development involved and have regard to evidence submitted relating to the

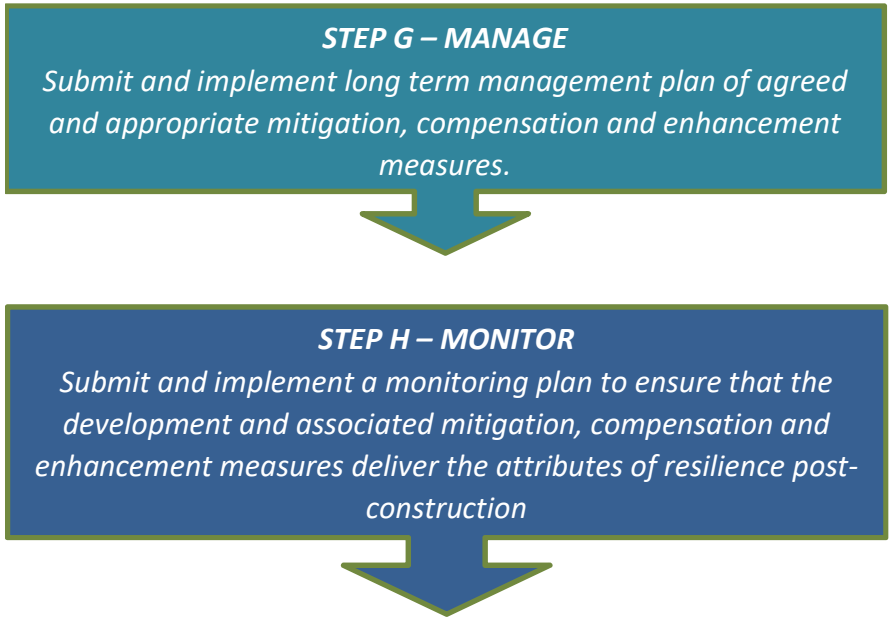
[35] See Guidance re Enhancement Measures www.swansea.gov.uk

biodiversity and resilience of ecosystems on and dependant/interrelated ecosystems adjacent to the site.

3.32 The Council will determine whether it is appropriate, reasonable and necessary to use a planning condition to secure biodiversity enhancement, with reference to the tests set out in the Welsh Government Circular 'The Use of Planning Conditions for Development Management' (Circular 016/2014). The Council's general approach is to require that biodiversity enhancements are shown on proposed plans, and that an appropriate condition be applied to the permission to approve the development in accordance with the submitted plans. Further suggestions for biodiversity enhancements will be included as an informative within the ecological consultation response. The Community Infrastructure Levy Regulations 2010 also state that it is not reasonable to include a Planning Obligation on as part of a development on the basis of contributions which are not directly related to the development.

3.33 Enhancement should not be confused with mitigation and/or compensation. Where there is evidence that a proposal will cause a negative effect on biodiversity or ecosystem resilience, mitigation and/or compensation will be required to ensure there is no net loss. Enhancement will be sought over and above mitigation and compensation to achieve biodiversity net benefit. Achieving net benefits for the wider ecosystem resilience of the area cannot be accepted in lieu of mitigation and/or compensation for the impacts of development on protected sites or irreplaceable habitats.

3.34 Smaller scale developments could enhance local biodiversity through simple measures. For example, the installation of bird or bat boxes, or the improvement of existing *green corridors* through planting of native species. Larger scale developments could consider the creation and management of a woodland, wildflower meadow, wetland or other specific habitat of value to wildlife, or filling gaps in connectivity corridors as part of the development, or off site if there is limited scope within the development site. Chapter 4 provides further detail on how the requirement for enhancement will be implemented for different types of development.



3.35 On sites where ecological features are retained and/or new habitats and features are created, appropriate ongoing management must be put in place to ensure long lasting benefits. Applicants are strongly advised to consider management proposals at an early stage and integrate management requirements into the design of mitigation, compensation and enhancement schemes. Management and monitoring needs will vary from site to site. The guiding principle will be to ensure that management and monitoring proposed is proportionate both to the scale and impact of the project. In these cases, the appropriate monitoring and management plans will need to be produced and submitted to the Council. Depending on the size of the development these may be part of the overall ecological report or a stand-alone management and monitoring plan, for example a *Construction Environment management Plan (CEMP), Landscape and Ecological Management Plan (LEMP), Environmental Management Plan (EMP) or Adaptive Environmental Management Plan.* Where a CEMP is required the Council will be particularly concerned with pollution control measures especially where wetland habitats are linked to a SAC.

3.36 Criteria should be included in the management and monitoring plan to measure success, such as a population of an indicator species reaching a certain size. It should identify specific actions required for good management and include phasing where necessary. The organisations and personnel responsible for implementing the plan should be clearly identified. The implementation will be overseen by a suitably qualified and experienced ecologist/*Ecological Clerk of Works (ECOW)* who will be required to liaise with the Council's Planning Ecology Officer and submit relevant *ecological monitoring reports* to the LPA.

3.37 Duration of monitoring should be specified in the relevant management plan. The time frame will be proportionate to the scale of the proposal, the species and habitats involved and the extent of the impact of the development. In some cases, particularly where relocation/translocation of species is involved, a longer timeframe may be required so that the species and habitats become established and to ensure that the long

term management objectives for the site have been achieved.

3.38 For larger developments and those that affect European Protected Species, applicants may also be required to provide a monitoring strategy and a mechanism for remediation measures in the event that it becomes apparent that mitigation, compensation and enhancement measures are not working. This will also be required by NRW as part of a European Protected Species (development) licence. The management and monitoring plan should also include a forward projection of costs, and the means by which these costs will be secured for the future.

3.39 For small scale development it may not be necessary for long term monitoring to be undertaken, rather just confirmation that the necessary avoidance / mitigation / compensation or enhancement measures have been delivered (e.g. the provision of bird or bat boxes). As suggested in the British Standard, a brief statement confirming that the agreed measures have been implemented, and signed by a competent ecologist, may be all that is necessary in such cases to demonstrate compliance with the planning consent.

4 The Development Management Process

Overview

4.1 This Chapter provides step-by-step guidance on how the *stepwise approach* set out in Chapter 3 applies to each stage of the Council's Development Management (DM) decision making process. **Figure 4.1** overpage, illustrates the interrelationships that exist between the two processes.

4.2 The stepwise approach is applicable to all types and scales of development, from minor applications and householder development through to major applications. However, this guidance makes clear that the actions required to be undertaken should be proportionate to the scale, nature and location of the proposal and the potential impact of the development on biodiversity and ecosystem resilience.

4.3 This Chapter provides a general outline of the DM process which applies a broad framework to be followed for all development. Detailed guidance on how the process should be applied for specific scales and types of development is provided in the Appendices, namely:

Stepwise for Major Development [see Appendix 2]

4.4 Major development is defined as any application that involves:

- mineral extraction
- waste development
- floorspace over 1000sqm/an area of 1 ha or
- a residential site providing 10+ dwellings/over 0.5 ha. In the case of residential applications, Appendix A should also be read together with the Residential Design Guide SPG.

Stepwise for Minor Development [see Appendix 3]

4.5 Minor development refers to applications which do not meet the criteria for major development, or proposals that are classed as 'other development'.

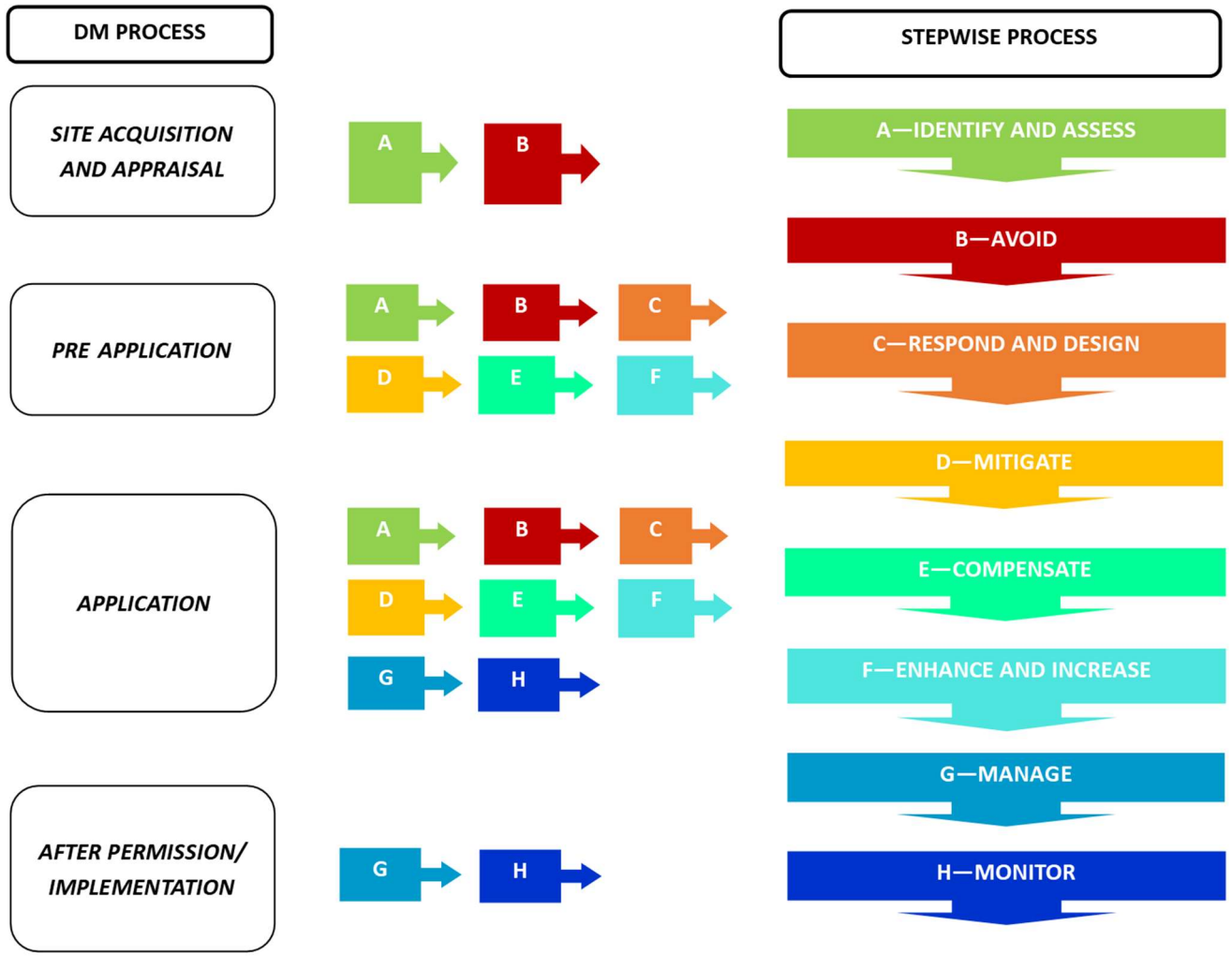
4.6 Other development includes changes of use, householder development, advertisements, listed building and conservation area consents, and certificates of existing or proposed lawful development.

Marine and Coastal Development

4.7 All development affecting marine, coastal or estuarine areas should refer to the Survey checklists in Appendix 1[36].

[36] See Guidance re Marine Planning www.swansea.gov.uk

Figure 4.1: Relationship between Development Management Process and the Stepwise approach



4.8 This Chapter signposts best practice contained in the **British Standard for Biodiversity (BS 42020:2013**) [37] and supporting **CIEEM Guidance**[38]. These provide detailed guidance on ecological appraisal and the information that should be submitted as part of a planning application (including methodology and timing of any ecological surveys and assessments required). Site survey and assessment data is essential to effectively establish the potential impact of a proposal, provide evidence to guide the reasonable implementation of the stepwise approach, and identify the opportunities to achieve biodiversity enhancements which deliver a net benefit to ecosystem resilience. The Council may also refer to relevant sections of the emerging British Standards Institution best practice the process of designing and implementing biodiversity net benefit as it evolves.[39]

4.9 The key overarching principles set out in this Chapter, in terms of the Council's approach to biodiversity and development management are:

- Applicants are strongly advised that **biodiversity and ecosystem resilience should be considered at the earliest possible stage of a development**, as part of an integrated and holistic approach to design of the development, to demonstrate a full understanding of the biodiversity value of a site, its ecosystem resilience and its function within the wider green infrastructure network.
- Integration of biodiversity and ecosystem resilience measures within a development are part of good placemaking and green infrastructure principles and are essential for the creation of locally responsive, healthy and well connected places.
- Submission of timely and appropriate ecological information is essential. In particular, where the Council's Planning Ecologist has identified that a *Preliminary Ecological Assessment (PEA*) and any additional species surveys are required, these must be submitted with an application. Failure to submit the required information could lead to the application being refused. The Council will refer to the relevant CIEEM guidance in determining whether submitted ecological information has been carried out by an appropriate ecological consultant following the appropriate ecological reporting methodologies.
- All applicants should consider where Invasive Non-native Species (INNS) surveys and assessments are required.
- Survey information is essential to inform the avoidance or minimisation of impact or loss of

[37] BS 42020:2013 British standard for Biodiversity – Code of Practice for Planning and development. (BSI, 2013)

[38] Ecological Impact Assessment (EcIA) Checklist https://cieem.net/resource/ecological-impact-assessment-ecia-checklist The checklist ensures that decisions adequate information in accordance with Clauses 6.2 and 8.1 of BS 42020

[39] BS 8683 Process for designing and implementing Biodiversity Net Gain – Specification https://standardsdevelopment.bsigroup.com/projects/2018-02413#/section

protected species or habitats, and the negotiation of appropriate mitigation. Applicants are required to demonstrate how the proposal and associated biodiversity measures has responded to the ecological information.

- The Council will only consider negotiating compensation measures where it has been clearly and robustly demonstrated that avoidance and mitigation cannot be achieved.
- Compensation will not be acceptable for irreplaceable habitats (e.g. ancient woodlands).
- The Council will seek to achieve a net benefit for biodiversity in all developments, proportionate to the scale of the development and having regard to the submitted evidence regarding biodiversity and resilience of ecosystems both within and adjacent the site.
- Where approval from the SuDS Approval Body (SAB) is required,[40] early and parallel engagement with the SAB process is strongly advised in order to maximise opportunities to achieve an integrated and multifunctional design and layout of all elements of green infrastructure within a site to meet national and local planning policies and the WG Sustainable Drainage Standards for Wales[41] which require the design of SuDS to take into consideration water quality and biodiversity. However, receipt of SAB approval in compliance with these standards should not be taken to imply that a proposed drainage scheme would necessarily satisfy the requirements of the planning process or meet the requirements of the Environment (Wales) Act 2016. Conversely, ecological measures agreed through the planning process, will not necessarily meet the requirements of the SAB process. The Council's Planning Ecologist is a consultee on all SAB applications and can provide advice on ecological measures required. The Planning Ecologist is also a consultee on planning applications and will advise on the information required from applicants to demonstrate how the planting and maintenance of Sustainable Drainage Systems (SuDS) proposals will maintain and enhance biodiversity and ecosystem resilience. Evidence will also be required of the impact of the proposal on the existing connectivity of ecosystems and opportunities to provide enhancements. See also Council Website re examples of biodiverse SuDS measures.[42]

[40] See https://swansea.gov.uk/sustainabledrainage for further information on SAB process.

[41] https://gov.wales/sites/default/files/publications/2019-06/statutory-national-standards-for-sustainable-drainage-systems.pdf

[42] See Guidance re Enhancement Measures and also re SuDS and Biodiversity www.swansea.gov.uk

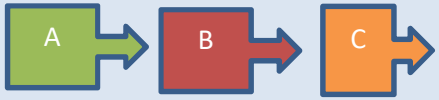
Integration of Stepwise Approach into the DM Process

DM STAGE 1: PRE-APPLICATION	RELEVANT STEPWISE STEPS	
Site Assembly and Assessment	A	B
	Assess	**Avoid**

4.10 The potential for biodiversity and ecological features to be affected by a development must be considered at the earliest stage of any proposal. **Failure to do so may lead to delays in the planning process or refusal of an application.** It is therefore advisable to gain a clear understanding of the biodiversity features and GI assets and ecosystem resilience of a site at the earliest possible stage of any development project. This will improve the quality of initial site designs, provide valuable information to guide initial discussions with the Council and ensure that issues are considered and addressed from the outset, to achieve the best outcome for biodiversity and avoid additional costs or delays to a development. This advice is applicable to all types and scales of development.

4.11 The following steps can provide an early indication of the potential impacts and opportunities presented by a site, and ensure that proposals have appropriate regard to the relevant environmental and legislative context (See Chapter 1 and Appendix 1. See section 4.13 below for relevant sources of information.

- Assess the site to identify any international, national or local designations.
- Assess the site to identify the presence of a habitat and or species protected under International, UK or Welsh Gov legislation (e.g. the list of protected species in *S7 of the Environment Wales Act).* **Presence of a protected species is a material planning consideration** when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat, and will seek to ensure that the range and population of the species is sustained (see 6.4.22 PPW 10 for further guidance on protected species).
- Assess the site to identify the presence of any Invasive Non-native Species *(INNS)* of flora listed in Schedule 9 Part II section 14(2) of the Wildlife and Countryside Act 1981 (as amended).
- Assess the site to identify sites of importance in terms of habitat and/or connectivity.

DM STAGE 1: PRE-APPLICATION	RELEVANT STEPWISE STEPS
PRE-APPLICATION – Understanding your site	 **Assess Avoid Design**

4.12 Ideally, a baseline understanding of the impacts and opportunities presented by a development will have been undertaken at Stage 1. Any proposal presented to the Council at the pre-application stage should therefore be informed by a basic ecological knowledge of the site.

Sources of initial survey and assessment data

4.13 **SEWBReC:** Screening to determine the presence of protected species and habitats should be carried out on the basis of data provided by the South East Wales Biodiversity Record Centre (SEWBReC)[43]. SEWBReC provides detailed and confidential data to inform surveys carried out by competent ecologists at cost.

4.14 **LDP Constraints and Issues Map:** provides overview of the spatial location of the County's statutory and non-statutory designated sites. LDP appendix 7: lists all protected sites.

4.15 **Connectivity Mapping –** See Swansea Ecological Connectivity Assessment[44].

4.16 **Appendix 1:** provides a list of sites, habitats and species in the County in relation to the policy context; and a Survey checklist of species and habitats most likely to be affected by specific types of development, surveys required and the appropriate survey seasons.

4.17 The LPA will co-ordinate appropriate engagement of the Council's planning ecologist on biodiversity issues at the pre-application stage. There are considerable benefits in seeking professional ecological advice before making an application:

- *It gives you the opportunity to understand how policies and guidance will be applied to your proposed development,*
- *It can identify at an early stage where there is need biodiversity surveys and assessments, It will ensure that project timescales have appropriate regard to the **seasonal nature** of the ecological surveying and avoid lengthy delays[45].*
- *Where there is a need for specialist input, (ecologists, landscape architects, sustainable drainage engineers)*
- *It can avoid potential breaches of environmental protection legislation.*

[43] www.sewbrec.org.uk

[44] www.swansea.gov.uk

[45] See Appendix 1 re guidance on Survey Seasons

- *It may lead to a reduction in time spent by your professional advisors in working up proposals, identifying issues to be addressed and opportunities to be explored for biodiversity protection and enhancement to be integrated into wider green infrastructure designs at the earliest possible stages, before an application is submitted.*
- *It may indicate that a proposal is completely unacceptable, saving you the cost of pursuing a formal application*
- *Provides opportunities to identify shared solutions for SuDS and biodiversity*
- *It will ensure that you provide all the necessary information and drawings to enable the application to be registered and validated.*
- *It will ensure that all ecological surveys required in support of a planning application are valid at the time of submission.* ***Ecological Surveys are generally considered to be valid for a period of 2 years*** *after which time, updated surveys will be required.*[46]

4.18 The range of impacts of development on biodiversity and ecosystem resilience will vary in both scale and nature. For example, a development could result in:

- direct loss of habitats or important species on site;
- fragmentation or loss of connectivity between habitats or species populations either on site, or off-site connectivity to the wider ecological network;
- alteration of regimes such as hydrology that an ecosystem is reliant upon.
- air, noise and light pollution
- disturbance from recreation and or predation for pets.

4.19 Understanding the specific issues relating to both the type of development and its location is therefore essential.

4.20 Early engagement with the Council's planning ecologist will identify the need for and potential content of a **Preliminary Ecological Appraisal (PEA)**[47]**.** A PEA of a proposed development should identify any biodiversity features which may be affected by a proposed development, and should identify any further surveys which will need to be undertaken. Applications likely to affect any designated sites or priority habitats or species must include a survey and assessment for the relevant habitats and species. The initial survey and any additional detailed surveys form constituent parts of the PEA, in accordance with guidelines for ecological reports set out in the British Standard 42020 and in

[46] CIEEM Advice Note – On the lifespan of ecological reports and surveys https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf

[47] **CIEEM Guidelines for Ecological Impact Assessment** in the UK and Ireland: Terrestrial, Freshwater and Coastal, (Updated Sept 2019)

Further information CIEEM Technical Guidance Series Guidance for Preliminary Ecological Appraisals (Chartered Institute for Ecology and Environmental Appraisals, 2013)

the CIEEM guidelines. See also Guidance on Councils website re PEA process.[48]

4.21 Appendix 1 of this SPG provides a Survey Checklist. This assists in identifying applications that will need survey work, and details of the information that will need to be considered during the design stage and submitted with the planning application. Applications that involve one or more of the development types listed in column 1 of the Survey Checklist must include the relevant species survey(s) as indicated in the table.

4.22 Applicants should also be aware that additional information may be requested. The Council can direct the applicant to supply any further information which is considered reasonably necessary for the purpose of determining the planning application.

4.23 Applicants required to submit ecological information with their planning application, will need to employ a suitably qualified ecological consultant[49]. The Council supports the best practice approach of sharing ecological information with SEWBReC. This approach improves the quality of information for future applications. Applicants are therefore strongly advised to discuss with their ecological consultant the inclusion into their contracts the clause provided at Figure 4.2 below.

Figure 4.2 – Suggested draft contract clause re Ecological Survey Data

"Applicants or their consultants agree to proactively share with South East Wales Biodiversity Records Centre (SEWBReC) any biological records made during the process of ecological appraisal at the same time as report submission to the LPA (advice on preferred data formats is available via the SEWBReC website

The Council considers all parts of ecological reports submitted to it as part of the planning process which are not specifically marked as sensitive, to be in the public domain. "

4.24 Applicants should also include within survey and assessment specifications identification of the presence of any Invasive Non-native Species *(INNS)* of flora listed in Schedule 9 Part II section 14(2) of the Wildlife and Countryside Act 1981 (as amended).

4.25 In some cases, there may not be a reasonable likelihood for a wildlife feature to be affected by development and survey work will not be needed.

4.26 Impacts on biodiversity can extend beyond site boundaries in unexpected ways, for instance through noise or light pollution, surface water run-off, or predatory behaviour of domestic pets. Relatively small developments can also have larger impacts on the wider landscape, for example, removing a

[48] See Guidance re Survey and Assessment Process www.swansea.gov.uk

[49] See Chapter 6 Glossary for links to CIEEM Guidance

hedgerow or line of trees could break up a bat-foraging or commuting route, negatively affecting a breeding colony some distance from the planning application site.

4.27 A development may also have an adverse impact on biodiversity either during the construction phase or during the operational phase, or both, and the survey work needs to fully consider the possible impacts of both.

4.28 Additional surveys, assessments or licences may be legally required. When undertaking surveys and assessments for a planning application, the applicant should also determine whether the following are required[50]:

a. **Environmental Impact Assessment (EIA)** the proposal would trigger the need for an EIA and if the submission of a 'screening opinion' is necessary;

b. ***Habitat Regulations Assessment (HRA)*** the development proposed would contravene the protection afforded to a European Protected Site (EPS) and whether there is therefore a need to submit a report to inform an HRA under the Habitats Directive[51]. (It is important to note that legislation covering EPS may apply even where an EPS has been detected outside the boundary of the site) and/or;

c. ***NRW Protected Species Licence*** the proposals triggers the need to apply to Natural Resources Wales for the below licences. The consideration and granting of licences is separate from the process of applying for planning permission. However the LPA must take account of the legislation throughout the development management process.

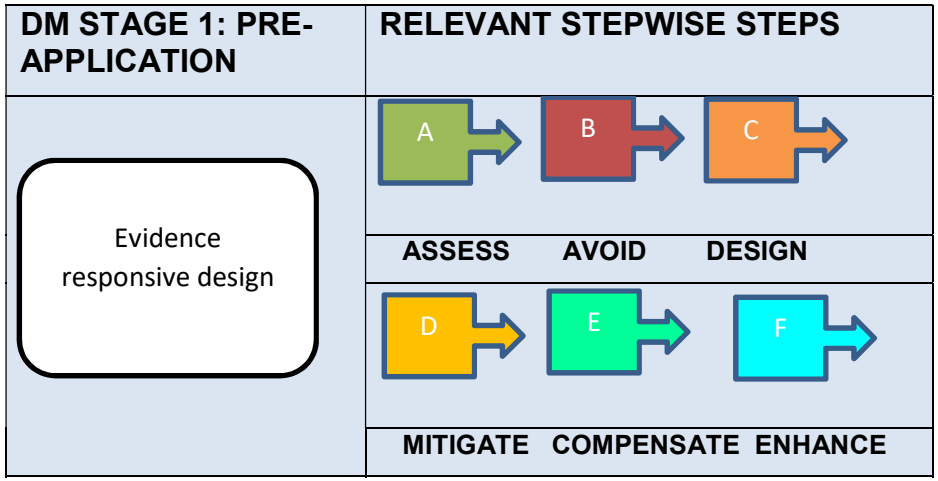
- ***European Protected Species (EPS) Development Licence to disturb*** NRW issues Protected Species licences for any development that would affect a EPS protected under the Conservation of Habitats and Species Regulations 2017;or
- ***UK Protected Species Licence***: NRW issues development licences for species protected under the Wildlife and Countryside Act 1981, for example, Reptiles (all UK species) and Water Voles. NRW is also responsible for issuing licences under the Protection of Badgers Act 1992 where it is necessary to interfere with badger and/or their setts in the course of development.

4.29 Applicants and their consultants are also advised to consider the policy framework for the *Sustainable Management of Natural Resources in Wales* for an indication of potential issues and opportunities. The framework includes:

[50] See Guidance re Survey and Assessment Process www.swansea.gov.uk

[51] See PPW 10 para 6.4.23 which advises on the process relating to proposals for which development works would contravene the protection afforded to EPS,

- *NRW SoNaRR Report,*
- *NRW Area Statements,*
- *Section 7 List of Habitats and Species in Wales (Env Act 2016),*
- *Swansea's Local Biodiversity Action Plan (LBAP)*
- *Nature Recovery Action Plan (NRAP) (under preparation).*



4.30 The pre-application stage is the most appropriate stage to consider how the proposal will address the impacts identified in the PEA and any additional species surveys carried out.

4.31 Specifically, the applicant should seek to establish at the pre-application stage how the proposal will avoid or minimise the occurrence of the fragmentation of ecological connectivity and any avoidable harm or net loss of important habitats or species.

4.32 It is therefore important that the findings of any survey work are taken into careful consideration during the design stage to ensure that biodiversity and ecosystem resilience are fully integrated into the early designs of proposals as part of the wider placemaking approach.

4.33 For major applications, a multi-disciplinary design team should be engaged at the earliest possible stage and include a suitably qualified ecologist. The design team should have a sound understanding of the ecological survey work and produce design solutions which respond to the identified opportunities to secure biodiversity enhancements and integrate ecosystem resilience into the development having regard to the 5 principles of resilience. Best practice principles of placemaking and green infrastructure demand that these issues are no longer retrofitted into the established/standard designs and layouts of development companies, but are a driving influence from an early stage.

'Ecological Constraints and Opportunities Plan' ECOP

4.34 It is strongly recommended that design teams provide an 'Ecological Constraints and Opportunities Plan' (ECOP), as set out in the British Standard. The ECOP is an efficient and effective way to communicate the key issues raised in the detailed technical ecological reports. This can be a simple

traffic light plan which communicates the location of issues and design responses. Where appropriate it can signpost to detailed sections of survey reports. If prepared at an early stage, the ECOP is a useful tool to inform both pre-app discussions and updated designs at subsequent stages of the development design and planning process. It provides a useful way to demonstrate how the design process has taken into account the most valuable natural assets and that developments result in biodiversity net benefit.

4.35 Information from the ECOP may usefully be incorporated into green infrastructure (GI) and SuDS proposals plans to evidence delivery of biodiversity and connectivity as part of GI and GI strategies in accordance with LDP Policies ER2 re Green Infrastructure and RP4 re SUDS.

4.36 The LDP promotes a holistic approach to placemaking, and the creation of places which maintain and enhance biodiversity forms part of the plan's wider placemaking approach (see LDP Policy PS 2 (xiv, xv). The Council will therefore expect proposals to demonstrate how designs:

- *respond to all available evidence relating to identified biodiversity and green infrastructure qualities: and*
- *have evolved in line with the stepwise approach.*

4.37 Where no biodiversity issues have been identified, the Design and Access Statement (DAS) should contain a clear statement of the steps taken to establish biodiversity and ecosystem resilience of the site and an explanation of why no further measures are considered necessary. For example, the applicant should provide evidence of completion of a SEWBREC desktop search by provision of the relevant case reference number or correspondence evidencing consultation with either privately engaged ecologists or the Council's ecologist.

4.38 Where avoidance is not feasible, then the design should aim to mitigate any detrimental effects by minimising them as far as possible. For example, if the development is designed to include an existing pond, a certain amount of mitigation for the developed area would be achieved by ensuring that the pond is physically connected to terrestrial habitat and not isolated by the development.

4.39 Ongoing dialogue with the Council throughout the design process will ensure that modifications to proposals take appropriate account of biodiversity information as it emerges throughout the development process.

Other recommended Pre-application discussions

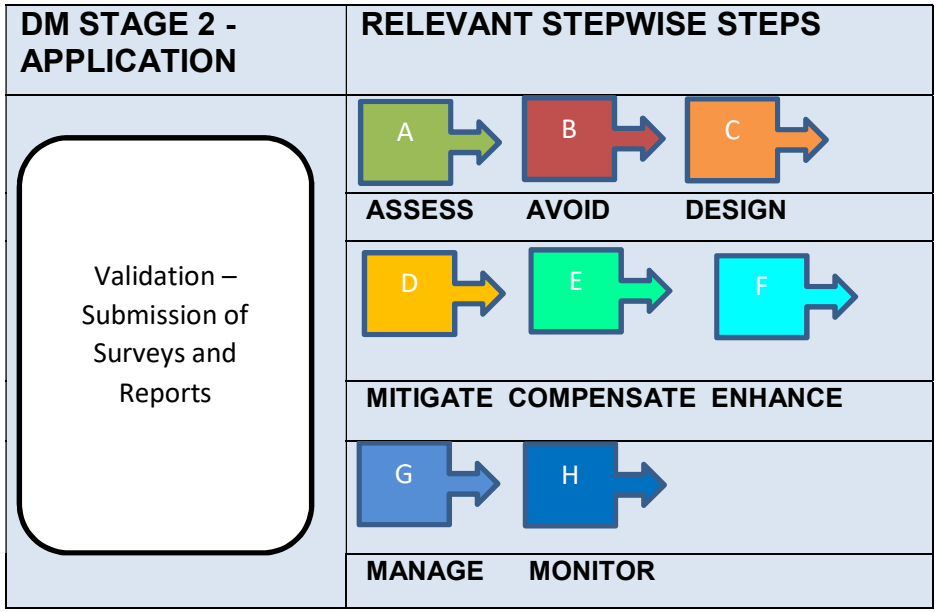
4.40 Pre-application discussion with statutory consultees such as NRW is also recommended, together with non-statutory consultees, where appropriate.

4.41 **NRW:** have an environmental regulatory function and information on the NRW website provides details of consents, licences and permissions which applicants may need to obtain[52].

4.42 **SAB Pre-Application:** Where a pre-application submission is made under the SAB process, it is advisable to carry this out in parallel with the planning pre-app process in order that all opportunities for achieving biodiverse SuDS solutions can be fully explored. Applicants should seek to establish separately that the biodiversity requirements of both the SuDS legislation and Planning Legislation are satisfied. Approval of biodiversity measures under one regime, should not be assumed to imply that these measures are satisfactory under the other. It is also important to establish that measures, for example approved through the planning process, do not conflict with the requirements of the SAB process and vice versa.

Above - Pond and grassland habitat mosaic. Below SuDS pond: Source: https://www.susdrain.org/case-studies

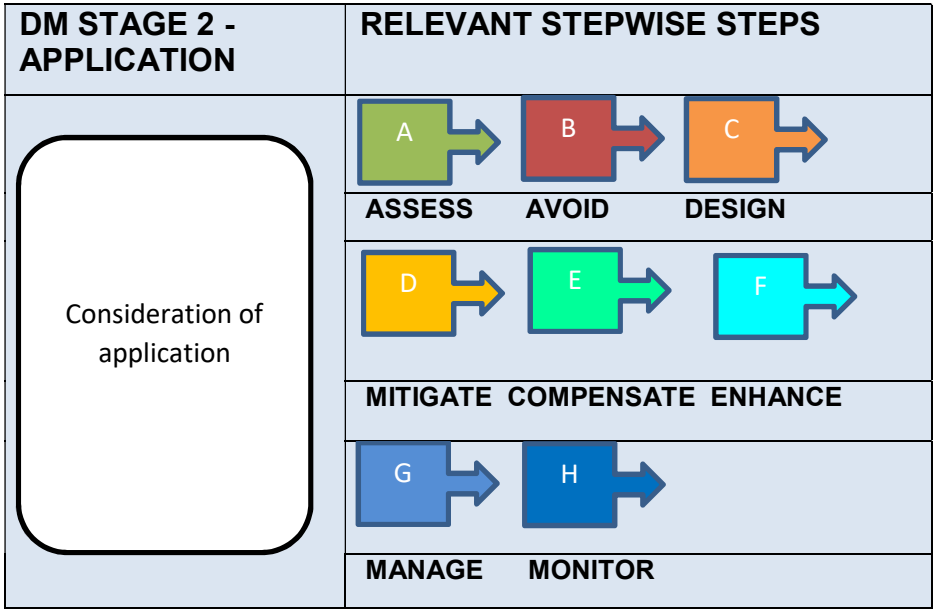
[52] https://naturalresourceswales.gov.uk/permits-and-permissions/



4.43 By the time a planning application is ready for submission the ecological features present on the site should have been fully considered and the stages of the Stepwise approach carefully followed. Any identified impacts should have been avoided, minimised or mitigated in the design of the proposal presented and fully justified in the application.

4.44 Any relevant ecological survey or assessments required should be submitted along with the application. The ecologist employed by the applicant or their agent should always work to the relevant recognised survey and mitigation guidelines and industry standards, and should give an evidence-based justification for any deviation from these guidelines.[53]

4.45 Where applications are submitted without ecological information, they may be validated but cannot be determined until any necessary ecological reports have been submitted to, and approved by, the Local Planning Authority (LPA). Where surveys and reports are submitted which recommend further survey work is carried out, and this is not submitted to the LPA, the LPA may refuse the application.



[53] See Appendix 1 and Appendix 6 re guidance on Surveys and Assessments

4.46 The Ecological report submitted to support an application will be assessed to ensure that it:

- **Is up to date** – *see CIEEM advice note re valid timeframes for survey reports*[54] *Ecological Surveys submitted in support of planning applications are generally considered to be* ***valid for a period of 2 years****, after which time, updated surveys are likely to be required.*
- **Is clear enough to allow the Council:**
  - to assess the biodiversity and ecosystem resilience of the proposed development before making a planning decision.
  - to understand the particular avoidance, mitigation and compensation measures proposed as part of the development scheme.
- **Provides full and clear justification of the implementation of the stepwise approach**, and specifically that any compensation proposed is residual, having first fully considered avoidance, minimisation and mitigation of identified negative effects.
- **Describes how the proposed biodiversity enhancements will achieve ecosystem resilience** in accordance with the 5 attributes of resilience (See DECCA Fig 1.3).

4.47 To ensure decisions are based upon adequate information in accordance with BS42020 the Council will consider the information submitted against the Ecological Impact Assessment (EcIA) checklist[55]. The checklist signposts to all relevant CIEEM and NRW guidance relating to carrying out surveys.

4.48 The Council will also assess the application and supporting information submitted to establish:

- compliance with the relevant legislation and policy with reference to this *SPG*.
- the current ecosystem resilience of the site which PPW requires must be maintained and enhanced post development[56]
- the appropriateness of mitigation and compensation measures proposed.
- the appropriateness of enhancement measures proposed. Effective use of the pre-application process should have established by this stage what enhancement measures will be required.
- the integration of biodiversity measures as part of good placemaking and the provision of quality GI.

[54] CIEEM Advice Note – On the lifespan of ecological reports and surveys https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf

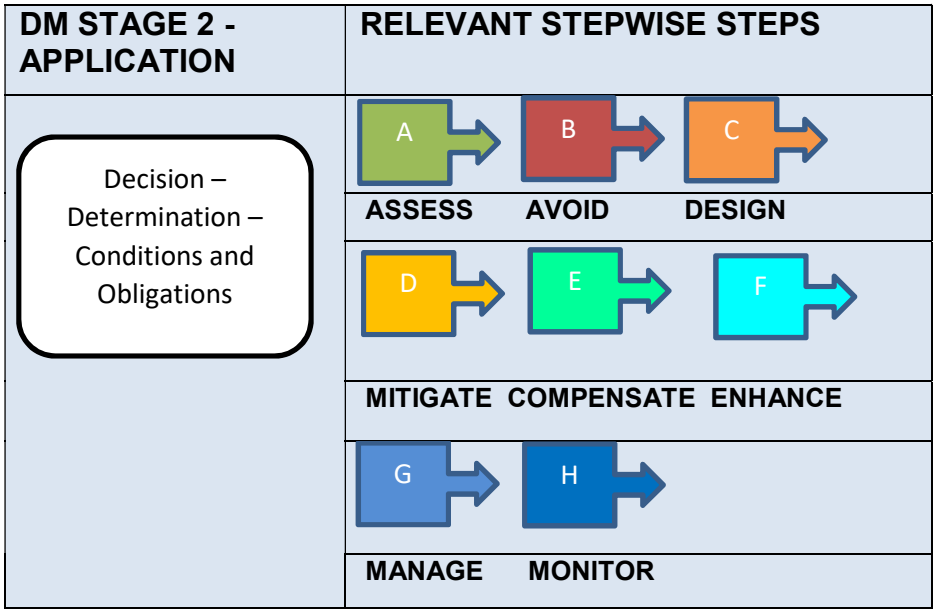
[55] https://cieem.net/resource/ecological-impact-assessment-ecia-checklist/

[56] PPW paras 6.4.9 and 6.420 4d

- the need for *Planning Obligations* to secure biodiversity measures and interventions (further detail below).
- the need to attach conditions to a consent in order to make the development acceptable. These might include for example, restrictions on certain operations at particular times of year, good practice during construction, or appropriate future management and maintenance.
- The need to attach informatives to a consent[57].

Sustainable Drainage Systems Approval

4.49 The details of any parallel SAB approval will be taken into account. It should be noted that compliance with all requirements of a SAB approval does not necessarily indicate that the development will provide all biodiversity measures required to make the development acceptable in planning terms. The converse is also the case, granting of planning permission does not imply that the biodiversity measures required in the planning consent will meet the SAB requirements.



4.50 As stated above in Chapter 3, any biodiversity measures agreed should be incorporated into the design of the development at the earliest stage and shown on all plans submitted for approval. Consent will be conditional upon approval in accordance with approved plans. Delivery of enhancements will not be secured through separate conditions on the consent as this is not compliant with the relevant CIL regulations.

4.51 Welsh Government have clarified that where biodiversity enhancement is not proposed as part of

[57] Standard list of informatives www.swansea.gov.uk/planning

an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission[58]. **The Council considers that the lack of ecological evidence of a negative effect on biodiversity or ecosystem resilience which is directly related to the development to be a significant material consideration in this respect.**

4.52 Where the Council concludes that it is reasonable, proportionate, or feasible to require mitigation, compensation, or enhancement measures, and this cannot be integrated into the design of the development or created on site, it may still seek to secure these measures **off-site** (this is generally more likely to occur on major sites).

4.53 **Enhancement:** In accordance with PPW (6.4.5), and the S6 duty, the Council will seek to ensure that development provides a net benefit for biodiversity. The Council will therefore explore with the applicant what opportunities exist within or outside the development to provide enhancements to biodiversity and ecosystem resilience, having regard to the SMNR framework and any up to date ecological surveys submitted with the application. Enhancements may be expressed through advisories or informatives attached to a consent which provide guidance on potential steps that can be taken to increase local biodiversity and ecosystem resilience and contribute to the Council's wider strategic aspirations to green the County and make positive steps to mitigate for and adapt to climate change. This will particularly be the case in smaller scale developments and is in line with the wider principle that all developments at all scales will present opportunities to reverse biodiversity loss and mitigate against the impacts of climate change. Though such interventions may be minor, they will have a significant cumulative effect.

S106 Agreements and Conditions

4.54 The Council may recommend approval subject to section 106 Agreement/planning obligations. Planning Obligations are legally binding agreements between the developer and the Planning Authority or a unilateral agreement by the developer enforced by the Planning authority under S106 of the Planning Act 1990, which involve a commitment to address the impacts of a development that will make it acceptable in planning terms, where otherwise it might be refused. Such obligations will normally be required where off-site compensation provisions are necessary or financial contributions are needed to ensure that there are no detrimental impacts on biodiversity.

4.55 Swansea Council does not condition protected species surveys and would not consider doing so for any scheduled development works. In accordance with the stepwise approach, survey work should be undertaken at the earliest possible stage in order that

[58] Biodiversity enhancements: guidance for heads of planning
https://gov.wales/biodiversity-enhancements-guidance-heads-planning

measures to maintain and enhance biodiversity are integrated into the design of the development.

4.56 Where an invasive non-native species *(INNS)* of flora listed in Schedule 9 Part II section 14(2) of the Wildlife and Countryside Act 1981 (as amended) is present on a planning application site, (e.g. Japanese Knotweed) an invasive non-native species *INNS* (flora) condition will be placed upon that application.

4.57 See also Appendix 4 for further guidance on s106 Agreements and Conditions.

DM STAGE 2 - APPLICATION	RELEVANT STEPWISE STEPS
Management and monitoring during construction and aftercare	G H MANAGE MONITOR

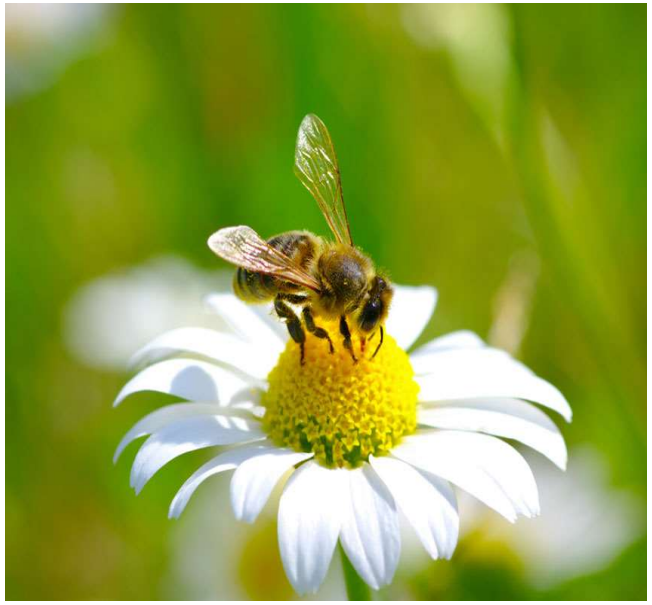
4.58 By this stage, the planning consent and associated conditions will have established the management and monitoring measures required following consent, before during and after construction. The preparation and implementation of the appropriate management and monitoring plan will usually be agreed as part of the plans required to be submitted to grant consent. However, in some cases, it may be appropriate to condition the preparation and implementation of a management and monitoring plan after consent.

4.59 The plan will detail management objectives for habitats and species present, both retained and created, and will include details for ongoing management and monitoring prescriptions as required. The plan will often include an 'Ecological Constraints and Parameters Plan' (ECOPP) which will demonstrate that appropriate ecological features are integrated into the development. Applicants should note that larger developments, particularly those subject to an Environmental Impact Assessment, will require a *CEMP*. 'Construction Industry Research and Information Association' set out guidance for

methods and measures of working a development site where biodiversity is present, including suggested contents for 'Construction Environmental Management Plans' and 'Risk Assessments', details on setting out no-go zones, protective fencing and other practical measures.[59]

4.60 Monitoring is intended to both check compliance with conditions or planning obligations and to establish whether the measures undertaken are effective and are successfully delivering the intended outcomes. The Council will either request a monitoring fee as part of a s106 Agreement and monitor in-house, or include within planning conditions a requirement for the applicant to cover the cost for ongoing monitoring.

4.61 During construction, the management of the site should follow appropriate guidelines for protection of habitats and species60, including trees and ecological features to be retained on site which will form part of the overall management and monitoring plan. Where appropriate, protection will be in the form of development licences granted by NRW.



[59] https://www.ciria.org/CIRIA/Topics/environmental_management

[60] See Chapter 6

5. Glossary of Terms

Adaptive Environmental Management Plan	An AEMP sets out the management strategy where an adaptive environmental management approach is considered to be appropriate. The aim of adaptive management must be to avoid unacceptable effects. It is a systematic and iterative approach of "learning by doing and adapting as you learn". Adaptive management should only be used to allow projects to proceed where there is still uncertainty despite having completed a robust environmental assessment, or where the environmental baseline is likely to change.
Biodiversity	The whole range of living things and systems on this earth, it includes animals, plants, microbes and their genetic variations and underpins the health and resilience of all of our ecosystems. In turn, these ecosystems support all life on Earth. This means that taking positive action for biodiversity and ecosystem resilience in Swansea will enhance the natural resources the public utilise such as clean water, air and food production including pollination services. The natural environment is also a vital resource to enhance mental and physical health and well-being.
Biodiverse	Having a high level of biodiversity.
Conserve	Has the same meaning as maintain, to protect from harm or destruction.
Construction Environmental Management Plan (CEMP)	Provides details and specifications for practical measures intended to avoid or minimise adverse effects on biodiversity during the construction process. Normally such reports are prepared in support of a planning application where the LPA requires management as a formal requirement e.g. for biodiversity mitigation, compensation or enhancement purposes. The CEMP may form a part of the information originally submitted with the application (e.g. as part of the EcIA) or its provision and delivery may be secured through planning conditions or obligations. Preparation of the CEMP should, where appropriate, follow the general guidance set out in Section below. The appropriate content of such a report is set out in BS42020 clause 10.2.

Compensation	Offsetting unavoidable harm caused by development.
Ecology	The interrelationship between organisms and between organisms and their environment.
Ecological feature	An element of the environment that is of biodiversity value, including sites designated for their nature conservation importance; priority habitats; priority species; habitats that provide corridors or stepping-stones across the landscape and urban area; and the wider landscape.
Ecosystem	A community made up of living organisms and non-living components such as air, water, and mineral soil.
Ecosystem Resilience	The ability of ecosystems to cope with pressures, disturbances and change – either by resisting them, recovering from them or adapting to them. Achieving *ecosystem resilience* is about working at larger scales, promoting functional connections between natural places, ensuring they have high natural diversity, are in good condition and increasing their extent. Biodiversity is an essential underpinning element of all resilient ecosystems. All functioning and resilient ecosystems have a characteristic healthy and often rich biodiversity.
Ecosystem Services	The multitude of resources and processes that are provided by natural ecosystems and utilised by humans. These include clean air and water provision, flood control, carbon sequestration, food production including pollination services and recreational and cultural benefits such as enhancing mental and physical health and well-being.
Ecosystems approach	The ecosystem approach provides a framework for the integrated management of land, water and living resources that promotes conservation and sustainable land use in an equitable way. **National Legislation requires that the ecosystem approach must be applied to the consideration of all new development.** The Environment (Wales) Act 2016, together with the Well-being of Future Generations Act 2015, ensures that the Ecosystem Approach (advocated in international policy) is given a statutory basis in Wales. The ecosystem approach must therefore be applied to the consideration of all new

	development. The approach integrates the management of land, water, air and living resources and aims to reach a balance between the maintaining and enhancing biodiversity, sustainable use and the equitable utilisation of ecosystem services. Under S6 of the Environment (Wales) Act 2016, the Council has a duty to seek to maintain and enhance biodiversity and in so doing promote the resilience of ecosystems. This is often referred to as the S6 Duty.
Ecological Monitoring Plan	(Effectiveness or Early Warning Monitoring) (As distinct from a monitoring report – see above) Provides detailed and structured proposals for the preparation of a monitoring strategy, in advance of the commencement of development, which will be used to establish whether proposed mitigation, compensation and enhancement measures have been effective over a specified period. The strategy may also be used to provide early warning of when contingencies and/or remedial measures will be 'triggered' in the event that ecological objectives are not being achieved. Implementation of the strategy over
	time will be informed by periodic 'Ecological Monitoring Reports' (see above under 'Survey and Research Reports'). The strategy may form a part of the information originally submitted with the application (e.g. as part of the EcIA) or its provision and implementation may be secured through planning conditions or obligations. Preparation of the strategy should, where appropriate, follow the general guidance set out in Section 5 below. The appropriate content of such a report is set out in BS42020 clause 11.2.3.4
Ecological Monitoring Report	(As distinct from a monitoring plan – see below) Provides the results of post-construction monitoring for a development project as a 'snap shot' at a particular period in time, as required by a planning condition/obligation or by a protected species licence. The report will include a description of the methods used as well as the detailed results of the survey, and

	interpretation/ assessment of the results. Preparation of the monitoring report should, where appropriate, follow the guidance on report structure set out in Section 5 below. The appropriate content of such a report is set out in BS42020 clause 11.2.3.4. A monitoring 'report' is distinct from an ecological monitoring 'plan'. The former provides only the methods and results of monitoring, along with their interpretation (often collected at prescribed periods after the completion of works). Whereas, the full strategy provides an agreed set of aims and objectives for monitoring and comprehensive details about how monitoring will be undertaken and reviewed (see 'Ecological Monitoring Strategy' below under 'Other Common Types of Ecological Report').
Enhancement	Improved management of ecological features or provision of new ecological features, resulting in a net benefit to biodiversity, which is unrelated to a negative impact or is "over and above" that required to mitigate/compensate for an impact. (CIEEM 2018)
Green Infrastructure	The network of multi-functional green space, encompassing both land and water (blue space). The Green Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green Infrastructure network delivers a wide range of Ecosystem Services including environmental and quality of life benefits for local communities.
Habitat	The place where an organism or a community of organisms live, including all living and non-living factors or conditions of the surrounding environment.
Invasive Non-Native Species	Any non-native animal or plant that has the ability to spread causing damage to the environment, the economy, health and the way people live. A list of INNS is provided in schedule 9 of the Wildlife and Countryside Act 1981.
"important" species or habitats/biodiversity	Where the stepwise approach refers to "important" species or habitats this means that the Council will follow a process to reach a judgement about the biodiversity present on the site, having regard to legal protections, statutory and non-statutory

	designations and all the other relevant considerations to determine ecological value (see figure 3.1 below).
Landscape and Ecological Management Plan (LEMP)	Provides details and specifications for the management of habitats and other features of biodiversity interest. Normally such reports are prepared in support of a planning application where the LPA requires management as a formal requirement e.g. for biodiversity mitigation, compensation or enhancement purposes. The LEMP may form a part of the information originally submitted with the application (e.g. as part of the EcIA) or its provision and delivery may be secured through planning conditions or obligations. Preparation of the LEMP should, where appropriate, follow the general guidance set out in Section 5 below. The appropriate content of such a report is set out in BS42020 clause 11.1
Maintain	No net biodiversity loss.
Mitigation	Action taken which minimises potential impacts on any wildlife features.

Natura 2000 site	A network of protected areas covering Europe's most valuable and threatened species and habitats. It is the largest coordinated network of protected areas in the world, extending across all 28 EU countries, both on land and at sea. The sites within Natura 2000 are designated under the Birds and the Habitats Directives and Ramsar Convention
Natural heritage	In the context of this SPG, natural heritage refers to biodiversity, natural beauty and amenity. It embraces the relationships between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration. It includes statutorily designated sites, urban areas, the countryside, the coast and open water features.
SMNR	Management of land, water, soil, plants and animals, with a particular focus on providing nature based solutions which deliver improved quality of life for both present and future generations by maintaining biodiversity value and ecological resilience (stewardship).

Placemaking	Is both a process and a tool to collectively design and manage the public realm to create quality places that people want to live and work in, that are appealing, accessible, safe and support social interaction and amenities.
Priority habitats and species	Those included in the list of habitat and species identified under section 7 of the Environment (Wales) Act 2016
The Council	Swansea Council
Suitably qualified ecological consultant	This guidance is unable to make individual recommendations on ecological consultants. The **Chartered Institute of Ecology and Environmental Management (CIEEM,** www.cieem.net**)** is one of the main bodies in the UK to promote good practice and professionalism in ecology and membership of this organisation is a good indication that the person is suitably qualified to carry out ecological surveys to a high standard of competence. The website has a directory of members that can be searched by region and specialism and also provides Guidelines for Ecological Report Writing https://cieem.net/i-need/finding-an-eem/
	CIEEM (2017) *Guidelines for Ecological Report Writing*. https://cieem.net/resource/guidelines-for-ecological-report-writing/ CIEEM (2018) *Guidelines for Ecological Impact Assessment. Updated 2019* https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/
Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.

6. Appendices

See Development and Biodiversity SPG Appendices at www.swansea.gov.uk/spg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BIODIVERSITY AND DEVELOPMENT SPG

Consultation Draft July 2020

Chapter 6
APPENDICES

Contents

Appendix 1: Protected Sites, Habitats And Species In Swansea

A.1.1 This Appendix supports Step A: of the Stepwise Process which requires that the Applicant gains a good /sound understanding of the ecological constraints and opportunities of a site at the earliest stage in the application process. A Development Checklist provides applicants with guidance on the type and timing of habitat and species of surveys and ecological assessments that are likely to be required to be submitted in support of a planning application. (See Figures A1.1, A1.2 and A1.3) Guidance is also provided on the implications of development on areas supporting priority species, and /or habitats and on protected sites in the context of the relevant framework of environmental legislation and policy. (See Figures A1.4, A1.5, A1.6, A1.7)

A.1.2 All information is correct at the time of publication. Further legislation and policy will be produced in response to increased understanding of the natural environment and changing circumstances, not least Britain's departure from the European Union. It is therefore intended that the Head of Planning and City Regeneration, or an appropriate delegated officer, will been authorised (add relevant minute reference) to make factual updates to the legislation and policy information outlined in this SPG. It is the responsibility of the developer to ensure that their proposals meet current legislative and policy requirements.

Figure A1.1: Checklist for Protected/Priority Species Surveys likely to be required for terrestrial development sites

Development Types	Type of Species Survey likely to be Required	Checklist
1. Conversion, modification, demolition or removal of buildings –		
1.a agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams*	Barn owls Bats Breeding Birds	❑ ❑ ❑
1.b buildings and structures with weather boarding and/or hanging tiles; or	Bats	❑
1.c pre-1960 detached buildings and structures that are within **200m** of woodland and/or water 1.d pre-1914 buildings and structures – that are within **400m** of woodland and/or water*	Amphibians Barn owls Great crested newts Nesting birds Otters	❑ ❑ ❑ ❑ ❑ ❑
1.e pre-1914 buildings and structures with gable ends or slate roofs, regardless of location	Bats Nesting birds	❑ ❑
2. Development affecting built structures:		
2.a. tunnels, mines, kilns, ice-houses, military fortifications, air raid shelters, cellars and similar underground ducts and structures	Bats	❑
2.b. bridge structures, aqueducts and viaducts (especially over water and wet ground)	Bats Breeding birds Otters Water voles	❑ ❑ ❑ ❑

3.	**Illumination/floodlighting of:**		
3.a	churches and listed buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water	Bats Badgers Barn owls Breeding birds Otters	❑ ❑ ❑ ❑ ❑
3.b.	agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams	Bats Barn owls Breeding birds	❑ ❑ ❑
3.c.	rivers, streams, canals, lakes, ponds or other aquatic habitats (water bodies)	Amphibians Bats Breeding birds Otters Water voles	❑ ❑ ❑ ❑ ❑
3.d.	areas of scrub or woodland	Barn owls Bats Breeding birds Dormouse Otters	❑ ❑ ❑ ❑ ❑

4.	**Felling, removal or lopping of:**	
4.a. 4.b	woodland hedgerows and/or lines of trees with connectivity to woodland or water bodies	Bats ❑ Badgers ❑ Dormouse ❑ Otters ❑ Plants ❑ Breeding Birds ❑
4.c. 4.d.	old and veteran trees that are older than 100 years mature trees with obvious holes, cracks or cavities (and also large dead trees)	Bats ❑ Barn owls ❑ Breeding birds ❑ Plants ❑ Invertebrates ❑
4.e.	removal of mature/semi-mature trees on river banks	Bats ❑ Breeding birds ❑ Otters ❑
5.	**Proposals affecting ponds with respect to:**	
5.a. 5.b.	applications within 500m of a pond marked on an OS map applications which directly impact on any pond	Great crested newts ❑ Amphibians ❑ Invertebrates ❑ Water voles ❑ Otters ❑
6.	**Proposals affecting water bodies:**	
6.a.	in or within 200m of rivers, streams, canals, lakes, reedbeds or other aquatic habitats (water bodies)	Bats ❑ Otters ❑ Great crested newts ❑ Amphibians ❑ Breeding Birds ❑ Plants ❑ Reptiles ❑ Water Voles ❑

7. Proposals located in or immediately adjacent to:		
7.a. quarries 7.b. natural cliff faces and rock outcrops with crevices or caves (see also specific guidance on marine/coastal developments).	Bats Breeding birds	❑ ❑
7.c. derelict land (brown field sites), allotments and railway land 7.d arable or pasture land 7.e apparently unmanaged habitats (e.g. scrub, rank grassland)	Bats Badgers Breeding Birds Brown hare Plants Reptiles	❑ ❑ ❑ ❑ ❑ ❑
8. Renewable Energy[1]		
8.a. Multiple wind turbines 8.b. Single wind turbines https://www.gov.uk/guidance/wild-birds-surveys-and-monitoring-for-onshore-wind-farms 8.c. Solar arrays	Bats Breeding birds Nesting birds Vantage point bird surveys	❑ ❑ ❑ ❑ ❑
8. Householder Development		
See also Householder Design Guide SPG www.swansea.gov.uk/ldp/spg	Bats, Barn owls, Breeding birds Great crested newts	❑ ❑ ❑ ❑

[1] for offshore energy see effects of marine development in Swansea Marine Planning Guide on Council's website www.swansea.gov.uk

Figure A1.2 Ecological Survey Seasons – Terrestrial Species

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Badgers												
Bats (Hibernation Roosts)												
Bats (Summer Roosts)												
Bats (Foraging/Commuting)												
Birds (Breeding)												
Birds (Over-Wintering)												
Dormice												
Great Crested-Newts Terrestrial												
Great Crested Newts Aquatic												
Other amphibians												
Invertebrates												
Otters												
Reptiles												
Water Voles												
Habitats/Vegetation												

KEY: Optimal Survey Time **Sub Optimal**

Figure A1.3 Section 7 Species and Habitats likely to be found in Swansea's Marine/Coastal/Estuarine locations

TYPE OF CONSENT	S7/ EPS SPECIES				S7 HABITATS	
Marine/Estuarine: Marine works where the LPA jurisdiction extends into main rivers and estuaries						
Planning Permission may be required	Allis and twaite shad European eel Otter River and sea lamprey Sea trout	☐ ☐ ☐ ☐ ☐			Blue mussel beds Coastal saltmarsh Intertidal mudflats Seagrass beds Sheltered muddy gravels	☐ ☐ ☐ ☐ ☐
Coastal: Works below Mean High Water Springs (MHWS)						
Marine Licence	*Overwintering birds such as* Eurasian curlew Ringed plover Sanderling *and other species such as* Bar-tailed godwit Black-headed gull Chough Herring gull	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	*Coastal plant species including:* Sea stock Small flowered catchfly Prickly saltwort Shore dock Burnt orchid Fen orchid Basil thyme Juniper	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Coastal saltmarsh Coastal vegetated sand dunes Coastal vegetated shingle Maritime cliff and slopes	☐ ☐ ☐
Intertidal: Developments taking place in the intertidal zone or across the land/sea boundary, for example a slipway						
Planning permission Marine Licence	Native oyster Sand eel	☐ ☐			Blue mussel beds Intertidal boulder communities Intertidal mudflats Peat and clay exposures Sabellaria alveolata reefs *(honeycomb worm reefs)*	☐ ☐ ☐ ☐
Above MLWM: Works to infrastructure up to the boundary jurisdiction of the local planning authority (LPA) (generally above the Mean Low Water Mark (MLWM)) will need Planning permission						

Figure A1.4: Protection of Species In Swansea - Legal and Policy Framework

	LDP Policy	Feature	Legislation and Policy	Examples in Swansea	Implications for Development / Legal Requirements
Species of International Importance	**Policy ER 8**	European Protected Species (EPS)	**Species list on Schedule 2** (fauna) and **Schedule 4 (flora)** of the Conservation of Habitats and Species Regulations 2017 (as amended) (The Habitat Regulations)	**Bats (all species), Dormouse European otter Great crested newt. Harbour porpoise Shore dock Fen orchid**	**Schedule 2 and 4 EPS are protected from:** intentional or reckless killing, injury, disturbance or capture, as are their breeding and resting places. The Council as the Local Planning Authority has a duty to have regard to the *EC Habitats Directive and Wild Birds Directive* as part of the planning process.
		Wild Birds of international importance *Habitats Directive Annex 2* *Birds Directives Annex 1 - Species*	The Conservation of Habitats and Species Regulations 2017 (as amended) (The Habitat Regulations)	**See SAC and SPA Sites in Table A1.6 below.**	Protected through the designation of SAC/SPA sites OR a site of sufficient diversity and area of habitat for wild birds. As a competent authority, the LPA have a duty to undertake a HRA.

	LDP Policy	Feature	Legislation and Policy	Examples in Swansea	Implications for Development / Legal Requirements
***Species of National or Local Importance* (continued)**	**Policy ER 8**	Badger	Protection of Badgers Act (1992)	**Badgers**	**This Act protects badgers and their setts, and makes it illegal to:** • *Wilfully capture, injure or kill a wild badger* • *Be in possession of a live or dead badger* • *Destroy or obstruct access to an active badger sett* **NRW Licence may be required to:** close or to interfere with a Badger sett; cause disturbance to Badgers. Badger setts are protected from intentional or reckless interference.
		Wild Mammals	Wild Mammals (Protection) Act 1996	**Hedgehog** **Badger**	This Act **makes it an offence to inflict unnecessary suffering on wild mammals. The Act** provides an animal welfare protection to all wild species of mammals.
		All Wild Birds	Wildlife and Countryside Act (1981) (as amended) Schedule 1	**All wild birds**	**All wild birds, their nests and their eggs are protected under the Act. It is an offence intentionally to:** • Kill, injure or take any wild bird, • Take, damage or destroy the nest of a Golden Eagle, White-tailed Eagle or Osprey (even if disused), • Take, damage or destroy the nest of any wild bird whilst it is in use or being built, • Take, damage or destroy an egg or any wild bird, Or to possess any live or dead wild bird or the egg of any wild bird, or any derivative
		Schedule 1: Birds	Wildlife and Countryside Act (1981) (as amended) Schedule 1	**Barn Owl** **Peregrine Falcon** **Red Kite** **Chough** **Kingfisher** **Bittern** **Common scoter**	**Many rare birds are listed on Schedule 1, which makes it an offence intentionally or recklessly to:** • *Disturb a Schedule 1 bird while it is building a nest or is in, on or near a nest containing eggs or young; or* • *Disturb dependent young of such a bird*

	LDP Policy	Feature	Legislation and Policy	Examples in Swansea	Implications for Development / Legal Requirements
***Species of National or Local Importance* (continued)**	**Policy ER 8**	Schedule 5 Protected Animals (not including Birds)	Wildlife and Countryside Act (1981) (as amended) Schedule 5	**Water vole** **Marsh fritillary** **Small blue butterfly** **Fen raft spider** **Slow worm** **Grass snake** **Adder** **Common toad** **Smooth newt** **Allis and Twaite shad.**	Species have different levels of protection, including protected from intentional killing, injury or taking, or destruction; protected from harm at all times; or whilst nesting. Species should be protected and enhanced.
		Schedule 8: Protected Plants	Wildlife and Countryside Act (1981) (as amended) Schedule 8	**Sea stock** **Small-flowered catchfly** **Native bluebell** **Deptford pink** **Pennyroyal** **Dune gentian**	**Species have varying levels of protection.** **Plants which are protected:** Schedule 8 lists plant species that are protected under Section 13. Section 13 protects plants from picking and sale of plants or parts of plants listed in Schedule 8. • intentional picking, uprooting or destruction (Section 13 1a) • selling, offering for sale, possessing or transporting for the purpose of sale (live or dead, part or derivative) (Section 13 2a); • advertising (any of these) for buying or selling (Section 13 2b)
		Section 7: Species of principal importance	Environment (Wales) Act 2016	**See S7 list.**	Material planning consideration Link to Section 7 Priority species (pdf) See Council Website for List of S7 Species in Swansea.
		Invasive Non-Native Species	Wildlife and Countryside Act 1981, NERC Act 2006 CROW Act 2000.	**Himalayan balsam** **Japanese knotweed** **Cotoneaster**	Material planning consideration

Figure A1.5: PROTECTED SITES in Swansea - Environmental Legislation and Policy Framework

	LDP Policy	Feature	Sites in Swansea	Legislation and Policy	Implications for Development / Legal Requirements
Protected Sites of INTERNATIONAL Importance	***Policy ER 4*** ***Policy ER 8*** ***Constraints & Issues Map*** ***LDP Appendix 7***	IUCN Category V Protected Landscape	♣ Gower Area of Outstanding Natural Beauty (AONB)	Countryside and Rights of Way Act 2000	Development must have regard to the purpose of the designation to conserve and enhance the natural beauty of the area. (See LDP Policy ER 4)
		Ramsar 'Wetland of International Importance'	♣ Burry Inlet[1 2] ♣ Crymlyn Bog [1 2]	United Nations Ramsar Convention (1971) The Conservation of Habitats and Species Regulations 2017 (as amended) (The Habitat Regulations)	Sites are protected against potentially damaging operations. Strong Presumption against damaging development **EIA:** Development may require Environmental Impact Assessment (See **HRA**: For Natura 2000 sites Habitats Regulations Assessment (HRA) to be undertaken prior to determination of planning.[2] See Council website for further guidance on EIA and HRA process.
		Special Protection Area (SPA)	♣ Burry Inlet [1 2] ♣ Carmarthen Bay [1 2]		
		Special Area of Conservation (SAC) ** SAC and SPA are collectively known as 'Natura 2000' sites*	♣ Bristol Channel Approaches (Harbour porpoises) [1 2] ♣ Carmarthen Bay Dunes [1 2] ♣ Carmarthen Bay and Estuary [1 2] ♣ Crymlyn Bog [1 2]		
			♣ Gower Ash Woods [2] ♣ Gower Commons [2] ♣ Limestone Coast of South and West Wales [2]		

Notes

1 **Marine, Coastal and Estuarine Designations**: Typical effects which may arise from development along the foreshore and which may impact upon these designations include (but are not limited to):-

- Direct loss of habitat such as vegetated shingle or saltmarsh
- Visual or noise disturbance to overwintering and migratory birds and marine mammals
- Direct impacts upon overwintering and migratory birds by features such as wind turbines
- Mobilisation of existing ground contaminants by works such as piling etc. which may then leach into the estuary
- Deposition of airborne contaminants arising from traffic and industrial processes

2 Potential HRA effects – see Figure A1.7

	LDP Policy	Feature	Sites in Swansea		Legislation and Policy	Implications for Development / Legal Requirements
Protected Sites of NATIONAL Importance	***Policy ER 8*** ***Constraints & Issues Map*** ***LDP Appendix 7***	Site of Special Scientific Importance (SSSI)	♣ Barlands Common Stream Section (Bishopston SSSI) ♣ Berry Wood ♣ Bishop's Wood ♣ Blackpill ♣ Bracelet Bay ♣ Burry Inlet and Loughor Estuary ♣ Caswell Bay ♣ Cefn Bryn Common ♣ Courthouse Grassland ♣ Crymlyn Bog ♣ Cwm Ivy Marsh and Tor ♣ Fairwood, Pengwern and Welshmoor ♣ Glais Morain ♣ Gower Coast: Rhossili to Port Eynon ♣ Graig Fawr ♣ Great Tor (Three Cliffs Bay) ♣ Horton, Eastern and Western Slade ♣ Ilston Quarry	♣ Langland Bay (Rotherslade) ♣ Minchin Hole ♣ Nicholaston Wood ♣ Nant y Crimp ♣ Oystermouth Old Quarry ♣ Oxwich Bay ♣ Parkmill Woodlands and Llethrid Valley ♣ Pennard Valley ♣ Penllegaer Railway Cutting ♣ Penplas Grassland ♣ Penrice Stables and Underhill Cottage ♣ Pwll Du Head and Bishopston Valley ♣ Rhossili Down ♣ Rose Cottage, Llethrid ♣ Six Pit, Swansea Vale and White Rock ♣ Sluxton Marsh, Whitemoor ♣ Whiteford Burrows, Landimore Marsh and Broughton Bay	Wildlife and Countryside Act (1981) (as amended) by the Countryside and Rights Of Way Act (2000)	Sites are protected against potentially damaging operations. Strong presumption against damaging development. Works may require consent from Natural Resources Wales (NRW)
		National Nature Reserve (NNR) (NB – All NNRs are also SSSI)	♣ Oxwich ♣ Gower Coast ♣ Whiteford ♣ Crymlyn Bog and Pant y Sais		NNR's are declared by NRW under ***National Parks & Access to the Countryside Act (1949)*** OR ***Wildlife and Countryside Act 1981 (As amended)***	NNR's are a material planning consideration Each reserve has a programme of work to manage the site's special features. Some reserves require permits to gain access to them.

/	LDP Policy	Feature	Sites in Swansea	Legislation and Policy	Implications for Development / Legal Requirements
Protected Sites of LOCAL importance	***Policy ER 6*** ***Policy ER 11*** ***Constraints & Issues Map*** ***LDP Appendix 7***	Local Nature Reserve (LNR)	♣ Bishops Wood ♣ Cwm Llwyd Wood ♣ Killay Marsh ♣ Mumbles Hill ♣ Pwll Du Cliffs ♣ Cadle Heath	National Parks and Access to the Countryside Act (1949) OR Wildlife and Countryside Act 1981 (as amended)	Have regard to contribution to ecological connectivity and resilience of ecosystems. Check for presence of priority habitats and species to be given appropriate protection in accordance with Section 7 of the Environment (Wales) Act 2016. Link to Section 7 Priority habitats (pdf) Maintain public access where relevant.
		Site of Importance for Nature Conservation (SINC)	At Numerous locations – See LDP Constraints and Issues Map. Includes all ♣ Ancient woodlands, ♣ Wildlife Trust, RSPB, and Woodland Trust Reserves	Planning Policy Wales (Edition 10) Environment (Wales) Act 2016	Have regard to contribution to ecological connectivity and resilience of ecosystems. Check for presence of priority habitats and species to be given appropriate protection in accordance with Section 7 of the Environment (Wales) Act 2016. Link to Section 7 Priority habitats (pdf)

Figure A1.6 PROTECTION OF HABITATS IN SWANSEA- Legal and Policy Framework

	LDP Policy	Feature	Legislation and Policy Development Implications/Legal/Policy Requirements
Protected Habitats of INTERNATI	Policy ER 8 Constraints & Issues Map LDP Appendix 7LDP:	Habitats of European Importance – 'Annex I Priority Habitats'	**The Conservation of Habitats and Species Regulations 2017 (as amended) (The Habitat Regulations)** • Habitat may be a designatory feature of a Natura 2000 site (see above)
Protected Habitats of NATIONAL Importance	Policy ER 11 Constraints & Issues Map (for Ancient Woodlands) Trees, Hedgerows and Woodlands on Development Sites SPG	Trees	**Tree Preservation Orders (Town and Country Planning Act 1990)** **Town and Country Planning (Trees) Regulations 1999:** Under the provisions of the Act, a number of TPOs have been made to protect specific trees, groups of trees and woodlands across the County. • Contact details for Council's Tree Officer available at https://swansea.gov.uk/treepreservationorders See also https://swansea.gov.uk/treesondevelopmentsites • The purpose of a TPO is to protect trees that make a significant impact on their local surroundings. • Special provisions also apply to trees within Conservation Areas. • In addition to their amenity value trees are an important natural asset and play an essential role in providing a wide range of ecosystem services. (drainage, carbon sequestration, air quality, food provision etc)
		Hedgerows	**HEDGEROW REGULATIONS (1997)** • Certain hedgerows are protected from removal. Outcome of Hedgerows Regulations Screening will advise on necessary protection, maintenance and enhancement of hedgerows. • Hedgerows may require screening for Hedgerow Regulations protection • Hedgerows may also contain species identified for protection, contribute to biodiversity and connectivity and may be part of important green infrastructure and ecological networks.
		Ancient Woodland Plantations on Ancient Woodland Sites (PAWs)	**Planning Policy Wales** Development not normally permitted on these sites.

	LDP Policy	Feature	Legislation and Policy Development Implications/Legal/Policy Requirements
Protected Habitats of NATIONAL/LOCAL Importance	**Policy ER 8** **Constraints & Issues Map**	**UKBAP Priority Habitat** **Section 7: Habitats of Principal Importance for Conservation**	**The Environment (Wales) Act 2016 (Section 7)** • Habitats that must be maintained and enhanced • Mitigation/compensation measures may be required
		LBAP/ Nature Recovery Action Plan Habitats	**Swansea Local Biodiversity Action Plan/Nature Recovery Action Pan** • Habitats of local importance and significance that must be maintained and enhanced
		Invasive Species	**Schedule 9 Part II section 14(2) of the Wildlife and Countryside Act 1981 (as amended)** • Assess the site to identify the presence of any invasive non-native species of flora listed
	Policy ER 9 **Swansea Connectivity Assessment**	**Ecological Networks and Corridors**	**The Environment (Wales) Act 2016 (Section 6)** **Well Being of Future Generations Act - resilient Wales Goal** **Planning Policy Wales (Chapter 6)** • Maintain and enhance ecological networks both within and outside the site

Figure A1.7: Overview of potential HRA considerations re Swansea designations

Site	Reason for designation	Key considerations for Developers include…	
Carmarthen Bay and Estuaries European Marine Site (comprising the Carmarthen Bay and Estuaries SAC, Carmarthen Bay SPA and the Burry Inlet SPA and Ramsar)	**Carmarthen Bay and Burry Inlet SPA:** designated due to their internationally important assemblage of wintering birds. **Carmarthen Bay and Estuaries SAC:** designated due to the estuarine habitat features, *Salicornia*, otters and migratory fish species e.g. sea lamprey and Allis shad. **The Burry Inlet** is also designated a **Ramsar 'Wetland of International Importance'.**	**Water Quality and Quantity:** Applicable to all designated sites. Ensuring that proposals do not adversely impact on water quality and quantity. Developers may be required to undertake some/all of the following assessments: *flood assessment; foul sewerage; land contamination; site waste management.*	❖ **Timing restrictions** may be placed on piling works and other activities which cause noise or disturbance to migratory fish and marine mammals. ❖ **Wintering and migratory bird surveys** may be required and restrictions (e.g. in relation to timing, scale, location of works) may be applied depending on potential impacts. ❖ **Otters**: Any works which may disturb otters may be subject to restricted working hours, and mitigation measures such as installation of artificial otter holts/appropriate planning etc. Survey and assessment requirements may include otter surveys, mitigation proposals and lighting assessments.
Carmarthen Bay Dunes SAC	Designated due to its dune habitat features including, whorl snail, petalwort and fen orchid.		**N/A**
Crymlyn Bog SAC and Ramsar site	**SAC:** designated due to its fen, bog and mire and alluvial forest habitat features, reed and tree species. **Ramsar 'Wetland Of International Importance'.**		❖ **Additional recreation pressure** arising from the new development.
Gower Ash Woods SAC	Designated due to Ash and Mixed woodland habitat features on base-rich soils associated with rocky slopes.		❖ **Air quality deterioration** resulting from the new development.
Gower Commons SAC	Designated due to heath and meadow habitat features, damselfly and marsh fritillary.		❖ **Timing restrictions** may be placed on activities which cause noise or disturbance to the *damselfly species* and *marsh fritillary*. ❖ Safeguarding of *devils bit scabious* habitat.

			❖ Changes to the water table
Limestone Coast of South West Wales SAC	The **Limestone Coast** is designated as a **SAC** due to vegetated sea cliff, fixed dune, heath, grassland, cave and sea case habitat features, greater horseshoe bat, petalwort and gentian. It is also designated a **SPA**, primarily due to the presence of Chough.		❖ **Timing restrictions** may be placed on activities which cause noise or disturbance to the *damselfly* and *marsh fritillary* and *greater horseshoe bat.*
River Tywi SAC	The River Tywi is designated a SAC due to its riparian features migratory fish and otter.		❖ Timing restrictions may be placed on activities which cause noise or disturbance to the *damselfly* and *marsh fritillary*.
River Usk SAC	The **River Usk** is designated a **SAC** due to its riparian habitat features, migratory fish and otter.		❖ **Timing restrictions** may be placed on activities which cause noise or disturbance to the **damselfly** and **marsh fritillary**.
Bristol Channel Approaches SAC	**Identified for the protection of harbour porpoise.** **Key site conservation objective**: to ensure that the integrity of the site is maintained, and that it makes an appropriate contribution to maintaining Favourable Conservation Status (FCS) for harbour porpoise in UK waters. **Site Location:** This site straddles the Bristol Channel from Carmarthen Bay in the north to the northern coasts of Devon and Cornwall in the south. ❖ Map boundary details: https://naturalresources.wales/media/675769/bristol-channel-approaches-sac-map-final.pdf See Conservation objectives and management details: ❖ http://jncc.defra.gov.uk/pdf/BristolChannelApproachesConservationObjectivesAndAdviceOnActivities.pdf in particular - see Table A2.		

Appendix 2: Biodiversity and Major Developments

This appendix relates to the consideration of biodiversity and ecosystem resilience in the types of major and large scale applications set out below.

I Housing (10+ houses or 0.5ha +

II Other built development (1000sqm floorspace or 1ha+

III Minerals development

IV Waste development

V Road or rail facilities

General Principles for all Major Applications

A2.2 The key points to be considered for all major proposals are listed below. Specific recommendations for each type of development are given in the subsequent pages.

A2.3 All major developments should consider the following principles.

- Follow the Stepwise Approach
- Assess the ecosystem resilience of proposals
- Have regard to SMNR framework
- Check whether the HRA process applies
- Check for INNS

A2.4 **Follow the Stepwise Approach**: The Council will consider all developments against the stepwise process. (See Fig A2.2 below and Chapter 3 of Main document). Applicants should be able to demonstrate in their submissions how the stepwise approach has been followed and how biodiversity has been considered as part of every stage of a development proposal Figure A2.1 below explains how the Council will apply the Stepwise Approach in the context of large scale developments. A key factor of this process is the consideration of biodiversity at the pre-application stage. This will also help to prevent delays that may otherwise be caused by the need for additional survey work and redesign.

Figure A2.1. MAJOR DEVELOPMENT AND THE STEPWISE PROCESS

STEP A - IDENTIFY AND ASSESS *Identify and assess existing, or potentially, important habitats, sites and/or species and ecological connectivity corridors*	• Ensure adequate survey data is available/obtained initially. The level of detail required will vary according to the size and nature of the development and the habitats and species concerned. • Some developments require an Environmental Impact Assessment under the Town & Country Planning Regulations 1999. Even permitted development can have a significant impact on conservation interests and may require an E.I.A. • Further advice can be obtained from the organisations listed in Appendix 6.
STEP B - AVOID *Avoid loss of any existing or potentially important habitats or species, or fragmentation of ecological connectivity*	Wherever possible, development should **avoid** detrimental impact on biodiversity, ecological resilience and on any *ecological feature.* • Avoid adverse impacts on designated sites (ER 8) • Avoid negative effects on statutorily protected habitats and species (ER 6) • Site layout and design should retain existing habitats, species and ecological features of benefit to wildlife. As part of this, an ecological landscaping scheme should be provided prior to the planning decision. • It is important to keep features in context rather than as an isolated fragment. Proposals must consider all opportunities to connect to wildlife corridors and link habitats (ER 9) and explore all opportunities to contribute to the county's multifunctional green infrastructure network (ER 2).
STEP C - RESPOND AND DESIGN *Integrate new and existing biodiversity into proposals and projects at the earliest opportunity*	• If avoidance is not possible, the developer should be able to justify why, and demonstrate how, the loss will be positively mitigated and/or compensated for. (See LDP Policy ER 6 re Sites, and Policy ER 8 re Habitats and Species). • The developer should show how their proposal has been designed in order to minimise any adverse effects on those habitats or species present. This may involve incorporating appropriate new features or habitats within development to maintain and enhance biodiversity.
STEP D – MITIGATE ***For any unavoidable harm or loss to important habitats or species or the fragmentation of ecological connectivity.***	• Minimise damage to habitats and species wherever possible. • The Council may use a planning condition to require a mitigation strategy. • Refer to guidance on the treatment of protected species. [2] • Consider if operations proposed require a licence[3] • The Council will use planning conditions to ensure works are carried out at the appropriate time of year to avoid disturbance to species. Any disturbance may be in contravention of national or European law. The nesting season generally extends between late February and early September inclusive. Appendix 1 provides information on relevant survey seasons for specific species.

[2] Appendix 1 and further guidance on Council's Website www.swansea.gov.uk

[3] See Guidance on Council's website.

STEP E- COMPENSATE *Addressing the residual effects of a proposal after avoidance and mitigation have been considered.*	• The Council will use appropriate legal mechanisms to ensure re-creation of habitat on or off-site, at the expense of the developer. • A financial contribution to management of nearby existing sites, through a commuted sum, can be requested. • This is especially relevant where the development could lead to increased pressure on those sites (e.g. noise and disturbance through increased amenity use of the site).
STEP F- ENHANCE AND INCREASE ***Explore all opportunities to enhance and increase biodiversity and ecosystem resilience proportionate to the scale and nature of the proposal***	• Enhancement will be proportionate to the scale, nature and location of the proposal, and opportunities to enhance biodiversity, in accordance with the five attributes of resilience. For details, see specific pages below for each development type.
STEP G – MANAGE and MONITOR *Submit and implement long term management plan of agreed and appropriate mitigation, compensation and enhancement measures.*	• Provision must be made for the appropriate management of retained features and of new or enhanced habitat. The management and monitoring should be proportionate to the scale and impact of the development and the biodiversity measures proposed. • The developer should monitor the site, during the construction phase to ascertain any effects on wildlife. This may require the appointment of an Ecological Clerk of Works. • The developer will also be required to monitor the effectiveness of any mitigation, compensation and or enhancement measures to ensure they have been successful in achieving biodiversity gain. If this is not the case they may be required to implement remedial action • The term of management required should be proportionate to the biodiversity measures proposed. Applicants should explore options to transfer long term management through including an agreement with appropriate local stakeholders and environmental organisations. Where a commuted sum for management/monitoring is required this will be secured through appropriate legal mechanisms, such as a planning obligation. See Appendix 5. • Planning agreements will also secure the preparation and implementation of a management plan, and long-term monitoring in accordance with the agreed management plan objectives.

A2.5 **Assess the impact of the proposals on Ecosystem Resilience:** All development will be assessed against the principles of ecosystem resilience (see DECCA Figure 1.3 of main document)). Figure A2.2 below presents the application of the DECCA principles in the context of Major developments.

Figure A2.2 – DECCA and Major development

D **Diversity** between and within ecosystems; development must not cause any significant loss of habitats or species; and must provide a net benefit for biodiversity.

E **Extent** and scale of ecosystems; planning decisions should incorporate measures which seek to retain the extent of habitats and green networks; through protection, creation, restoration and appropriate management.

C **Connectivity** between and within ecosystems; maintain and develop functional habitat and species connectivity and ecological networks within and between ecosystems and across landscapes;

C **Condition** of ecosystems including their structure and functioning; and planning decisions should not compromise the condition of ecosystems;

A **Adaptability** to change of ecosystems; protect the extent, condition and connectivity of habitats, features and ecological networks

A2.6 **Have regard to SMNR Framework:** Opportunities for enhancement should be considered within the Sustainable Management of Natural Resources (SMNR) Framework i.e. SoNaRR, Natural Resource Policy, Nature Recovery Action Plan for Wales, Area Statements.

A2.7 The extent of any biodiversity enhancement required will be proportionate to the size, nature and location of the proposal and assessment of the proposal against the five attributes of ecosystem resilience set out in PPW and detailed above.

A2.8 **Check if the HRA process applies:** Where the development may affect a European Designated Site, under the Habitat Regulations, the Council must be satisfied that the proposals will have no likely significant effect on the features of the site or an additional assessment will be required. Figure A1.7 above provides an overview of potential HRA considerations re designated sites in Swansea.

A2.9 **Check if an EIA is required:** Applicants should establish whether development will require an Environmental Impact Assessment (EIA) having regard to the descriptions of development set out in Schedules 1[4] and 2[5] of the Town and Country Planning (EIA) Regulations 2017.

A2.10 **Check for INNS:** Where an invasive non-native species of flora listed in Schedule 9 Part II section 14(2) of the Wildlife and Countryside Act 1981 (as amended) is present on a planning application site (for example Japanese Knotweed), a separate invasive non-native species (flora) condition will be placed upon that application.

[4] http://www.legislation.gov.uk/uksi/2017/571/schedule/1/made

[5] http://www.legislation.gov.uk/uksi/2017/571/schedule/2/made

GUIDANCE FOR SPECIFIC MAJOR DEVELOPMENT TYPES

HOUSING DEVELOPMENTS (10 OR MORE HOUSES, OR 0.5+ HA)

This part of the appendix should be read in conjunction with the Residential Design Guide SPG.

A2.11 Discussions between the LPA and the applicant at an early stage are vital, and ensure that ecological concerns are raised at the beginning of the process. Survey work can then be timetabled appropriately. Results of ecological surveys should be communicated via an Ecological Constraints and Opportunities Plan.

A2.12 The extent of any biodiversity mitigation, compensation and enhancement required will be proportionate to the size, nature and location of the proposal and assessment of the proposal against the five attributes of ecosystem resilience set out in PPW and detailed above in Fig A2.3.

A2.13 The Council will discuss any mitigation, compensation and enhancement requirements with the applicant at the pre-application stage in response to the information emerging from the ecological surveys. Where issues are identified through the PEA and any specific species surveys, the Council's Ecologist will recommend appropriate mitigation, compensation and enhancement measures and these will be communicated through the written pre-application response.

A2.15 This allows reasonable time for the applicant to respond to the issues raised and integrate any identified requirements into the design of the proposal.

A.2.16 Agreed enhancement measures must be included within the design of the scheme and shown on plans submitted to the Council. The Council's approach is not to routinely condition planning permission upon the provision of specific enhancements, but rather that permission will be granted in accordance with the approved plans, which should incorporate any biodiversity mitigation, compensation and enhancement measures required to address identified and evidenced biodiversity issues directly relating to the development. This approach is in accordance with the CIL regulations.

A2.17 A list of suggested general recommendations for improving biodiversity is provided on the Council's website, and can be incorporated into development as appropriate. Applicants will be required to demonstrate how the integration of both retained and newly created biodiversity features will be achieved **throughout the site.** This will require consideration of how biodiversity

features will deliver benefits at the landscape, neighbourhood and plot scales. Taking this approach will assist in demonstrating how biodiversity measures form part of the wider strategy to deliver quality placemaking and maintain and enhance the strategic and local green infrastructure network. A Green Infrastructure Strategy may be required where appropriate. This will also assist in demonstrating how the ecological connectivity of the site has been considered. (See Policy ER9 and point 3 of the Ecosystem Services Approach.

A2.18 For **new settlements**, as with other built developments, early discussions will highlight any biodiversity issues. These types of developments should employ an ecologist for the duration of the scheme who should form part of a multidisciplinary team, to ensure that biodiversity measures are fully integrated as part of the wider placemaking approach to sustainable development, particularly in relation to delivering multifunctional green infrastructure and sustainable drainage systems. A Green Infrastructure Strategy will be required which should set out how biodiversity measures proposed and shown on the ECOP will be integrated as part of a biodiverse GI network throughout the site. This will demonstrate how biodiversity will be integrated at all scales of placemaking, for example, landscaping measures should consider both connectivity with existing strategic ecological corridors outside of the site and maintaining and enhancing connectivity within the site. Biodiversity can also be maintained and enhanced at the neighbourhood or street level through the greening of highway/active travel routes and landscaping and planting of open space and recreation layouts. At the plot and building scale, native planting of front and back gardens can increase biodiversity of individual properties and curtilages.

Non Residential Development

i. Built development (1000 sq m floorspace or 1+ ha)

A2.19 The extent of any biodiversity mitigation, compensation and **enhancement** will be proportionate to the size and nature of the development and its location and assessment of the proposal against the five attributes of ecosystem resilience. (See Figure A2.3 above)

A2.20- A list of **general recommendations** for improving biodiversity is provided on the Council's website which can be used as appropriate. Habitat creation must fit with the ecological landscape character area. Additional consultation with relevant stakeholders and conservation organisations is advised.

A2.21 **Large developments**, should employ an ecologist for the duration of the scheme who should operate as part of a multidisciplinary project team.

ii. Minerals Development

A2.22 The Environment Act 1995 supports the use of restored mineral workings for biodiversity. The review of mineral planning conditions can also be imposed to secure nature conservation after use.

2.23 MTAN 1: Aggregates contains detailed recommendations for minimising damage to ecosystems during works.

A2.24 Old mineral workings are an ideal opportunity to promote large-scale habitat creation and restoration schemes. Bare ground /brown field sites can provide valuable habitats for a range of plant invertebrate and other species. Maintenance and or creation of bare ground should feature in restoration schemes where possible.

A2.25 After care conditions should stipulate a programme of management, including provision for public access and timing of development in order to avoid damage to existing habitats and species and to create new areas for wildlife.

A2.26 Monitoring and enforcement of the proposals is necessary to ensure maximum benefit for wildlife is achieved.

iii. Waste Development

- Hedgerows, shelterbelts and copses can all be planted on or around landfill and recycling sites for **landscaping and screening** during the lifetime of the site.
- Landfill sites should ideally be restored as **wildlife areas**. This could include wildflower meadows and or native woodlands.
- Surface drainage ditches should be maintained and enhanced and protected from pollution. Creation of new ditches should be considered having regard to the relevant SuDS legislation and guidance.
- Refer to NRAP and Area Statements to identify priorities for that location.

iv. Road and Rail Facilities

- Road or rail 'underpasses' and other structures such as warning signs for toads, badgers, otters and other animals may be required if these species are known to be in the area.
- Runways for otters and water voles may be needed under bridges if banks are to be disturbed.
- Use the verges as a space for habitat creation, particularly grassland appropriate to the area. Consider the use of grasses suited to low nutrient soils to minimise management and maintenance requirements. Refer to Guidance on road verge management[6]

[6] https://www.plantlife.org.uk/uk/our-work/publications/road-verge-management-guide

Appendix 3: Biodiversity and Minor & Other Development

This appendix relates to the consideration of biodiversity and ecosystem resilience in Minor and other applications

GUIDANCE FOR ALL MINOR DEVELOPMENT TYPES

A3.1 The first step in any application is to identify if any protected species or habitats are present on the site. Applicants are advised to follow the steps below to establish the biodiversity value of their site.

A3.2 **Refer to Development Checklists – Appendix 1: All applicants should refer to** Appendix 1 to establish the likelihood of any protected species or habitats being present on a site that might be affected the type the type and nature of development proposed. This will inform what ecological survey information applicants will need to submit with their application. For example, a proposal for a loft conversion will affect roofspace which is a potential habitat for bat roosting and bird nesting. The presence of trees and or hedgerows on or near the site may also be providing habitat for bats or nesting birds.

A3.3 **Where applicants are already aware that protected species are present:** Pre-application advice should be sought as early as possible in order to ensure that the proposed development complies with legislation and that necessary compensation and enhancement is planned for.

A3.4 **Where the applicant is <u>not</u> aware of any protected species on the site:** The Council will consult The South East Wales Biodiversity Records Centre [SEWBREC][7] Aderyn Database to carry out initial desk based research to establish the likely presence of protected habitats and species on a site and will advise the applicant accordingly on any surveys that will be required to be submitted with an application.

[7] Aderyn is the LERC Wales' Biodiversity Information & Reporting Database http://www.sewbrec.org.uk/

A3.5 **Carry out relevant surveys:** If a survey is needed, it must be carried out by a suitably qualified ecologist[8]. The required information should include the necessary survey data, impact assessment, method statements and mitigation/ enhancement strategies. This information will need to be included as part of the planning application. Ecological surveys are seasonal, so the required survey must be carried out at an appropriate month of the year, and time of day. (See Appendix 1).

A3.6 **Where there is no reasonable likelihood for biodiversity features to be affected:** In these cases, survey work will not be required. However, applicants should also be aware that additional information may be requested. The Council can direct the applicant to supply any further information reasonably necessary to determine any planning application.

A3.7 **INNS:** Applicants should consider whether INNs[9] are present on the site (for example Japanese Knotweed). The Council may place a condition on the application to control removal of INNs.

[8] The **Chartered Institute of Ecology and Environmental Management (CIEEM, www.cieem.net)** has a directory of members that can be searched by region and specialism[8] and also provides Guidelines for Ecological Report Writing[8]

[9] Invasive non-native species of flora listed in Schedule 9 Part II section 14(2) of the Wildlife and Countryside Act 1981 (as amended

Specific Guidance for HOUSEHOLDER PROPOSALS and LISTED BUILDING CONSENTS
Applications for householder development should be read in conjunction with the Householder Design Guide SPG.

A3.8 Most householder and Listed Building Consent applications involve only minor alterations. Further investigation is only likely to be required if the proposal involves:

- Roofing or roofing works
- Demolition (full or partial)
- Damage to or loss of habitat features such as ponds, hedgerows and trees.

A3.9 Where this type of development is proposed applicants should check for the following protected species and habitats:

- Bat roosts or nesting bird sites which will be affected (See Aderyn BARB Service)[10]
- Great crested newts in ponds
- TPOs, hedgerow regulations

A3.10 The species surveys most likely to be required in a householder application will be for

- Bats,
- Barn owls,
- Breeding birds
- Badgers
- Great crested newts

A3.11 Where no protected species or habitats are found on the site, the Council may require a simple statement setting out the steps taken to establish that the proposal will not have a negative ecological impact. (In line with the Council's s6 Duty to maintain and enhance biodiversity, the Council may attach advisory notes to a permission which signpost applicants to best practice and advice on measures and improvements that can be integrated into the development which benefit biodiversity.

A3.12 Where protected species and their habitats are found on a site and negative impact cannot be avoided, the Council will require the stepwise process to be followed to ensure that appropriate mitigation, compensation and enhancement measures are considered. (See chapters 3 and 4 of the SPG).

A3.13 If loss of habitat features is unavoidable, it is reasonable to request replacement habitats e.g. by including bird boxes or bat 'bricks' or increasing biodiversity of landscaping, in the new design. These should be identified measures should be included within any submitted plans for the design of the

[10] http://www.sewbrec.org.uk/content/attachments/How%20to%20use%20Aderyn%20(Commercial%20Enquiries%20BARB).pdf

development. Where appropriate, permission will be granted for the proposal with reference to the required detail shown on the submitted plans being approved.

A3.14 Any required survey, management, enhancement or development works must be carried out at the appropriate time of year to avoid disturbance to species. Any disturbance may be in contravention of national or European law. For example, it is illegal to disturb nesting birds under the Wildlife and Countryside Act 1981 (See Appendix 1). The breeding season generally lasts from late February to early September inclusive. It is illegal to undertake works within 30 Metres of an active badger Sett without a licence from NRW

A3.15 Specific guidance on biodiversity in householder developments is provided in the *Householder Design Guide SPG.* This sets out the process for the most commonly found species (Bats, Barn Owls, Nesting Birds and Hedgehogs and Badgers) and provides specific examples of appropriate biodiversity enhancements. Further guidance can be found on the Council's website[11].[12]

[11] Guidance on ecological survey requirements for homeowners ***A Householder's Guide to Engaging an Ecologist*** https://cieem.net/resource/a-householders-guide-to-engaging-an-ecologist/ ***What to Expect From a Bat Survey: A Guide for UK Homeowners*** –https://cieem.net/resource/what-to-expect-from-a-bat-survey-a-guide-for-uk-homeowners/

[12] www.hedgehogstreet.org/hedgehog-friendly- fencing/

Appendix 4: Planning Obligations and Planning Conditions

A4.1 **PLANNING OBLIGATIONS:** The Council will use **LDP Policy IO 1 - Infrastructure Provision** to secure the delivery of requirements to provide measures to maintain and enhance biodiversity considered necessary as part of the proposal. This may include measures to protect/avoid, mitigate, compensate, enhance, manage and monitor the impacts of the development. The Council's preference is to retain existing features and integrate newly created features within the design and layout of the site. Where this is not possible, the Council may seek either a financial contribution or the provision of land in order to achieve the measures required off-site.

A4.2 Contributions will be secured through planning obligations in accordance with the legislative and policy framework provided in ***PPW, Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and Welsh Office Circular 13/97 'Planning Obligations' (or subsequent versions).***

A4.3 The Council expects that the costs relating to any biodiversity measures required to make the development viable and sustainable will be taken into account at an early stage of the development process (including land acquisition). This will ensure that realistic values and costs are achieved as part of the development appraisal.

A4.4 **PLANNING CONDITIONS:** Planning conditions may be attached to a planning permission where appropriate, to secure the delivery of the recommendations set out in the Ecological Survey Report to avoid, mitigate, compensate, enhance, manage and monitor the biodiversity impacts of the development.

A4.5 **VIABILITY:** Where a developer seeks to question the viability of a scheme to be delivered in accordance with the policy requirements, **the Council will request an independent development appraisal.** This may involve a full assessment if no viability appraisal has been undertaken. The Council will expect the costs of such an appraisal to be met by the applicant.

PLANNING OBLIGATIONS

Justification The Council has a duty to ensure that the County's biodiversity assets are protected and enhanced.
This includes Special Areas of Conservation (SAC), Special Protection Areas (SPA), RAMSAR sites, Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNRs), Sites of Importance for Nature Conservation (SINCs), European Protected Species (EPS), Section 7 Species and Habitats, non-statutory sites, and Ancient and Semi Natural Woodlands.

Developers should seek to avoid developing on biodiversity assets, however if this is not possible appropriate mitigation and enhancements should be undertaken.

Planning Obligations				
Requirement	**Nature of Contribution**	**Trigger for obligation**	**Payment types**	**Implementation**
There is no specific formula for contributions. Financial contributions will be calculated based on the recommendations in any Management Plan submitted.	• Mitigation measures. • Habitat protection, avoidance, enhancement, restoration and creation (off and on site), compensation, monitoring and maintenance • Landscaping. • Site management • Site interpretation • Financial	• All development which may have an impact on ecological, or landscape sensitive features. • Specific locations will need to be assessed individually. • An Ecological Mitigation and Management Plan (EMMP) is required for all appropriate developments. • CIL compliant enhancement	• **All capital costs** of implementation, mitigation or compensation measures; and • **Maintenance costs** for a period to be agreed (for example, up to 10 years). • Monitoring costs	• Developer to implement appropriate mitigation, enhancement, restoration or creation on site where agreed and delivery specified in the S106 agreement. • If the developer makes financial contributions, they are likely to be required either prior to the commencement of the development or before the practical completion of buildings on site, depending on both the nature of the development and type of contribution required. • If the developer makes financial contributions for offsite enhancements, restorations or creations, the appropriate trigger point for payment of contributions will be negotiated with the developer as part of the S106 agreement. The Council will be responsible for the delivery of the specified work within the agreed timescale

Appendix 5: LDP Policy Extracts

ER 6: Designated Sites of Ecological Importance

Development will not be permitted that would result in a likely significant adverse effect on the integrity of sites of international or national nature conservation importance, except in the circumstances specified in relevant legislation.

Development that would adversely affect locally designated sites of nature conservation importance should maintain and enhance the nature conservation interest of the site. Where this cannot be achieved development will only be permitted where it can be demonstrated that:

i. **The need for the development outweighs the need to protect the site for nature conservation purposes;**

ii. **There is no satisfactory alternative location for the development that avoids nature conservation impacts; and**

iii. **Any unacceptable harm is kept to a minimum by effective avoidance measures and mitigation, or where this is not feasible, compensatory measures must be put in place to ensure that there is no overall reduction in the nature conservation value of the area.**

2.9.38 This policy seeks to ensure that the nature conservation value of designated sites is protected from harmful development and that the Council fulfils its obligation to maintain and enhance *biodiversity* and *ecosystem resilience*. A Biodiversity and Development SPG will be produced to provide further information on how *biodiversity* should be conserved and enhanced through development. The policy will also play a significant role in achieving the Plan's *Vision* for Swansea as a County that 'capitalises on the distinctive relationship between its vibrant urban areas and outstanding rural and coastal environments' and 'conserves its unique *natural heritage*'. In addition, protection of designated sites will contribute to *climate change* resilience.

2.9.39 All designated sites are shown on Constraints and Issues Map and listed in the Appendix 7.

2.9.40 National Planning Policy and Guidance[52] provides for the protection of designated sites and sets a clear context for the relevant policy approach for their protection. Those of international and national importance are afforded more protection than those of local importance.

2.9.41 Sites of international importance are EU designated *Special Protection Areas (SPAs)* and *Special Areas of Conservation (SACs)*, known collectively as Natura 2000 sites, and UN designated *Ramsar sites*. As a matter of national policy *Ramsar sites* are afforded the same policy protection as the Natura 2000 sites. Natura 2000 sites are given protection under European Directives[53] that have been transposed into UK law through the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations). Only development which demonstrates compliance with the Habitats Regulations will be permitted. In considering development proposals that affect sites of international importance full account must be taken of the core management plans prepared for each site.

[52] Planning Policy Wales and TAN 5: Nature Conservation and Planning.
[53] Birds Directive 1979 (79/409/EEC), Habitats Directive 1992 (92/43/EEC).

2.9.42 Sites of national importance are *National Nature Reserves (NNRs)* and *Sites of Special Scientific Interest (SSSIs)*. These are protected under the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000, the Natural Environment and Rural Communities (NERC) Act 2006 and the Environment (Wales) Act 2016.

2.9.43 Sites recognised for their local nature conservation value are *Local Nature Reserves (LNRs)*, and *Sites of Importance for Nature Conservation (SINCs)*. *SINCs* have been identified on the basis of guidelines outlined in national guidance[54] and taking account of local factors. All such designations are shown on the Constraints and Issues Map.

2.9.44 Criteria for assessing sites of international and national importance are based on standards set out in the relevant legislation (detailed above) and expanded upon in National Planning Policy and Guidance.[55] Sites of national importance will be treated in a similar way to international sites utilising the criteria outlined in the policy. These highly sensitive sites may be affected by development on, adjacent to, or some distance away from them.

2.9.45 Where development is proposed which may have an adverse effect on a site of international and national importance, or where nature conservation interests of locally important sites are likely to be disturbed or harmed by proposed development, developers will be expected to provide an ecological survey that includes an assessment of the likely impact of the proposal on the protected site and, where necessary, make appropriate provision for its safeguarding. In assessing the potential harm the Council will consider:

- The individual and cumulative effects which will include impacts during construction;
- The role of the site in the ecological connectivity network; and
- Whether effective mitigation and/or compensation measures have been provided.

[54] Wales Biodiversity Partnership – Legislation and Guidance. Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Systems in Wales (2006).
[55] Planning Policy Wales and TAN 5: Nature Conservation and Planning.

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:

i. **The need for development outweighs the nature conservation importance of the site;**

ii. **The developer demonstrates that there is no satisfactory alternative location for the development which avoids nature conservation impacts; and**

iii. **Any unavoidable harm is minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation value of the area. Where this is not feasible, compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species must be provided.**

2.9.56 Development proposals should aim to minimise detrimental impacts on protected habitats and species and *ecosystem resilience*. This policy should be implemented in conjunction with Policies ER 6 Designated Sites of Ecological Importance and ER 9 Ecological Networks and Features of Importance for Biodiversity to ensure no net loss in overall *biodiversity* as a result of development and where possible there should be *biodiversity* gains.

2.9.57 Protected habitats and species are those protected under European and UK legislation, as identified in TAN 5 Nature Conservation and Planning (2009). The legislation includes the Habitats Directive, Birds Directive, Wildlife and Countryside Act 1981, Environment (Wales) Act 2016. Protected habitat and species include priority habitats and species that are protected in Local Biodiversity Action Plans and emerging Nature Recovery Plans. A *biodiversity* and development SPG will be produced to provide further information on how *biodiversity* should be conserved and enhanced through development.

2.9.58 Factors to be taken into consideration in assessing the significant adverse effect development proposals are likely to have on habitats and species are:

- The current distribution and status of the protected habitat or species within the County;
- All likely effects, including cumulative effects and impacts during construction;
- The role of the habitats as connectivity pathways; and
- Whether effective mitigation and/or compensatory measures have been provided; and
- Maintaining and enhancing *ecosystem resilience*.

2.9.59 Where habitats and species are likely to be disturbed or harmed, development proposals will be assessed in accordance with National Planning Policy and Guidance.[58] Developers will be expected to provide: an ecological survey; an assessment of the likely impact of the proposal on the *protected species/* habitats; and, where necessary, make appropriate provision for their safeguarding, mitigation and/or compensatory measures. In addition measures to enhance *biodiversity*, such as through habitat creation, will be expected.

2.9.60 *Invasive Non-Native Species* are alien animals, plants or other organisms that have the ability to spread, causing damage to the environment, the economy, our health and the way we live. They are addressed by existing legislation. If *invasive non-native species* are present in and around a development site appropriate action should be taken to control or remove them prior to the commencement of any approved development. Where planning permission is granted it will be subject to appropriate planning conditions and obligations to secure control, monitoring, mitigation, compensation and management.

[58] Planning Policy Wales and TAN 5: Nature Conservation and Planning.

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 networks which enable the dispersal and functioning of protected and priority species.

Development proposals that could result in an adverse effect on the connectivity of ecological networks and features of importance for biodiversity will only be permitted where:

i. **The need for the development outweighs the nature conservation value of the site;**

ii. **It can be demonstrated that there is no satisfactory alternative location for the development;**

iii. **A functional connected element of the natural resource is retained as part of the design of the development; and**

iv. **Compensatory provision will be made of comparable or greater ecological value to that lost as a result of the development.**

2.9.61 There are a significant number of ecological habitats and features within the County, in addition to those that are legally protected, that lie outside the designated areas and make a significant contribution to the overall *biodiversity* resource. These include linear wildlife corridors such as rivers, hedgerows and cycle tracks; 'stepping stones' such as ponds and copses and *landscape* features such as stone walls, ornamental gardens, ruined buildings and dead trees, that provide valuable habitats and are of importance for wild fauna and flora.

2.9.62 The wildlife corridors, stepping stones and *landscape* features are a vital part of the ecological network. Whilst it is important to protect and enhance *biodiversity* sites and species of importance dispersed throughout the County this cannot be achieved without protecting and enhancing the intervening habitats and spaces that provide crucial links between the designated sites.

2.9.63 The protection, management and enhancement of ecological networks is recognised as being particularly important for nature conservation. Wildlife corridors allow species to move between fragmented habitats, to recolonise areas and to move in response to *climate change* and development that may have destroyed part of their habitat. For example, the water vole, which is a priority species will not travel through unvegetated ground. If its habitat becomes isolated through development and then the colony within this isolated habitat become endangered, for example through disease, it is likely that it will not survive.

2.9.64 The Plan has been informed by an assessment of ecological connectivity across the whole of the County. This assessment maps the existing ecological connectivity network and also identifies locations where ecological connectivity has the potential to be enhanced. The latest version of the Swansea Ecological Connectivity Assessment will inform the implementation of this policy.

2.9.65 Providing ecological connectivity is an important ecosystem service of the *Green Infrastructure network* and its protection and/or enhancement accords with Policy ER 2 Strategic Green Infrastructure Network.

Appendix 6: References

Sources of Further Information

Biodiversity assessment

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3. BS 8683 Process for designing and implementing Biodiversity Net Gain – Specification https://standardsdevelopment.bsigroup.com/projects/2018-02413#/section
4. B£ST – Benefits Estimation Tool (SusDrain) www.susdrain.org/resources/best.html
5. BRE Home Quality Mark (Building Research Establishment, 2015) www.homequalitymark.com
6. Building with Nature – benchmark for people and nature *(Gloucestershire Wildlife Trust and University of the West of England, 2017)* www.buildingwithnature.org.uk
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8. Environmental Impact Assessment Guide to Shaping Quality Development (IEMA , 2015) www.iema.net/assets/uploads/iema_guidance_documents_eia_guide_to_shaping_quality_development_v7.pdf
9. Environmental Information Regulations, Information Commissioner's Office; https://ico.org.uk/for-organisations/guide-to-the-environmental-information-regulations
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13. Registered ecological consultants directory (CIEEM) https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx
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18. Natural Resources Wales – Advice on Permits and Permissions - https://naturalresourceswales.gov.uk/permits-and-permissions/
19. State of Natural Resources Report (SoNaRR) https://naturalresources.wales/evidence-and-data/research-and-reports/state-of-natural-resources-interim-report-2019/sonarr-2020/?lang=en
20. NRW South West Wales Area Statement https://naturalresources.wales/about-us/area-statements/south-west-wales-area-statement/?lang=en

Biodiversity enhancement, net gain and protection

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25. Guidance on Biodiversity Net Gain (CIRIA / CIEEM / IEMA, 2016 & 2019) www.ciria.org/Resources/Biodiversity_Net_Gain.aspx
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Biodiversity and Sustainable Drainage

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Biodiversity policy

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56. Species and habitats guidance. (JNCC, 2013) http://jncc.defra.gov.uk/page-6297

Organisations working to promote biodiversity at national and local levels

National policy makers
• Welsh Government
National statutory bodies
• Natural Resources Wales • National Wildlife Crime Unit (UK)

Professional ecological and environmental institutes
• Association of Local Government Ecologists (ALGE) • Chartered Institute for Environmental Ecology and Management (CIEEM) • Construction Industry Research and Information Association (CIRIA) • Institute for Environmental Management and Assessment (IEMA)
Data sources and managers
Local Data Sources • The Local Environment Records Centre (LERC) for Swansea is the South East Wales Biodiversity Records Centre ((SEWBReC) • The Wildlife Trust of South & West Wales • Swansea Local Nature Partnership • Natural Resources Wales • Swansea Council **UK National Sources** • MAGIC • National Biodiversity Network Atlas
Species and habitat conservation groups
• Amphibian and Reptile Conservation (ARC) Trust • Badger Trust • Bat Conservation Trust • Buglife • Bumblebee Conservation Trust • Butterfly Conservation • Mammal Society • Plantlife • Protected, Threatened and Endangered Species (PTES) trust • RSPB Cymru • RSPCA • The Conservation Volunteers (TCV) • The Rivers Trust • Wildfowl and Wetland Trust (WWT) • Woodland Trust • National Trust


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SUPPLEMENTARY PLANNING GUIDANCE

Trees, Hedgerows and Woodland on Development Sites

CONSULTATION DRAFT

JULY 2020

Preface

Comments are invited on this consultation draft Supplementary Planning Guidance (SPG). Details on how your comments can be submitted are available on the Council's website at **www.swansea.gov.uk/spg**

The SPG provides information and guidance notes to complement Swansea Local Development Plan (LDP) Policy

ER 11: Trees, Hedgerows and Development

Contents

1.0 Introduction

SPG Aims and Purpose

1.1 This *Supplementary Planning Guidance (SPG)* will be taken into account as a *material consideration* in the determination of planning applications. It has been produced to give basic information on how trees hedgerows and woodlands are dealt with in the planning system. The document provides clear and consistent guidance to applicants on the requirements of the Local Planning Authority (LPA) with respect to trees and development. For the avoidance of doubt, the guidance set out in this document relates to all trees, hedgerows and woodland, not just those which are protected.

1.2 The SPG sets out the steps that need to be considered at various planning and design stages, as well as during construction, to ensure that all significant existing and proposed trees are kept healthy and become an asset to a new development.

1.3 The **references to 'trees' hereafter in the document should be considered an overarching term**, which generally encompasses the following:

- **trees**
- **woodlands**
- **hedges and hedgerows**

The Importance of Trees in the Development Process

1.4 Trees provide habitat for protected species such as birds and bats that require consideration in the planning process and are protected by other legislation.

1.5 Trees are of vital importance to the landscape. It is now widely accepted that trees in and around towns and cities have a vital role to play in promoting sustainable communities and make a significant contribution to the cultural and heritage value in the context of a historic park, garden or designed landscape. Trees make a positive contribution to the scenic character, local distinctiveness and diversity of the landscape and are important in the creation of 'place', provide 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.

1.6 Trees can also help protect buildings from the elements, provide shade and assist in energy conservation. Trees can enhance the setting of new development, its character, sense of maturity and overall quality thus helping with the saleability and profitability of properties. Their positive effect on the environment also helps to attract businesses and visitors to an area, thereby boosting the economy.

1.7 In addition to legislative protection of trees and wildlife the public's awareness of environmental issues and the health benefits of being near or seeing trees is also increasing. Developers are therefore under increasing pressure to focus attention on trees and their role in providing a more pleasant and healthier environment.

Example of the retention of existing and the planting of new trees © getmapping.com

Retention of existing trees and new planting in the creation of 'Place'.

1.8 A tree may take a century to reach maturity but it can be damaged or felled in a few minutes. Such damage is frequently caused unwittingly because of a failure to appreciate the value and vulnerability of trees, particularly the root system, and how easily they can be damaged. Where trees are damaged during development of a site and subsequently decline and die, or where inappropriate or poor design leads to conflict, trees become a constant source of complaint and ultimately, any positive benefits are lost. **Early erection of tree and landscape protection measures to form construction exclusion zones before work commences on site is essential (see Chapter 6).**

2.0 Legislation and Policy Context

2.1 **Section 197 of the Town and Country Planning Act 1990** places a duty on local planning authorities to ensure, wherever it is appropriate, that **in granting planning permission for a development, adequate provision is made by the imposition of conditions, for the preservation or planting of trees.** If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands, **Section 198 of the Act provides the power to make a Tree Preservation Order (TPO) for that purpose**. Under Section 211 of the Act, trees in conservation areas are subject to similar controls as trees to which a TPO applies.

2.2 This guide has been prepared in accordance with guidance contained in Planning Policy Wales (PPW)[1], Technical Advice Notes issued by Welsh Government and the Swansea Local Development Plan[2].

2.3 PPW sets out the ecological value of trees and their importance for biodiversity, ecological connectivity and climate change adaptation.

> *"Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling climate change by locking up carbon, and can provide shade and shelter, a sustainable energy source and building materials. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking." (para 6.4.24).*
>
> *Planning authorities should protect trees, hedgerows or groups of trees or areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard, where appropriate, to local authority trees strategies or relevant SPG. Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Development will not normally be permitted which would result in the loss of Ancient woodland, Ancient woodland sites or Veteran trees which are an irreplaceable resource. Where woodland or*

[1] https://gov.wales/planning-policy-wales

[2] www.swansea.gov.uk/ldp

trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting. (Para 6.4.25)

2.4 The protection and planting of trees and hedgerows should be delivered where appropriate, through locally-specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs). They should also be incorporated in GI Assessments/Plans, and where appropriate in PEA's.

2.5 **Technical Advice Note (TAN) 10: Tree Preservation Orders[3].** TAN 10 supplements PPW and states that under the Town and Country Planning Act 1990 (section 198) LPA's are empowered, in the interests of amenity, to protect trees and woodlands by making TPOs. As such, any tree or woodland that has a TPO attached to it is legally protected from cutting down, uprooting, topping, lopping, willful damage or destruction without consent from the LPA.

2.6 **TPOs** should be considered where provision should be made for the preservation of trees or woodlands in the interest of amenity (TAN10; para 14). TPOs should be made where the removal of trees and woodlands would have a significant impact on the environment and its enjoyment by the public. TPOs cannot be made on bushes, shrubs or hedgerows (however they can be made on trees within hedgerows).

2.7 **The Draft City and County of Swansea Protected Tree Policy**[4] details the approach of the Council in protecting trees and how the guidance in TAN 10 is interpreted.

2.8 **Swansea Local Development Plan (LDP) Policy ER 11** states:

"Development that would adversely affect trees, woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services, will not normally be permitted.

Ancient Woodland, Ancient Woodlands Sites, Ancient and Veteran Trees merit specific protection and development will not normally be permitted that would result in:

i. Fragmentation or loss of Ancient Woodland;

ii. The loss of an Ancient or Veteran Tree;

iii. Ground damage, loss of understorey or ground disturbance to an area of Ancient Woodland or Ancient or Veteran Tree's root protection area;

iv. A reduction in the area of other semi natural habitats adjoining Ancient Woodland;

v. Significant alteration to the land use adjoining the Ancient Woodland;

vi. An increase in the likely exposure of Ancient

[3] https://gov.wales/technical-advice-note-tan-10-tree-preservation-orders

[4] Emerging – to be published on www.swansea.gov.uk

Woodland, Ancient or Veteran Tree to air, water or light pollution from the surrounding area;

vii. Alteration of the hydrology in a way that might impact on Ancient Woodland, Ancient and Veteran Trees;

viii. Destruction of important connecting habitats relating to Ancient Woodland;

ix. Destruction of Plantations on Ancient Woodland Sites (PAWS); and/or

x. Development in close proximity to Ancient Woodland and Ancient and Veteran Trees.

Where necessary, planning applications for development proposals on sites containing, or adjacent to, trees will be required to provide: a tree survey; an arboricultural impact assessment; an arboricultural method statement; and/or a tree protection plan. Where trees are to be replaced a scheme for tree replacement must be agreed prior to the commencement of development, including detail of planting and aftercare."

Other legislation

2.9 Trees may provide important habitat to protected species, particularly bats and birds. Applicants should refer to the guidance in the Biodiversity SPG to establish the impact that development affecting trees will have on protected species and any relevant surveys, assessments or associated licences or permits may be required before commencing any works to trees. Particular regard should be had to the presence of **Bats**, which are a European Protected Species under Schedule 2 of the Habitats Regulations and all wild birds, their nests and eggs which are protected under Schedule 1 of Wildlife and Countryside Act (1981) (as amended) by CROW Act 2000.

2.10 An ecological survey for protected species may be required where development:

- Is residential development within 200m of a woodland, or listed buildings within 50m of woodland, field hedgerows or lines of trees with connectivity to woodland or involves the **felling, removal or** lopping of:
  - woodland;
  - hedgerows and/or lines of trees with connectivity to woodland or water bodies ;
  - old and veteran trees that are older than 100 years;
  - mature trees with obvious holes, cracks or cavities (and also large dead trees).

3.0 Preventing Damage during Construction

3.1 In addition to the obvious parts of the tree (canopy, branches and stem), the hidden roots can also be damaged during construction. In general terms tree roots are found in the upper 600mm of soil, although root distribution can be deeper dependent on site conditions and tree species. They consist of structural roots which anchor the tree and a network of smaller roots that uptake water and nutrients.

3.2 **Maintaining soil structure.** An ideal soil for root growth and development contains about 50 percent pore space for water and air movement. Heavy construction equipment and/or repeated pedestrian movements can compact topsoil and subsoil dramatically reducing pore space. Compaction inhibits root growth, limits water penetration, and decreases oxygen needed for root survival (see Chapter 4).

3.3 **Maintaining a healthy root structure.** Digging, grading, and trenching associated with construction and underground utility installation can be very damaging to roots. A tree's root system can extend horizontally a distance one to three times greater than the height of a tree. Excavation in a tree's root protection area (RPA) can reduce tree vitality leading to premature death of the tree(s). Cutting roots close to the trunk can severely damage a tree and cause it to fail in high winds (see Chapter 4).

3.4 **Maintaining original soil levels**. The majority of fine water-and- mineral-absorbing roots are in the upper 15 to 30 cm of soil where oxygen and moisture levels tend to be best suited for growth. Even a few centimeters of soil piled over the root system to change the grade can smother fine roots and eventually lead to larger root death and the loss of trees.

3.5 **Avoiding root / soil contamination.** Spillages of fuels, construction chemicals or uncontrolled cement run off can change soil pH or poison tree roots.

3.6 **Avoiding physical impact**. Construction equipment can injure the above-ground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. These injuries are permanent and, if extensive, can be fatal.

3.7 **Avoiding exposure.** Trees in a group grow as a community, protecting each other from the elements. Trees can grow tall with long, straight trunks and high canopies; removing neighbouring trees during construction exposes the remaining trees to increased sunlight and wind which may lead to sunscald or breakage of limbs and stems and potentially windthrow of remaining trees.

4.0 Incorporating Trees into Developments

4.1 **British Standard 5837:2012 - Trees in relation to design, demolition and construction**[5] **– Recommendations**, will be regarded as the overriding document detailing the standard and guidance for a balanced approach on deciding:

- Which trees are appropriate for retention;
- The effct of trees on design considerations; and
- The means of protecting these trees during development.

4.2 Variation from the guidance in BS5837:2012, will require justification on a site specific basis. If BS 5837 is updated during the life of this SPG, the new guidance will be adopted.

4.3 **Design Stage:** A tree survey in accordance with BS5837:2012, provides important information to enable decisions to be made about which trees should remain and consequently the location of development on a site. For this reason **a tree survey should be commissioned as early as possible in the process to inform the design.** Early arboricultural advice in some cases will also highlight if a scheme is viable or not.

4.4 When identifying trees for retention regard should be taken of their quality and condition, their potential for future growth, longevity and where applicable, their value as a group.

[5] **BS 5837:2012** Trees in relation to design, demolition & construction Recommendations

4.5 **Category A and B (BS5837:2012) – high and moderate quality trees will usually be expected to be incorporated into a layout.** Category C trees should be retained where the proposals do not require their removal.

4.6 Category C and U trees should be retained where they have significant biodiversity features and their retention will not be hazardous.

4.7 A **Tree Constraints Plan** should be prepared to show the root protection areas (RPAs) and canopy spreads of the trees. The RPA is the **minimum** area that a tree requires to ensure that it can continue to survive. **For a single stem tree this area is a circle with a radius of 12 x the stem diameter, measured 1.5m above ground level**. The RPA should be modified from a circle if the topography dictates or if there is an obstruction preventing root growth in a particular direction. Tree roots can extend further than this area and at times should be protected beyond it (See 4.9).

4.8 Any development, excavation or access within a RPA will not usually be permitted unless measures are taken to prevent damage to the tree(s) and agreed in writing by the LPA prior to commencement of the development.

4.9 During the design and planning stages various factors must be taken into account. This should include, but is not limited to, the following:

i. Tree Preservation Orders (TPOs) / conservation area protection,
ii. Their biodiversity value including protected species. (See PPW and Biodiversity SPG)
iii. The effects of development proposals on the amenity value of trees (post design).
iv. Below ground constraints: root distribution, suitable RPAs taking into account root morphology.
v. Above ground constraints: overbearing and large trees close to buildings/proposed development, shading to rooms and gardens, positions of infrastructural provisions that could impact upon, and be impacted by trees. Future growth of existing and proposed trees should also be taken into account. Design guidance to reduce solar shading can be sought from BRE "*Site layout planning for daylight and sunlight: a guide to good practice (BR 209)*"[6]
vi. Change in hydrology – decreasing available water or waterlogging
vii. Design should minimise conflicts between highways, streetlights, advertisement and signage, kerbs/haunching, hard surfacing, soft landscaping treatments and existing trees.
viii. Secured by design requirements and CCTV provision
ix. Mitigating conflicts between finished levels and existing trees.
x. Where the site is affected by shrinkable/ expandable clay soils, attention shall be given to the design of building foundations, walls and pavements such that they are sufficient to avoid future problems of movement exacerbated by tree roots of existing trees and new tree planting.
xi. Routing of any underground services. It is unacceptable for underground services to be routed through the RPAs of existing trees.
xii. Soakaways should not be installed close to trees as tree roots may exploit such areas and feeder drains may become blocked.
xiii. The principle of balancing tree, shrub and hedge removal with the quality of the proposed landscaping requires careful consideration at the outset and should not be considered as an afterthought. There is likely to be ongoing protection of any proposed tree planting by TPO to mitigate the loss of trees that may have been removed as part of the development process and in the creation of place. (See 8.6)
xiv. Wherever possible retained trees should be included in public areas rather than private gardens.
xv. Trees and hedgerows should not be landlocked between residential properties and fenced off into unmanaged areas.

[6] Site layout planning for daylight and sunlight: a guide to good practice (BR 209)' BRE. P. Littlefair

Ancient and Veteran Trees

4.10 Ancient trees are trees in their third or final stages of life for the given species and are 'old' in comparison to trees of the same species.

4.11 A Veteran Tree may not be old but because of its environment or life experiences has developed the valuable features of an ancient tree.

4.12 Both classifications of trees are less capable of surviving tree surgery or root disturbance. Ancient trees are of historic interest and a valuable part of our cultural heritage. Each individual tree is a survivor from the past and a relic of a former landscape. They are a living document of past management practices and ways of life, provide important ecosystem services and support important lichens, mosses, funghi and invertebrates. Britain has some 80% of Europe's 'ancient' trees. If veteran or ancient trees / woodland are identified on site they must be considered carefully in relation to a development proposal and every attempt must be made to integrate the tree into a development proposal from an early stage to secure its long-term survival and retention. Ideally ancient trees would be retained within public open space to minimise future pressure from residents requiring the removal of the tree from within their curtilage. Veteran and ancient trees are given special consideration in the LDP[4].

4.13 The RPA for ancient trees will be considered in favourable site conditions to be a circle with a radius 15 x the diameter of the stem at 1.5m from ground level (*Veteran Trees: A guide to good management*[7]). This is to take into account their intolerance of root disturbance.

4.14 Whilst the tree survey shall inform the design process and ultimately the site layout, the LPA recognises the competing needs of development and that trees are only one factor requiring consideration. However, certain trees, woodlands and hedgerows are of such importance and sensitivity as to prevent development

[7] Veteran Trees: A guide to good management'. Helen Read. (2000). All ancient / veteran tree books are available from www.woodlandtrust.org.uk as a free download.

occurring or substantially modify its design and layout.

4.15 Care shall also be taken to avoid misplaced tree retention; attempting to retain too many low quality trees, unsuitable trees or trees that are unlikely to survive the development process on a site may result in excessive pressure during and after the development work and subsequent demands for their removal. The end result may be a poor design with fewer trees or less suitable and sustainable tree cover than would be the case if careful planning and expert arboricultural and/or landscape advice had been employed from the outset.

4.16 Trees can impinge on many aspects of site development. Throughout the development process all members of the applicant's design team should give adequate consideration to the requirements of trees.

Even if trees are not present within the site, off site trees and areas for planting trees, where potentially affected, should be identified and plotted on the Tree Constraints Plan and protected from damage or compaction.[8] [9]

Hedgerows

4.17 Hedgerows on site should be assessed for their contribution to current and future amenity as well as 'historic importance', connectivity, biodiversity and contribution to navigation for protected species.

4.18 Hedgerows should undergo an assessment using the criteria set out in the Hedgerow Regulations 1997 to see if the hedgerow is 'important'.

4.19 The biodiversity that a hedgerow provides is also a key consideration. Further detail on how these matters should be considered is provided in separate SPG on **Biodiversity and Development** (available at www.swansea.gov.uk/spg).

[8] Planner's manual for ancient woodland and veteran trees: https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/

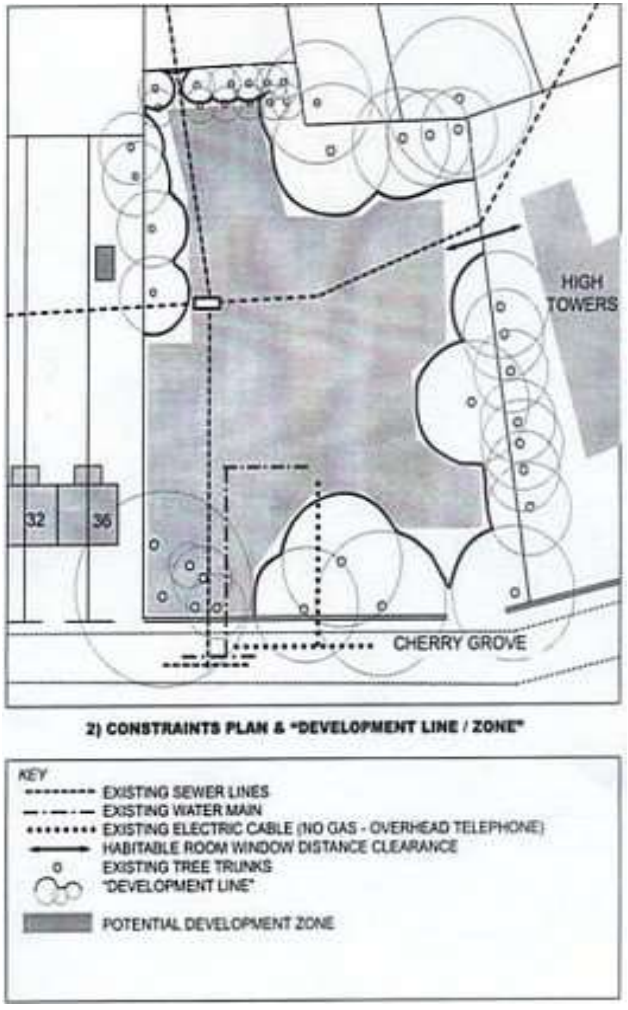
[9] Natural England standing advice: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences

5.0 Application Requirements

5.1 Whilst building works carried out as **permitted development** do not require any documentation to be submitted to the LPA, it will be generally in the best interests of a householder to consider trees using the guidance in this document. Permitted development rights do not allow damage to protected trees (including qualifying trees within a Conservation Area[10]) and a tree works application will be required if work is likely to affect protected trees. Construction will need to comply with building regulations and foundation design should follow guidance in NHBC Standards, Building near trees, (See 4.2)[11]

5.2 Trees on neighbouring land potentially affected by permitted development should also be considered as action can be taken under common law if damage causes the death of the tree or harm to the neighbouring people or property. (See also 4.11)

5.3 **For householder applications** (e.g. all works to a single dwelling, except house construction) all trees (stems and canopy spreads) and hedges on site or within influencing distance (i.e. off-site) should be accurately plotted on a block plan. Details of which trees are to be retained, removed and pruned should be shown.



5.4 The illustration in Figure 5.1 provides an example of a Householder Constraints Plan that highlights how the potential 'development zone' should be informed by an accurate appraisal of the constraints associated with trees and any other relevant issues on the site.

Figure 5.1 Example of Householder Constraints Plan

5.5 Where the block plan

[10] City and County of Swansea Draft Protected Tree Policy

[11] https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/

shows a conflict between the proposals and trees then a more detailed Arboricultural Impact Assessment may be required after consultation with the Councils Arboriculturalist /Tree Officer. Submitting this at the outset may reduce delays in processing the application.

5.6 **For larger scale development** (e.g. new build, mineral workings and waste development proposals) where trees are on or within influencing distance (i.e. off-site) of the proposed development site, a land survey, a BS 5837 tree survey and an Arboricultural Impact Assessment is likely to be required.

5.7 A Tree Protection Plan, an Arboricultural Method Statement and/or a Landscape Plan may be required to demonstrate that development is feasible prior to approval.

5.8 An application for **outline permission** will normally only require a tree survey, however if the indicative layout or density shows development close to trees then an Arboricultural Impact Assessment is likely to be required / should also be submitted. This will evaluate future potential conflicts between the development and the final size of adjacent trees and hedgerows that are to remain. If the impacts are considered a threat to the trees then a Tree Protection Plan and an Arboricultural Method Statement may also be required.

	Householder Applications	Outline Applications	Full Applications
Trees & Hedges Plotted on Block and Site Layout Plans	✔	✓	✓
Indication of Services and Drainage	✳ (maybe required)	✳ (maybe required)	✔
Land Survey	✗	✔	✔
BS 5837 Tree Survey	✳ (maybe required)	✔	✔
Arboricultural Impact Assessment (AIA)	✳ (maybe required)	✔ (if impacts to trees are foreseeable)	✔
Tree Protection Plan (TPP)	✳ (maybe required)	✔ (maybe required to show development is feasible or will be a reserved matter)	✔ (can be conditioned)
Arboricultural Method Statement (AMS)	✳ (maybe required)	✔ (maybe required to show development is feasible or will be a reserved matter)	✔ (can be conditioned)
Preliminary Ecological Assessment	✔	✔	✔

Figure 5.2: Documentation required with different types of application.

6.0 Planning Conditions

6.1 A tree protection scheme is more likely to be successfully implemented if submitted and approved as part of the planning application.

6.2 Conditions will be attached to a planning permission to ensure that that the Root Protection Areas (RPAs) of retained trees are adequately fenced off for the duration of the demolition/construction phase of the development.

6.3 Developers will be required to notify the LPA prior to commencement of any works on site, including demolition or vegetation clearance. At this stage the Council Officers may inspect the measures that have been put in place to protect trees during construction. Ad-hoc visits will be made throughout the construction phase to check that tree protection measures are still in place. The LPA will exercise its powers of enforcement, where necessary, to ensure compliance.

6.4 The LPA will not only expect developers to obtain the appropriate professional advice during the application stage but may also attach a condition to ensure adequate supervision of the construction phase by the developer's own Arboriculturist.

6.5 If difficulties are experienced at any time during the construction process in complying with conditions relating to trees (e.g. in maintaining the distances of protective fencing in accordance with the Tree Protection Plan) and it is desired that the terms of any conditions be modified, it will be necessary to consult with and get written approval of the LPA prior to carrying out any changes.

6.6 **Failure to comply with Planning Conditions:** Where a breach of any tree protection related planning condition is identified, the LPA will take appropriate enforcement action. This may include serving a ‘Stop Work Notice’ on a construction site where a contravention has occurred, or the instigation of legal proceedings under Section 210 of The Town & Country Planning Act 1990.

7.0 Tree Protection Plan and Arboricultural Method Statement

7.1 **Tree protective fencing must be in place before any aspect of development starts** and maintained in this position throughout the lifetime of the development. The fencing must be in position prior to demolition, commencement of ground works, materials being brought onto site etc. The majority of damage to soil and trees on development sites occurs during these activities. If alternative fencing layouts are needed for the various stages of demolition and construction these must be detailed on the Tree Protection Plan with a clear definition between layouts and 'phases'. See figure 5.3.

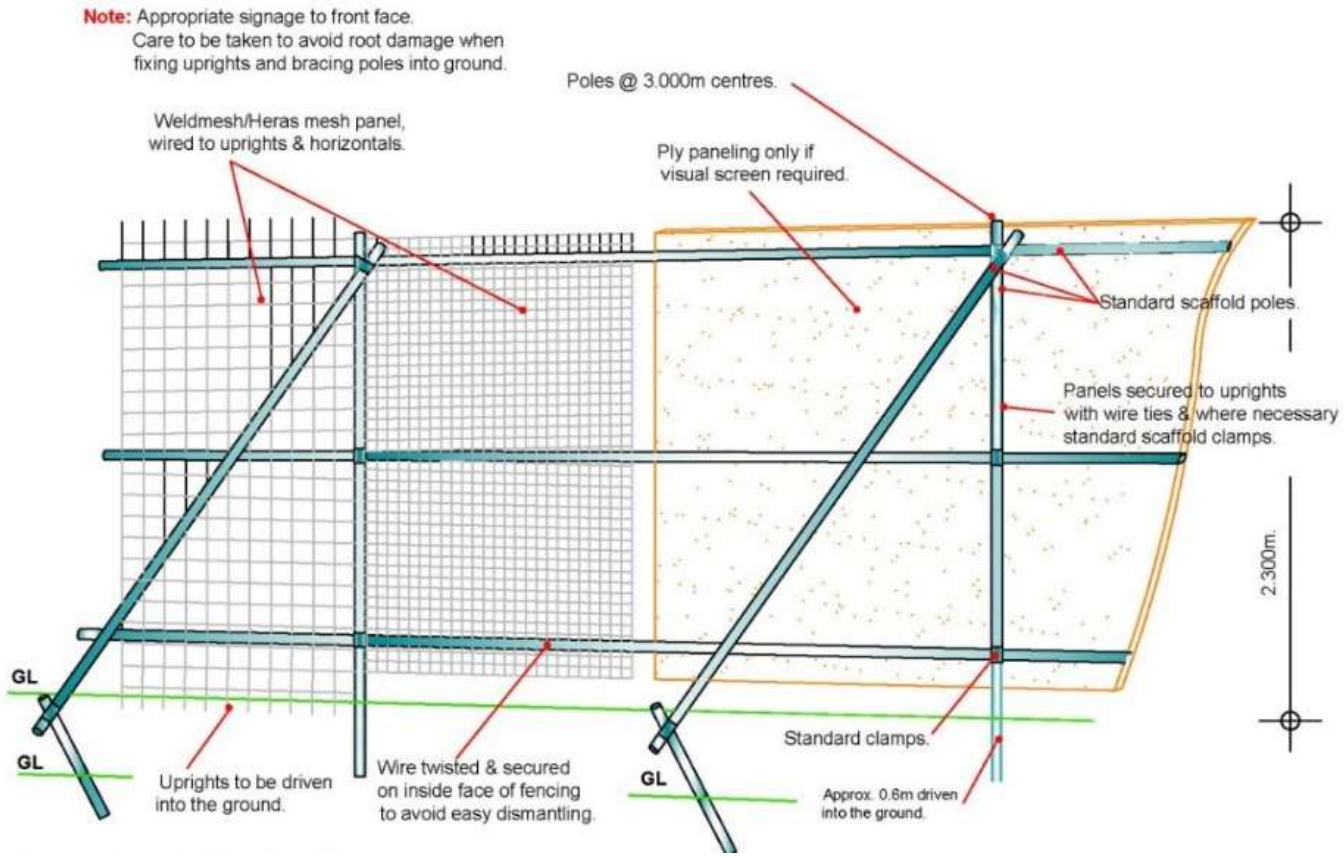


Figure 5.3 – Typical Detail: Tree Protection Fence to BS5837.

7.2 All operatives should be aware of all tree protection measures and a copy of the approved Tree Protection Plan, any Arboricultural Method Statements and a copy of the planning consent with conditions **should be available for inspection on the site.** The following simple rules **MUST** be adhered to throughout the demolition and construction phases of the development:

- Do not remove the protective fencing around a RPA for any reason without prior approval.
- Repair any damage to the protective fencing around a RPA immediately.
- Do not park or operate machinery and equipment near trees.
- Do not store materials within the RPA. Contaminants (fuel, oil and chemicals) must be stored at least 10m away from the protected area.
- Do not mix cement near trees (See also 7.6)
- Do not light fires within 10m of any tree and beware of flames drifting towards branches.
- Do not secure temporary overhead cables or floodlights to trees.
- Do not change the ground level or excavate within the branch spread of existing trees.

7.3 The purpose of the Tree Protection Plan is to provide the precise location and physical protection measures, including ground protection, for trees woodlands or hedges present on or immediately adjacent to the development site that are identified for retention and are likely to be affected either directly or indirectly by the development. The plan must be fit for purpose and have enough detail so that a contractor can install the measures.

7.4 The Tree Protection Plan shall take account of the RPA, areas of proposed structural landscaping, trees to be retained and removed and the precise location of protective barriers and their signage. Barriers shall be fit for the purpose of excluding construction activity and appropriate to the intensity and proximity of work taking place around trees selected for retention. In certain circumstances standard Heras, chestnut pale or orange barrier mesh fencing may be appropriate. However, deviation from the default British Standard will require justification;

7.5 **The Tree Protection Plan** shall give details of:

- The physical means of tree protection on site, indicated through drawings and/or descriptive text.
- The position of the tree protection fencing and any ground protection showing the actual position with dimensions from a fixed point.
- Dimensions of the exclusion zone and position and type of signage identifying them as an exclusion zone shall be noted on the Tree Protection Plan.
- The protective fencing requirements appropriate for the development should be identified within the Tree Protection Plan and approved in writing by the LPA prior to the commencement of work on site.
- Where approved work is detailed to occur within the RPA, details of the re-aligned position of fencing, along with specific ground protection details shall be supplied.
- The plan must be to a suitable scale, with a north point and scale bar.
- See sample plan at figure 5.4.

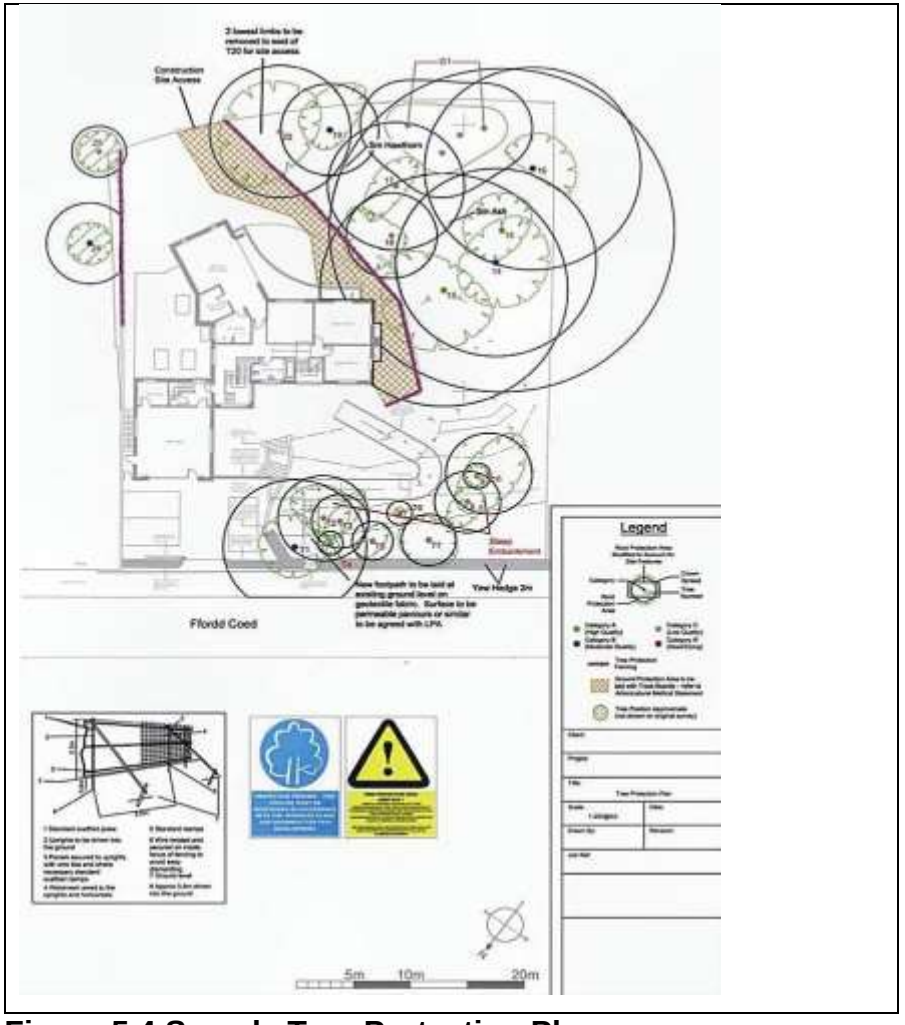


Figure 5.4 Sample Tree Protection Plan

7.6 An **Arboricultural Method Statement** shall describe construction operations to be undertaken in proximity to trees as highlighted in the arboricultural impact assessment. The Arboricultural Method Statement shall make allowance for, and plan, all construction operations to be undertaken in proximity to trees. This shall include, but is not limited to, the following aspects;

- Site construction access;
- The intensity and nature of the construction activity;
- Special engineering solutions (foundations etc.) to protect trees;
- Specification of no-dig surfacing details within tree RPAs and method statement;
- Method for approved excavation in RPA's;
- Contractors car parking and phasing of construction works;
- Space required for foundation excavations and construction works;
- The location and space required for any service runs, both underground and overhead, including: foul and surface water drains, land drains, soakaways, gas, oil, water, ground source heat systems, electricity, telephone, television or other communication cables;
- All changes in ground levels including the location of retaining walls and steps, making adequate allowance for the foundations of such structures, drainage and back filling;
- Space for cranes, plant, scaffolding and access during works;
- Space for site huts, temporary toilets (including their drainage) and other temporary structures;
- The type and extent of landscape works which will be needed within the protected area, and the affect these will have on the root systems
- Space for storage (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete (including storage);
- The effect of slope on the movement of potential harmful liquid spillages towards or into protected areas.
- Particular attention, where applicable, to be given to the height of storage of topsoils and subsoils that is to be reused and should be dealt with as per BS 3882:2015[12] and BS 8601:2013[13]
- Measures for dealing with Japanese Knotweed / Himalayan Balsam etc.
- Any proposed arboricultural watching brief to monitor and confirm the implementation and maintenance of tree protection measures.
- Tree surgery specification (in accordance with BS3998:2010 Tree work[14]– Recommendations)

[12] BS 3882:2015 - TC. Tracked Changes. Specification for topsoil.
[13] BS 8601:2013. Specification for subsoil and requirements for use.
[14] BS 3998:2010. Tree work. Recommendations.

- Method for mitigating any accidents or contravention of the Tree Protection Plan.
- Method for avoiding negative impacts on biodiversity

7.7 Note that excavation within the RPA of tree(s) will need justification and the guidance contained in the National Joint Utilities Group Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2 (NJUG4) is not considered adequate where planning control applies.

7.8 On sites where site clearance prior to construction will be on a large scale the method for the protection of trees will be required to cover this phase of works.

8.0 Tree and Shrub Planting

8.1 Appropriate new tree, shrub and hedgerow planting, amongst other landscaping proposals, may be required on development sites to enhance amenity, mitigate for any loss of tree canopy cover and to provide a sense of 'place'. It may also be to mitigate for a loss of biodiversity due to tree felling.

8.2 Wherever possible large growing tree species should be planted in mitigation of loss of trees on site. The layout should consider replacement planting including large growing species as part of the design layout and not just an afterthought with trees chosen for any space left over.

8.3 Planting should be carried out in accordance with British Standard BS8545 *'Trees: from nursery to independence in the landscape – Recommendations'*[15].

8.4 The choice of trees to be planted should consider the layout and design of the site, future use, soil and climatic conditions, biodiversity, local landscape character and contextual surroundings. Sufficient space must be planned within the layout to allow trees to reach their mature size.

8.5 Planted trees should be of a species that at maturity achieve a size and form compatible with the scale and structure of the development.

8.6 Where tree planting is proposed within hard surfaced areas (e.g. parking areas and footpaths) details of the drainage / irrigation (where necessary) and size of planting pits must be sufficient to provide an adequate volume of soil to support the eventual size of the planted tree(s). (Further advice on tree rooting volumes can be found in the titles marked ✻in the Reference section.)

8.7 Layouts should consider how trees can be integrated into the development taking into account other factors such as Sustainable Drainage Systems (SuDS) and Green Infrastructure (GI) requirements. Guidance on tree integration can be found in *"Trees in the Townscape: A Guide for Decision Makers*" and be delivered using guidance in *"Trees in Hard Landscapes: A Guide for Delivery"*[16]

8.8 Where urban trees are proposed as part of a SUDs scheme, the specification of the tree pit (i.e. crate system, Stockholm pit etc) must be provided in the landscape plan. It is intended that the emerging GI SPG will provide further details on the role of trees in reducing surface water run off as part of green infrastructure provision.

[15] BS 8545:2014. Trees: from nursery to independence in the landscape. Recommendations.

[16] "Trees in the Townscape: A Guide for Decision Makers'. 2012. TDAG" and "'Trees in Hard Landscapes: A Guide for Delivery'. 2014. TDAG" Both TDAG books are available as a free download at http://www.tdag.org.uk

8.9 Further guidance on the role of Trees in relation to Green infrastructure and Biodiversity can be found in

Sustainable Drainage Systems - Maximising the Potential for people and wildlife. A Guide for Local Authorities and Developers. RSPB.

8.10 **Protection of trees after the development is complete.** Both newly planted trees and existing ones retained within a development should be cared for after the development is complete. Conditions will normally be placed on planning consents to ensure that if any new tree included in a landscaping scheme of a development becomes unhealthy, or dies within 5 years of the completion of the development (or other conditioned period of time for the replacement of tree and shrub failures), it will be replaced by a new tree of like species, similar in age and size to the tree to be removed and at the same location. After 5 years (or other conditioned period of time for the replacement of tree and shrub failures) have elapsed following the completion of the development the LPA may consider making TPOs on the trees protected previously by condition.

9.0 Professional Advice

9.1 It is important to ensure that decision making in relation to trees, hedgerows and woodland on development sites is done having regard to full understanding of the legal and planning requirements that apply. In some instances seeking professional advice will be necessary to inform the process.

9.2 **Fundamentally it is important to establish who you need to employ.** For example, is it a **Tree Consultant, Landscape Architect** or **Tree Surgeon / Contractor?**

- ***A Tree consultant*** will give professional advice on the health and/or safety of a tree; relationships with proposed or existing buildings and development sites or any other tree issue requiring a report.
- ***A suitably qualified, experienced and resourced Landscape Architect*** will give comprehensive advice on working with and the protection of the existing landscape, will design and 'make' great places and may give advice on existing tree issues. See links to the Landscape Institute (LI) in the Contacts page to see what a Landscape Architect can offer, the categories of membership of the LI and find a Practice with the skills and expertise you need.
- ***A qualified, competent and experienced tree surgeon / contractor*** will give a professional service including pruning, and removal and may give basic advice on tree condition and tree management operations as required.
- ***A suitably qualified ecologist***- if advice is needed on protected species

Please note that the LPA is unable to recommend who to employ but further guidance is set out below to help inform the process of identifying a suitable candidate.

9.3 **Tree Consultant.** A tree survey should be undertaken by a suitably qualified and experienced arboriculturist (as required by BS5837). All reports must specify the qualifications held by the arboriculturist and all surveyors. A professional providing this type of service **should hold Professional Indemnity Insurance** and one of the following qualifications or industry recognised standards:

- Certificate in Arboriculture level 3/4 (Tech Arbor A).
- Diploma in Arboriculture level 6 Dip Arb (RFS)
- BSc or MSc (Degree or Masters) in arboriculture.
- Professional Member or Fellow of the Institute of Chartered Foresters] attained by an arboricultural route / Chartered Arboriculturist (MICFor / FICFor)
- Fellow of the Arboricultural Association Arboricultural Association Registered Consultant

9.4 **Tree surgeon / contractor:** Picking the wrong contractor could lead to:

- Injury to people,
- Damage to property,
- Irrevocable damage to trees that have taken many years to grow.

Tree work operations (arboriculture) require a high degree of technical competence, supported by training and experience. For these reasons tree work should only be undertaken by well trained, suitably resourced, competent contractors who hold adequate insurance.

Look for:

- Employers Liability and Public Liability Insurance (recommended min £5 million)
- NPTC Certificates of Competence
- Written quotations
- Membership of a professional organisation. (Membership does not guarantee work standards but does show a degree of commitment)
- References for similar work

9.5 **An arboriculturist** (e.g. an arboricultural Consultant) can help you prepare the necessary documentation required by the LPA in support of a planning application.

10.0 References

1. **Planning Policy Wales** (Edition 10)
2. **City and County of Swansea Local Development Plan**. Adopted February 2019.
3. **Technical Advice Note (TAN) 10**: Tree Preservation Orders (1997)
4. City and County of Swansea Draft Protected Tree Policy
5. British Standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations
6. Site layout planning for daylight and sunlight: a guide to good practice (BR 209)' BRE. P. Littlefair.
7. Veteran Trees: A guide to good management'. Helen Read. (2000). All ancient / veteran tree books are available from www.woodlandtrust.org.uk as a free download.
8. Planner's manual for ancient woodland and veteran trees:https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/
9. Natural England standing advice: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences
10. draft tree strategy
11. NHBC Standards, Chapter 4.2, Building Near Trees https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/
12. British Standard BS3882:2015 Specification for topsoil
13.
14. British Standard BS8601:2013 Specification for subsoil and requirements for use
15. British Standard BS3998:2010 Tree Work – Recommendations
16. British Standard BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
17. Trees in the Townscape: A Guide for Decision Makers'. 2012. TDAG; Trees in Hard Landscapes: A Guide for Delivery'. 2014. TDAG. Both TDAG books are available as a free download at http://www.tdag.org.uk

Further references

- 'Tree Roots in the Built Environment'. (2006). Department for Communities and Local Government (DCLG)
- 'Up by Roots' - Healthy Soils and Trees in the Built Environment. James Urban. (ISA) (2008).
- 'Urban Trees: A Practical Management Guide'. Steve Cox. (2011)
- 'Ancient Tree Guides No. 3: Trees and Development.'
- 'Ancient and other veteran trees: further guidance on management'. Lonsdale (2013)
- Sustainable Drainage Systems - Maximising the Potential for people and wildlife. A Guide for Local Authorities and Developers. RSPB.

11.0 Appendices

Useful Contact Information

- **Arboricultural Association (AA)**
  The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire, G40 3DL
  Tel: 01242 522152
  Email: admin@trees.org.uk
  Web: www.trees.org.uk
  Advice on trees and produces an annual directory of AA Registered Consultants

- **Consulting Arborist Society (CAS)**
  Email: chairman@consultingarboristsociety.co.uk
  Web: www.consultingarboristsociety.co.uk
  Provides a list of CAS approved arboriculturalists

- **British Standards Institute**
  Customer Services, 389 Chiswick High Road,W4 4AL
  Tel: 020 8996 9001
  Email: cservices@bsigroup.com
  Web: www.bsi-global.com
  Provision of British Standards

- **Chartered Institute of Ecology and Environmental Management (CIEEM)**
  43 Southgate Street, Winchester. SO23 9EH
  Tel: +44 (0)1962 868626
  Web: https://cieem.net
  Advice/guidance on ecological surveys and appt of qualified ecologists/ecological consultants.

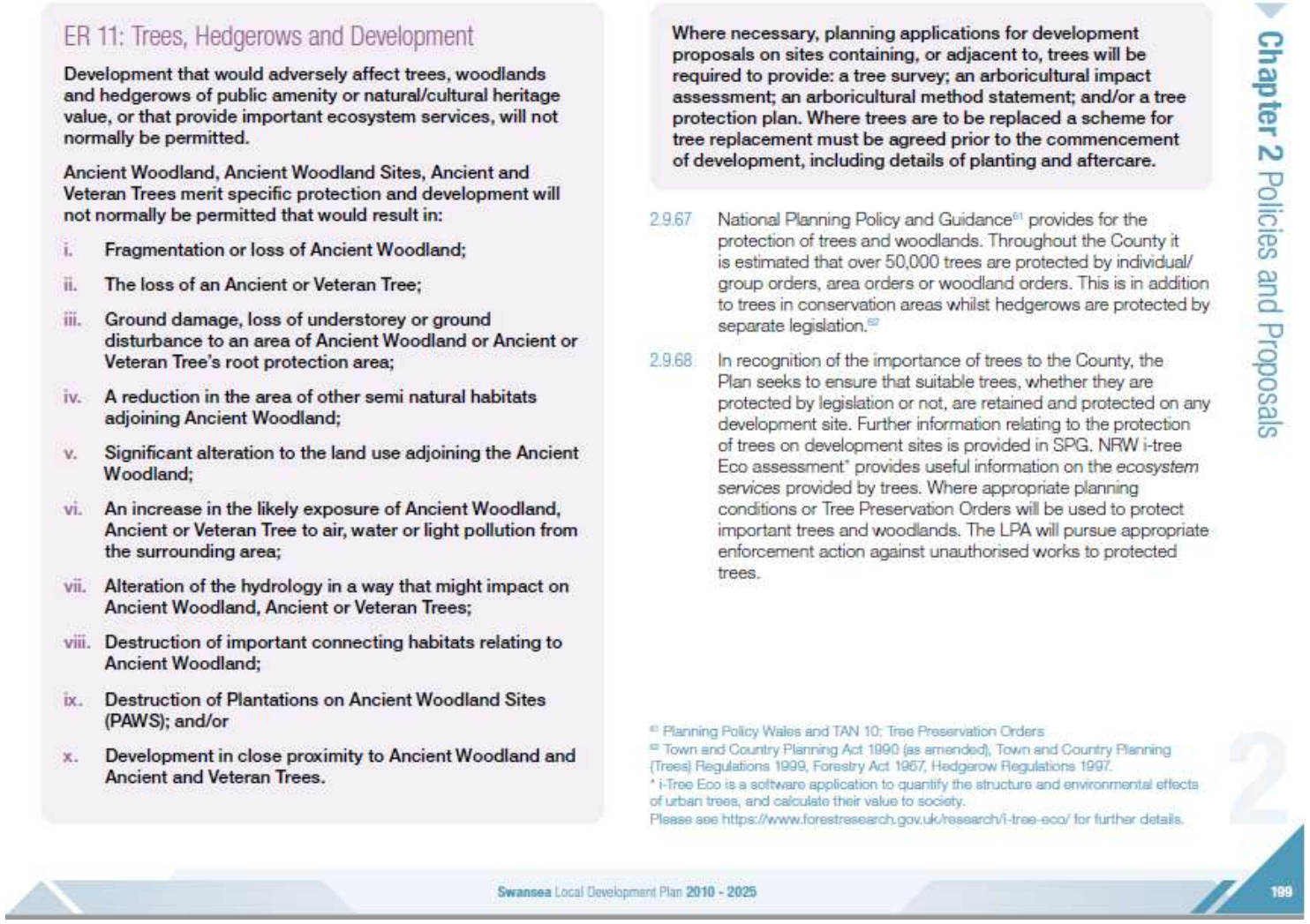
- **Landscape Institute (LI)**
  107 Grays Inn Road, London, WC1X 8TX
  Tel: 020 7685 2640
  Web: http://www.landscapeinstitute.org
  See what a Landscape Architect can offer and find a practice with the skills and expertise you need

- **Arboricultural Advisory & Information Service**
  Alice Holt Lodge, Wrecclesham, Farnham, Surrey, GU10 4LH
  Tel: 09065 161147 (Premium Rate) or
  Administration: 01420 22022
  Email: admin@treehelp.info
  Web: www.treehelp.info/
  Advice and guidance on tree care and issues related to trees on development sites

- **Planning and City Regeneration**
  City and County of Swansea Council, Civic Centre, Oystermouth Road, Swansea, SA1 3SN
  Tel: 01792 636000
  Email: planning@swansea.gov.uk or protectedtrees@swansea.gov.uk
  Web: www.swansea.gov.uk

- **Natural Resources Wales**
  Tel: 0300 065 3000
  Email enquiries@naturalresourceswales.gov.uk

LDP Policy Extracts



ER 11: Trees, Hedgerows and Development

Development that would adversely affect trees, woodlands and hedgerows of public amenity or 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 will not normally be permitted that would result in:

i. **Fragmentation or loss of Ancient Woodland;**

ii. **The loss of an Ancient or Veteran Tree;**

iii. **Ground damage, loss of understorey or ground disturbance to an area of Ancient Woodland or Ancient or Veteran Tree's root protection area;**

iv. **A reduction in the area of other semi natural habitats adjoining Ancient Woodland;**

v. **Significant alteration to the land use adjoining the Ancient Woodland;**

vi. **An increase in the likely exposure of Ancient Woodland, Ancient or Veteran Tree to air, water or light pollution from the surrounding area;**

vii. **Alteration of the hydrology in a way that might impact on Ancient Woodland, Ancient or Veteran Trees;**

viii. **Destruction of important connecting habitats relating to Ancient Woodland;**

ix. **Destruction of Plantations on Ancient Woodland Sites (PAWS); and/or**

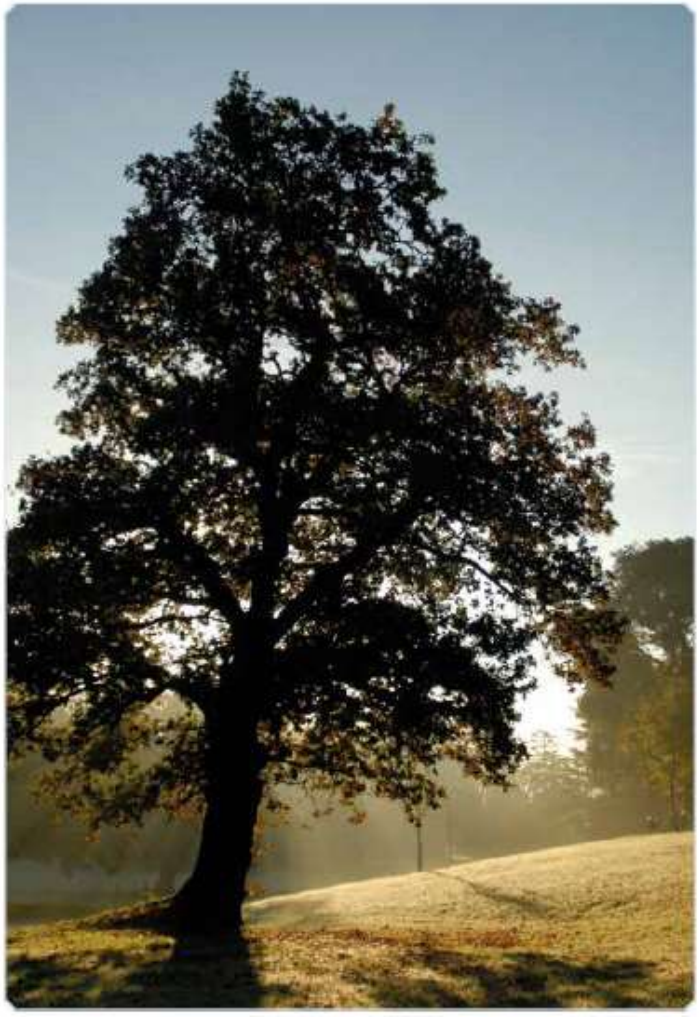
x. **Development in close proximity to Ancient Woodland and Ancient and Veteran Trees.**

Where necessary, planning applications for development proposals on sites containing, or adjacent to, trees will be required to provide: a tree survey; an arboricultural impact assessment; an arboricultural method statement; and/or a tree protection plan. Where trees are to be replaced a scheme for tree replacement must be agreed prior to the commencement of development, including details of planting and aftercare.

2.9.67 National Planning Policy and Guidance[61] provides for the protection of trees and woodlands. Throughout the County it is estimated that over 50,000 trees are protected by individual/ group orders, area orders or woodland orders. This is in addition to trees in conservation areas whilst hedgerows are protected by separate legislation.[62]

2.9.68 In recognition of the importance of trees to the County, the Plan seeks to ensure that suitable trees, whether they are protected by legislation or not, are retained and protected on any development site. Further information relating to the protection of trees on development sites is provided in SPG. NRW i-tree Eco assessment* provides useful information on the *ecosystem services* provided by trees. Where appropriate planning conditions or Tree Preservation Orders will be used to protect important trees and woodlands. The LPA will pursue appropriate enforcement action against unauthorised works to protected trees.

[61] Planning Policy Wales and TAN 10: Tree Preservation Orders
[62] Town and Country Planning Act 1990 (as amended), Town and Country Planning (Trees) Regulations 1999, Forestry Act 1967, Hedgerow Regulations 1997.
* i-Tree Eco is a software application to quantify the structure and environmental effects of urban trees, and calculate their value to society.
Please see https://www.forestresearch.gov.uk/research/i-tree-eco/ for further details.



2.9.69 The circumstances in which further information in support of a planning application will be required are outlined in the policy. This information must be in accordance with the current British Standard BS5837 and have regard to the long term impact of the proposed development on the trees as they grow and wherever possible seek to avoid future conflict, such as that caused by over-hanging branches, shading and dominance.

2.9.70 Planning Permission will normally only be granted where the trees on the site are fully protected in the long term, or appropriate replacement trees will be planted when the removal of a tree or trees is unavoidable. The removal of trees would only be acceptable where there is no other alternative location for the development; and the need for and benefits from the development outweighs the importance of the tree or trees.

2.9.71 Replacement trees will be planted in accordance with British Standard BS8545. Tree Preservation Orders (TPOs) will normally be placed on the replacement trees.

2.9.72 Planning Conditions, Article 4 Directions and/or *Planning Obligations* will be used to secure any necessary mitigation/ compensation/enhancement measures in relation to trees and development proposals.

2.9.73 New tree or mitigation planting should be designed to achieve maturity and to ensure that there is an ongoing contribution to amenity with negligible negative impacts. New *landscape* schemes should follow the principles set out in "Trees in the Townscape: A Guide for Decision Makers"* and be delivered using guidance in "Trees in Hard Landscapes: A Guide for Delivery".*

* Trees in Hard Landscapes: A Guide for Delivery. Trees and Design Action Group (2014).

2.9.74 *Ancient woodland* is defined as land that has had a continuous woodland cover since accurate maps were first produced. It is a valuable and irreplaceable resource, having been present in the *landscape* over some time. *Ancient woodland* is rich in wildlife and more likely to support protected and priority species and to contain special features of importance for *biodiversity*. It is also more likely to contain features of historical and archaeological importance. Their rarity and importance means that these areas should be protected. Direct loss of *Ancient Woodland* must be avoided. A minimum buffer of 15 metres should be provided between *Ancient Woodland* and most forms of development.[63] This is necessary to provide essential root and understorey protection (as required in BS5837:2012) and to protect the important *Ancient Woodland* habitat from indirect damage, such as trampling, fly-tipping, encroachment of invasive features and vegetation clearance resulting from the new development. Ideally, the buffer should be planted with woodland edge species or left as natural grass to increase or maintain ecological connectivity and create a transitional habitat i.e. *ecotone*, providing resilience for this sensitive and highly valued habitat. Where possible, opportunities should be taken to restore plantations on *Ancient Woodland* sites to native tree cover. Plantations on Ancient Woodlands (PAWS) are sites believed to have been continuously wooded for over 400 years, but currently have a canopy cover of at least 50% non-native conifer tree species. Critically, such areas support *Ancient Woodland* soil systems and have the potential to be restored to an *Ancient Woodland* habitat.

2.9.75 All areas of *Ancient Woodland* known at the time of the Plan's preparation are shown on the Constraints and Issues Map. However this is only a provisional list and all development sites that support woodland will need to be assessed for *Ancient Woodland* status. NRW will be consulted on any proposals that may give rise to potentially damaging operations.

2.9.76 An *Ancient Tree* is one that has passed beyond maturity and is old or aged. A *Veteran Tree* may not be old but because of its environment or life experiences has developed the valuable features of an *Ancient Tree*. *Ancient* and *veteran trees* are of prime importance because of their rarity and function within an ecosystem. Individual Ancient and *veteran trees* often have local or national significance, due to their age, size or condition. They are also of importance to sustain a range of nationally and internationally *protected species*. In order to provide the necessary protection a buffer of 15x the diameter of the stem of ancient and *veteran trees* when measuring at 1.5m from ground level will be required for most forms of development, as endorsed by the Arboricultural Association.[64]

2.9.77 There is currently no comprehensive inventory of ancient and *veteran trees* within Wales. The required tree survey in support of development proposals will detail whether a site contains or is adjacent to any trees which could be considered to be Ancient or Veteran.

[63] The Woodland Trust Planner's Manual for Ancient Woodland and Veteran Trees – Woodland Trust 2017.

[64] Ancient and other Veteran Trees: Further Guidance and management by D. Lonsdale (2013).

Equality Impact Assessment Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form. If you would like further guidance please contact the Access to Services team (see guidance for details).

Section 1

Which service area and directorate are you from?
Service Area: **Planning and City Regeneration**
Directorate: **Place**

Q1(a) WHAT ARE YOU SCREENING FOR RELEVANCE?

Service/ Function	Policy/ Procedure	Project	Strategy	Plan	Proposal
☐	☐	☐	☐	☒	☐

(b) Please name and <u>describe</u> here:

Name: Supplementary Planning Guidance (SPG) on Trees, Hedgerows and Woodlands and Development Sites.

Description: 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 detailed clarification on the relevant policies set out in the LDP, which have been subject to EIA and Examination by the Planning Inspectorate. In addition, the SPG is primarily an update of the existing SPG adopted against the UDP. (October 2016). The only substantive change is to clarify that the council will require Category A and B trees to be incorporated into a development. (See section 4).

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',
- 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(a) WHAT DOES Q1a RELATE TO?

Direct front line service delivery	Indirect front line service delivery	Indirect back room service delivery
☐ **(H)**	☒ **(M)**	☐ **(L)**

(b) DO YOUR CUSTOMERS/CLIENTS ACCESS THIS…?

Because they need to	Because they want to	Because it is automatically provided to everyone in Swansea	On an internal basis i.e. Staff
☐ **(H)**	☒ **(M)**	☐ **(M)**	☐ **(L)**

Equality Impact Assessment Screening Form

Q3 WHAT IS THE POTENTIAL IMPACT ON THE FOLLOWING…

	High Impact (H)	Medium Impact (M)	Low Impact (L)	Don't know (H)
Children/young people (0-18)	☐	☐	☒	☐
Older people (50+)	☐	☐	☒	☐
Any other age group	☐	☐	☒	☐
Disability	☐	☐	☒	☐
Race (including refugees)	☐	☐	☒	☐
Asylum seekers	☐	☐	☒	☐
Gypsies & travellers	☐	☐	☒	☐
Religion or (non-)belief	☐	☐	☒	☐
Sex	☐	☐	☒	☐
Sexual Orientation	☐	☐	☒	☐
Gender reassignment	☐	☐	☒	☐
Welsh Language	☐	☐	☒	☐
Poverty/social exclusion	☐	☐	☒	☐
Carers (inc. young carers)	☐	☐	☒	☐
Community cohesion	☐	☐	☒	☐
Marriage & civil partnership	☐	☐	☒	☐
Pregnancy and maternity	☐	☐	☒	☐

Q4 WHAT ENGAGEMENT / CONSULTATION / CO-PRODUCTIVE APPROACHES WILL YOU UNDERTAKE?

The report seeks the approval of Members to undertake public and stakeholder consultation, for a minimum 6 week period, on the following documents:

- Development and Biodiversity (Consultation Draft)
- Trees, Hedgerows and Woodlands on Development Sites (Consultation Draft)

Upon conclusion of public and stakeholder consultations, a schedule of all the comments received will be produced. This will include officer responses confirming whether amendments will be made to the document as a result of the comments made. This schedule will be reported back to Members for consideration alongside a final version of the documents, at which time Members will be asked to formally adopt them as SPG.

Q5(a) HOW VISIBLE IS THIS INITIATIVE TO THE GENERAL PUBLIC?

High visibility	Medium visibility	Low visibility
☐ **(H)**	☐ **(M)**	☒ **(L)**

(b) WHAT IS THE POTENTIAL RISK TO THE COUNCIL'S REPUTATION?
(Consider the following impacts – legal, financial, political, media, public perception etc…)

High risk	Medium risk	Low risk
☐ **(H)**	☐ **(M)**	☒ **(L)**

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

☐ **Yes** ☒ **No** **If yes, please provide details below**

Q7 HOW DID YOU SCORE?
Please tick the relevant box

MOSTLY H and/or M → HIGH PRIORITY → ☐ EIA to be completed
Please go to Section 2

MOSTLY L → LOW PRIORITY / NOT RELEVANT → ☒ Do not complete EIA
Please go to Q8 followed by Section 2

Q8 If you determine that this initiative is not relevant for an EIA report, you must provide a full explanation here. Please ensure that you cover all of the relevant protected groups.

An Equality Impact Assessment Screening has been undertaken and it has identified mostly low impacts. 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. 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 6 week consultation is proposed which will provide opportunities for engagement via a range of methods, and the document will be reviewed and amended where appropriate in response to the consultation (in-line with Welsh Government planning guidance) before being presented to Planning Committee for approval to be adopted as planning guidance. Public consultation and engagement is a central element of producing planning guidance. This EIA screening will be reviewed following public consultation to respond to any equalities issues raised during the consultation.

Section 2

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 – no electronic signatures or paper copies are needed.

Screening completed by:
Name: Rachel Willis
Job title: Principal Planning Officer
Date: 18/06/2020

Approval by Head of Service:
Name: Phil Holmes
Position: Head of Service
Date:

Equality Impact Assessment Screening Form

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Section 1

Which service area and directorate are you from?
Service Area: **Planning and City Regeneration**
Directorate: **Place**

Q1(a) WHAT ARE YOU SCREENING FOR RELEVANCE?

Service/ Function	Policy/ Procedure	Project	Strategy	Plan	Proposal
☐	☐	☐	☐	☒	☐

(b) Please name and <u>describe</u> here:

Name: Supplementary Planning Guidance (SPG) on Biodiversity and Development

Description: The SPG provides supplementary planning guidance to support the implementation of policies in the adopted Swansea Local Development Plan (LDP) on Biodiversity. It explains to planning applicants how the Council will implement the LDP's biodiversity policies in the context of legislation and policy requirements. The LDP policies cover consideration of designated sites (ER 6) and protected habitats and species (ER 8). Policy ER 9 ensures that development decisions take account of the wider ecosystem resilience of the site and how it connects with surrounding ecological corridors which are enable dispersal and function of protected and priority species. Where protected biodiversity features are present on a site, the Council will require the relevant ecological surveys and assessments to be submitted in support of an application. The SPG provides survey checklists and signposts to best practice guidance on how to carry out the necessary surveys and assessments. The SPG encourages engagement with the Council on biodiversity issues from an early stage of the development process in order to secure the best outcomes for biodiversity and the related social, economic and environmental ecosystem services provided as a result of maintaining and enhancing the natural environment.

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

Q2(a) WHAT DOES Q1a RELATE TO?

Direct front line service delivery	Indirect front line service delivery	Indirect back room service delivery
☐ **(H)**	☒ **(M)**	☐ **(L)**

(b) DO YOUR CUSTOMERS/CLIENTS ACCESS THIS…?

Because they need to	Because they want to	Because it is automatically provided to everyone in Swansea	On an internal basis i.e. Staff
☐ **(H)**	☒ **(M)**	☐ **(M)**	☐ **(L)**

Equality Impact Assessment Screening Form

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	High Impact (H)	Medium Impact (M)	Low Impact (L)	Don't know (H)
Children/young people (0-18)	☐	☐	☒	☐
Older people (50+)	☐	☐	☒	☐
Any other age group	☐	☐	☒	☐
Disability	☐	☐	☒	☐
Race (including refugees)	☐	☐	☒	☐
Asylum seekers	☐	☐	☒	☐
Gypsies & travellers	☐	☐	☒	☐
Religion or (non-)belief	☐	☐	☒	☐
Sex	☐	☐	☒	☐
Sexual Orientation	☐	☐	☒	☐
Gender reassignment	☐	☐	☒	☐
Welsh Language	☐	☐	☒	☐
Poverty/social exclusion	☐	☐	☒	☐
Carers (inc. young carers)	☐	☐	☒	☐
Community cohesion	☐	☒*	☐	☐
Marriage & civil partnership	☐	☐	☒	☐
Pregnancy and maternity	☐	☐	☒	☐

***The document will improve community cohesion by supporting the implementation of LDP policies on maintaining and enhancing the biodiversity of the County's places and spaces which contribute to mental and physical wellbeing.**

Q4 WHAT ENGAGEMENT / CONSULTATION / CO-PRODUCTIVE APPROACHES WILL YOU UNDERTAKE?

The report seeks the approval of Members to undertake public and stakeholder consultation, for a minimum 6 week period, on the consultation draft of Supplementary Guidance on Development and Biodiversity

Upon conclusion of public and stakeholder consultations, a schedule of all the comments received will be produced. This will include officer responses confirming whether amendments will be made to the document as a result of the comments made. This schedule will be reported back to Members for consideration alongside a final version of the documents, at which time Members will be asked to formally adopt them as SPG.

Q5(a) HOW VISIBLE IS THIS INITIATIVE TO THE GENERAL PUBLIC?

High visibility	Medium visibility	Low visibility
☐ **(H)**	☐ **(M)**	☒ **(L)**

(b) WHAT IS THE POTENTIAL RISK TO THE COUNCIL'S REPUTATION?
(Consider the following impacts – legal, financial, political, media, public perception etc…)

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

☐ **Yes** ☒ **No** **If yes, please provide details below**

Equality Impact Assessment Screening Form

Q7 HOW DID YOU SCORE?
Please tick the relevant box

MOSTLY H and/or M → HIGH PRIORITY → ☐ EIA to be completed
Please go to Section 2

MOSTLY L → LOW PRIORITY / NOT RELEVANT → ☒ Do not complete EIA
Please go to Q8 followed by Section 2

Q8 If you determine that this initiative is not relevant for an EIA report, you must provide a full explanation here. Please ensure that you cover all of the relevant protected groups.

An Equality Impact Assessment Screening has been undertaken and it has identified mostly low impacts. 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 delivery of the Council's S6 Duty to maintain and enhance biodiversity with managing growth in a sustainable manner.

*The document will improve community cohesion by supporting the implementation of LDP policies on maintaining and enhancing the biodiversity 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 6 week consultation is proposed which will provide opportunities for engagement via a range of methods, and the document will be reviewed and amended where appropriate in response to the consultation (in-line with Welsh Government planning guidance) before being presented to Planning Committee for approval to be adopted as planning guidance. Public consultation and engagement is a central element of producing planning guidance. This EIA screening will be reviewed following public consultation to respond to any equalities issues raised during the consultation.

Section 2

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Screening completed by:
Name: Rachel Willis
Job title: Principal Planning Officer
Date: 18/06/2020

Approval by Head of Service:
Name: Phil Holmes
Position: Head of Service
Date:

Report of the Head of Planning and City Regeneration

Special Planning Committee – 22 July 2020

New Supplementary Planning Guidance: Revised Gower AONB Design Guide (Consultation Draft)

Purpose:	To provide a summary of the revised Gower AONB Design Guide (a new version of the Design Guide to replace the current adopted version), and seek approval from Members to undertake public consultation on the document.
Policy Framework:	Planning (Wales) Act 2015; Planning Policy Wales 2018; Technical Advice Note 12; City & County of Swansea Local Development Plan (Adopted February 2019)
Reason for Decision:	To enable the draft SPG to be subject to public consultation and further stakeholder engagement.
Consultation:	Legal, Finance, Access to Services
Recommendation(s):	Approve the draft SPG (as attached at Appendix A) for the purpose of public consultation and further stakeholder engagement.
Report Author:	Tom Evans
Finance Officer:	Aimee Dyer
Legal Officer:	Jonathan Wills
Access to Services:	Rhian Millar

1.0 Introduction

1.1 This report seeks the approval of Members to undertake a public and stakeholder consultation, for a minimum 6 week period, on the revised Gower Area of Outstanding Natural Beauty (AONB) Design Guide. The revised document will replace the original version of the Gower AONB Design Guide (dated 2011), which supplemented the now defunct Swansea Unitary Development Plan. The revised Gower AONB Design Guide will provide Supplementary Planning Guidance (SPG) in support of policies in the Swansea Local Development Plan (LDP).

1.2 A Consultation Draft of the revised Gower AONB Design Guide (referred to hereafter in this report as 'the revised Design Guide') is attached at Appendix A of this report. The document has been produced in collaboration with planning consultants Litchfields, who were also involved in the production of the original Gower Design Guide.

1.3 The revised Design Guide, once adopted following public consultation, will be used in the determination of planning applications that are sited within the AONB. It will also be relevant to development proposals at sites outside the statutory designated boundary, if such proposals would affect the setting of the AONB. Most fundamentally, the purpose of the revised Design Guide is to set out the placemaking and design objectives that development proposals must follow to ensure that the distinctive character of Gower's built and natural environment is maintained and enhanced.

1.4 Upon conclusion of a public and stakeholder consultation process, a schedule of all comments received and officer responses to these will be produced. This will be reported back to Members for consideration alongside a final version of the revised Design Guide, at which time members will be asked to formally adopt the document as SPG.

2.0 Planning Context

2.1 In 2011, the original version of the Gower AONB Design Guide was adopted as SPG to the Swansea Unitary Development Plan, with the expressed aim of raising the standard of building and landscape design in the AONB. The 2011 document proved a very useful means of setting out in detail the priorities and objectives for designing buildings and spaces between them, in what is a very sensitive area of the County terms of landscape and heritage. The benefits of having such guidance include helping provide clarity for developers on the planning principles that apply, and ensure consistency of decision making.

2.2 In February 2019, the Swansea LDP (available at www.swansea.gov.uk/ldp) was adopted as the Council's new statutory development plan. The LDP highlights that various SPG documents will be produced to augment LDP policies, and set out appropriate detailed definitions and developer requirements to assist the interpretation of LDP policies. The Gower Design Guide is highlighted in the LDP as a document to be revised and updated in order to produce SPG that fully aligns with the LDP.

2.3 Having regard to this context, the Design Guide has been revised and updated with particular reference to the following LDP policies:

- Policy ER 2 Strategic Green Infrastructure Network
- Policy ER 4 Gower AONB
- Policy PS 2 Placemaking and Place Management
- Policy HC 1 Historic and Cultural Environment
- Policy HC 2 Preservation or Enhancement of Buildings and Features
- Policy CV 1 Key Villages
- Policy CV 2 Development in the Countryside
- Policy CV 3 Replacement Dwellings in the Countryside
- Policy CV 4 Conversion of Rural Buildings
- Policy TR 3 Sustainable Tourism and Recreation Development in the Countryside
- Policy T 5 Design Principles for Transport Measures and Infrastructure
- Policy RP 3 Air and Light Pollution

2.4 The Design Guide has also been amended to reflect changes to national policy and guidance that have occurred over the last decade. In particular, it has been changed to align with amendments to Planning Policy Wales (PPW)[1], the Planning Act[2], The Environment Act, and the Well-being of Future Generations Act[3], which together require the Council to achieve clearly defined well-being and environmental goals and objectives.

2.5 Significantly, the revised Design Guide reflects a **'placemaking approach**' as advocated by the LDP and PPW for the planning and design of development and spaces. Placemaking is a holistic approach and underpins 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, happiness and well- being.

2.6 The revised Design Guide also reflects the themes and objectives of the latest version of the Gower AONB Management Plan, adopted by Council in 2017. The Management Plan develops and expands upon the vision for the AONB and the action need to conserve and enhance the special qualities for which it has been designated. This links the special qualities with the underlying social and economic issues, which impact on, or interact with them.

3.0 Updates to the AONB Design Guide

3.1 This Section summarises some of the key differences between the revised Design Guide and the original 2011 version, and highlights some of the reasons for the changes that have been made.

3.2 ***Adverts and Advertising****:* SPG was adopted by the Council in 1980 entitled *'Advertisement Policy in Gower: Tourist Related Signs Within the Area of Outstanding Natural Beauty'.* Despite its age, that document does contain

[1] Also, Technical Advice Note (TAN) 12 'Design'

[2] Planning Act (Wales) (2015)

[3] Well-being of Future Generations (Wales) Act (2015).

some relevant guidance and as such the relevant issues have been included within **Module 5C** of the revised design Guide. This will ensure the new Design Guide provides up to date planning guidance for developers and business owners in relation to commercial advertising and signage in Gower. For the avoidance of doubt, once the key issues are integrated into the revised Design Guide and the document adopted, the above mentioned historic SPG (dated 1980) will not in future be referred to in decision making.

3.3 ***Residential Chalet Guidance***: SPG has existed for many years in order to control the development of new residential chalets, and to guide the design of replacement chalets, in Sandy Lane, Miles Lane, Hareslade and Holtsfield residential chalet sites. These documents have been reviewed and relevant guidance incorporated into a new module (**Module 5E**) within the revised Design Guide. As well as covering the aforementioned sites, the new Module also includes guidance for Owen's Field, and it will also apply to the individual and small groups of residential chalets scattered throughout the AONB, outside the named areas. The detailed guidance will supplement LDP Policies CV2: Development in the Countryside and CV3: Replacement Dwellings in the Countryside. For the avoidance of doubt, once the key issues relating to residential chalet development are integrated into the revised Design Guide and the document adopted, the abovementioned historic SPG on the various chalet sites will not in future be referred to in decision making.

3.4 ***Lighting****:* The Council is seeking the formal recognition of the Gower AONB as a 'Dark Sky Community' from the International Dark Sky Association (IDA). The intention to reduce light pollution and protect the dark skies of the AONB are not new, and the Council previously adopted 'Lighting Scheme Guidance for Gower Area of Outstanding Natural Beauty' SPG in 2010. The revised Design Guide incorporates updated lighting guidance in **Module 5I** which sets out guidance for lighting design in order to protect the dark sky environment of Gower AONB and reflects the Dark Sky Community commitments. The detailed guidance supplements LDP Policy RP3: Air and Light pollution. For the avoidance of doubt, once the key issues relating to lighting within the AONB have been integrated into the revised Design Guide and the document adopted, the abovementioned historic SPG dated 2010 will not in future be referred to in decision making.

3.5 ***Gower Landscape Character Areas*****:** 'The Gower Landscape Character Assessment' commissioned by the Gower Landscape Partnership in 2013 and undertaken by John Campion Ltd provides background evidence for the LDP. **Section 2**: Landscape and **Appendix 6**: Settlement Character Areas and Statements, of the revised Design Guide refer to Landscape Character Areas, reflecting the same baseline evidence as the LDP.

3.6 ***Settlement Statements (*Appendix 6*)****:* Each settlement statement map has been reviewed. Base maps have been updated and Key Village boundaries have been included where relevant. Areas of green focal space, visually significant trees/tree belts and points from where wide ranging views can be experienced within Key village boundaries that may not be appropriate for development are shown, in order to supplement LDP Policy CV 1. Statements have been prepared for Kittle, Pennard and Southgate and Llanmorlais, none of which were included within the original Design Guide.

3.7 ***Seascape****:* Further to the UK Marine Policy Statement and the National Seascape Assessment for Wales (2015), Swansea Council in conjunction with Carmarthenshire County Council, Neath Port Talbot County Borough Council, Bridgend County Borough Council and NRW, undertook a local seascape character assessment in 2016 for east Carmarthen Bay, the Burry Inlet/ Loughor Estuary, Gower, and Swansea Bay. The area of assessment included the territorial waters up to 12 nautical miles (nm) offshore. The study seeks to provide further information on the character of seascape in general and special qualities in particular areas, such as Gower AONB and Heritage Coast and provides useful background evidence for the assessment of planning applications which may have a seascape impact. **Section 2** of the draft SPG refers to the Seascape Character Assessment and Extracts from the relevant Seascape Character Areas (SCAs) in relation to the Gower AONB.

3.8 ***Biodiversity****:* the revised Design Guide reflects the requirements of the **Environment (Wales) Act 2016,** which includes a new Biodiversity and Resilience of Ecosystems Duty, referred to as the "Section 6 Duty". This duty requires the Council to *seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems.* This duty is embedded as an objective in the Local Well Being Plan and is a Priority in the Council's Corporate Plan. **As such, Section 4, Modules 5A, 5G, 5H and Appendix 2** of the revised Design Guide contain specific guidance for developers in relation to the consideration of biodiversity in development. The detailed guidance supplements LDP policies ER 6, ER 8, ER 9 and ER 11. A separate draft SPG document relating to **'Biodiversity and Development'** is to be subject to a separate public consultation and stakeholder engagement process in 2020, and this document is one of a number of relating SPGs that will need to be considered alongside the Gower AONB Design Guide.

3.9 ***Green Infrastructure:*** The draft SPG has been updated to reflect national and local policy guidance in relation to green infrastructure provision. The integration of multifunctional green infrastructure plays a key role in delivering placemaking as it is able to provide a range of economic, environmental and cultural benefits and is an objective within the Local Well Being Plan. All proposals should consider how the site will contribute to maintaining and enhancing biodiversity and the resilience of ecosystems in terms of diversity, extent, condition, connectivity and adaptability. The principle of "multi-functionality" is key to delivery of GI. The development of Green Infrastructure is an important way for local authorities to deliver their Section 6 Duty under the Environment Act 2016. **Section 4, Modules 5G, 5H and Appendix 1** of the revised Design Guide contains contains specific guidance for developers in relation to the consideration of biodiversity in development. The detailed guidance supplements LDP policy ER 2.

3.10 The Development Management Process: Information on how design and placemaking should be considered as an integral part of the development management process is set out in **Section 3** and **Appendices 1-4**.

4.0 Consultation Process and Next Steps

4.1 The draft revised Design Guide will be subject to a minimum 6-week period of consultation, which is an integral part of the process towards adoption of the document as approved planning guidance to inform decisions. It is anticipated that the consultation will be carried out during the months of August to October 2020. The consultation will allow Councillors, the public, stakeholders and other interested parties to make their views public and contribute to the guidance. The aim is to ensure that there is a broad consensus of support for its objectives. It is important to note that planning legislation precludes SPG from introducing new policy, but is instead an opportunity to augment what is already contained in adopted LDP policies.

4.2 The public and stakeholder consultation process will make use of a variety of consultation methods to raise awareness and maximise the involvement of the community. The precise methods capable of being used will be continually reviewed having regard to the constraints associated with Covid-19 restrictions. The methods will include: use of a bespoke survey and feedback form on the Council's website; articles in the local media; a public drop-in consultation event for the public and stakeholders where Officers will be available to explain the draft document and invite feedback (subject to being permissible having regard to Covid-19 restrictions); and also a targeted email consultation of known stakeholders, including local planning agents, Community Councils and specific organisations relevant to the Gower AONB. All information will be readily available in hard copy at the Civic Centre and libraries (where these are open) at Killay, Oystermouth and Pennard, where electronic versions of the document and survey/feedback forms can also be viewed on line. Summary details and promotional materials will be provided in a bi-lingual format.

4.3 All comments received will be recorded, evaluated and, where appropriate, will feed into the final version of the SPG document. A full detailed schedule of representations will be published. A report setting out the public consultation comments received, and any amendments made to the SPG as a result of these, will be presented to Members as soon as possible after the consultation period ends, at which time Members will be asked to approve the final version as adopted SPG.

5.0 Financial Implications

5.1 The draft Design Guide was prepared by officers in collaboration with external consultants. Consultants Litchfields Ltd were commissioned to undertake an initial review of the 2011 Design Guide for £8,000, which was subsequently extended by a further £5,000 to carry out additional 'Settlement Statements' to ensure the revised Design Guide is fully comprehensive. The total fees of £13,000 for these services were part funded (up to the sum of £8,000) through grant funding secured from Natural Resources Wales. The residual £5,000 costs were met from existing allocated budgets.

5.2 There are no additional financial implications arising from the publication of this SPG, as the cost of the public consultation process can be accommodated

within existing budgets and staff resources. The consultation will, as far as possible, utilise electronic communication via email and the Internet.

5.3 The final adopted document will be made available electronically, so there will be no printing costs.

6.0 Legal Implications

6.1 The SPG will provide planning guidance to the adopted LDP (2019), and will be a material consideration in evaluating future planning applications.

6.2 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.

7.0 Equality & Engagement Implications

7.1 The Council is subject to the Public Sector Equality Duty (Wales) 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 Act.
- 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.

Our Equality Impact Assessment process ensures that we have paid due regard to the above.

7.2 Section 4 of this report outlines equalities considerations in respect of consultation activity. Equality Impact Assessment (EIA) screenings have been carried out and this has demonstrated that a full EIA is not necessary for the Consultation Draft SPG. The EIA screening identifies mostly low impacts and highlights that the SPG seeks to facilitate community cohesion by assisting the implementation of the LDP. The LDP has already been subject to EIA and is based on a comprehensive and up to date evidence base, and was formulated with extensive community engagement. The SPG itself will be subject to a bespoke 6 week consultation that will provide opportunities for engagement via a range of methods, as described in this report.

Appendices:
Appendix A: Revised Gower AONB Design Guide – Consultation Draft
Appendix B: Equality Impact Assessment (EqIA) Screening Form

introduction

purpose and scope of the guide

1.1 The intention of the Gower AONB Design Guide ('the Guide') is to provide Supplementary Planning Guidance (SPG) in support of the Council's planning policies and placemaking aspirations, and to raise the standard of design across the Gower Area of Outstanding Natural Beauty (AONB). The Guide aims to assist 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.

1.2 The Guide provides a practical design tool to be used by all involved in the design and development process, whether planning permission is required or not. It sets out the placemaking objectives and design principles that should be followed to ensure that development respects the distinctive character of both the natural and built environment of Gower.

"Good places are more than collections of architecture; they are memorable and distinctive, well used and cherished by the people who live in them, work in them and visit them"

"No Place Like Home", Design Commission for Wales, June 2010

Above: Gower Area of Outstanding Natural Beauty Boundary [source: City and County of Swansea]
Opposite page: Three Cliffs Bay

1.3 The Guide includes specific design modules covering the more common types of development seen on Gower, namely:

- residential;
- agricultural;
- commercial and tourism;
- conversions; and
- chalets

It also provides guidance on matters relating to landscape design; repair and maintenance; and lighting.

1.4 The Guide applies to all parts of the AONB, which encompasses a variety of character areas from some of the most open, undeveloped landscapes within the County to locations that have been substantively 'suburbanised' through built development. The Guide may also be applied to certain locations outside the AONB boundary, within the adjoining rural 'Gower fringe' areas, where such locations have similar characteristics and/or where development is considered to have a bearing on the setting of he AONB.

1.5 The Guide is intended for all those involved in the design and development process. It is a starting point for all types of development in Gower, ranging from general maintenance and refurbishment of existing buildings to new build development.

1.6 The Guide encourages those involved in the design process to take a holistic approach through considering local context, site opportunities and constraints and key design objectives from the outset of the project.

Above: View across Great Pill from Landimore

aonb designation and the importance of good design

1.7 Gower AONB was the first AONB to be designated in the UK in 1956, and its beauty lies in the variety of outstanding landscape and coastline captured in one relatively small area. The Gower AONB Management Plan (2017) usefully describes the nature of Gower's varied landscape:

> "It ranges from the south coast's superb carboniferous limestone scenery - between Worm's Head and Oxwich Bay - to the salt marshes and the dune systems in the north. Inland, the most prominent features are the large areas of common, dominated by sandstone heath ridges including the soaring sweep of Cefn Bryn. Secluded valleys have rich deciduous woodland and the traditional agricultural landscape is a patchwork of fields characterised by walls, stone faced banks, and hedgerows".
>
> Gower AONB Management Plan 2017

Above: View across Oxwich Bay

aonb designation and the importance of good design

1.8 The primary purpose of the AONB designation is to “conserve and enhance” the natural beauty of the designated area. Poor design of new buildings, conversions and extensions can be detrimental to landscape character, whereas good design can enhance its quality. Planning Policy Wales (PPW) emphasises the importance of good design for successful placemaking:

> “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.
>
> ...Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals… “
>
> *Planning Policy Wales, Edition 10, paragraphs 3.3 and 3.4*

1.9 The management of change is key to ensure that the distinctive character of Gower’s natural and cultural landscape is not only retained through the conservation, refurbishment and maintenance of existing buildings, but also enhanced through good design in new developments. New development should aim to improve upon an existing building, and create a high quality development that integrates into the existing landscape.

1.10 The Guide sets out guidance to help conserve, enhance and inspire both the natural and built environment. The Guide will play a critical role in achieving the conservation and enhancement of this unique area.

Top right: Lone house above Middleton
Bottom right: Rhossili village with Worms Head in the background

1.11 The Guide is a material consideration in the determination of planning applications for development in, and in some instances adjoining, the Gower AONB. It provides Supplementary Planning Guidance (SPG) to the Council's adopted Swansea Local Development Plan (LDP).

1.12 The first Gower Design Guide was adopted as SPG to the now superseded City and County of Swansea Unitary Development Plan (UDP) (2008). This new version of the Guide will formally replace the first Gower Design Guide once adopted.

1.13 The Guide provides SPG to augment a number of policies in the Swansea LDP, which include:

- PS 1: Sustainable Places
- PS 2: Placemaking and Place Management
- H 5: Local Needs Housing Exception Sites
- H 6: 100% Affordable Housing Exception Sites
- H 8: Ancillary Residential Accommodation
- HC 1: Historic & Cultural Environment
- HC 2: Preservation or Enhancement of Buildings and Features
- ER2: Strategic Green Infrastructure Network
- ER 4: Gower Area of Outstanding Natural Beauty (AONB)
- ER6: Designated Sites of Geological Importance
- ER 7: Undeveloped Coast
- ER 8: Habitats and Species
- ER9: Ecological Networks & Features of Importance for Biodiversity
- ER 11: Trees, Hedgerows and Development
- CV 1: Key Villages
- CV 2: Development in the Countryside
- CV 3: Replacement Dwellings in the Countryside
- CV 4: Conversion of Rural Buildings
- CV 5: Farm Diversification
- TR 1: Tourism, Recreation and Leisure Development
- TR 2: Developed Coast and Waterfront
- TR 3: Sustainable Tourism and Recreation Development in the Countryside
- TR 5: Holiday Accommodation
- TR 13: Residential Use of Holiday Accommodation
- RP 3: Air and Light Pollution
- RP 4: Water Pollution & the Protection of Water Resources
- T5: Design Principles for Transport Measures and Infrastructure
- T6: Parking

Above: Restoration works in progress, Middleton

1.14 The Guide takes account of the most up to date legislative and strategic planning context that have arisen at both national and local level. This includes the latest Gower Management Plan (2017) and the amended version of Planning Policy Wales (PPW) and supporting Technical Advice Notes (TANs) produced by the Welsh Government.

1.15 Key placemaking and design related national planning policy and relevant LDP policies are provided in Appendix 1. Matters relating to placemaking and design are clearly not the only considerations in the determination of planning applications. Applicants will need to demonstrate compliance with other policies in the LDP, and with national guidance and other material considerations, when applying for planning permission.

1.16 This draft version of the Guide will be subject to full public and stakeholder consultation. All representations made during this process will be considered in the formation of the final version adopted by the Council.

1.17 The Council monitors the effectiveness of the Guide through LDP monitoring and planning application feedback questionnaires.

Above: View across Cheriton towards Llanmadoc

1.18 The five remaining Sections of the Guide cover the following key elements:

- **overview of the character of the Gower AONB**
- **development management process**
- **placemaking objectives** for all development to consider
- individual **guidance modules on common types of development** within the AONB, and on issues of sustainability, landscape and lighting, and
- a set of **appendices**.

1.19 At the front of each section or module there is a numbered contents page to guide the user. Further information on how to use the individual guidance modules is included within the introduction to Section 5.

1.20 Users of the guide should read Sections 2, 3 and 4 prior to referring to the relevant module in Section 5. The Appendices set out in Section 6 provide practical examples, advice and further explanation.

1.21 It should be noted that the Guide does not contain a specific guidance module relating to caravan and campsites within the AONB. Further guidance to augment LDP caravan and campsite polices is available separately in order to be relevant to caravan and campsites throughout the County, not just within the AONB.

2	**AONB Character** - this section sets out the landscape, settlement and built environment character of the AONB. It also contains signposts to more detailed landscape character and settlement statements contained in Appendices 5 & 6. Section 2 is important to consult as part of the site and context appraisal stage of the design process.
3	**Development Management Process** - This section should be consulted prior to any development. This explains the steps to be taken in the design of all types and scales of development, including engaging relevant professionals, undertaking site appraisal, consultation, producing a vision and refining development proposals.
4	**Placemaking Objectives** - This section sets out the principles which need to be considered at the outset of a project to guide the development. This section should be consulted when developing a vision and design objectives for any new development.
5	**Guidance Modules** - Each of the individual guidance modules in Section 5 can be read as stand alone modules, enabling easy reference for specific types of development including; detailed design guidance for approach to sustainable development, new residential development, agricultural development, tourism and commercial development, conversions, repair and maintenance, lighting and landscape detailing.
6	**Appendices** - Each appendix provides information on design policy, permitted development and building regulation requirements, seascape and landscape characterisation, and individual settlement statements. The consultation strategy is explained and useful links included.

aonb character

why is the existing character important?

2.1 The Gower AONB is one of the most naturally beautiful areas in the Country and is a prized asset for those that live within and visit the area. In the 2015 Swansea Visitor Survey 99% of visitors who responded rated the quality of Gower's landscape as 'good/ excellent'. In particular, the survey found that visitors from outside Wales were influenced to visit Gower due to the quality of the:

- Beaches and coastline; and/or
- Landscape and scenery

2.2 The rich mosaic of elements that makes up the character of Gower is always changing. Over recent years tourism has been one of the biggest contributors to change, alongside shifting agricultural practices and demographic changes.

2.3 All too often past developments and alterations have made little reference to the landscape, ecology, form, materials, settlement patterns and building style of the existing surroundings. Such development can have a negative impact on the area. An appropriate consideration of how development can complement existing character, can result in an uplift in quality, and facilitate a positive economic improvement to the area. To achieve this outcome, any new development should be designed in a balanced and sustainable manner.

2.4 In order that future development protects, maintains and enhances the integrity of Gower's distinct character, this guide identifies the aspects that contribute to the character of both the built environment and the landscape in which it sits.

2.5 The following section provides a brief overview of the character of the AONB in terms of its landscape, settlements and built environment. More detailed information is provided within Appendix 6: 'Settlement Character Areas and Settlement Statements'.

"In areas recognised for their landscape, townscape, cultural or historic character and value, it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources) will be particularly important"

Quote from PPW 2018, para 3.10

Bottom right and opposite page: Views towards Burry Inlet from Llanmadoc Hill

2.6 Gower is hugely influenced by its maritime surroundings and diverse history. It contains a variety of landscapes including spectacular beaches, steep carboniferous limestone cliffs and caves, sand dunes, marshes, isolated farmsteads inland, acidic heaths, moorland and commons, sandstone hill ridges, patchwork fields bounded by stone walls and hedgerows, and deciduous woodlands in steep limestone valleys.

2.7 The seascape of Gower plays a large part in its unique character and is one of the main draws for tourists. There are many spectacular views looking across bays from one headland to another, expansive 360 degree views from some of Gower's highest points, taking in:

- wide expanses of coastline,
- focused and framed views from beaches, and
- views from out at sea looking back to the land.

There are also many beautiful and varied inland views.

Above: Three Cliffs Bay
Below: Rhossili Beach

Above: Worms Head, Rhossili

environmental and historic designations

2.8 The quality of Gower's natural beauty is reflected in the large number of international, national and locally important sites designated for nature conservation reasons including;

- 25 Sites of Special Scientific Interest (SSSI),
- 5 Special Areas of Conservation (SAC),
- a Special Protection Area (SPA), a Ramsar Site,
- 3 National Nature Reserves (NNR),
- 3 Local Nature Reserves (LNR),
- 21 Wildlife Trust Reserves,
- 1 Coed Cadw Reserve, and
- 67 Ancient Woodland Sites.

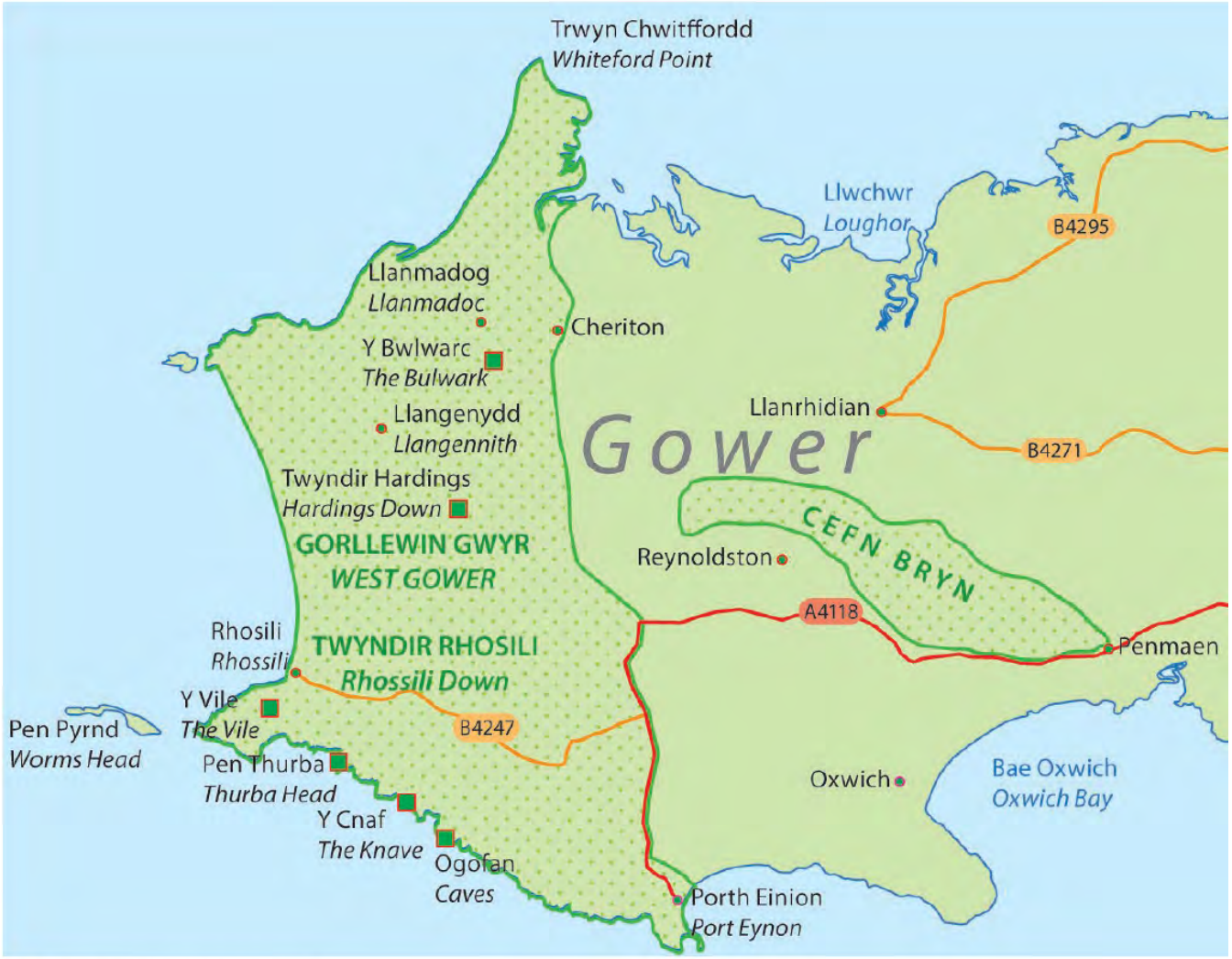
These contain a wide range of wildlife and important geological sites. There are also two Landscapes of Historic Interest, namely West Gower and Cefn Bryn.

Above: Oxwich Castle
Below: View of salt marshes from Landimore

2.9 In terms of the historic environment Gower has an exceptionally large number of designations, an indication of the rich diversity of sites of high archaeological and historic value within the AONB. These include;

- 79 Scheduled Ancient Monuments,
- 129 Listed Buildings - 20% of which are Grade I or Grade II*,
- 5 Historic Parks and Gardens, namely Fairy Hill, Stouthall, Kilvrough, Penrice Castle and Clyne Castle,
- 17 Conservation Areas, and
- well over 1000 other known sites, features and finds of archaeological interest.

2.10 All of the designated areas, with the exception of Landscapes of Historic Interest (shown right), are shown on the Swansea LDP Constraints and Issues Map, which can be found on the City and County of Swansea's website at https://www.swansea.gov.uk/ldp



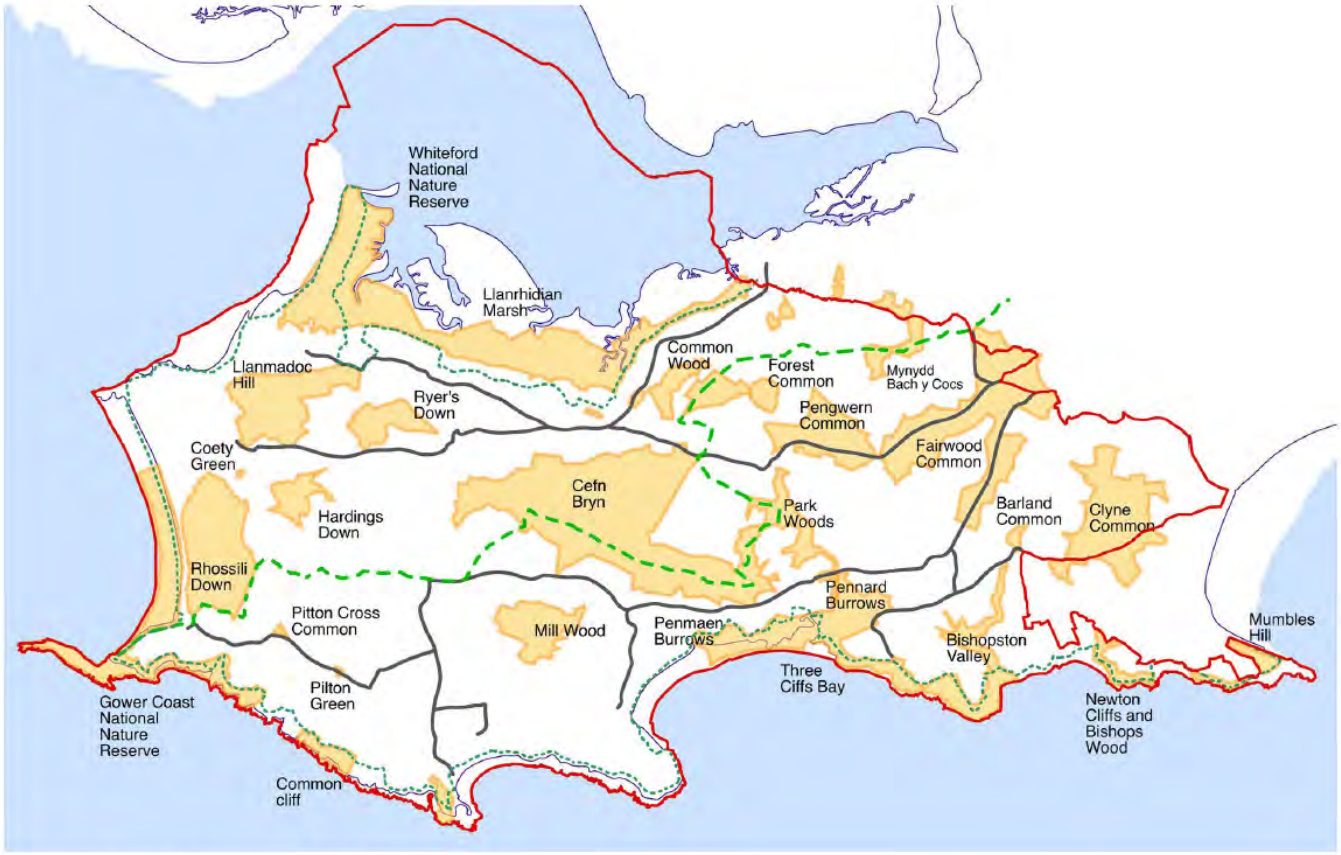
Landscapes of Historic Interest

Source: Landscape of Historic Interest in Wales, Cadw 1998:54

2.11 The high level of public access and the network of public rights of way on Gower provide the opportunity for a variety of experiences for different users. For example, a driver will experience Gower's character and special sequence of events differently from a walker as they take the Gower Way or other footpath. A person on horse back will be able to see across hedgerows, enjoying a very different perspective to someone travelling along the same route on foot.

2.12 Consequently attention should be paid to views from publicly accessible spaces, such as beaches, common land, woodlands, Open Access Land, and land managed by the National Trust and Natural Resources Wales (NRW).

Above: Rural lanes, Penrice



Areas of Publicly Accessible Land

Key

- extent of Gower AONB
- sea
- coastline (high water mark shown)
- Access Land (as defined under the Countryside Rights Of Way Act 2000) This may include Nature reserves, forestry commission or National trust land
- the Gower Way
- Wales coastal path
- main road network

2.13 Many of the special features of Gower are examples of man's impact on the evolution of the landscape and its character. There have been various factors for change in the past, both positive and negative, which have resulted in the landscape that we see today:

Top: Large scale commercial/industrial agricultural buildings are not characteristic of Gower and can dominate landscapes and views.

Bottom: The dominating visual impact of large scale buildings is increased where these break the skyline.

- **Agriculture:** The future care and management of the landscape is heavily dependent on the activities of the farming community, occupying the most extensive area of Gower. The need for this community to derive a living from the land brings pressures for diversification and potential changes in both the landscape and built environment. The challenge is to ensure that any change benefits the landscape and does not lead to a decline in quality.

Above: Pressure for parking and holiday accommodation, Port Eynon

- **Tourism:** As Gower's popularity increases traffic, limited car parking facilities, pedestrian and disabled access, footpaths becoming worn and habitats being disturbed will all need to be effectively managed. The effects of increased land-based and off-shore activities, together with increasing requirements for associated facilities, will need to be carefully considered to achieve a sustainable balance between the economy and the environment.

Above: Tourist facilities at Port Eynon

- **Development and demographics:** As the popularity of Gower grows as an attractive place to live within close commuting distance to Swansea, there is pressure for new development, particularly housing. This includes holiday, retirement and second homes. There is also increasing pressure for the development of ancillary residential accommodation within the curtilages of existing dwellings to meet the demands of an ageing population.

  TAN 6: Planning for Sustainable Rural Communities sets out national guidance on sustainable rural housing and the circumstances in which such development is appropriate. The LDP addresses the issue of providing affordable housing for local people, by allocating sites within the AONB for local needs housing, and containing policies enabling the development of affordable housing for local needs. These dwellings are subject to covenants so that they cannot be used as second homes or sub-let as holiday homes.

  Furthermore, consideration needs to be given to the improvement of public transport networks and communications systems.

- **Renewable energy and climate change:** The need to use renewable energy is a more recent pressure affecting many protected areas, from within and outside their boundaries. Government requirements to reduce carbon dioxide emissions and the need to secure alternative sources of energy will have an increasing impact upon development within Gower, its landscape and seascape.

2.14 It is important to emphasise that the aim of this guide is not to prevent any development within the Gower AONB or resist all future change. Instead, the aim is to encourage developers to enhance the existing character and ensure it changes in a positive and appropriate way.

Above: Holiday accommodation, Oxwich

Above: Llanmadoc Village Shop

2.15 This Guide provides a classification of the various landscape types found within Gower. These areas often contain a variety of similar smaller landscapes but each 'type' has broadly similar patterns of geology, landform, soils, vegetation, land use, and settlement. The subtle differences between the character areas creates a rich and diverse landscape.

2.16 A plan illustrating the various landscape types found within Gower is on the following page, together with a brief description and example of each type.

2.17 The starting point for landscape classification in Wales is LANDMAP - a digital landscape resource in which landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. (https:// landmap-maps.naturalresources.wales/)

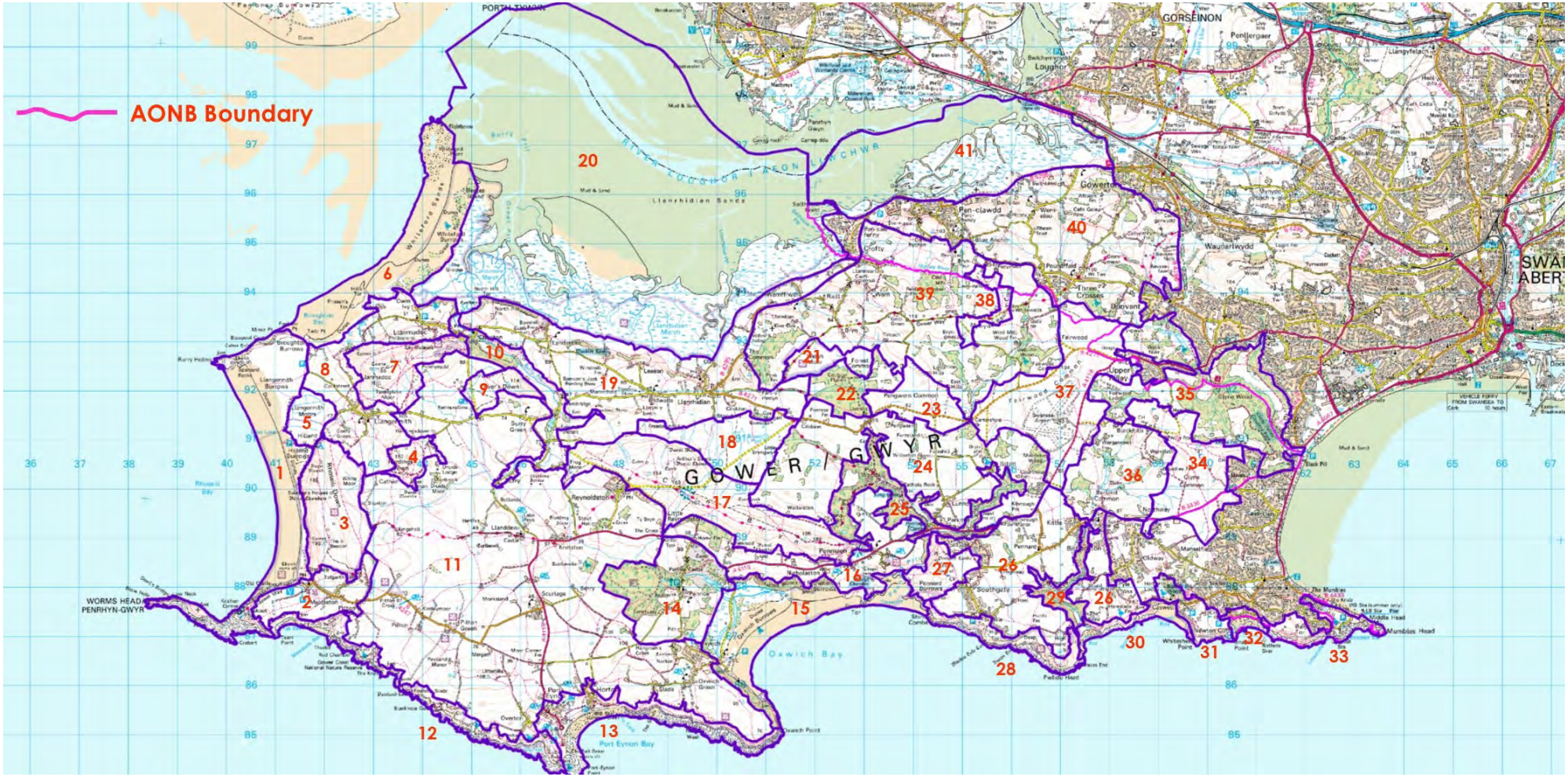
LANDMAP is regarded as the key landscape guidance for Wales. The Gower Landscape Partnership produced a Landscape Character Assessment for the AONB (2013), using LANDMAP as a baseline assessment [https://www.swansea.gov.uk/media/1523/Gower-Landscape-Character-Assessment-2013/pdf/Gower_Landscape_Character_Assessment.pdf].

2.18 Five LANDMAP data sets were analysed:

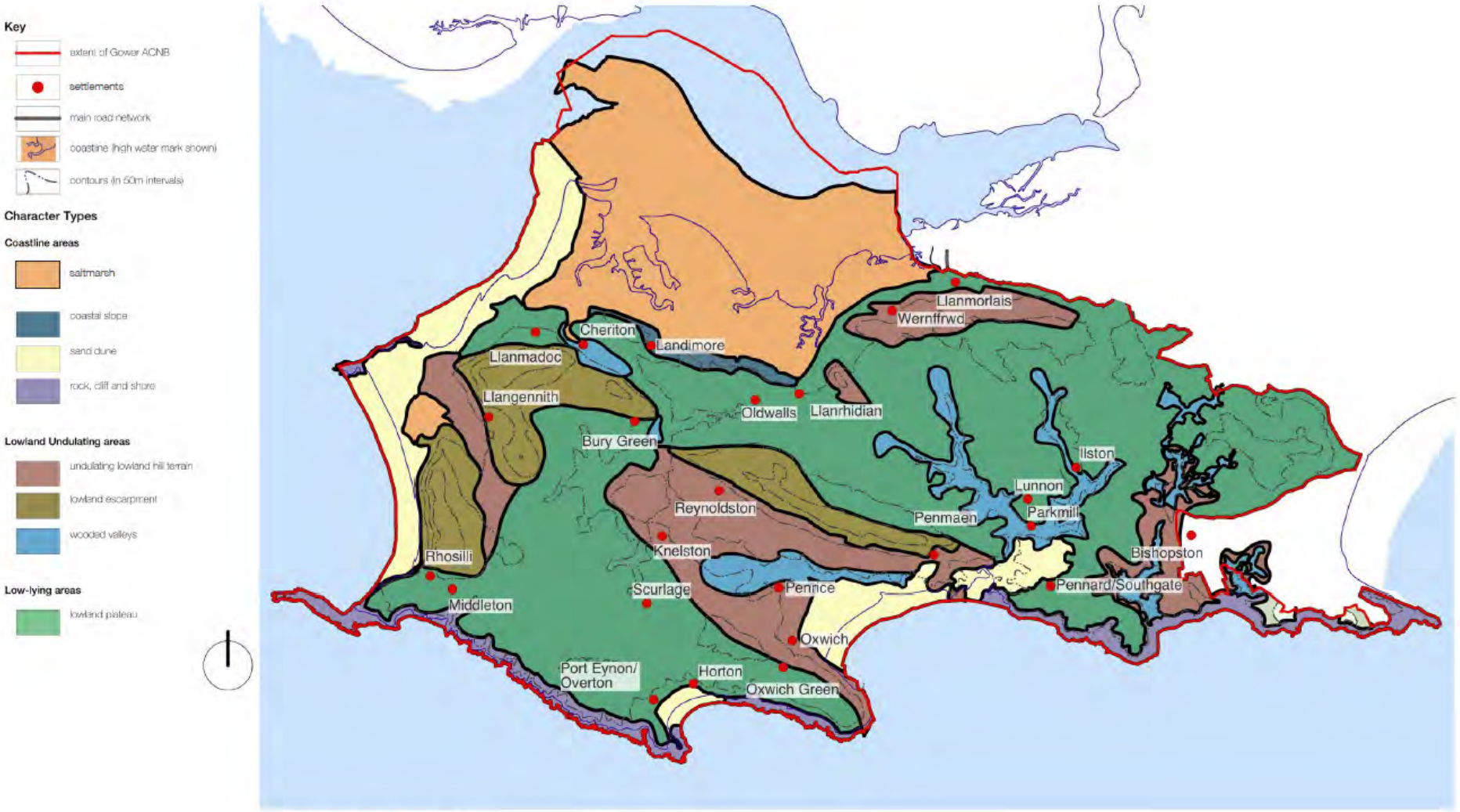
- Landscape Habitats
- Geological Landscape
- Historical Landscape
- Cultural Landscape
- Visual and Sensory

2.19 The data was scrutinised and used as a common base, supplemented by detailed field work, in order to identify and demarcate 41 discrete areas of common landscape character – Landscape Character Areas (LCAs). In several cases, the landward boundary of the Landscape Character Area identified does not correspond with the AONB boundary. This is to be expected since areas of common landscape character continue beyond the AONB, and sensitive areas of high value landscapes can lie outside the AONB, and adjacent to it.

2.20 A plan illustrating these LCAs is on the opposite page, and a more detailed explanation of the 41 character areas, with reference to special qualities, key characteristics, strengths and threats is included within Appendix 5: Landscape Characterisation.



Landscape Character Areas



Landscape Character Types

2.21

Salt Marsh
This landscape type comprises areas of coastal intertidal salt marsh, alluvial plain, marginal land and buried landscape. Some areas have been reclaimed by draining the land with cut channels. They tend to be grazed by livestock, have a feeling of remoteness and stunning beauty, with wide open spaces and very little tree cover. These areas are often of ecological importance, with areas designated as SSSIs, Ramsar sites and nature reserves in view of the bio-diverse and unusual species found there. There is no development within these areas. The character can become degraded through reclamation, enabling different species to utilise the land. Sea level change may pose particular threats to low lying areas of Gower such as the salt marshes.

2.22

Sand Dune
Generally rough textured, besanded landscape adjacent to wide, open intertidal bays consisting of sandy beach, gravel, mud, shingle and rocks. The dunes are often grassed or open sand. The area also includes smaller pockets of fen/swamp and improved grassland. Tourism and leisure is one of the biggest forms of land use for these areas, including static caravan and camping sites, golf courses, nature reserves and associated buildings, shops, etc. The edges of Port Eynon and Horton spill out into this landscape. There are a number of NNRs and SSSIs encompassing some of the richest varieties of coastal habitat in the UK, with over 600 flowering plant species. There is little tree cover although dense scrub is a distinct feature, usually interfacing such sand dunes with surrounding landscape types such as cliffs.

2.23

Coastal Slope
A narrow strip of wooded cliff top coastal slope is made up of north facing steep slopes and lower carboniferous crags below Dinantian plateau. It is of high value for its 'fossil' cliff line but low in ecological value from rough grazing practices. This rocky landscape of complex fieldscapes evolved from encroachment and reclamation of the land. It consists of improved rough grassland but with small areas of broadleaf woodland. Also evident are medieval defensive buildings, the edges of ribbon settlements, tor, iron age remains, regional vernacular buildings, stone walls and hedges. This challenging and interesting landscape has an enclosed and small-scale character.

2.24

Rock, cliff, shore
This narrow strip includes some of Gower's most dramatic and inspiring scenery, with Burry Holms, Worms Head, and the seaward edges of Oxwich and Pwlldu Head. These beautiful areas are largely natural, unified and uninhabited. Where habitation occurs, the tendency is for small farmsteads to be tucked away in the upper cliff tops. These areas consist almost entirely of protected sites, such as the UK BAP habitat, 'maritime cliff and slope'. In many circumstances the views are framed with large expanse of sea enclosed by steep rocky cliffs. Cliffs give way to a rocky foreshore, scree and sand. The land is made up of 60% calcareous maritime grassland, with the remaining areas split between nationally important dry acid heath, and coastal heath land. Bracken and gorse are apparent to the upper reaches of the cliff-line. Tree cover is almost indistinguishable with only low windswept shrubby species. The areas are used mainly for tourism with walks and access, and a small amount of agriculture. Although land in this area is not generally cultivated, much of it is used for agriculture through means such as grazing and the cutting of bracken and gorse.

2.25

Undulating lowland hill terrain
This hilly landscape is usually found alongside lowland escarpment, and includes the lower flanks of the prominent outcrops of Rhosillli Down and Cefn Bryn, together with more enclosed areas such as Bishopston Valley. The area comprises mostly complex and varied arable agricultural fields with irregular, smaller fieldscapes and traditional boundaries, interspersed with green lanes. It contains some of the larger areas of woodland in Gower and generally more tree cover, with areas of mixed deciduous ancient woodland, plantations, parkland trees and copses. Many smaller settlements, dispersed farmsteads and scattered houses are included within this character type. Rough grass and scrub are in evidence as the slopes give way to the heath and moor lands of the upper (lowland) escarpments and these lower hills become encroached. There are a number of small remnant commons and evidence of wet heath and marshy grassland.

2.26

Lowland escarpment
Although this landscape type is categorised as ‘lowland’ at a national scale, within Gower these areas comprise dramatic, clearly defined and distinctive outcrops of higher terrain, above surrounding areas. There are three prominent old red sandstone escarpments with very steep slopes and ridge-lines, dominating much of Gower’s skyline, including Rhossili Down, Cefn Bryn, Ryers Down, Hardings Down and Llanmadoc Hill. They are almost entirely exposed and treeless landscapes with 360 degree panoramic views and comprise un-enclosed common land grazed by cattle and horses. The main land cover is dry acid heath, unimproved acid marshy grassland, bracken and dwarf shrub. There is evidence of prehistoric occupation and ritual landscape. The only habitation is a few scattered farmsteads.

2.27

Lowland plateau
The most common landscape type of Gower, this large area covers a varied mosaic of land use from common land, woodland, golf course, parkland and open arable fields. The flat, expansive terrain largely consists of large and open, semi-regular arable fields with frequent and well managed field boundaries. Hedgerows and scattered hedgerow trees are a prominent feature. Water is prevalent with ponds, lakes and rivers. Unenclosed common land includes Welsh Moor, Pengwern, Fairwood, Clyne and Barland Commons. This type also includes the main transport routes and infrastructure, with Swansea airport and parts of the larger settlements of Bishopston and Southgate. The area is generally of lower ecological value but there are pockets of important wet heath, wet woodland, calcareous grassland, dry heath and dense scrub. The type includes some areas of good quality agricultural land in south-east Gower. The area includes a number of Special Areas for Conservation (SACS) including ash woodland and the common land areas as well as SSSIs.

2.28

Wooded Valleys
This character type represents some of the smallest and intricate areas of Gower, made up of steeply sloping valleys which result in intimate and complex traits. The vast majority of these areas are made up of linear dense woodlands including, Bishop's Wood, Park Wood, Pwlldu and Lockway Woods. This terrain is most commonly associated with a river/ stream valley such as Burry Pill, Pennard Pill, and Ilston Cwm. Woodlands are mixed or mainly deciduous ancient woodland, with evidence of some younger wooded areas. The Gower Way long distance path cuts through the Park Wood area and it is clear that this character type presents a well used leisure amenity with several areas of woodland being categorised as Access Land. The woodlands are either NRW or National Trust owned and managed, often with permitted access. Whilst a sparsely habited and somewhat isolated area of Gower, it is often frequented by walkers, and naturalists and there are several holiday homes in the area. A number of lakes can be found within open 'glades' at the valley bottoms. The wooded valleys are often interspersed by single track roads. Parkmill, Ilston and Cheriton fall within this type and form a sprawling linear and loose cluster of dwellings, respectively. There are some scattered individual dwellings usually in the valley bottom or associated with roads.

2.29 Seascape is defined in the UK Marine Policy Statement (2011) as: 'Landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other'.

2.30 The European Landscape Convention has an earlier definition of landscape which can also be applied to seascape (and is more compatible with both the national and local seascape assessment methods): 'an area of sea, coastline and land, as perceived by people, whose character results from the actions and interactions of land with sea, by natural and/or human factors.'

2.31 Further to the UK Marine Policy Statement and the National Seascape Assessment for Wales (2015) the Council, in conjunction with Carmarthenshire County Council, Neath Port Talbot County Borough Council, Bridgend County Borough Council and NRW, undertook a local seascape character assessment in 2016 for east Carmarthen Bay, the Burry Inlet/ Loughor Estuary, Gower, and Swansea Bay (including the territorial waters up to 12 nautical miles (nm) offshore). The study seeks to provide further information on the character of seascape in general and special qualities in particular areas, such as Gower AONB and Heritage Coast and provides useful background evidence for the assessment of planning applications which may have a seascape impact. It should be considered with other guidance and baseline information including, LANDMAP and the Gower Landscape Character Assessment (2013).

2.32 The full Carmarthen Bay, Gower and Swansea Local Seascape Character Assessment 2016 can be found at: www.swansea.gov.uk and identifies 20 Seascape Character Areas (SCA's), 7 of which encompass the AONB. Extracts from the relevant SCA's in relation to the Gower AONB are shown in Appendix 7, and further detailed information is contained within the full and final report.

Coastal Zone

2.33 The SCA boundaries are drawn close to the coastal edge, but an inland boundary 10km from the coast was used in order to collate data and to allow consideration of wider landscape context. In order to understand the spatial relationship between SCAs and Landscape Character Areas (LCAs) the landward boundaries have been matched wherever possible. The study does not spatially define a coastal zone. Nevertheless, all land which is intervisible with the sea and coast, i.e. the setting, should be considered as part of a coastal zone and the seascape character of the adjacent SCAs should be taken into account in planning policy and development management. The areas of intervisibility are broadly defined in the maps for each SCA. In addition, areas where buildings may be intervisible with an SCA due to their height should be included within a coastal zone. SCAs and descriptions complement terrestrial landscape character and LANDMAP assessments, and areas inland which have limited visual or physical connection with the sea between the coast and areas of high visibility are excluded from the assessment.

2.34 Just as geology has created the outstanding Gower landscape, it has also influenced the pattern of settlements across the peninsula. Most settlements have become established on or near to the coast, the exceptions being smaller farming hamlets or villages at key nodes within the wider movement network.

2.35 Settlement form varies from those that are strung along a road to those constrained by their topography. For the purposes of this guidance the settlement forms generally consist of elements of one, or more of the following types of structure:

- Nucleated
- Linear
- Dispersed

Nucleated Settlement

2.36 Nucleated settlements are found clustered around a clearly defined centre and are: generally formed at the junction of routes; influenced by the proximity of a water supply; or hold a strong defensive position.

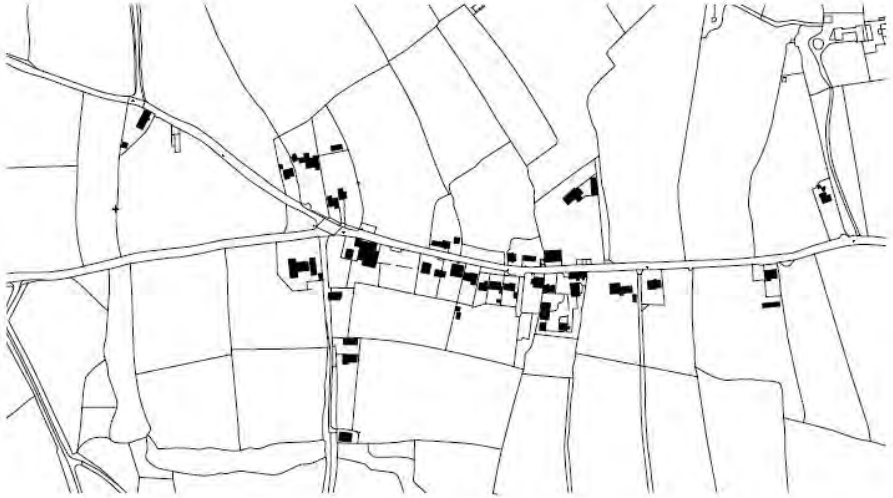
Penrice is an example of such a settlement. Situated on the crest of a hill to the south of the main Penrice Estate, St. Andrew's Church and the adjacent triangular green provide a key focus for the small collection of traditional whitewashed, slated roofed houses.

Map of Penrice illustrating the nucleated settlement pattern

Linear Settlement

2.37 Linear settlements develop, as the name suggests, along a line. This may be a geological feature, such as a springline; a physical feature, such as a steeply sided valley; or a movement route such as an ancient track or road.

Oldwalls is an example of such a settlement. Situated at the junction with the north Gower road to Llanmadoc and the road to Llangennith it was originally based around an inn, chapel, smithy and a few cottages. Over time the spaces between these original properties have been developed, resulting in a small settlement that is spread along one road and is generally only one property deep.

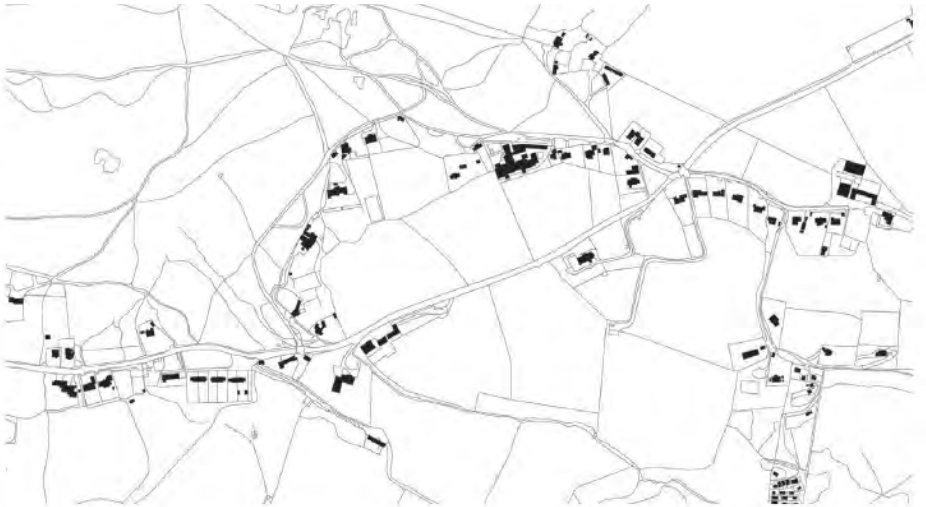


Map of Oldwalls illustrating the linear settlement pattern

Dispersed Settlement

2.38 Dispersed settlements consist of a number of small dwellings or isolated pockets of development scattered across an area. Most often this type of development is the result of; local topography preventing the clustering of development; geology or land use patterns being unable to sustain larger, more concentrated settlement.

Penmaen is an example of such a settlement. Situated on the A4118, at the southern edge of Cefn Bryn, development was orignally focused around the church and a few collages and farmhouses along the main road. The settlement extended along lanes to both sides of the south Gower road. Over time there has been an infilling of development within the settlement however it remains dispersed.



Map of Penmaen illustrating the dispersed settlement pattern

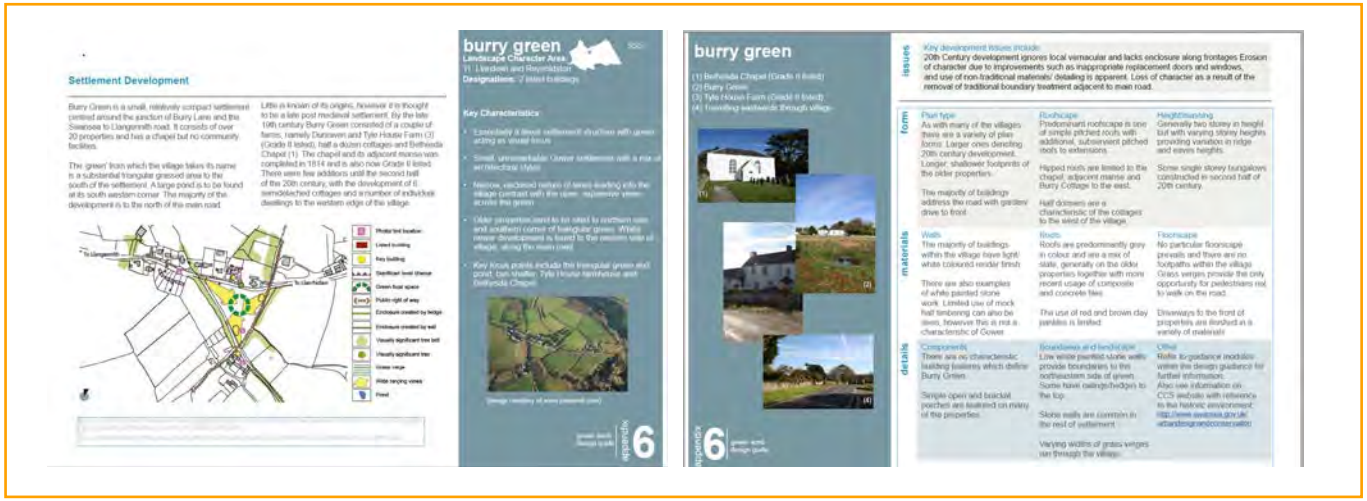
2.39 This Guide sets out detailed appraisals of each of Gower's settlements. These are contained within Appendix 6: Settlement Character Areas and Settlement Statements.

2.40 It is important to note that locations described as 'settlements' within this Guide are not synonymous with areas of Gower that are defined in the LDP as having a 'settlement boundary'. It is only certain designated 'Key Villages' within Gower (i.e. those of a certain nature and scale) that are defined in the LDP as having a settlement boundary. These are:

- Horton
- Knelston
- Llangennith
- Llanmadoc
- Llanrhidian
- Oxwich
- Pennard and Southgate
- Port Eynon
- Reynoldston
- Rhossili
- Scurlage

2.41 The Settlement Character Areas and Statements at Appendix 6 highlight the key characteristics for each settlement and provide a brief history of their development, together with a description of the prevalent materials and detailing.

2.42 They do not indicate specific development opportunities, and instead are intended to be used as an introduction to the character of the settlements, highlighting certain areas within and adjoining settlements that are considered particularly important to remain undeveloped. The Settlement Statements should be used as a prompt rather than a substitute for on-site character analysis.



Examples of Settlement Character Statement: Appendix 6

2.43 Gower's built environment, its buildings, walls, roads and paths, is the result of the ever changing requirements of those who live, work and spend their leisure time on the peninsula.

2.44 Originally a building's form was the direct result of its function. The stone walled cottages and farmhouses had simple rectangular plans. They were generally single storey with a pitched roof and often had a porch to provide protection against the weather. Windows were generally small for cost and structural reasons, allowing buildings to retain heat in the winter and remain cool during the summer. Chimneys were positioned at either end of the building. Extensions would generally have been in the form of small additive elements.

2.45 Traditional construction techniques used locally available materials. Buildings were generally constructed by those who were going to use or live in them. In south and north-west of Gower, limestone from the local quarries would have been used, pennant sandstone predominated in the north-east, and old red sandstone and quartz conglomerate within the more central areas and around Cefn Bryn.

Above: Great Pitton Farm, (Grade II listed), is an example of traditional Gower Farmhouse with small windows and slated roof

2.46 Limewash was routinely applied over the softer limestone buildings in the south as a means of protecting the stonework from the worst of the weather.

2.47 Many of Gower's oldest buildings would have been thatched with local reeds or more generally straw which was the predominant thatch material. However the ships which exported the plentiful supplies of lime to the west of England often returned with materials including red clay tiles and bricks introducing 'new' materials. Similarly, the arrival of the railways in the late nineteenth century

Above: Pitt Farm, above Oxwich is an example of a former small manor house. Sharing a number of characteristics of traditional farm houses such as small windows, rendered walls and slated roof

Above: The Nook, Oxwich is an example of a traditional whitewashed Gower cottage which has retained its thatched roof detailing

brought slate from North Wales. These 'new' natural materials have been used in Gower for over 100 years and have now become a familiar and valued element of Gower Vernacular.

2.48 Development during the twentieth century brought the greatest change due to the 'importing' of architectural styles, materials and detailing by a more widely travelled population. Changing attitudes and advancement in technology saw a move away from the tradition of functional, stone built, small windowed houses. Existing buildings were often either demolished to make way for more modern ones or were altered and extended beyond recognition to meet the changing aspirations of their owners.

2.49 The resultant loss of character and detailing from the traditional building stock was exacerbated by the construction of inappropriate, suburban style properties, including 1920's colonial bungalows, 1930's brick built semis, 1960's and 70's large windowed and asymmetrically roofed detached houses, and the 'executive' styles prevalent across the country during the 1980's and early 90's.

Above: examples of twentieth century suburban style development found in Gower

2.50 Whilst such styles may be considered appropriate within suburbs, they are alien to the traditional character of Gower. The result has been an erosion of the local distinctiveness of the AONB, due to a lack of understanding of the importance of a building's context and surroundings.

2.51 More recently there has been a realisation of the importance of designing within the wider context. Well considered analysis will be key to reviving the architectural quality of Gower and, ultimately, enhancing its already outstanding landscape.

Above: Example of new development response to local vernacular and context, Landimore

development management process

Introduction

3.1 The eight Stages described in this Section set out the key elements of the development management process. Whilst each Stage is relevant to all scales of development, the inputs required for each stage will need to be proportional to the scale of development. Whilst larger schemes will typically require the most detailed inputs, small schemes may also have specific requirements that will necessitate careful and detailed consideration. As such, proposals will need to be considered on an individual, case by case basis.

Stage 1: Determine if the proposal needs planning permission

3.2 Some categories of small scale development do not require planning permission in view of permitted development (PD) rights allowed under national planning legislation. This can include certain alterations and extensions to properties, as well as the erection of outbuildings in some instances.

3.3 Within the AONB however there are restrictions that apply to standard PD rights, which serve to help manage or prohibit certain proposed changes that may affect the special character of the area.

3.4 Having regard to the above, it is important that, prior to undertaking any works, the advice of the Council is sought as to whether planning permission is required. Development management officers of the Council can provide expert advice in this regard. Such advice can help establish, for example, whether PD rights have been removed by means of a condition on a previous planning permission, or by means of an Article 4 Direction in a Conservation Area (see Appendix 3: PD Rights and Building Regulations). Current Article 4 Directions (at the time of writing) exist for the settlements of Horton, Llangennith, Port Eynon, Reynoldston and Rhossili. This advice can also determine whether a site or building is subject to a legal agreement (S106 agreement) which restricts the use of the land or building.

3.5 If works are proposed but there is uncertainty as to whether planning permission is required for the proposed operational development (a building or engineering works) or the proposed change of use of land or a building(s), an application can be submitted for a Certificate of Proposed Lawful Development.

3.6 Prior to the submission of a formal planning application for development, the Council welcomes the opportunity to discuss proposed schemes with prospective applicants, in order to encourage and promote high quality development and improve the efficiency of the development management process. Further details on the Council's pre-application service for both householder and non-householder developments are set out under Stage 8 below.

Stage 2: Determine if any other approvals are required

3.7 In some instances, approvals other than planning permission will also be required to allow development to take place. In sensitive areas such as the AONB, the site, building and/or its surroundings may be protected by additional designations and/or legal restrictions, which can result in further consents being required to undertake works. Therefore checks should be made on whether:

- it lies within a conservation area;
- it is a listed building or is close to a listed building (unauthorised works to listed buildings are illegal and may result in criminal charges);
- it is covered by any special landscape designation (such as a historic landscape);
- it is likely to have an effect upon designated areas of ecological importance;
- it has any of its permitted development rights removed by an Article 4 Direction;
- it will negatively affect any protected trees or species.

3.8 In addition to obtaining planning permission and any additional approvals as above, building regulations approval will often be required. SUDS (drainage) approval will also need to be obtained for certain developments. It is recommended that planning permission, building regulations and SUDS approval are applied for at the same time in order that any necessary changes can be made to the planning application. Any recommendations from the Building Inspector or the SUDS Approval Body on issues such as demolition and drainage works should be checked with the Council's Planning Department, particularly with regard to works to listed buildings and within conservation areas.

3.9 Even if planning permission is not required, the aim should be to improve design quality on Gower, and to follow the same design process as set out within this document.

Stage 3: Seek professional advice

3.10 A professional advisor may be useful to applicants unfamiliar with the development management process, in particular to assist the design and application process, and better prepare a scheme design that meets the Council's requirements. In some instances professional advice can help speed up the planning determination process, and help secure an acceptable form of development that development management officers can recommend receive planning permission.

3.11 The Royal Society of Architects Wales (RSAW) provides guidance on selecting and appointing a qualified architect. In addition, the Royal Town Planning Institute (RTPI), the Royal Institute of Chartered Surveyors (RICS), and the Chartered Institute of Architectural Technologists (CIAT) can also provide advice.

3.12 In addition to these professional bodies, advice on highway safety, ecology, arboriculture, archaeology, landscape, urban design and sustainability may also be required to inform and strengthen a design proposal

Stage 4: Speak to your neighbours

3.13 You are strongly advised to speak with your neighbours and explain your proposals before completing your plans. After you make an application, the Council will publicise your proposals and normally consult with your closest neighbours.

3.14 If they or other third parties object in writing to the Council, it may delay your application. If the objections raise valid planning issues, the Council may ask you to amend your application.

3.15 Notwithstanding this, even if there are no objections from neighbours, your application can still be refused if considered unacceptable on design or other relevant planning grounds.

Stage 5: Undertake a comprehensive site analysis, context appraisal and policy review

3.16 The purpose of a site analysis and context appraisal is to gain a thorough understanding of both the application site and its surroundings. This should consider the macro (wide) to micro (focused) scale. It should identify both positive and negative aspects of existing character and demonstrate an understanding of those qualities which conserve or enhance the area and those which detract from the area in order that:

- the full impact of development is addressed; and
- the proposal responds as best it can to the positive characteristics of its context.

Natural Heritage

Topography
Aspect
Orientation
Degrees of exposure
Water courses
Existing landscape structure
Ground conditions
Levels/ types of enclosure
Ecology
Existing landscape characteristics

Built Heritage

Historic settlement patterns
Archaeology
Relationship between: buildings/roads/open space
Typical building types, size & form
Boundary treatment
Detailing, colours & materials
Key spaces
Key views
Landmark buildings Access/ pedestrian routes
Existing settlement characteristics

Designations & Easements

Listed buildings
Conservation areas
Tree preservation orders
Scheduled ancient monuments
SAC, Ramsar, SPA, NNR, SSSI, LNR
Historic landscapes
Flood plains
Services
Rights of Way

3.17 The list to the left highlights the type of information that should be referenced in order to undertake a thorough analysis of context. Inevitably, the level of appraisal work should be proportional to the scale of the proposed development works.

3.18 The site and context appraisal should include a description of the site/building's existing character and assess:

- how the proposal relates to its wider context (both to the local settlement and the wider AONB);
- what influence it has on its immediate context;
- the key constraints to development; and the key opportunities for development

3.19 Undertaking a policy review will establish the relevant planning framework to formulate the scheme, and help understand the context for the proposal. Applicants must consider the national policy set out in: the National Development Framework (NDF); Planning Policy Wales (PPW); and various Technical Advice Notes (TANs) including TAN 6 'Planning for Sustainable Rural Communities'. The appraisal of local policy must include consideration of the relevant policies of the Swansea LDP that apply, and any relevant Supplementary Planning Guidance (SPG), and other Council approved plans and strategies such as the Gower AONB Management Plan.

3.20 Section 6 of the Guide (Appendix 1) sets out links to PPW and relevant TANs that provide a useful reference for applicants. The Appendix highlights key areas of legislation and Policy that may relate to proposals submitted, and that provide the context within which local policy and guidance should be read. The table set out in Appendix 2 provides a checklist of key planning and design considerations, alongside relevant LDP policies. The list is not exhaustive, and applicants must ensure they have full regard to the policies that apply to ensure that all relevant matters have been addressed.

3.21 The information gathered during the context appraisal and policy review stage will inform the visioning and design development stages. It will also form the basis of an appropriate Design Statement (or Design and Access Statement (DAS)) which may be required to accompany a planning application.

Stage 6: Design Development

3.22 The purpose of this stage is to consider an appropriate number of design options to:

- assess against commonly accepted design and sustainability principles/ objectives (as laid out within Section 5: Guidance Modules); and
- determine the final proposal for submission

3.23 The majority of the design work is undertaken during this stage, taking into account the outcomes of the previous stages. It should allow for a variety of options to be explored and, where appropriate, discussed with the local authority and other statutory bodies.

3.24 Prior to proceeding with any application, proposals should be assessed against planning policy, contextual appraisal and support the agreed vision. They shall be based upon the objectives of good design, including:

- environmental sustainability
- character
- access
- community safety
- movement

Stage 7: Design and Access Statement

3.25 A Design and Access Statement (DAS) must be submitted for the following types of development:

- All planning applications for 'major' development except those for mining operations, waste developments, relaxation of conditions (Section '73' applications) and applications for a material change in use of land or buildings;
- All planning applications for development in a conservation area or World Heritage Site which consist of the provision of one or more dwellings or the creation of floorspace of 100sqm (gross) or more.
- All works to a listed building (for works to the interior of a listed building, the access part of the DAS is not required).

3.26 In accordance with LDP Policy PS2: Placemaking and Place Management, a DAS will also be required in support of planning applications that are considered to have design implications, including applications for new or extended buildings and new infrastructure, changes to landscape appearance, and/or those involving sensitive sites and locations.

3.27 A DAS is a useful tool and can provide a structured way of considering new development. Even where a DAS is not a statutory requirement, it may still be useful to prepare and submit a statement in order to convey the rationale for design choice. Furthermore, during the pre-application and determination process, the Council will request further information in relation to the design if it will assist in making a decision on the application in light of development plan design policies. There will be particular expectations of quality in conservation areas and the Gower AONB.

3.28 The DAS should be proportionate to the scale of development proposed. In the preparation of a DAS, reference should be made to guidance outlined within TAN 12: Design and the Welsh Government's Design and Access Statements in Wales (2017) guidance.

3.29 The scope of a DAS should be agreed wherever possible at the pre-application stage of development to ensure all relevant issues are covered. A DAS must:

- explain the design principles and concepts that have been applied to the development;
- demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- explain the policy or approach adopted as to the proposal, means of access, and how policies relating to access in the development plan have been taken into account;
- explain how specific issues which might affect access to the development have been addressed.

3.30 A DAS can include a vision statement. It does not need to be lengthy but should encapsulate the essence of what the final proposal will be by stating:

- the kind of place the site/building is to become, taking into account any relevant plans/policies/guidance for the future of the area (e.g. Gower AONB Management Plan Settlement Statements: Appendix 6)
- aspirations regarding quality; and
- how this is to be achieved in terms of character and use.

Stage 8: Submitting an Application

3.40 Potential applicants are encouraged to make use of the Council's Pre- Application Service, whether the proposal is for householder or non-householder development. This provides an opportunity to raise any significant planning issues prior to the submission of a formal application. Applicants will have the opportunity to consider any issues raised and, if necessary, can amend the proposal in line with comments received to help secure a favourable decision on the submitted planning application.

3.41 Planning Application Forms and Pre-Application Enquiry Forms are available either to download from the City and County of Swansea website (http:// www. swansea.gov.uk) or in paper form from the Civic Centre, Oystermouth Road, Swansea SA1 3SN.

3.42 Guidance notes which provide advice on all information required to be submitted in support of planning applications are issued with all planning application forms and also available to download at the above address.

3.43 Planning applications can be submitted either via paper forms or electronically via the Planning Portal (http://www.planningportal.gov.uk).

placemaking objectives

4.1 This section sets out key placemaking objectives that should underpin planning proposals within and adjoining the Gower AONB. They are based on the Swansea LDP, Planning Policy Wales 2018 (PPW), TAN 12: Design 2016, and TAN 6: Planning for Sustainable Rural Communities, 2010. The placemaking objectives should be referenced at the outset and used throughout the design development phases of the project. Following these objectives will ensure that the development integrates sensitively into the environment in which it is located.

4.2 To ensure development meets the relevant placemaking objectives, a series of key considerations are listed under each objective. It is intended that the applicant explores how the development responds to each of these as part of the design development process.

4.3 The relevance of the key considerations will vary depending upon the nature of the proposed development, however the objectives should be used as headings in any DAS. It will be critical for applicants to submit evidence to justify why the proposal is considered suitable if the development does not meet any of the relevant criteria (refer to Section 3:'The Development Management Process').

Above: Cheriton from Llanmadoc Hill
Opposite page: Ford at Parkmill

4.4 The Swansea LDP puts placemaking at the heart of the Plan's overarching strategy. The LDP contains a number of policies that highlight placemaking objectives, which are consistently used in the determination of planning proposals. Policy PS2 Placemaking and Place Management in particular highlights that **all development should enhance the quality of places and spaces, and respond positively to aspects of local context and character that create a sense of place**. The policy states that the design, layout and orientation of proposals should accord with the principles of placemaking and, depending on the nature of the proposal, should consider relevant matters relating to:

- accessibility,
- green infrastructure,
- biodiversity,
- cultural heritage,
- climate change resilience,
- well-being,
- landscape impact.

4.5 Planning Policy Wales 2018 defines "Placemaking" as follows:

> Placemaking is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place. Placemaking should not add additional cost to a development, but will require smart, multi-dimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.

4.6 Having regard to the national and local planning context, proposals within the AONB must seek to deliver development that address the sustainable placemaking outcomes as outlined in PPW and the adopted LDP. The outcomes should be considered in the development management process to see if a proposal can be improved or enhanced to promote wider well-being.

4.7 Good design is a fundamental facet of Placemaking and key to creating sustainable places where people want to live, work and socialise. The following paragraphs and TAN 12 Objectives summarise key aspects of good design under 4 overarching themes, which are:

- character;
- environmental sustainability;
- access and movement; and
- community safety.

4.8 TAN 12 Objectives:

- Sustaining or enhancing local character;
- Promoting legible development;
- Promoting a successful relationship between public and private space;
- Promoting quality, choice and variety; and
- Promoting innovative design.

Key considerations

1. A site and context appraisal of existing character should be undertaken.
2. The Landscape Character and Settlement Statements in Appendices 5 and 6 should be reviewed. The development should integrate well with existing local character and distinctiveness.
3. The scale of development should integrate with the existing hierarchy of development, in terms of layout, plot size, height, scale and massing.
4. Development should respect existing building forms, and lines and typical set back distances.
5. Existing positive building styles, materials and colours should be considered and adopted where appropriate.
6. The potential impact on the historic environment including archaeology, listed buildings, and ancient monuments, and the setting of these historic assets should be addressed.
7. The development should be easy to navigate and understand.
8. Existing building rhythms should be respected.
9. Important views and vistas should be identified and protected.
10. The landscape should be carefully placed to create attractive spaces and selected to contribute towards biodiversity and thrive in the prevailing climate.
11. Issues of local biodiversity should be addressed.
12. High quality building materials and appropriate detailing should be used.
13. Opportunities for appropriate innovative and contemporary design should be embraced if appropriate.
14. Opportunities for sustainable design and construction should be analysed and incorporated into the development if possible.

4.9 TAN 12 Objectives:

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

Key considerations

Location and siting

1. The development should be located on previously used land where possible.
2. The development should fit into the existing landscape and settlement pattern/character.
3. Orientation and sun path should be considered where possible as a means of reducing energy demand.

Materials

1. Existing structures/materials should be re-used where practical.
2. Durable and sustainable building resources should be specified, including local materials and re-used and recycled materials.

Energy

1. The energy hierarchy should be considered, and ways to reduce energy demand and carbon emissions should be explored and adopted in the design development where possible (Refer to Module G: A Sustainable Design Approach).
2. The sustainability matrix should be used to assess the potential for different types of renewable energy (Refer to Module G: A Sustainable Design Approach).
3. The building envelope should be well insulated and well detailed to prevent heat loss.
4. The location, size and type of glazing should be carefully considered to minimise heat loss (smaller windows on more shadowed north facing aspects).
5. Development should strive to achieve high energy efficiency and the use of renewable and low carbon energy is encouraged (if appropriate in the landscape).

Key considerations

Biodiversity

1. Opportunities for maintaining and enhancing biodiversity through design and layout must be considered (Environment (Wales) Act, Section 6 Duty).
2. The potential impact on species and habitats should be assessed where necessary through an up to date ecological survey and mitigation measures incorporated if required.
3. Development should not cause any significant loss of biodiversity.

Landscape

1. The Green Infrastructure (GI) approach should be considered and adopted where possible.
2. Landscape schemes should be designed to shelter buildings from the elements.
3. Vegetation should be chosen to reduce the need for irrigation.
4. Landscape schemes should aim to improve habitats for existing species and enhance biodiversity, and provide thermal and acoustic insulation if appropriate.

Waste

1. Sustainable waste management principles (such as re-use and recycling) should be considered and incorporated if possible.

Lighting and Ventilation

1. Building form, window and vent placements should be used to achieve sufficient natural lighting and ventilation where possible.
2. Low energy lighting should be used. External lighting should be a maximum of 3000Kelvin.

Water and Drainage

1. A sustainable approach to water use, including water saving measures (such as low flush WCs and spray taps); recycling rainwater (such as rainwater collection for use in flushing toilets and garden irrigation) should be adopted.
2. Sustainable drainage (such as permeable surfaces and Sustainable Drainage Systems) should be incorporated.
3. The impact on flooding and drainage should be assessed and any detrimental impact mitigated.

Climate Change and Adaptability

1. The development should aim to be responsive to climate change.
2. Where practicable the building should be adaptable in terms of future size and use requirements.

4.10 TAN 12 Objectives:

- Ensuring ease of access for all; and
- Promoting sustainable means of travel

Key considerations

1. The development should provide safe and easy of access for all users (pedestrian, cyclist, users of public transport and vehicles) and address the Equality Act (2010) requirements.
2. The development should provide adequate and appropriately designed parking in accordance with policy.
3. The development should have safe, direct linkages to public transport facilities where available.
4. The development should have or enhance safe, direct linkages to existing community services.
5. The development should integrate into the existing pattern of streets, roads, landscape and features.
6. Appropriate linkages should be identified, strengthened or created to contribute towards permeability where appropriate.
7. Opportunities to use sustainable modes of travel should be maximised.
8. The development should support access to public transport services.
9. Provision should be made on site for cycle storage.

4.11 TAN 12 Objectives:

- Ensuring attractive, safe public spaces; and
- Security through natural surveillance

Key considerations

1. The built development should provide for natural surveillance over public space.
2. The development should promote a sense of ownership and responsibility.
3. Public spaces avoid/minimise any conflicts of uses.
4. The incorporation of Secure by Design features appropriate to a rural setting.

Planning Policy Wales
https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf

Planning Policy Wales: Technical Advice Note 12: Design
http://wales.gov.uk/topics/planning/policy/tans/tan12/?lang=en

Design and Access Statements in Wales, April 2017
https://gov.wales/sites/default/files/publications/2018-09/design-and-access-statements .pdf

guidance modules

5.1 Whilst the Gower AONB is a relatively constrained location for development in comparison to the urban area of Swansea, between 2014 and 2019 (February) more than 1400 planning applications and pre-applications were determined for new development within the AONB.

5.2 As shown in the table opposite, the most significant proportion of these applications related to 'miscellaneous developments' which includes those relating to discharge of conditions to existing planning permissions, telecoms apparatus and renewable energy applications. Extensions to existing buildings are the next most significant proportion of applications, followed by caravan and camping applications.

5.3 The records show there have also been applications for new and replacement dwellings, agricultural development and works to trees protected by TPOs.

Application Type	%
Miscellaneous	40.5
Extensions	23
Caravan and Camping	12
New dwelling	4.7
Agricultural buldings	3.7
Tree Preservation Orders (TPOs)	3.7
Pre-applicatons	3.6
Replacement dwellings	2
Barn conversion	1.9
Advertising	1
Listed Building Consent	0.9
Horsiculture	0.8
Residential caravan	0.6
Conservation Area Consent	0.5
Tourism accommodation	0.5
Employment	0.3

5.4 It is anticipated that the majority of planning applications will continue to be for extensions to existing buildings. In this regard, the Guide will provide the potential both to conserve traditional Gower buildings of merit, and to enhance inadequate, unattractive or otherwise neutral properties. Applicants seeking to extend their homes should also refer to the Householder Design Guide SPG for general advice on extensions and other householder works.

5.5 There are however a number of LDP allocations for residential development within and adjoining the AONB, and this Guide provides an important resource to inform any proposals that come forward at such sites. It will also be used to inform residential schemes on unallocated sites, such as 100% affordable housing developments that may be proposed within the AONB. Depending on the scale of these proposals, applicants should also refer to the Infill & Backland Guide and/or the Residential Design Guide SPGs.

5.6 The first Gower AONB Design Guide summarised key issues raised by respondents during the consultation exercises undertaken to inform that document. The main concerns were identified as:

Opposite page: Oxwich Village

- Development of plots and impacts on views
- The overarching need to respect the landscape
- The importance of getting the detail right in any development
- The nature and scale of replacement dwellings
- Changing social aspirations
- Pressure for larger developments
- The need for good practice guidance, and a consistent approach to be taken by planners, architects and developers.

5.7 The Guide provides advice on a range of development types and key themes that aim to address the key issues highlighted above. The guidance is set out in a number of 'Modules' and grouped under the following headings:

- module A: residential
- module B: agricultural
- module C: commercial and tourism
- module D: conversions
- module E: chalet development
- module F: repair and maintenance
- module G: a sustainable design approach
- module H: landscape detailing
- module I: lighting

5.8 Each module can be read as stand alone guidance. Notwithstanding this, regardless of the type and scale of development proposed, a thorough understanding of the character of a site or building and its surroundings should inform the design process. In this regard, Sections 2, 3 and 4 of this Design Guide should be consulted prior to referencing the relevant module(s).

5.9 The following page illustrates the general layout of the guidance modules, highlighting the key information to assist the user to navigate the guidance

5.10 The following over-arching policies should be taken into account for all development on Gower and will be referred to by the Council in the determination of planning applications, namely:

Sustainable Places
(subject to policy PS1)

Placemaking & Place Management
(subject to policy PS2)

Gower Area of Outstanding Natural Beauty
(subject to policy ER4)

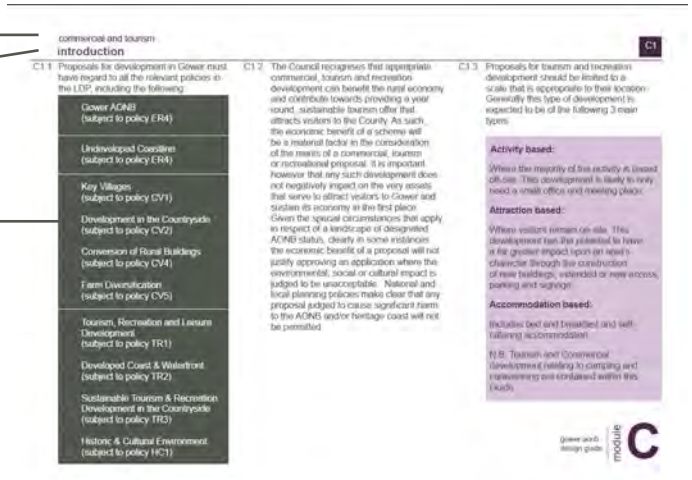
5.11 In additional to the above, each module has a number of policies highlighted which are relevant for that topic. This is not a comprehensive list and applicants must refer to the LDP for a full list of policies, some of which may be relevant to specific planning applications.

module

title

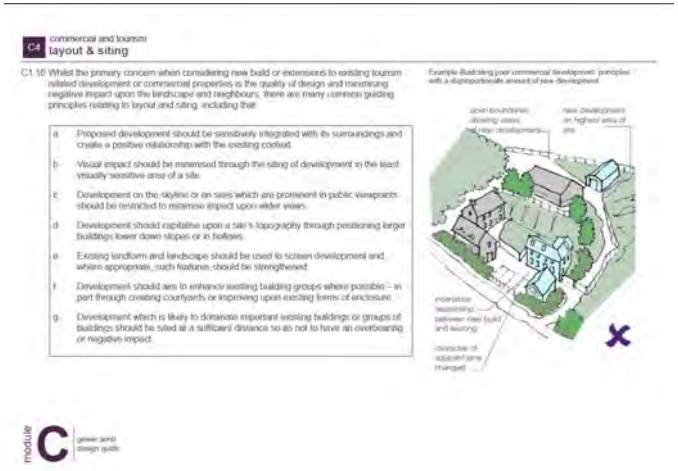
module contents

key policy tags



module paragraph

numbering starts at 1.1 preceded by the letter of the module



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useful weblinks and references

illustrative examples

principles

module identification

residential

A1.1 In comparison to the urban areas of the County, there are more limited opportunities for new residential development within the AONB and the majority of work is in the form of extension or alteration to existing buildings, infill plots and replacement dwellings.

A1.2 Guidance within this module covers:

- New houses in key villages
- New houses in the countryside
- Extensions and alterations

The amenity and detailing sections are applicable to all of these and should be read in conjunction with them.

A1.3 The following three schemes illustrate well considered, high quality but contrasting approaches to designing in sensitive rural areas:

A. Traditional: Landimore
B. Modern Vernacular: Rudry
C. Contemporary: Pennard

Traditional: Landimore

Modern Vernacular: Rudry Image ©Loyn & Co Architects

Contemporary: Pennard Image ©Hyde + Hyde Architects

A1.4 Whether traditional, modern vernacular or contemporary in design, all proposals will need to demonstrate that they are:

- Clear in their vision/approach to design;
- Of the highest design quality;
- Sensitive to their surroundings in terms of layout, scale and massing, and;
- The choice of materials and detailing is appropriate to its context, form and function.

A1.5 Certain approaches to residential development will not be considered appropriate anywhere within the AONB and should be avoided, these include:

- Executive or suburban style houses
- Pastiche approach to design (poor attempts to copy historic styles)
- Heavily stylised development (such as mock Tudor and neo-Georgian)
- Poorly designed or standard 'off the peg' kit houses and bungalows
- Overtly sustainable designs, which do not respond to context.

A1.6 Proposals for residential development in Gower must have regard to all relevant policies in the Swansea LDP, including the following:

- Placemaking and Place Management (subject to policy PS2)
- Development in Key Villages (subject to policy CV1)
- Development in the Countryside (subject to policy CV2)
- Replacement Dwellings (subject to policy CV3)
- Local Needs Affordable Housing (subject to H5)
- 100% Affordable Housing Exception Sites (subject to policy H8)

A1.7 The most common opportunities for residential development within the AONB are; small scale development within the AONB's key villages, development within allocated local needs housing sites and 100% affordable housing for local needs within and adjacent to settlement boundaries. Applicants seeking to undertake such works should also refer to the Householder Design Guide SPG and Infill and Backland Development SPG for general guidance points.

The only opportunities for residential development outside key villages are:

- Rural enterprise dwellings;
- Affordable housing to meet local need; and
- Replacement dwellings.

Outside key villages policy CV2 allows for the development of Affordable Housing for Local Needs within appropriate isolated groups of dwellings in the countryside. Such appropriate groups must contain five or more dwellings, consist of a continuous line of dwellings, or a close group of dwellings, adjacent to a highway and have reasonable access to facilities and services, for a rural location.

A1.8 New residential development must successfully integrate with its surroundings, taking into account the character of the key village or settlement in which it sits .In order to achieve this it should reinforce the existing rural character and avoid implementing development of a typical suburban form (LDP Policy CV1). It should seek to promote or reinforce traditional and local distinctiveness, by respecting the pattern of the arrangement and size of buildings, their plots, and the general range of building styles and materials.

A1.9 Whilst it is important to take into account a site's surrounding context, new development should respect only the best qualities of neighbouring properties whilst aiming to enhance the settlement's character.

A1.10 The requirement for development to be sympathetic to the character of the key village is not intended to discourage innovative and sensitive design approaches, as long as they do not harm the character and amenity of settlements.

A1.11 As with residential development within key villages, new dwellings in the countryside need to integrate with their rural surroundings, taking into account not only the character of any adjacent buildings but also the landscape in which they sit. They should take into account views of both local and Gower wide importance, together with landscape characteristics such as the 'openness' or 'containment' of a particular site.

A1.12 The Gower Landscape Character Assessment 2013 highlights the key characteristics of each of the AONB's 41 landscape character areas.

A1.13 As part of this guidance, settlement character statements have been produced to highlight the key characteristics of the AONB's key villages, smaller settlements and conservation areas. These can be found within Appendix 6. These statements should be used to inform design decisions and be referenced in any supporting DAS or planning/design statement submitted as part of the planning application process.

A1.14 If existing buildings are proposed to be demolished, then this may require separate planning permission if the building is located within a conservation area. Furthermore, demolition of buildings may impact on protected species and investigatory surveys, protection during construction and mitigation measures may need to be approved as part of the application process (see paragraph G1.70-G1.77). Furthermore, all schemes should aim to increase biodiversity.

A1.15 If protected species are found unexpectedly during the course of works, it is advised that works stop immediately and the advice of the local authority ecologist or Natural Resources Wales (NRW) is sought prior to the continuation of works.

Above: Rhossili, with St. Mary's Church to the right

A1.16 Proposals for residential development in Gower must have regard to all relevant policies in the Swansea LDP, including the following:

Siting and location (subject to policy PS2)	Small scale housing development (subject to policy CV1, H5, H6)	Infill plots (subject to policy CV1, CV2)

A1.17 Part of the character of a key village or group of dwellings in the countryside is often how its buildings relate to one another. New development should respect the relationship between existing and proposed buildings. It is important to note that gaps between buildings can be of equal importance to the buildings themselves, particularly if they provide key views into and out of the settlement. Consequently it should be noted that the development of such gaps may not always be appropriate.

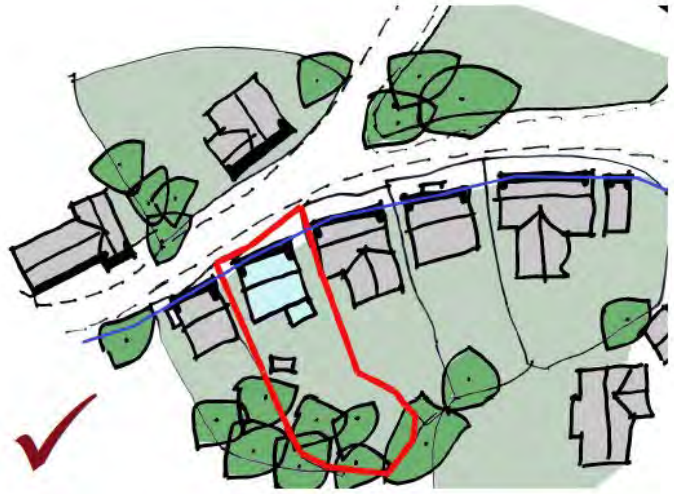
A1.18 The following design principles relating to siting and layout should be considered:

a Development should reflect existing positive development patterns, taking into account:
- The average distance that buildings are set back from the road
- If there is a defined building line and/or orientation of frontages
- The typical distance between buildings
- If there is a common building type: detached, semi-detached, terrace
- If there is locally distinctive boundary detailing

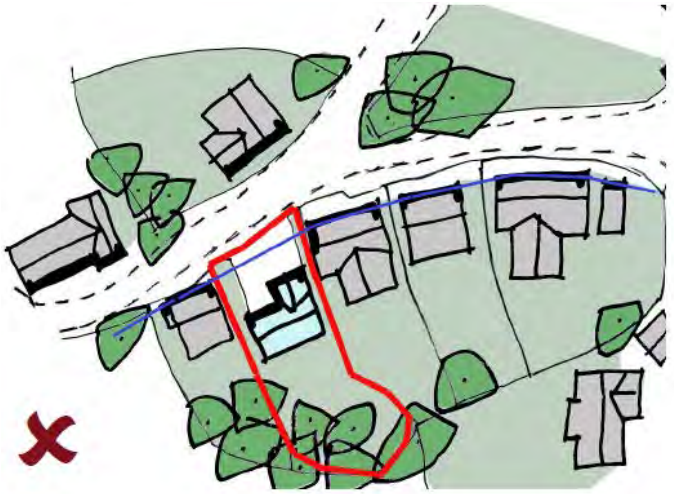
b Development should respect the amenity of neighbouring properties and should not have an overbearing impact, overshadow or overlook them, and should therefore consider:
- If there are any windows overlooking the site
- How close the neighbouring building is to the boundary

c The suitability of site for passive solar design should be determined by assessing:
- If this is an approach appropriate within its context (refer to Section 4: Placemaking Objectives)
- The scale and massing of the proposal

d Development should not impact on protected species and should maintain and enhance biodiversity.



Above: New building follows existing building line and massing



Above: New building set back from the frontage with massing and design different from adjoining building

A1.19 The adjacent sketch illustrates the typical anatomy of a Gower cottage, paying particular regard to scale and massing.

Scale:

The impression of a building when seen in relation to its surroundings, or the size of elements of a building as experienced in relation to the size of a person.
The actual dimensions of a building and the combination of its elements give a sense of scale and are a key consideration in assessing appropriate designs.

Massing:

The combined effect of the height, bulk and silhouette of a building or group of buildings. This is another key consideration of design and overly large or dominant buildings will not be supported.

A1.20 This diagram should be used to inform proportion, illustrating that elongating or enlarging key dimensions results in the loss of those characteristic proportions. The diagram can typically be used as the basis for an acceptable approach to traditional design, but a well designed, well proportioned, well detailed vernacular house that exceeds the dimensions illustrated may be acceptable based on an assessment of the site context (and other considerations). Further information regarding detailing is included within this module.

Above: Typical Gower cottages, Penrice

A1.21 Variety in building heights can create attractive and interesting roofscapes within Gower's villages and should be encouraged where appropriate. However, changes in level should not be visually jarring, rather they should encourage a gentle transition between buildings.

A1.22 Settlements comprise of differing sized building footprints, resulting from the evolution and extension of individual buildings. Proposals should respect this pattern of development through appropriately sized building footprints.

Variety of building heights and roof forms results in a lively, articulated streetscape: Llanmadoc

A1.23 The scale of development should generally relate to its surroundings, both in terms of height and footprint, and the following design principles should be considered:

a Development should respond to adjacent building heights and to those within close proximity to the site, taking into account:

- If the area is characterised by single or two storey buildings
- The existing maximum and minimum eaves/ridge heights

b Development should reflect local patterns of development, assessing:

- The average percentage of site coverage
- The typical size of buildings within the local context

c Development should respond to site topography taking into account

- The natural slope of a site and avoiding skyline locations
- Any significant change in level across the site and,
- Whether it can be utilised to minimise the impact of proposed development

Above: New building in scale with existing street scene

Above: New building out of scale with existing street scene

Above: Sub-dividing a house into a number of visually distinct elements can reduce its overall visual impact, creating a more sensitive form of development

Below: The use of computer graphics illustrate how the same house may look without articulation

- massing inappropriate to its village setting

A1.24 The massing of a building or group of buildings includes a combination of height, volume and silhouette arising from its form. It is this overall visual composition which is read alongside existing development and, as such, the following design principles should be considered:

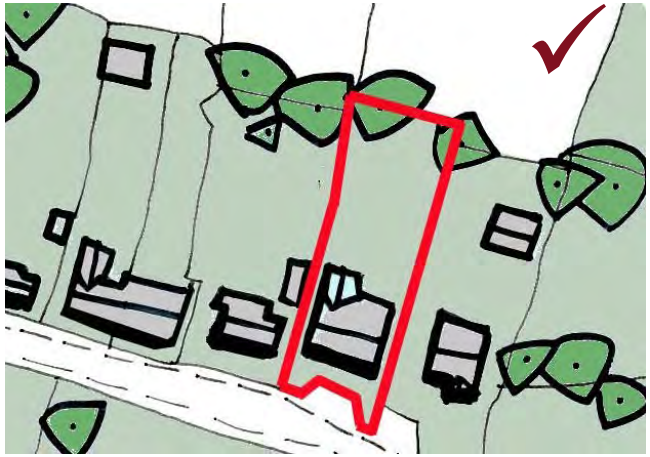
a The size of surrounding properties should be used as a means of determining an appropriate building footprint and preventing the over-development of the site

b Simple, additive plan forms are a characteristic of Gower and are to be encouraged. Such an approach can also help to break up the massing of larger buildings to make these more acceptable in design terms.

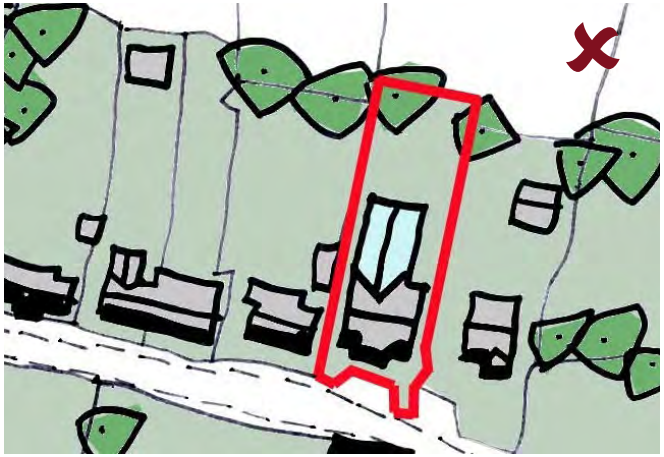
c Large, square or overly long, rectangular shaped plans should be avoided, as they result in single, 'boxy' building forms.

d Roof forms should be uncomplicated, although incorporating a number of roof elements can reduce the overall impact of a new building. Careful consideration of roof pitch and plan depth is also essential in minimising ridge heights. (Further guidance on roofs can be found within this module).

Below: New building footprint in scale with surrounding properties and in proportion to site area



Below: New building footprint out of scale with surrounding properties resulting in over development of site



A1.25 The following two examples provide the opportunity to compare differing approaches to housing design within two areas designated for their special quality.

A1.26 The first is a new house at the centre of a village in the Brecon Beacons National Park, the second a new house in Landimore, Gower. Although, geographically they are some distance apart, architecturally the two areas have enough similarities between their local vernacular style to allow for comparison.

A1.27 Whilst both properties are of a similar scale they clearly illustrate the importance of appropriate detailing in the creation of a building which is both suitable to its setting and enhances its surroundings.

A1.28 These examples highlight some of the typical assessment considerations undertaken as part of the planning process for new traditional dwellings in the Gower AONB. It is therefore recommended that applicants/agents consider such issues against the local context as part of the design process.

New house in Brecon Beacons National Park

Example of a poor design response to local vernacular and context.

a Simple pitched roof parallel to road - broken by uncharacteristic two storey projecting bay/gable element to front

b No porch

c Horizontal emphasis to openings

d uPVC windows with inappropriate fenestration pattern

e Cills not discernable from window surrounds

f Suburban style, uPVC door

g Mock ‘stone’ quoins to corners are uncharacteristic of surrounding properties

h Undersized chimney

i Post and rail timber fence to front boundary

j Building set back from road

New house in Landimore, Gower

Example of a good design response to local vernacular and context

a Simple pitched roof parallel to road

b Well proportioned porch

c Simple detailing to elevations

d Square and vertical emphasis to openings

e Timber windows of an appropriate style (sash) and fenestration pattern

f Stone cills

g Appropriate door design, in timber

h Well proportioned chimney

j Traditionally detailed stone wall to front boundary

j Building slightly set back from road, with small front garden enclosed by stone wall

Above: View from Llanmadoc Hill across towards North Hill Tor

Replacement Dwellings

A1.29 LDP Policy CV3 sets out strict criteria for the granting of planning permission for replacement dwellings in the countryside. Importantly, if it is considered that the original dwelling makes a positive contribution to the rural character of the area, its replacement will not be supported. However, if a replacement dwelling is considered appropriate then the replacement must be of high quality and seek to enhance its setting in terms of siting, scale, design, and character by comparison to the existing house which is to be demolished.

A1.30 It is not the intention of the LDP or the Guide to stifle appropriate modern or innovative designs which are sensitive to the AONB (see Policy PS2) or to restrict proposals which would complement the character of Gower (see Policies ER4 and CV3). It would be a missed opportunity not to replace an existing nondescript or poorly designed dwelling with a better designed dwelling that enhances the appearance and character of the locale and the AONB.

More specifically, the following principles for replacement dwellings the following must be considered:

Siting and Scale

A1.31 In most cases the siting of the replacement dwelling is expected to be similar to the existing house in order to maintain the overall landscape character. In exceptional cases, a building may be sited differently on site if it results in a more sensitively sited building than the existing building, but must remain within the same curtilage.

A1.32 Whilst larger replacement dwellings may be considered favourably where the design can be demonstrated to be high quality, there is a limit to the 'visual/ environmental capacity' of every site. Therefore, every scheme will be considered on its merits and contextual visual material such as photomontage images from public viewpoints will usually be required.

Design and Character

A1.33 There may be considerable scope to depart from the design and character where the existing dwelling is not considered to be of architectural merit. In this regard, this Design Guide suggested three possible contextual design styles;

- contemporary
- modern vernacular
- traditional

A1.34 All approaches must be high quality and the Council may refer schemes to the Design Commission for Wales to gain their expert impartial opinion. In the case of traditional designs, the materials, details and workmanship must result in a convincing replica of a traditional Gower house not a pastiche or generic design.

A1.35 The use of high quality materials including traditional render types, natural slate, and timber windows are critical to the overall authenticity and integrity of the traditional design. In contrast, contemporary or modern vernacular designs could draw on a wider range of materials provided they are an integral part of the scheme and help blend the dwelling into the AONB landscape.

Above: House above Landimore

Sustainability

A1.36 In addition to being of high quality design and materials, proposals for replacement dwellings in the countryside should also be exemplars of sustainability in terms of resource efficiency and climate responsiveness. Replacement dwelling proposals should therefore be supplemented with a supporting statement setting out the sustainability strategy/ technologies to be incorporated into the dwelling. All sustainable technologies will be expected to form an integral element of the design and must respect the qualities that underlie the AONB designation. It should be noted that a high level of sustainability alone will not result in favourable consideration of a poorly designed scheme which does not respond to the context.

Siting and location (subject to policy PS2)

A1.37 There is the potential for new dwellings within the countryside to have a significant impact upon the character of the landscape framework and quality of the AONB. The following design principles relating to siting and layout should be carefully considered:

a Replacement development should maintain or enhance existing positive relationships to other buildings and/or building groups, as well as established hedgerows and mature trees wherever possible.

b New development should reflect traditional layout and groupings.

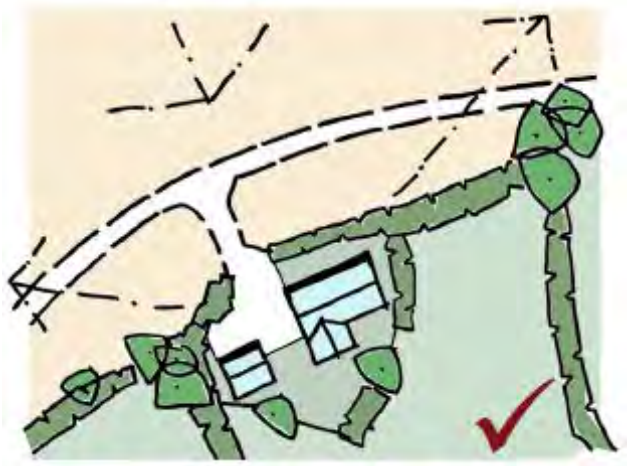
c Proposals should aim to improve upon the existing situation – a replacement dwelling may be able to be more sensitively sited than the existing building but must remain within the same curtilage.

d New development should respond to its site's particular landscape characteristics. Impact can be reduced by use of landform and existing features such as walls, hedges and trees to enclose or protect a site (Refer to Appendix 5: Landscape Characterisation).

e The siting of a development should not have a negative impact upon any key views or the wider landscape. Generally buildings should not sit on ridgelines or break the skyline.

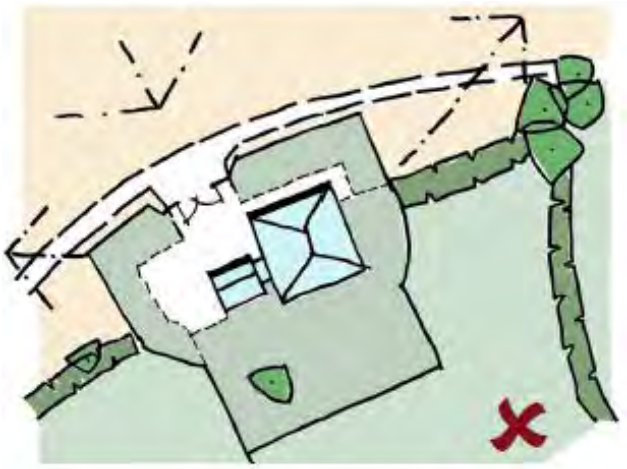
f The site should be assessed to determine whether it is suitable for passive solar design, if appropriate to its context (Refer to Section 4: Placemaking Objectives).

g Development in environmentally sensitive locations, including important landscape, habitat or archaeological areas, will be resisted.



Above: Detached dwelling rotated to allow for views through to the countryside, important hedgerows maintained massing in clusters hidden by landscape features and soft landscape planting

Below: Insensitive location of the buildings, removal of hedgerows and creation of garden to front detracts from the long views



scale & massing

A1.38 Whilst there may be no immediate built context, the scale and mass of a proposal should be considered with regard to the landscape setting. The following key principles should be used as a guide:

a Replacement dwellings should not have a more significant visual impact than the existing building.

b A building's height should not impact upon key views or break the skyline.

c As with siting, replacement dwellings should take into account current usage/area requirements as 'like for like' replacement may not be appropriate.

d Simple, additive forms are a characteristic of Gower and are to be encouraged. Such an approach can also help to break up the massing of larger buildings to make these more acceptable in design terms.

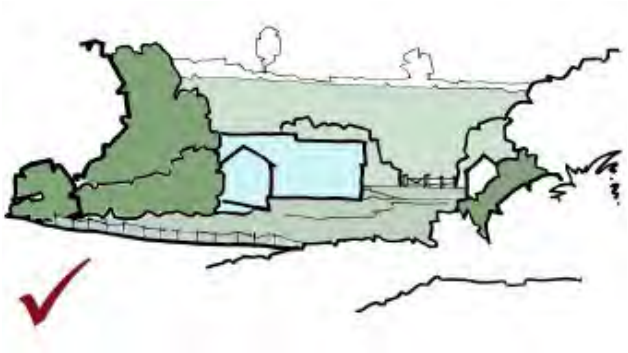
e Large, square or overly long rectangular shaped plans should be avoided as they result in single 'boxy' building forms.

f Roof forms should be simple in appearance and should illustrate the hierarchy of spaces within the building (further guidance on roof forms is provided within this module).

g Contemporary development proposals will need to be able to demonstrate high quality design which reference the local context and enhance their landscape setting.

h Development should complement existing adjacent buildings or groups of buildings in terms of height and massing.

i Imaginative/ innovative approaches to reducing the impact of the scale of new development may be an appropriate response for particular site conditions.



Above: Development takes advantage of existing landform and landscape structure. Massing and arrangement of elements reduces visual impact. Boundary treatment appropriate to context.

Below: Development breaks the skyline and does not relate to existing landscape or landform. Inappropriate boundary treatment for context.

A1.39 As the photograph below illustrates, development within the countryside can have a significant impact upon long range views. The examples on these pages illustrate projects in the Gower AONB and other areas of significant landscape quality. Whilst all display high sustainability credentials, they have addressed creating a relationship with the landscape in differing ways.

Image © Loyn & Co Architects

A1.40 Stormy Castle lies at the junction of two landscapes, Llanmadoc Hill to the north and farmland to the south. This highly insulated earth sheltered house is of a lower height and scale than the existing dwelling it replaces. Materials and colours complement its surroundings and wider setting, resultingthree possible contextual design styles; in a contextual building which embeds itself in the landscape, minimises visual impact and is at one with its setting.

Above: Stormy Castle

Below: Stormy Castle from Kyfts Lane

Hill Barn/ Underhill House, Cotswolds

A1.41 Hill Barn and Underhill House incorporates a converted barn and earth sheltered/ underground eco-house, and is situated within the Cotswold AONB. It is the first dwelling to achieve ‘Passivhaus’ status within the UK and is almost entirely invisible from the surrounding countryside.

Image ©Samuel Ashfield Dow Building Solutions & Sto Ltd.

Skinidin, Isle of Skye

A1.42 Despite its non-traditional approach Skinidin sits comfortably within its surroundings on the Isle of Skye because of the consideration given to both its scale and choice of materials. Whilst its immediate neighbour is painted white this building has taken inspiration from agricultural buildings, allowing it to blend with its context.

Image ©Rural Design

A1.43 Proposals for residential extensions and alterations must have regard to all relevant policies in the LDP, including the following:

> Residential extensions and alterations
> (subject to policy PS2)

A1.44 Extensions and alterations make up a substantial proportion of planning applications within the AONB and both individually and in combination have the potential to have a significant impact upon its character. Applicants seeking to undertake such works should also refer to the Householder Design Guide SPG for general guidance points.

A1.45 Proposals should respect the local character, although this does not necessarily mean that it should mimic the existing character. Well considered, appropriately proportioned and detailed contemporary additions can enhance both the host building's character and that of the wider area. Consideration needs to be given from the outset of a project as to what approach is most appropriate – traditional or contemporary – but both should be sensitive to the context. Proposals which fail to respect or diminish the character of the host building or wider locality will not be supported.

A1.46 The key guiding principle in relation to the extension or alteration of an existing building is to respect the integrity of the original building. An extension should generally be subordinate to the existing building in terms of scale, massing and volume, and the amenity of neighbouring properties must be respected.

A1.47 Properties which are considered to have special historic or architectural character have additional protection and, if listed, extra permission will be required for most alterations and other works that affect the building both externally and internally. If you are uncertain whether a building is listed either check on the Council's website or contact the development management placemaking and heritage team.

A1.48 For general guidance on amenity considerations such as overlooking, overbearing and overshadowing, refer to the adopted Design Guide for Householder Development SPG. Please note that in some instances, such as conservation areas, the close knit character of the area may take precedence over the achievement of amenity standards that are derived from modern suburban areas.

Above: traditional extension, Llangennith

Above: contemporary extension to a Grade II listed thatched cottage, Oxwich

what is the existing character

A1.49 In order to begin to understand the existing character of a site, building and wider context, the following guidance should be taken into account.

A1.50 Consider the character of the existing house and its relationship to the plot, in particular:

a What type of house do you have?

b Is your house of a particular architectural period?

c What is the shape of the roof?

d What is the orientation/principal elevation of your house?

e Does your house have any distinctive features?

f What is the arrangement of windows and doors?

g What materials have been used?

h What are the car parking and access arrangements serving your house?

A1.51 Consider the character of the street and surrounding area, in particular:

a Respect the 'Building Line'. Ensure your development respects the line created by other houses/building frontages in the street.

b Recognise the height of surrounding buildings – the height of your house and other buildings will limit the height of an extension to your property.

c Note the spaces between buildings. These are as important as the buildings themselves in creating the street scene.

d Have regard to existing frontage boundary treatments. Boundaries help to distinguish between public and private areas and can present an important and unifying design feature within the streetscene. Poorly designed boundary treatments or those finished in inappropriate materials will not be supported.

e Respect mature trees, hedges and other planting. Existing natural vegetation can contribute significantly to the setting of a house and attractiveness of the streetscene.

f Consider what makes your home and the street feel safe. Think about what qualities of your home and street make you, other residents and pedestrians feel safe, and how this can be preserved or enhanced.

A1.52 Further information on the key characteristics of Gower's settlements are included within Appendix 6 of this guide.

A1.53 It is important to note that there is a point at which an extension can become too dominant, and the following design principles should be considered:

a The scale of extensions should generally relate to their context, both in terms of height and area.

b Extensions should remain subordinate to the original dwelling in order that they do not have an adverse impact upon the overall composition of the building.

c The cumulative effect of numerous extensions over a period of time can prove detrimental to the character of both the building and its surroundings and, as such should be avoided. Proposals to extend will therefore be assessed against the character and form of the original dwelling.

side extensions

Extension lining through with existing building line may be appropriate. Lower ridge, with roof pitch to match existing.

Width of extension must not exceed half width of existing house.

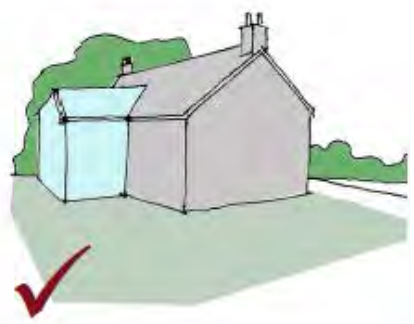
Extension set back from the building line and smaller in scale to the existing building, with roof pitch to match existing.

Width of extension must not exceed half width of existing house.

Extension obscures the form of the existing building

Extension in front of existing building line and over scaled, with flat roof

rear extensions



Roof pitch to match existing and ridge set lower than the existing.

Extension must not exceed the depth of the existing building.

Flat roof dominates existing building form. Extension must not exceed the depth of the existing building.

A1.54 The following design principles relating to the siting, massing and form of all extensions should be considered:

a The positioning of an extension needs to take into account the amenity of any neighbouring properties (Further guidance is provided on page A15 of this module).

b Extensions to the front of buildings will rarely be acceptable, unless it is a minor addition such as a porch (Further guidance is provided on page A21 of this module).

c Proposals should be subordinate in both height and scale, and the ridgeline should be lower than the main building. Generally this means that the width of an extension to a traditional dwelling should be no more than half the width of the existing building. Any new roof which runs in line with the existing should mirror its angle.

d Generally extensions should be set back from the front building line, unless the local vernacular is to the contrary. This helps to retain the integrity of the original building and allow for appropriate detailing of the junction between the existing and new.

e Extensive, flat roof extensions are generally considered unacceptable as they dominate the original building, detracting from both its character and form.

f It is important to note that due to Gower's settlement pattern the rear of many properties are visible, such that equal care should be taken when considering both the scale and execution of rear extensions as well as with those to the side.

A1.55 Where it is difficult to integrate an extension, consideration may be given to offsetting the new element from the existing and linking the two elements with a third. This can often be a successful approach when providing additional accommodation for older dwellings and also as a means of linking smaller elements of conversions. However the offset new element must still be appropriately subservient to the main dwelling.

Above: Subordinate extension (right) to traditional cottage, Landimore

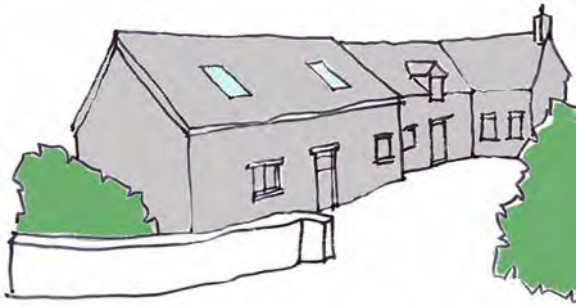
Below: The Nook, Oxwich is an example of a contemporary linked extension which has won a number of design awards

A1.56 The desire for additional floorspace often leads property owners to consider extending upwards into the roofspace as a convenient alternative to undertaking building works and a means of maximising the building's volume.

A1.57 Owners should consider whether such alterations are structurally possible and whether such an approach will deliver the required accommodation, whilst retaining the integrity of the existing building.

A1.58 Reducing the ceiling level to the first floor can increase the capacity of the roofspace without altering the external appearance of the dwelling and should be the first option considered. These works can be an integral part of strengthening the floor to the loft conversion.

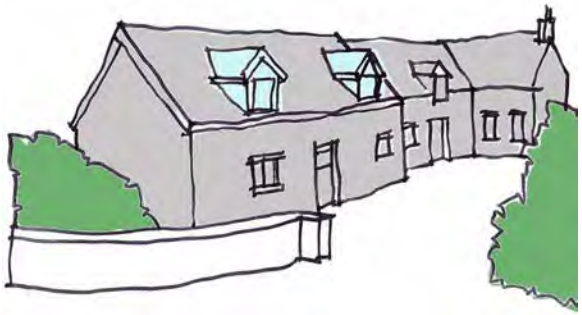
A1.59 The following examples illustrate that the extension into a roof space can be achieved in a number of ways, but that certain solutions may not be appropriate. Proposals that fundamentally alter the character of the dwelling, such as raising the ridge or eaves or other significant changes to the roof form, will rarely be considered acceptable.



✓ **1. Rooflights:** this approach retains the existing building height, roof form and character, but may limit usable space.

(Further guidance on rooflights is included within this module)

✗ **3. Raising the eaves:** this approach retains the existing building height but the reduction in roof pitch detracts from the original character of the building.



✓ **2. Dormers:** this approach retains the existing building height, complements the existing character, whilst potentially providing a more useable space than option 1 above.

(Further guidance on dormer windows is included within this module)

✗ **4. Raising the ridge:** this approach fundamentally changes the character of the existing building and the relationship between its various parts.

Sunrooms/Conservatories

A1.60 As with other extensions, the addition of a conservatory should respect the scale and character of the existing building, and amenity of adjacent dwellings.

A1.61 When considering bespoke design, simple and well proportioned structures are more likely to be appropriate than over-detailed 'period' styles.

A1.62 The preference is for timber construction but, if other materials are to be considered, the design should be to be sensitive to the main building. Frame colour should also be carefully considered. Darker shades regress whilst lighter finishes are more likely to dominate. The use of uPVC and polycarbonate (particularly white coloured) should be avoided unless the context and/or proposed details suggest otherwise. Significant use of uPVC will not be considered acceptable for such proposals.

A1.63 Often a 'garden room', with glazed walls and a solid roof would provide the required space in a more appropriate style than a conservatory.

Above: Garden room with timber detailing and slate roof: Southgate

Below: Inappropriate style and choice of material for a conservatory within Gower

Garages and Outbuildings

A1.64 Generally garages and outbuildings should be logically sited close to the main building, with a sufficient set back to ensure they are not obtrusive. Proposals to the front of dwellings will not typically be supported.

A1.65 Their size and massing should not dominate and the design should not be utilitarian in approach. Particular care should be taken if incorporating an upper floor, such as a workspace. The inclusion can result in the building adopting a residential character and should be avoided.

A1.66 Traditional domestic garages and outbuildings have a pitched roof design. As such flat roofed garages and outbuildings serving traditional dwellings will not typically be considered acceptable. Proposals for garages and outbuildings to contemporary dwellings should reflect the character of the dwelling they would serve.

A1.67 Darker, more regressive colours can help to reduce the impact of larger elements such as garage doors. Vertical emphasis within single garage doors can often help in limiting the inherent horizontal nature of double garages.

A1.68 Careful consideration should be given to the scale and siting of other ancillary buildings such as sheds and greenhouses, which should be modest in scale and have limited impact on either neighbouring properties or boundaries with the open countryside.

A1.69 Properties may also be extended through the introduction of smaller elements which have the potential to impact upon the building's character and that of its surroundings. These include porches and balconies:

Porches

A1.70 Traditional Gower porches were generally simple, masonry structures with pitched roofs. They would originally have been open structures but, over time, many have added an outer door and/or have had side windows incorporated. New porches should take their lead from this simple approach and be well proportioned in relation to the main building. A separate door should be provided between the porch and the main house. Larger conservatory styles and over-ornate structures should be avoided.

Top right: Traditional open porch with slate roof : Penrice
Bottom right: various, inappropriate balcony styles

Balconies

A1.71 Whilst balconies can provide additional amenity space, particular care needs to be taken in respect of neighbouring amenity, visual impact and appropriateness of design. Balconies on visually prominent elevations of a building will generally be resisted, particularly within settlements. Generally balconies should be recessed rather than projecting in order to limit visual impact. The character of the existing building should not be compromised, therefore the balcony structure should complement it both in its style and size.

A1.72 The greatest potential visual impact is the balustrade element of a balcony. Whilst timber might at first appear to be an appropriate and sustainable approach, it can dominate if not carefully detailed. Similarly, glazed balustrades which would appear to provide minimal visual intrusion can have a far greater impact when taking into account the potential for glare. Alternative options should be considered which provide minimal visual impact as well as respecting the prevailing character of the existing dwelling and wider locality.

Example 1: Sympathetic repairs and alterations

a Simple fenestration patterns to windows, retaining vertical emphasis

b Existing chimney retained or new chimney constructed to appropriate size and proportions

c Single storey element re-roofed in material to match existing main house

d Front door in keeping with simple detailing of existing house, and simply decorated porch

e Decoration kept to simple, muted colours

Example 2: Unsympathetic repairs and alterations

a Inappropriate fenestration patterns to windows and introduction of horizontal emphasis by replacement

b Existing chimney removed and poor patch repair to roof

c Single storey element re-roofed in contrasting material to existing main house

d Inappropriate front door due to proportions and detailing, with uncharacteristic overboarding of porch

e Shutters create unnecessary 'fussy' detailing

f Satellite dish creates clutter on front elevation and planning permission will be required in conservation areas

g Unsympathetic decoration

h Inappropriate positioning and detailing of flue pipe

A1.73 Some alterations do not require planning permission, despite having the potential to have a major impact upon the character of an area. The cumulative effect of alterations being made to various properties can, if unchecked, result in the loss of the special distinctiveness of a place.

A1.74 The replacement of elements such as windows and doors, roofing materials, rainwater goods and other original features, including boundary features, should be carefully considered, as should the addition of external features such as aerials, satellite dishes and flue pipes which may require planning permission e.g. if located within conservation areas.

A1.75 The illustrations to the right show how minor alterations, which may not require any permission, can impact upon a building's character.

A1.76 20th century development on Gower has left a legacy of buildings which have no strong link with their context and which, if viewed individually, could be in any suburban estate of the same age.

A1.77 It is important to appreciate the role that general maintenance and repair, when combined with small scale alterations or extension can play in the enhancement of poor quality or otherwise 'average' buildings. Please also refer to the Householder DesignGuide SPG for further guidance on undertaking such an approach.

A1.78 Such opportunities should be encouraged as a means of improving the quality of Gower's built environment, not only in terms of its visual impact, but also in addressing the sustainability agenda, creating a 'sense of place', and reflecting the simplicity of Gower designs, local colour palette and local materials.

A1.79 The following examples illustrate that undertaking this type of project can help to enhance the quality and character of existing properties.

Above: before renovation

Above: original style

Above: after renovation

Above: recently renovated adjacent property

Example 1: Southgate
This 1970's detached property is typical of the suburban style of houses which can be found dotted across Gower.

Extensive remodelling and renovation works have reinvigorated an otherwise 'tired' family dwelling, creating an attractive, contemporary home which enhances the local character.

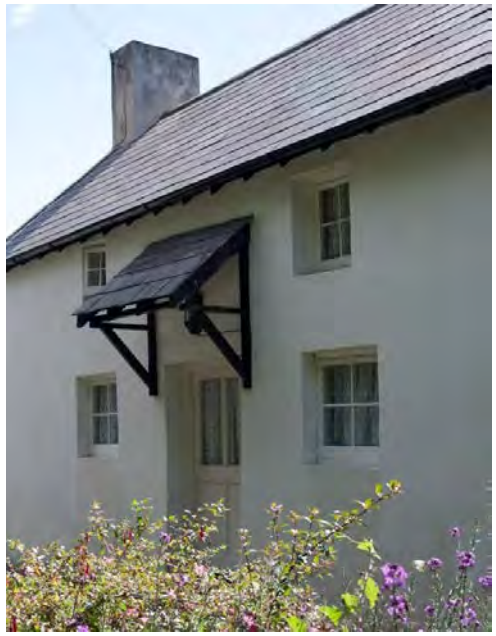
Example 2: Llanrhidian
The first of these two neighbouring properties is a largely original, well maintained 1970's bungalow, with an additional rooflight.

The second property has been recently renovated, the wavey edged gable boarding has been removed, and new windows added. These works have resulted in a clean cut, contemporary style.

A1.80 Whilst the siting, scale and massing of a new building or extension is key to the success of a development either blending in or complementing its surroundings, likewise the articulation of elevations and finer detailing can impact upon its overall quality and character.

A1.81 The choice of materials; proportion, positioning and style of windows and doors; form, pitch and roof finish; detailing of eaves, verge and ridge; and use and positioning of chimneys, all combine to create the overall development character.

A1.82 The introduction of new materials and building methods in the early 20th century diluted the traditional rural vernacular. As the settlement character statements included within Appendix 5 of this Guide illustrate, there is now a wide range of materials and building methods being used across the peninsula which has, in many cases, diminished the local character.



A1.83 In exceptional cases the introduction of 'new' materials and innovative construction techniques can enhance the quality of an area's character. Likewise, employing standardised or poor quality materials and building methods has the potential to diminish character.

A1.84 Guidance within this section covers the following four key building elements which should be read in conjunction with the appropriate sections:

- Walls
- Roofs
- Windows
- Doors

Top right: Traditional Gower cottage: Oxwich rendered stone with small openings and slate to roof

Bottom right: Contemporary private house, Lower Milovaig, Isle of Skye - similar colour pallete to above but using a more contemporary approach to the use of materials

A1.85 Careful consideration should be given to the size, proportion and detailing of openings within a wall. Stone walls were traditionally thick with the windows small and set back. Improved modern construction techniques have led to enlarged openings, ultimately resulting in the large 'picture windows' typical of the 1960's and 1970's.

A1.86 The principle of a solid to void ratio is key to understanding the appropriateness of the size and proportion of an opening in relation to its context. This is concerned with the amount of 'blank' wall in relation to the number and size of openings. Traditional building techniques meant that older traditional buildings are likely to have a high solid to void ratio whilst newer, more contemporary ones generally have a lower one.

A1.87 Elevations should generally have a greater proportion of solid to void – but the reverse may be appropriate on high quality contemporary designs, subject to detailing, context and the over-arching approach to design.

A1.88 Recent sustainability concerns have influenced the size of openings and how they are detailed to minimise heat loss and maximise useful heat gains. Including a greater area of glazing than is required to adequately light and ventilate a building can result in unnecessary heat loss, or gain, as well as being disproportionate in terms of the solid to void ratio.

A1.89 When considering alterations to or extension of an existing traditional vernacular building, any new opening should be of matching or similar proportions to the existing. Such new openings should not have a significant or negative impact upon the balance/composition of the existing building, or the wider character of the area. Generally new openings should line through with the existing.

Examples of high solid to void ratio:

Small windows set in thick walls are a characteristic of older Gower properties.

far left: Oxwich

left: Pitt Farm

Examples of low solid to void ratio:

far left: mid-twentieth century detached house - large windows with strong horizontal emphasis

left: Ty Hedfan, Brecon contemporary design, maximising orientation and views

A1.90 There is a diverse range of building materials in evidence within Gower, although traditionally local stone would have been used and indeed was the predominant material up until the First World War. In the case of the south and north-west of the peninsula, this would have been limestone from the local quarries; pennant sandstone predominated in the north-east and old red sandstone and quartz conglomerate within central areas and Cefn Bryn.

A1.91 Walls were generally constructed of coursed random rubble and local sourced lime mortar, and lime washed as a means of waterproofing. The export from Gower of limestone resulted in return loads of roofing materials and bricks coming to Gower, which were often used as detailing to doors, windows and chimney flues.

Top right: traditional white rendered house, Penrice

Middle: traditional Gower stone farmhouse, Box Farm, Reynoldston

Bottom right: inappropriate brick, suburban style residence, Southgate

A1.92 Material choice should be guided by the following general principles:

a Consideration must to be given to the local context (further information is provided within Appendix 6: Settlement Character Areas and Settlement Statements).

b Stone or traditional lime render are the most appropriate finishes.

c Lighter colours, whites and more ‘earthy’ tones should be used in preference to bright accent colours which are not considered acceptable.

d Brickwork is rarely considered as an acceptable material for use within Gower except for contextually appropriate small scale elements or detailing where there is a history of these in the locality.

e Pebbledash is not considered acceptable.

f If contemporary materials are being proposed the scheme will need to be of an exceptionally high design standard to be acceptable.

A1.93 he following images illustrate the importance of detailing to the overall appearance of a wall.

A1.94 When considering stonework; coursing (how the blocks are arranged), mortar colour and, pointing style must all be taken into account. Further information regarding pointing can be found within Module F: Repair and Maintenance.

Above: traditional stone quoins (left) provide structural support to the corner of the building. This approach has been copied in a more contemporary way using engineering brick (middle) However the use of 'applied' rounded stones (right) is visually inappropriate

Above: traditional stonework with appropriate mortar colour and pointing detail

Above: 20th century development which has used stonework to relatively good effect, however more attention to the placement of the stones would have enhanced it further

Above: 20th century development which has poorly chosen stone, in terms of both colour and size, and inappropriate mortar colour and pointing style

Above: traditional tile hanging and mock timbers to upper storey of former coastguard house

Above: attractive use of timber to upper storey of contemporary extension, with lower storey built in appropriately laid and detailed stonework visually inappropriate

Above: 20th century development with suburban style mock half timbering to upper storey is an inappropriate design response in Gowersually inappropriate

contemporary examples

A1.95 Traditional and natural materials can be incorporated in a more contemporary way to create sustainable new development as these two examples in the Brecon Beacons National Park illustrate.

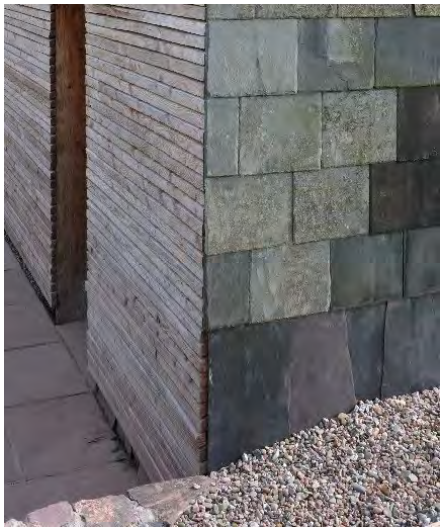


Image ©Fielden Fowles Architects

Image ©Featherstone Young Architects

Top: Ty Pren, Trallong - new private dwelling inspired by the traditional welsh long house clad in larch, with slate to roof and exposed north wall

Bottom: Ty Hedfan, Brecon - new private dwelling which incorporates two wings and is built from local stone and slate. A sedum roof covers the partially underground element.

A1.96 Generally, the following principles should be followed in relation to the form of both existing and new roofs:

a Roofs should span the shortest plan dimension in order to minimise height.

b Main ridgelines should generally run parallel to the road within settlements; except where this is not in keeping with the local character (Refer to individual settlement character statements within Appendix 6 of this guide).

c The angle or pitch of a roof should relate to the character of the locality, the material to be used, and also take into account how exposed the site is. Typically where two or more elements roofs on the same building have the same roof shape (e.g. pitched or hipped) and/or run in line, even if of differing heights, the pitches should be the same.

d Roof forms should be simple in appearance and with additions being subordinate to the main building. Incorporating a number of roof elements can play a key role in reducing the massing/impact of an extension or new building.

e Simple gable roofs are the most common form within the AONB but hipped gables may be appropriate in particular circumstances, such as at the end of a row of buildings. Hips should be avoided within rows due to their negative visual impact.

f Flat roofs should be avoided in the context of traditional buildings but they may be appropriate on high quality contemporary designs – subject to detailing and context. For traditional buildings, consideration should be given to providing a catslide/lean to roof which ties in to the eaves of the main roof instead. The pitch of this roof should be shallower than that of the main roof.

Ridgeline matching existing character

Ridgeline contrary to existing character

Simple pitched roof forms create uncomplicated roofscape on extension to rear elevation

Use of various complicated roof forms create a visually disjointed roofscape

A1.97 When considering the choice of material for both existing and new roofs, the following principles should be taken into consideration:

a Replacement materials should match the existing in terms of colour, size and appearance where appropriate. Consideration should therefore be given to using locally reclaimed materials where possible.

b Existing slates should be retained and reused wherever possible.

c Existing laying patterns should be adopted using existing patterns as a reference point.

d Whilst the use of real slate is preferable, appropriately high quality reconstituted products may be an acceptable alternative in some situations. However real slate is required in traditional designs in conservation areas and on traditional style replacement dwellings.

e Other roofing materials will be considered on merit but they should respect the context and enhance the character of the existing building.

f The use of 'new' materials and sustainable roofing systems may be considered appropriate on high quality contemporary designs, subject to detailing and context.

g Use of thatch within Gower is limited but existing examples should be regularly maintained and repaired with appropriate materials. New thatched roofs need to consider technical specifications relating to the pitch and structural loading of the roof.

h Buildings should minimise the number of roofing materials and colours used.

i Introducing a mixture of roofing materials and/or colours to a new builds or extensions will likely diminish the character of the building and locality and is therefore unlikely to be considered acceptable.

Above and below: Extensions and re-roofing can result in the introduction of numerous, inappropriate or unsympathetic materials or colours, which can have a negative impact upon an individual building, character of an area, or key views.

roof: detailing

A1.98 When considering the detailing for both existing and new roofs, the following principles should be taken into consideration:

a Generally eaves and verge detailing are simply detailed. Eaves generally have a small overhang, with a gutter board or gutter brackets. Verges are simple ‘mucked’ verges or single slates.

b The use of wide/heavy fascia boards, soffits and guttering is unlikely to be considered acceptable unless these are an original feature of the building and locality.

c Chimneys provide visual interest to roofscapes and should be retained even when not in use.

d Where chimneys are a feature of the locality, these should be provided on new houses also, even if these are not intended for use (false chimneys). New chimneys should be appropriately proportioned and not appear too small or overly tall.

e External chimneys (those which project from the outside wall) are not generally a characteristic of the AONB and should be avoided.

f If installing chimneys on non-traditional buildings, such as conversions or more contemporary designs, the use of metal flues pipes may be a more acceptable approach subject to the detailing of these.

g Incorporating photovoltaic tiles or solar panels can have a significant visual impact. Generally, such features should be avoided on elevations visible to the public within Gower settlements and areas where there are potentially sensitive views.

Top and bottom right: typical eaves and verge details

Bottom left: upstand indicates that this roof was at sometime thatched. Simple brackets support guttering

A1.99 Rooflights can provide an alternative and less intrusive means of lighting rooms within the roof space. When considering their use the following principles should be taken into consideration:

a These should be incorporated in the least visible side of the roof, generally to the rear of properties. Within settlements and they should be used sparingly.

b Careful consideration should be given to their positioning, particularly when more than one is being used, and they should be positioned in such a way as to respect the alignment and size of other openings. Overly large rooflights or the grouping of smaller rooflights together will not be supported.

c They should generally be positioned within the middle third of the roof and have a vertical rather than horizontal emphasis.

d Conservation style rooflights are the most appropriate design approach for traditional buildings. These must be used in conservation areas and on listed buildings where these works are approved.

e The reflective nature of such windows should be taken into account when considering the impact on potentially sensitive views.

f. The degree of light spillage must be taken into account in the design of any roof light (see lighting module I).

Above: Conservation style rooflight sits flush with roof finish.
Below left: Reynoldston - Sensitive conversion incorporating conservation style rooflights with a vertical emphasis.
Below: Use of a variety of sizes of rooflights and horizontal emphasis created by solar panels results in a cluttered roof slope.

A1.100 Windows would traditionally have been either a simple wooden side hung casement or sliding sash. The introduction of more thermally efficient double glazed uPVC products during the latter decades of the twentieth century resulted in the replacement of traditional windows with a variety of styles and sizes. Initially the detailing of elements such as frames and glazing bars was poorly replicated due to technical constraints, and traditional stone cills were often replaced by an integral uPVC cill. The overall impact was a loss of character. However some recent uPVC designs such as sliding sash windows are a fair reflection of traditional character.

A1.101 Since its introduction debate has continued as to whether uPVC is an appropriate alternative to timber, particularly in 'protected' areas. Whilst it may require less maintenance and provide high insulative properties, when including double glazed units, uPVC requires large amounts of energy to produce the base material and it is not able to be repaired. Conversely sustainably sourced timber requires much less energy and individual elements can be repaired or replaced.

A1.102 Building regulations takes into account the need to balance increasing energy efficiency requirements with the character of historic buildings, and highlights the need for the structure of older buildings to 'breathe'. Therefore when considering replacing windows within historic properties the Council's conservation team should be contacted for advice.

Above: timber sash style painted window

Above: uPVC opening and fixed casement window with overly wide frames

A1.103 The following principles should be taken into account with regard to new and replacement windows:

With regard to materials;

a It is preferable to use sustainably sourced, painted timber windows.

b Window materials in extensions should match the existing, subject to appropriate detailing.

c In all traditional designs in conservation areas, villages and other settlements, it is desirable to use timber windows. However, if uPVC is the predominant material locally, then this may be acceptable for the new windows subject to acceptable detailing to replicate a traditional timber window.

d Proposals for replacement dwellings in the open countryside should be high quality. Therefore well detailed timber windows should be an integral element of a traditional design approach.

e If uPVC, aluminium or other alternative materials are used, the proportions of the window and all its component parts should reflect those of a timber window.

f The use of uPVC is not acceptable in listed buildings as this harms the character of the building and may cause lintel failure due to trapped moisture.

g The use of coloured powder coated aluminium windows may be appropriate on high quality contemporary designs, subject to detailing and context.

Above: timber opening casement painted window

Above: uPVC tilt and turn casement

With regard to the style:

a Generally, original windows should be retained and repaired where possible. If not, the design of any new window should be in keeping with the period of the building.

b The same window style should be used throughout a traditional building. The use of various styles has a negative impact upon the visual composition and should be avoided.

c The replacement of inappropriate styles of window by those of a more sensitive design can greatly enhance a property's character.

d Top hung casement windows will rarely be considered appropriate within the Gower AONB.

With regard to the detail:

a Any design should avoid a horizontal emphasis for windows in traditional buildings, as windows would generally have been square or had a vertical emphasis.

b Particular care should be taken with finer details such as the width and moulding of glazing bars which, if incorrect or unsubtle, can have a significant impact upon the overall window and building.

c Generally, window frames should be set back a minimum of 100mm or, in the case of a replacement or extension, match those of other windows on the property. Flush fitting windows may be considered appropriate as part of a high quality contemporary design.

d Cills should be separate elements, generally of stone or brick. These should project outward from the main wall to an appropriate depth (typically 50 – 100mm depending on the local context).

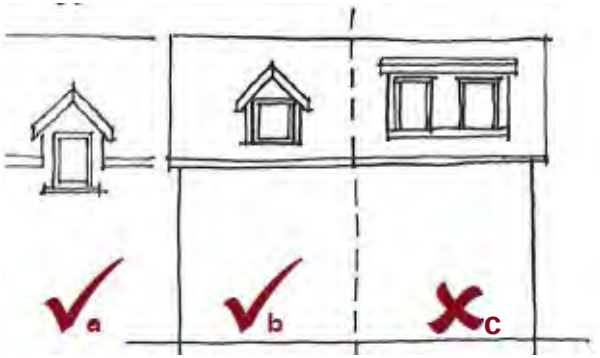
A1.104 Additional floorspace has traditionally been provided within the roof space, to maximise the use of its internal volume. (Refer to 'section 'Extending Upwards' within this module). Such spaces need to be lit, but roof dormers, or roof extensions as they are known if larger than the window itself, can have a significant impact upon the form and appearance of a building, adjacent roofscape and the wider context.

A1.105 Considerable care should be given to the use and type of the roof window chosen. When considering whether to incorporate roof dormers or extensions the following principles should be taken into account:

Above: traditional dormer to cottage, Penrice

a	Large flat roof dormer windows or flat roof dormer extensions are inappropriate and should be avoided. Where larger dormers are proposed, consideration should be given to providing a catslide roof design.
b	Dormers should not compromise the roof form or dominate the plane of the original roof.
c	Dormers should therefore be set down from the ridge line. Generally these should also be set up from the eaves unless serving a half dormer window.
d	Generally, dormers to front elevations will not be supported unless these are characteristic of nearby properties.
e	Dormers incorporating balconies are rarely an acceptable approach within the AONB and should be avoided.
f	The inclusion of 'false' dormers (dormers with windows below the eaves line of the roof) is not an appropriate design response in any situation and will be not be considered acceptable (see illustration page A36).
g	The proportions of a dormer should be appropriate to the building and be positioned in such a way as to respect the alignment of the windows below them.
h	Smaller separate dormers often look better than a single larger one (see illustration page A36). However, care should be taken in the detailing and impact of rainwater goods as these can have a negative impact upon an elevation if too numerous.
i	If a dormer is proposed on a house with a hipped roof, the roof pitch should mirror that of the main roof.

Type

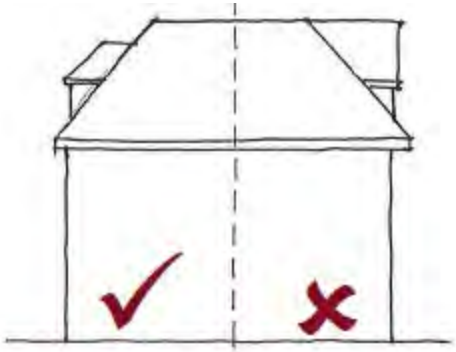


Above and middle: Dormer windows are generally as wide as the window and if well proportioned sit comfortably within the roof plane

Above: Dormer roof extensions can over dominate the existing building

a - half dormer
b - full dormer
c - flat roofed dormer

Position (in relation to ridge)



Above: On hipped roofs the dormer should mirror the original roof

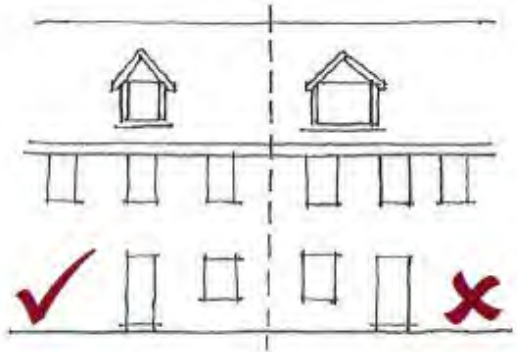
Above: The ridge of the dormer should not line through with the existing. It should set down from the main ridgeline and set up from the eaves than the main ridgeline.

Purpose

Above: Dormers are to serve a function - when the window level needs to be higher than the eaves

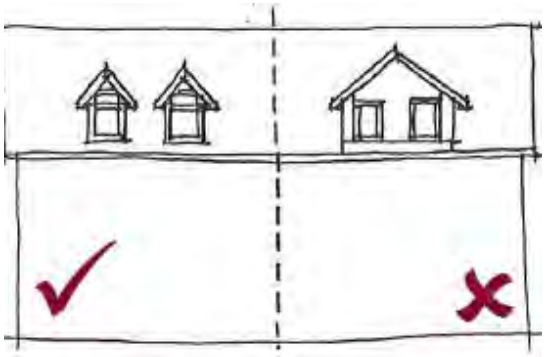
Above: False dormers (windows below the eaves level) are an inappropriate response and should not be used

Position (in relation to elevation)



Above: Dormers should be carefully positioned to take into account existing openings to ensure that the elevation remains balanced

Scale



Above: The use of a number of smaller dormers may help to minimise visual impact, but should not be used to excess

Above: Oversized dormers should be avoided as they can dominate the elevation

A1.106 Doors would traditionally have been of a simple timber design but fashions have changed and now there is a wide variety of types of doors used throughout Gower. It is important to note the potential detrimental effect of removing or relocating doors as this can result in an imbalance in composition of an elevation. The following principles should be taken into account with regard to new and replacement doors:

a Where possible, traditional doors should be repaired and retained. If not, the design of a new door should be in keeping with the period of the building.

b Any new door should fit the existing opening. Infilling to provide a new opening can have a negative effect upon the overall proportions.

c The door should be set back a sufficient distance from the face of the wall (as for windows).

d Excessively ornamental or inappropriately detailed doors should be avoided.

e uPVC doors are rarely an appropriate replacement within an existing traditional building in view of their standardised proportions, detailing and inability to be altered

f Patio doors, French doors and glazed screens can be used to great effect to introduce light to a building, however care should be taken that the inclusion of such features does not have an undue impact upon the balance of the overall elevation.

g New doors should respect the character of the host building and wider context. The relocating of doors on public elevations is therefore unlikely to be supported.

Above: poor example of doors - use of uPVC and resultant inappropriate style and details
Below: good examples of doors - simple design, colour and choice of ironmongery

One Planet Development

A1.107 Policy CV 2 of the LDP allows for One Planet Development (OPD) in the County. OPD is development that through its low impact either enhances or does not significantly diminish environmental quality. OPD may take a number of forms and can either be single homes, co-operative communities or larger settlements. They may be located within or adjacent to existing settlements, or be situated in the countryside. However, the special nature of OPDs in the countryside means that not all sites will be suitable. The proposed location of an OPD will be a prime consideration as sites of high ecological or landscape sensitivity (such as the AONB) may not be suitable, as OPD activities could have unacceptable negative impacts unless these sensitivities are carefully conserved and enhanced.

A1.108 OPD located in the countryside should provide for the minimum needs of the inhabitants in terms of income, food, energy and waste assimilation over a period of no more than five years from the commencement of work on the site (i.e. OPD should be broadly self-sufficient, in ways which have a low environmental impact). This should be evidenced by a management plan produced by a competent person(s). Where this cannot be demonstrated, proposals should be considered against LDP policies which seek to control development in the countryside.

A1.109 The Council will consider advice contained within TAN 6: Planning for Sustainable Rural Communities and the Welsh Government's One Planet Development Practice Guidance, 2011, when considering any applications for OPD.

A1.110 Planning consent for OPDs will be granted subject to a S106 agreement or planning condition tying the management plan directly to the development in order to control the activities agreed in the permission. A S106 agreement will also be used to tie the dwellings to the land which justified the grant of planning consent. Where there is a change in ownership of the OPD or any individual holding within larger schemes, a new management plan must be submitted to the Council for approval. Furthermore, an annual monitoring report must be submitted to the Council to evidence compliance with the management plan by identifying activities carried out during the previous twelve months. Failure to meet the terms of the management plan could result in enforcement proceedings in respect of a breach of condition subject to which planning permission was granted. All OPD applications must contain an 'Exit Strategy' stating how the development and associated land use changes will be removed and the site restored to its previous use (or another agreed use) and that the site is to be left in the same or better condition than before the development took place.

City and County of Swansea
http://www.swansea.gov.uk

Design Guide for Household Development

City and County of Swansea Local Development Plan
http://www.swansea.gov.uk/LDP

Natural Resources Wales
https://naturalresourceswales.gov.uk

Cadw
http://www.cadw.wales.gov.uk

Historic Buildings Advisory Council for Wales
http://www.buildingconservation.com

The Society for the Protection of Rural Buildings
http://www.spab.org.uk

One Planet Development Practice Guidance. Technical Advice Note 6: Planning for Sustainable Rural Communities, October 2012
https://gov.wales/sites/default/files/publications/2019-06/planning-permission-one-planet-developments-in-open-countryside.pdf

agricultural

Agricultural Land
(subject to policy RP11, PPW10 and TAN 6)

Agricultural Development
(subject to policy CV4, CV5)

B1.1 Farming has been integral to the creation of the very special landscape for which the AONB designation was awarded. Generations of farmers have had, and continue to undertake, a key stewardship role in the maintenance and enhancement of Gower's landscape.

B1.2 TAN6: Planning for Sustainable Rural Communities provides overarching advice on sustainable agriculture and development involving agricultural land.

B1.3 Certain types of agricultural and forestry buildings are classified as being "permitted development" and as such do not require planning permission. However, a Prior Notification application must be submitted for such development to ensure that the siting and design of the building is acceptable.

B1.4 Further details relating to permitted development rights for agricultural holdings are contained in TAN6 and the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) Schedule 2, Part 6.

B1.5 Whatever development is proposed, it will need to be constructed in accordance with the relevant industry standards and meet current DEFRA requirements for animal welfare.

B1.6 This module does not cover farmhouses, the conversion of traditional agricultural buildings, or equine development. For guidance on new/ replacement farmhouses refer to Module A: Residential, and Module D: Conversions.

B1.7 Proposals must ensure the protection of natural heritage and the historic environment and be sympathetically sited, designed and landscaped.

B1.8 Whilst guidance within this module covers the extension and alteration of existing farm buildings, as well as new build, key principles applying to all include:

- being sympathetic to surroundings
- appropriately located, avoiding sensitive locations
- minimising the impact of the massing of new buildings
- encouraging appropriate agricultural uses for older buildings

Right: Elements of agricultural development
Opposite page: Various buildings at Great Pitton Farm, Pitton

B1.9 The siting and layout of a new agricultural building or extension is important. Even well designed buildings can have a negative impact if inappropriately sited. One of the primary concerns should be the building's functional requirements and its siting in relation to existing buildings.

B1.10 Compromise may be required between the siting of a building and its functional requirements. However the following general principles will be taken into account when considering the siting and layout of proposals

a Development should aim to enhance existing building groups where appropriate by creating courtyards or improving upon existing forms of enclosure.

b Development in environmentally sensitive locations, including important landscape, habitat or archaeological areas will be resisted.

c Generally newer buildings should be sited on the less public side of existing groups of farm buildings, unless conflicting demands dictate otherwise.

d 'Stand alone' buildings should avoid open or unscreened sites and will need to take into consideration the potential impact of any new access arrangements.

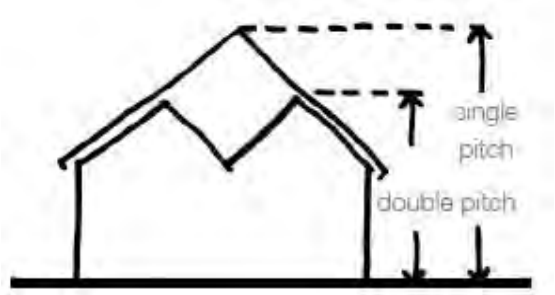
e Development on the skyline or sites which are prominent in public viewpoints should be avoided to minimise impact upon wider views. Such proposals will not be supported without strong justification. If this is unavoidable, careful detailing in terms of height, colour and landscape screening should be incorporated.

f New agricultural development should aim to minimise the need for unnecessary journeys and be sited accordingly, taking into account the requirement to be sensitive to its surroundings.

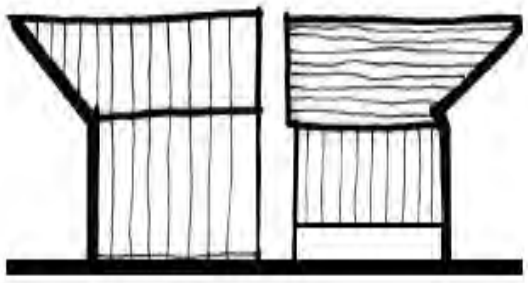
Right: examples of three types of siting of agricultural (and former agricultural) buildings in Cheriton

1. Barns and outbuildings sit prominently towards the top of the hill
2. Barn screened by well established planting
3. Converted barns set near to the valley floor

B1.11 Functionality is of primary importance when considering a building's scale and massing. An agricultural building's form should be based upon its function – with the final design being clearly recognisable as a working building.



Above: illustration showing that using a double pitch reduces the overall building height



Above: examples showing that the use of different materials breaks up elevations, minimising impact

B1.12 The following general principles will be taken into account when considering the scale of proposed new farm buildings or extensions:

a Proposals should be sympathetic to the existing pattern and form, with consideration given to the cumulative impact of numerous extensions on the overall scale and massing of individual or groups of buildings.

b Where possible, development should respect existing eaves and ridge lines. If this is not possible, proposals should consider ways of limiting visual impact of height, such as dividing the span - using a double ridged rather than a single ridged roof.

c Development should capitalise upon the site's topography – positioning larger buildings lower down slopes or in hollows to limit the impact of their height. New buildings should generally be aligned parallel to the contours as a means of minimising the impact of the topography. Proposals to site new buildings on ridgelines will be resisted.

d If a building's height is likely to dominate, consideration should be given to it being sited away from traditional building groups in order that it does not have an overbearing or negative impact.

e Overhanging eaves result in shadows which define the junction between roof and walls, encouraging them to be read as individual elements. When combined with the use of different materials this can have the apparent effect of reducing the scale of a large building.

B1.13 The key concern with the massing and form of new agricultural buildings is to minimise the visual impact. The following general principles will be taken into account when considering the massing of proposals:

a Division of volume – breaking down a single volume into a number of elements. It is important to note however that whilst this can be an effective way of creating an attractive building group it can have limitations in terms of functionality.

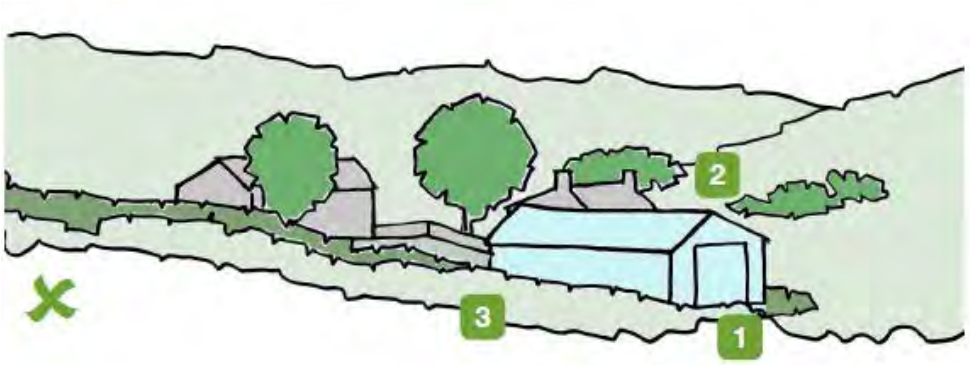
b Alternative floor plans – the use of an 'L' shaped building plan rather than linear building reduces the overall length and creates the perception of reduced mass.

c Topography should inform design decisions. Stepped, linear forms can be equally acceptable in the appropriate context.

d Division of a façade through the use of different materials or colours can result in the perception of a reduced building mass.

Illustration showing poor examples of agricultural development (see following page for good example)

1. impact of existing structure exaggerated by position up-slope from farmhouse and single, unbroken massing
2. single ridged roof maximises height
3. siting building on higher ground increases its visual impact



B1.14 Roofs are a key element of farm buildings, providing visual form within the landscape. The following general principles will be taken into account when considering proposed roofs:

a New roofs within existing traditional farm groups should ideally match the existing pitch. However this may not be an appropriate response if the width of the building results in an excessive ridge height; or if the roofing material is not compatible with the existing roof pitch.

b Large, uninterrupted areas of roof should be minimised (see previous guidance on massing).

c Overly complicated roof forms are rarely necessary or appropriate for agricultural buildings.

d Proposals should include overhanging eaves where appropriate. This helps to create a shadow line between roofs and walls, so that these are read as individual elements rather than an all encompassing surface.

Illustration showing good examples of agricultural development (see previous page for poor example)

1. siting building in hollow or on lower ground reduces impact of height
2. double ridged roof minimises height
3. trees/planting to front of building breaks up massing

B1.15 The choice of colour and materials should be guided by both functional requirements and the need to minimise visual impact. The following general principles will be taken into account when considering proposed colours and materials:

a Materials should either weather appropriately over time or be 'sensitive' enough to blend with the surroundings.

b If extending or building in close proximity to sensitive/ high quality existing buildings, designs should aim to use materials of a similar tone, colour and texture to those key buildings.

c The visual impact of roofs should be reduced through use of non-reflective/ matt finishes.

d The number of materials and colours used on one building or within a building group should be limited. Subtle changes in colour and/or material can help to visually break up large building volumes.

e The use of bright colours will not be considered acceptable. Generally greys, grey greens, dark greens and blacks will be the most appropriate choice, but consideration needs to be given to the building's context.

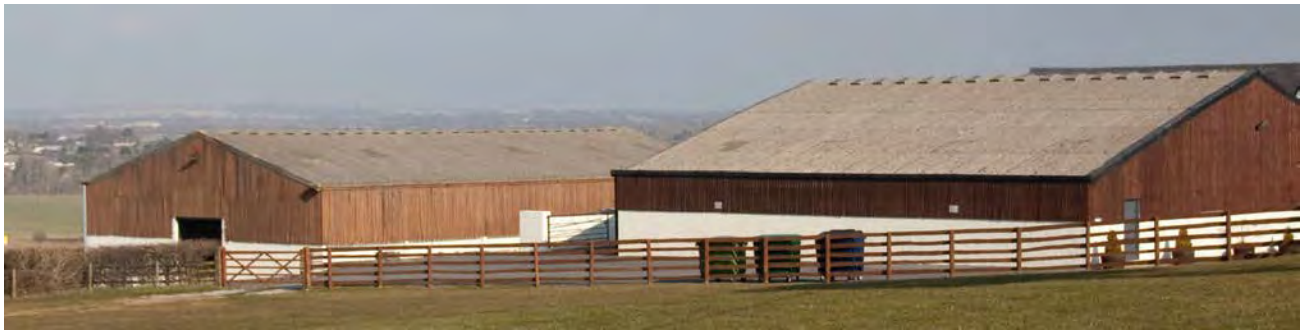
f Glossy or reflective materials and light colours should be avoided.

Above: farm buildings painted or clad in brighter, stronger colours stand out in the landscape

Below: the same buildings treated with a more muted and sympathetic colour are not so prominent in the view

Left: Siting of farm buildings on ridge line above Knelston results in them being a prominent landmark feature - exacerbated by both massing and use of dark colours, which create a strong silhouette.

Middle: Farm buildings, Scurlage. The shed to the left is viewed as two parts as a result of the roof being a darker colour from the walls. To the right the lower structure appears to blend in well with the ploughed landscape, however its light colour is likely to stand out against a green background.



Left: Timber cladding to barns, such as these at Penmaen can be left to weather or be treated

B1.16 In addition to larger agricultural buildings there are a number of ancillary structures which will need to be accommodated. Generally these can be categorised as:

B1.17 **Towers, silos and hoppers** – often tall structures which, as such, will need to be carefully sited to minimise their impact on the skyline. Contextually appropriate natural, matt colours can assist in reducing visual impact, and existing buildings can be used as screens.

B1.18 **Fuel Tanks** – should be sited within existing groups of buildings where possible, whilst taking into account safety easements. Tanks should not be sited on elevated or in highly visible areas, and bunding is required to contain leakage/ spillage. Contextually appropriate natural colours help to minimise visual impact.

B1.19 **Manure and slurry stores** – will need to be in close proximity to livestock buildings but of a sufficient distance from watercourses and supplies. Where possible, such stores should be screened by existing buildings and take advantage of landform as additional screening.

B1.20 **Silage clamps and bagged silage storage areas** – need particular care both in terms of visual screening and location with regard to watercourses. Boundary materials should aim to blend with surrounding structures and, in an ideal situation such areas will be surrounded by existing buildings to minimise visual impact.

B1.21 **Handling pens** - should relate to existing buildings and features. If not incorporated into an existing building group such structures should be constructed of local materials if appropriate. If the systems are not permanent they should be removed as soon as possible.

B1.22 **Agricultural equipment** - covered storage facilities should be provided for the use of storing equipment, vehicles and machinery, where possible. Storing equipment in the open, around the farm grounds is visually intrusive and often detracts from the character and quality of the area and should be avoided.

Above: the siting of silo towers within a hollow reduces their visual impact

Below: storage in visually sensitive areas should be avoided

B1.23 Landscaping can serve to soften or screen new agricultural development, and the following general principles should be taken into account:

a Retain and capitalise upon existing landforms and contours to ensure that buildings are sympathetically sited. Siting buildings in hollows, or behind existing trees can serve to soften new development from longer range, or more sensitive views.

b Only use native species when incorporating new planting or strengthening the existing structure.

c Wherever possible new planting should link into existing hedgerows/ landscape structure to ensure that it is in keeping with the existing landscape character of the AONB

d Hedgerows may be protected and should not be removed to create larger visibility splays without prior permission. The removal of hedges that are not protected should be avoided whenever possible as this may have be detrimental to the local landscape character.

e Poorly considered or inappropriately specified landscape structures or planting should be avoided, as these can often highlight their artificial nature and detract from the local character.

f The screening of a poorly designed building by landscaping will not be considered an acceptable approach.

Above: The siting of farm buildings within a hollow and adjacent to well established planting softens the impact of the development, as does the use of a dark matt roof colour

City and County of Swansea
http://www.swansea.gov.uk

City and County of Swansea Local Development Plan
http://www.swansea.gov.uk/LDP

Natural Resources Wales
https://naturalresourceswales.gov.uk

Department for Environment, Food and Rural Affairs
www.defra.gov.uk

commercial and tourism

introduction

C1.1 Proposals for development in Gower must have regard to all the relevant policies in the LDP, including the following:

- Gower AONB (subject to policy ER4)
- Undeveloped Coastline (subject to policy ER4)
- Key Villages (subject to policy CV1)
- Development in the Countryside (subject to policy CV2)
- Conversion of Rural Buildings (subject to policy CV4)
- Farm Diversification (subject to policy CV5)
- Tourism, Recreation and Leisure Development (subject to policy TR1)
- Developed Coast & Waterfront (subject to policy TR2)
- Sustainable Tourism & Recreation Development in the Countryside (subject to policy TR3)
- Historic & Cultural Environment (subject to policy HC1)

C1.2 The Council recognises that appropriate commercial, tourism and recreation development can benefit the rural economy and contribute towards providing a year round, sustainable tourism offer that attracts visitors to the County. As such, the economic benefit of a scheme will be a material factor in the consideration of the merits of a commercial, tourism or recreational proposal. It is important however that any such development does not negatively impact on the very assets that serve to attract visitors to Gower and sustain its economy in the first place. Given the special circumstances that apply in respect of a landscape of designated AONB status, clearly in some instances the economic benefit of a proposal will not justify approving an application where the environmental, social or cultural impact is judged to be unacceptable. National and local planning policies make clear that any proposal judged to cause significant harm to the AONB and/or heritage coast will not be permitted.

C1.3 Proposals for tourism and recreation development should be limited to a scale that is appropriate to their location. Generally this type of development is expected to be of the following 3 main types:

Activity based:

Where the majority of the activity is based off-site. This development is likely to only need a small office and meeting place.

Attraction based:

Where visitors remain on-site. This development has the potential to have a far greater impact upon an area's character through the construction of new buildings, extended or new access, parking and signage.

Accommodation based:

Includes bed and breakfast and self-catering accommodation.

N.B. Tourism and Commercial development relating to camping and caravanning not contained within this Guide.

C1.4 At the national level, TAN 6: Planning for Sustainable Rural Communities indicates that Planning Authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. Similarly, at the local level, the Swansea LDP sets out the framework for permitting sustainable rural enterprises, business and tourism uses having regard to important criteria that serve to manage the form and scale of such development.

Above: Gower Heritage Centre, Parkmill

C1.5 Proposals must balance the requirements in national guidance (PPW) and the LDP to ensure the natural beauty of the countryside and AONB is conserved and enhanced, against the needs of the local community and visitors to the area for sustainable forms of development. Such sustainable development may include proposals for local services such as village shops, small scale leisure facilities and cultural buildings; and development that contributes to the local economy, including agricultural buildings, sustainable tourism facilities and low key commercial operations. Policy CV2 highlights specific exemptions to the principle of resisting development beyond settlement boundaries, including:

- Development for the purposes of agriculture, forestry or other rural enterprise;
- The expansion of an existing rural business;
- A rural exception site for employment in or adjoining a settlement;
- Development to allow a small business to operate from home.

C1.6 Rural enterprises comprise land related businesses, including agriculture, forestry and other activities that obtain their primary inputs from the site. Examples are the processing of agricultural, forestry and mineral products, together with and management activities and support services including agricultural contracting, tourism and leisure enterprises. They do not include renewable energy schemes.

C1.7 Sustainable tourism and recreation related attractions and facilities in the countryside must be consistent with the criteria set out in Policies TR1 and TR3 and other relevant policies in the LDP. Policy TR3 relates to rural enterprises, specifically new tourism, leisure and recreation facilities and attractions which may include ancillary holiday accommodation. This includes proposals for, and extensions of, existing tourism attractions and facilities. Any ancillary accommodation proposed as part of a wider scheme should remain subordinate economically to the main attraction/ facility. Extensions to existing tourism related attractions and/ or facilities should be subordinate in scale and function. Proposals that constitute substantial extensions will be treated as new development and considered against relevant policies.

C1.8 In accordance with LDP Policy TR1, all applications for new, or the extension of existing, tourism facilities or accommodation must be accompanied by a Tourism Needs and Development Impact Assessment (TNDIA). The TNDIA must be based on meaningful evidence which is directly linked to the proposal, rather than broad based tourism data. Evidence such as a business plan, financial evidence, and marketing and management strategies will help to quantify the need for the development, whether there is current and forecoasted demand, and its long term sustainability and economic viability. The contents of the TNDIA must not be aspirational, but based on sound, most recently availableevidence. The information required within a TNDIA will be proportionate to the nature of the proposal, its scale and location. However, as a general overview the types of information required as part of a TNDIA would be:

- Evidence to support why a development of this type is needed, for example, no such facilities or sites exist within the locality, or there is a waiting list of people wanting to use existing visitor accommodation sites in the vicinity;
- Evidence to show that the proposal is viable and sustainable as a tourism business;
- Impact on the local community, for example, how the development will support the economy, number of jobs created, increased revenue/visitor spend in local economy;
- If appropriate, how the impact on agricultural business will be mitigated, for example, loss of grazing and subsequent potential impact on income;
- Evidence of vacancy rates within a reasonable geographical area, as agreed with the Council, in order to demonstrate any significant unmet need;
- Evidence of demand; (e.g. vacancy rates on neighbouring sites; waiting list for holiday accommodation; evidence of demand from local holiday let companies).
- Assessment of the anticipated levels of vehicular traffic, parking space demand and highway safety impact;
- Demonstration that the development is of high quality, sustainable buildings which extend the existing tourism offer;
- A Landscape and Visual Impact Assessment, including details of appropriate mitigation.

C1.9 It is anticipated that a significant amount of new tourism and commercial development within the AONB is likely to be accommodated within converted traditional farm buildings or in new buildings closely associated with suitable groups of farm buildings, or within villages. If the development is to be accommodated within a converted building reference should be made to:
Module D: Conversions and
Module H: Landscape Detailing.

C1.10 Whilst the primary concern when considering new build or extensions to existing tourism related development or commercial properties is the quality of design and minimising negative impact upon the landscape and neighbours, there are many common guiding principles relating to layout and siting, including that:

a	Proposed development should be sensitively integrated with its surroundings and create a positive relationship with the existing context.
b	Visual impact should be minimised through the siting of development in the least visually sensitive area of a site.
c	Development on the skyline or on sites which are prominent in public viewpoints should be restricted to minimise impact upon wider views.
d	Development should capitalise upon a site's topography through positioning larger buildings lower down slopes or in hollows.
e	Existing landform and landscape should be used to screen development and, where appropriate, such features should be strengthened.
f	Development should aim to enhance existing building groups where possible – in part through creating courtyards or improving upon existing forms of enclosure.
g	Development which is likely to dominate important existing buildings or groups of buildings should be sited at a sufficient distance so as not to have an overbearing or negative impact.

Example illustrating poor commercial development principles with a disproportionate amount of new development

C1.11 Consideration should also be given to a development's height, massing and overall silhouette in order that it neither dominates the principal building, in the case of extensions, or any neighbouring properties – nor has an adverse impact upon wider range views. Guiding principle are:

a	The key concnern therefore is to minimise the visual impact by either limiting its scale or by breaking up the form into a number of smaller elements where possible
b	The use of 'L' or 'T' shaped plans can assist in reducing the perception of a building's overall size. Linear or square floor plans can accentuate a building's length or height and should be used with care.
c	Whilst a building's form will need to reflect its functional requirements, the height of a proposed development should be kept to a minimum, reflect the height of existing buildings and respect its context.
d	Roof pitches should match existing wherever possible, although reduced pitches can help minimise a building's height if necessary.
e	Large, uniterrupted areas of roof would be resisted.
f	Incorporating overhanging eaves can help to define the junction between roofs and walls and has the effect of reducing a building's apparent scale. However this would not be an appropriate response for a barn conversion (Module D: Conversions). The dividion of a facade through the use of differnt materials or colours can have a similar effect.

Example illustrating good commercial development principles with amount of new development which is proportionate to existing.

C1.12 The choice of colour and materials should reflect the nature of use and take into account context. The following principles should be used as general guidance, complementing site specific detail:

a When extending or building in close proximity to sensitive buildings, designs should incorporate materials of a similar tone, colour and texture to the existing.

b The number of materials and colours used on one building (or element) should be strictly limited.

c The use of bright colours should generally be avoided, although the careful introduction of contrasting materials/textures or colours can serve to accentuate key elements.

d In more rural areas, the choice of colour is important and, if a development is to regress into the landscape, consideration should generally be given to a palette of colours based around greys, grey greens, dark greens and blacks.

e Glossy or reflective materials should be avoided generally, particularly on roofs. Roofs should seek to use non-reflective/matt finishes and be darker in colour than the walls.

f All materials should either have properties which will weather appropriately over time or be sensitive enough to blend with the surroundings.

Above: timber clad community hall, Oxwich

Above: restaurant, Langland, which has drawn inspiration from adjacent beach huts

C1.13 In considering both tourism and commercial related development, there is likely to be a requirement for car parking and servicing provision and care should be given to the detailing of external areas.

C1.14 Car parks will need to be designed in context with local landscape character and should take into account the following principles:

Above: understated reinforced grass provides visually soft parking area at Oxwich Castle

a Efficient use of space should be encouraged to minimise both space requirements and potential impact, with layout and landscape design being used to direct drivers in preference to additional signage.

b Consideration should be given to the flexibility of parking areas, with an allowance being made for increased numbers during peak periods; overflow areas will not necessarily need to be of a permanent construction.

c Elements such as boundaries, planting and hard standing should complement traditional local patterns where appropriate. Where there is no strong local precedent detailing should be simple, robust and functional.

d The visual impact of parking areas should be minimised and should be sited away from key views. Existing buildings, landform and landscape should be used to screen parking areas where appropriate.

e Service and storage areas should be sited in the least visually intrusive part of the site, wherever functionally possible. Service areas should be screened from sensitive and long range views. Appropriately detailed bin stores should be incorporated into proposals to minimise any potential negative visual impact.

f Within settlements parking between buildings and the road frontage should be avoided as this is likely to have a negative impact upon the streetscape.

g Planting can help to both screen and contain parking and service areas; landscaping schemes should specify appropriate native species and ornamental planting should generally be avoided. Planting schemes should ideally be both low maintenance and enhance local biodiversity. If mature trees or hedges border a parking area, a suitable distance must be left to avoid compaction.

h In accordance with PPW, car parking for new non-residential development should provide a minimum of 10% of the car parking spaces with Ultra Low Emission Vehicle (ULEV) charging points.

C1.15 When considering materials specification for car parking, the following principles should be taken into account:

a Soft delineation of spaces often results in a more efficient use of space than a 'park anywhere' approach and schemes should aim to use materials such as stone/logs set into ground or low level timber fences

b The surface material should be both practical and sensitive to its context. Large areas of tarmacadam will not be acceptable and consideration should be given to the use of sustainable materials, sourced locally or recycled. Such surfaces should be porous or permeable to encourage sustainable drainage.

c A hierarchy of materials can introduce a number of surfaces/textures which can break up larger areas of parking into smaller elements. Whilst each site should be considered on merit, the following materials may be appropriate:

- Loose or clay bound gravel
- Loose aggregate
- Reinforced grass (for example where a mesh system is used to reinforce the soil and allows grass to grow through)
- Grass
- Natural stone/concrete (setts or paving)

Above: parking provided on grass at Port Eynon reduces impact of large areas of hard surfaces during off-peak times

C1.16 Proposals for signage and adverts in the AONB must have regard to the relevant policies in the LDP as well as relevant advertisement legislation.

Advertisement Regulation and Definitions
(subject to policy PS2)

C1.17 Advertisements do not meet the statutory definition of 'development' but are controlled by The Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended) made under the Town and Country Planning Act 1990 (TCPA 1990) (as amended).

C1.18 Under the provisions of the above Regulations the term 'advertisement' means:

"any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and (without prejudice to the previous provisions of this definition), includes any hoarding or similar structure used, or designed or adapted for use, and anything else principally used, or designed or adapted principally for use, for the display of advertisements, and references to the display of advertisements shall be construed accordingly."

C1.19 Under the Regulations, it is unlawful to display advisements without deemed consent, or otherwise, without express consent. ('Deemed consent' refers to advertisements for which the rules give a 'deemed consent' so that the planning authority's consent is not needed, provided your advertisement is within the rules and 'express consent' refers to advertisements for which the planning authority's ,express consent' is always needed).

Above: Over proliferation of signage

C1.20 TAN 7: Outdoor Advertisement Control, November 1996 provides over arching advice on the control of advertisements to protect amenity and public safety. Advertisement applications are judged against two criteria:

- Public safety
- Amenity

Public safety

C1.21 The Council as Local Planning Authority (LPA) will consider the effect of a proposed advertisement on all highway users, namely drivers, cyclists and pedestrians. Full account will be taken of possible hazards to less mobile and visually impaired people. The main considerations are whether the advertisement itself or the exact location proposed for its display might be so distracting or confusing that it creates a hazard to, or endangers, people in the vicinity, which clearly is not necessarily confined to the highway itself. Concern is centered on the possible distraction of drivers and the safety of pedestrians. The Council's Highways Department will be consulted on all advertisement proposals.

Amenity

C1.22 The test here is whether the advertisement will adversely affect the appearance of the building or its immediate neighbourhood. The Council as LPA will take into account the scenic, historic, architectural or cultural features. It is recognised that businesses located in the countryside expect to be able to advertise their whereabouts, especially to visitors, but care should be taken to ensure that signs are designed and sited to harmonise with their setting, and that a proliferation of individually acceptable advertisements does not spoil the appearance of the open countryside. Wherever possible, businesses in the same general location, or in by-passed communities will be encouraged to combine their essential advertising needs so as to avoid a proliferation of advanced signs.

C1.23 The AONB was designated an 'Area of Special Control' of advisements in 1959. This means that there is strict control over advertisements and signage in order to avoid urbanising clutter and ensure the natural beauty of the area is not spoilt. Within the AONB applicants need to show a reasonable requirement for an advertisement. Similarly, stricter controls apply to signage in conservation areas.

C1.24 Within the AONB a balance must be struck between protecting the natural beauty and the importance of advertising to the local economy. However, careful consideration of signage is paramount whether it be road signage as part of a highways scheme or advertising signage on a commercial building. There is a danger that if advertisements are granted consent without a careful assessment of their need and design, the character and quality of the countryside will be eroded with an adverse effect on the tourism economy.

C1.25 Advertising signage should use a simple palette of subdued colours and simple graphics whilst road signs should be kept to a minimum. The use of timber, stone, stainless steel or even recycled plastic is preferred for public information boards and way markers.

C1.26 Signage on buildings should be limited to a business name and purpose only and should be of a size sufficient for identification purposes. Additional advertising signage often results in a cluttered appearance and as such should be avoided.

C1.27 Lighting of signage should be avoided as not only is it inappropriate in the rural context, the light may cause light pollution and impact on wildlife, including flight paths of bats. If lighting is proposed, then the advice of an ecologist will be sought. For further information, see Module 5I: Lighting.

Above: Minimalist signage using materials sympathetic to the local context, Oxwich

C1.28 There are many different types of signage/ advertisements:

Fascia Signs

C1.29 These are usually found on the main elevation of buildings, between ground and first floor level and should not obliterate architectural features such as cornices and first floor level window cills. Signs should be carefully designed to form a natural, integral part of a shop front or commercial building and standard designs should not be merely affixed to a building without regard to the character of that building, particularly within conservation areas. Attention needs to be paid to the size and position of such signs and the relationship with adjoining shopfront and fascias.

C1.30 Proposals for fascia signs on buildings within the AONB will be considered against the following:

- They should be non-illuminated unless they incorporate external illumination or illumination of individual letters only;
- The lettering, colouring, style and material should be in sympathy with the building and area;
- The size, design and placing of the fascia should respect the architectural detailing, scale and character of the building and the street scene.The complete elevation of the building over its full height should be considered and not just the ground floor in isolation from the rest.

Above: Examples of individual letter signage and illumination, Port Eynon

- Projecting/Hanging signs

C1.31 These are usually at fascia level, projecting at right angles from the building and normally supported by a bracket. There is a presumption against projection signs within the AONB unless they are of a traditional design. A multiplicity of projecting signs will lead to the visual detriment of the AONB and conservation areas. Projecting signs will normally be restricted to a maximum of one per building and should be:

- non-illuminated unless they incorporate external illumination;of a size, design and placing of which shall respect the architectural detailing, scale and character of the whole building and street scene.

- at least 2.4m vertically (the bottom of the sign) above any public footway or within 0.5m horizontally of any carriageway;
- located at fascia level or where this is not practicable it shall be located below the cill level of any first floor window.
- any source of illumination shall not be directly visible or of such intensity as to create dazzle to drivers on public highways.

Above: Example of a hanging sign, Llangennith

Poster Hoardings

C1.32 Poster hoardings are the largest form of outdoor advertisement and therefore they should be sympathetically designed in order to minimise any potential detrimental visual impact.

Sun blinds and canopies

C1.33 Traditionally made of wood and canvas, and intended to protect goods in the shop from sunlight, such features may be acceptable where they are a traditional feature of the particular locality. However, they are now commonly a fixed feature used as an additional form of advertising, and may detract from the street scene. They should not be a hazard to pedestrians.

Forecourt signs

C1.34 These are either moveable A-boards or fixed structures on commercial premises. The Council acknowledge the need for the clear identification of business premises, but will seek to avoid a proliferation of signs which are also potential hazards for pedestrians. The public footway is part of the adopted highway, and therefore such display requires consent from the Highway Authority, which will not be granted if they are classed as obstructions. Signs should:

- be located wholly within the curtilage of the premises to which it relates;
- well sited in relation to road safety and the visual amenity of the area;
- non-illuminated (except where essential on road safety grounds);
- constructed of natural materials and sympathetic to the surroundings where they are to be displayed in terms of scale, colour and method of support.

Flags

C1.35 Except for national flags, these are classed as advertisements. Within the AONB, conservation areas and on listed buildings, they require consent.

Temporary banners

C1.36 Usually attached to a building, they are often used to advertise events and do not relate to the building on which they are located, and therefore are not encouraged, and may only be accepted in limited circumstances.

Advance Signs

C1.37 Where a tourist facility, site or event is not easily seen from the highway, advance signs give prior notice to drivers and pedestrians. The Council accepts the importance of such signs in connection with larger tourist accommodation facilities, events and attractions and those that rely on passing trade, where the premises themselves nor their driveway entrance are readily visible from a main highway (i.e. Trunk Roads and 'A' and 'B' class roads) and the need for the sign could not be met by an appropriate combined advance sign.

C1.38 Signs should be located within 1 km on a direct highway route of the premises to which it relates and be no larger than 0.6 sq. meters in area with a maximum height above ground level of 2.4 meters.

C1.39 Where signs to a number of businesses in one location are requested the Council will seek shared signage, and where appropriate, a rationalisation of existing signs will be sought. Applicants proposing signs for tourist facilities should, in the first instance, explore their possible qualification for a "white on brown" highway tourist sign. If on highway land, consent from the Highway Authority will be required.

Fly Posting

C1.40 Often used to advertise forthcoming events, but any form of fly posting (that is, displaying advertisements without the owner's permission) is an offence which is immediately open to prosecution.

Public Rights of Way

C1.41 There is a duty for highway authorities to sign Public Rights of Way (PRoW) where they leave the metalled road. These signs are numerous and, by their nature, very visible to walkers, riders and cyclists, and use nationally recognised symbols to represent the different statuses of PRoW. At the end of a footpath a walking person symbol is used and at the end of a bridleway a horse rider symbol. In built-up areas the Authority uses a green and white metal sign, whilst in rural areas an oak sign is used. On well used routes, signs showing distances and destinations are occasionally used.

C1.42 Along PRoW, waymarks help members of the public to follow the route and the nationally recognised colours and designs are used: Public footpaths are marked with yellow arrows; public bridleways with blue arrows. Furthermore, the Wales Coast Path route is waymarked using white dragon-shell logo and coast path way marks.

Signage and the Welsh Language

C1.43 LDP Policy HC1: Historic and Cultural Environment seeks to safeguard and promote the Welsh language throughout the County. Although Gower is outside the designated Welsh Language Sensitive Area, the use of bilingual signage will be encouraged.

Discontinuance Action

C1.44 The Council will take discontinuance action to remove advertisements where it is in the interest of amenity or public safety.

City and County of Swansea
www.swansea.gov.uk

City and County of Swansea Local Development Plan
www.swansea.gov.uk/LDP Natural Resources Wales www.naturalresources.wales

TAN6: Planning for Sustainable Rural Communities (2010)
wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en

TAN7: Outdoor Advertisement Control (1996)
https://gov.wales/technical-advice-note-tan-7-outdoor-advertisement-control

conversions


Blackberry Barn

Conversion of Rural Buildings (subject to policy CV4)

D1.1 The LDP permits the conversion of existing traditional rural buildings, as described in policy CV4, that contribute to the attractiveness of the area and merit safeguarding, to uses which contribute to the rural economy, subject to a number of criteria. Conversion of such buildings to residential accommodation will generally be resisted. Tourist accommodation is preferable to private residential use.

D1.2 Policy CV4 clearly states that traditional rural buildings include stone-built barns, stables, churches, chapels and schools which create locally distinctive development, contribute to the County's attractive countryside scene and merit safeguarding. The primary initial consideration when assessing proposals for the conversion of a rural building, will therefore be the building's construction materials, age and purpose to determine whether it can be deemed a 'traditional' building in terms of the policy. Other policies in the plan which relate to rural building conversions must be read in conjunction with CV 4, which sets the context and criteria against which any proposal must be assessed. Consequently, if a building is not considered to be a traditional rural building which merits safeguarding; described by policy CV 4, it will fail to comply with CV 4 and is not considered suitable for conversion. Redundant agricultural buildings are the most common building types to be converted. However, within Gower there are also examples of mills and chapels. The conversion of such buildings provides the potential to create locally distinctive development.

D1.3 Adopted Supplementary Planning Guidance, The Conversion of Rural Buildings (July 2011), re-confirms this approach to the conversion of rural buildings. This SPG will be updated and adopted in support of the LDP and should be consulted as part of any proposals to convert existing rural buildings. TAN6: Planning for Sustainable Rural Communities also sets out guidance on the re-use/ adaptation of rural buildings.

D1.4 Subject to general planning policy considerations, the re-use and extension of these buildings for purposes that contribute to the local economy can promote the principles of sustainable development as well as helping to retain the local vernacular and character of the AONB. However, the loss of any special historic architectural detailing will not be acceptable.

D1.5 Some rural buildings may be unlisted but may be of historic significance with important architectural features, evidence of repairs/ evolution and features relating to original use. Therefore building recording may be required by condition before any work can be commenced.

D1.6 For further information refer to;

- Module A: Residential
- Module F: Repair and Maintenance; and
- Module G: Sustainable Design Approach

Above: Barn conversion for use as holiday accommodation, Glebe Farm, Cheriton. Utilising existing openings, simple detailing and incorporating level access.

Opposite page: Blackberry Barn, Llangennith incorporating an attractive mix of stone and whitewashed walls, visually tied through by the use of subtle grey/blue paintwork. Retaining appropriately simple verge and eaves detailing.

D1.7 Subject to Swansea LDP Policy CV4, the primary guiding principle is that the original character and integrity of the building and its setting should be respected, and ultimately the original character enhanced, by the conversion. If necessary, the needs of the user should be adapted to suit the building, rather than the requirements of the conversion being imposed upon it.

D1.8 The conversion of redundant traditional buildings will generally require consideration of protected species. These buildings often provide shelter for species such as bats and barn owls and investigatory surveys, protection during construction, and mitigation measures will need to be approved as part of the application process (Refer to Module H: Landscape).

D1.9 When proposing the conversion of any traditional building the following general principles should be considered:

a Proposals will need to ascertain the suitability of the building to be converted for the proposed use, and whether it is likely to need structural and/or remedial work to stabilise the structure e.g. underpinning foundations, or before strengthening roof structure. Such work should not have a negative impact upon the character of the building.

b The building should be capable of conversion without prejudicing the original character of the building or rural character of the locality. It should remain largely intact, retain its form, and its design should be in keeping with its surroundings.

c The scale and massing of the existing building should be respected and external alterations kept to a minimum.

d A sense of the building's original overall volume should be retained internally as well as externally. The insertion of additional floors within the existing structure may not always be an acceptable approach, particularly if the building is listed.

e A building's setting may be as important to the local character as the structure itself. If proposals include converting a group of buildings the scheme should retain existing relationships between the buildings and common spaces such as courtyards as well as to any significant natural features.

f Be aware that there may be a requirement for an archaeologist to record any groundworks. Where possible preserve original flooring and ensure that evidence of previous occupation remains undisturbed.

D1.10 The solid to void-ratio - the amount of 'blank' wall in relation to the number of openings (doors, windows, etc.) - of the existing building should be respected. Generally, older traditional buildings are likely to have a high solid to void ratio, and new openings therefore often need to be incorporated during conversion in order to achieve acceptable natural lighting levels. The following general principles should be taken into account:

a The existing openings should be used to accommodate new doors, windows and screens wherever possible. Re-opening previously blocked up openings may also be an appropriate way of introducing more light into a building. Existing sources of light should be maximised.

b New openings should be kept to a minimum and the proportions of existing openings should be used as a basis for design of new ones.

c Windows should have an appropriate depth of reveal (the distance set back in the wall). Reveals are generally relatively deep within older traditional buildings and provide attractive shadows which add interest to an elevation.

Above: conversion which has respected the character of the existing building, in terms of openings and roof detailing, Reynoldston

D1.11 For alterations to roofs the following principles should be taken into account:

a The existing roof structure and shape should be retained where possible. Traditional roof pitches should not be altered as this can have a negative impact upon the buildings form, however there may be opportunities to improve non-traditional roof forms.

b The introduction of new dormers to outbuildings will rarely be considered acceptable as these fundamentally alter form and character.

c Existing traditional roof coverings should be kept and re-used where appropriate. Existing slates should be kept and re-used where possible. Replacements should match with existing, both in terms of colour, texture and pattern.

d Alternative roof finishes may be appropriate particularly on commercial schemes or more contemporary residential conversions, subject to detailing and context.

e The removal of existing, traditional roof features such as chimneys, capping tiles etc. will be resisted.

D1.12 For alterations to doors and windows the following general principles should be taken into account:

Doors

a Doors in conversions should be limited to simple styles and detailing, and should fit the existing opening. The infilling of an opening in order to fit a door should be avoided.

Above: existing openings retained and simply glazed to provide access and daylighting. Brecon Beacons National Park

Windows

a If windows are required to light an upper floor, their design should be appropriate to the existing building. The incorporation of internal light wells and atria with ridge roof lighting can assist in getting natural light deep into the heart of a building.

b The introduction of dormer windows is rarely an acceptable approach when converting a building unless they are an existing feature, due to the impact upon the character and form of the original building. Rooflights should be considered as an alternative. (Refer to windows within the detailing section of Module A: Residential).

c The projection of rooflights above the roof plane should be minimised and preferably these should sit flush within the roof plane. For proposals on older buildings of architectural merit as well as any buildings within conservation areas, rooflights must be conservation style and generally sit flush within the roof plane (unless strong justification is provided for the need for an alternative approach).

d The choice of style of window should reflect the style and characteristics of the existing building. The window should fit the opening rather than vice versa, as such standard or 'off the shelf' windows will rarely be acceptable.

e The use of uPVC windows will not be accepted for converted buildings as often these are older, traditional properties which may be of some architectural or historic interest, even if not protected through being listed.

f Care should be taken with the subdivision and proportions of windows, which should be appropriate to the building type rather than its new use.

g Large openings provide the opportunity for the inclusion of attractive, strong design elements. The detailing of such openings should aim to retain the openness of the original building and, as such, any sub-division by frames should be minimal.

D1.13 Proposals should aim to retain the simplicity, form and composition of the original building. Therefore the impact of new services or features must be carefully considered. Proposals should therefore take into account the following general principles:

a Buildings should not be 'domesticated' through the introduction of inappropriate detailing or features such as porches or conservatories.

b Considerable care needs to be given to both siting and detailing when incorporating chimneys, flues or ventilation systems:

- External masonry chimneys will rarely be an acceptable addition to any conversion. However where these are existing and original features, the repair or reinstatement of these will be supported.
- Insulated metal flues should be used instead as these can be housed within the building, minimising visual impact. Such flues should be finished in a dark recessive colour (typically black or dark grey). Flues should only project to the minimum requirement to meet current building regulations and care should be given to locating these where their visual impact is minimised. Excessively tall flues will not be supported.

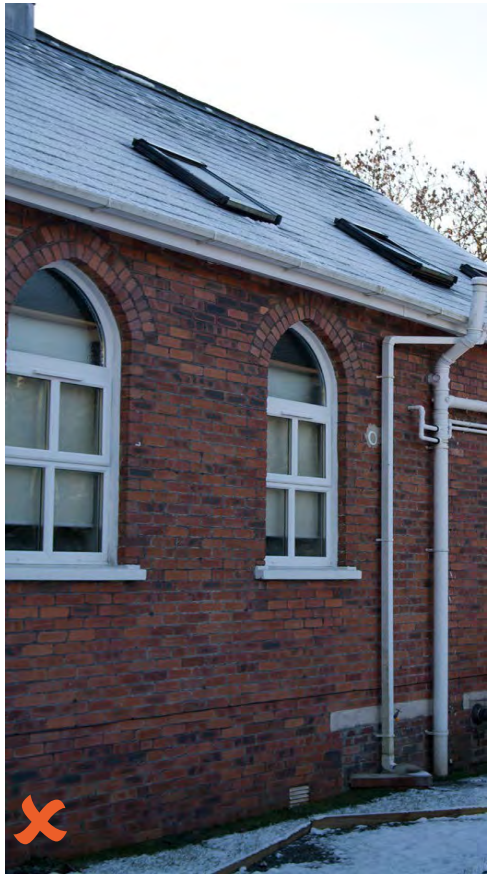
c Any necessary bulky plant should be sited on the least visible side of the building or, preferably, within the building itself.

d External pipework should be kept to a minimum. Generally, all foul water drainage should be incorporated within the building, with external soil vent pipes being in a dark/ recessive colour (typically black or dark grey).

e Gutters and down pipes should be of a style and material appropriate to the building, with existing/ traditional fixing details being used. The use of uPVC rainwater goods should be avoided.

f Existing ridge and eaves detailing should be retained or reinstated where possible, however the introduction of timber fascias and bargeboards will not be acceptable on agricultural conversions regardless of material, as they are not typical detailing.

g Be aware that there may be a requirement for an archaeologist to record any groundworks. Where possible preserve original flooring and ensure that evidence of previous occupation remains undisturbed.



Above: external pipework and timber decking detract from the integrity of this residential chapel conversion

D1.14 In addition to the form and fabric of the building, the detailing of external spaces and potential impact that conversion could have on local ecology should also inform proposals. Consequently, the following general principles should be taken into account:

Right: Holiday accommodation in converted barn which fronts onto working farmyard with small amount of space to front delineated by stone flags and timber planter. Windows limited to original openings. Brecon Beacons National Park

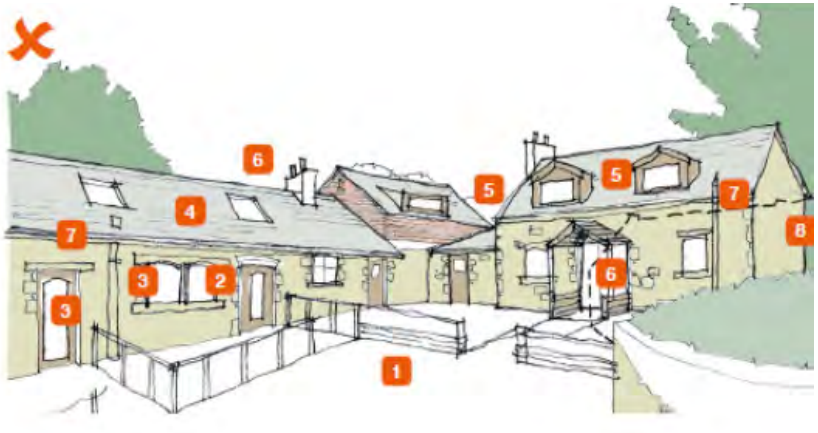
a Any landscape scheme should avoid domesticated detailing - simple planting schemes, traditional boundary treatments and hard surfaces will be most appropriate. If lawns and planting are to be incorporated, they should be simple and sensitive to the character of the building and wider landscape setting (Refer to Module H: Landscape).

b Where a conversion consists of a number of units, a common treatment should be applied to external spaces in order that these read as a single, unified entity.

c The siting of outbuildings including garages and sheds will need to be controlled to respect the existing building's character. Wherever possible, such uses should be incorporated within the existing building. When not viable, these structures should be sited away from the building in the least visually obtrusive part of a site. Appropriate measures should be taken to screen any visually intrusive structures, preferably using planting, if appropriate, landform and natural materials.

Below: Converted barn fronts onto quiet lane, with stone walls providing enclosure for private space. Oxwich Green

D1.15 The following illustrative example has been prepared to show how a typical collection of farm outbuildings might be converted into holiday accommodation. The example highlights the principles of good conversion and, conversely, how a poor conversion can destroy not only a single building but often an entire grouping.



Poor example - leading to a loss of character

1. subdivision of yard into individual areas
2. Alteration and over-enlargement of existing openings
3. introduction of inappropriate window and door styles
4. use of standard rooflights
5. inappropriate introduction of dormers
6. introduction of residential detailing such as porches and chimneys
7. poor positioning of services
8. removal of existing building

Good example - retaining and enhancing existing character

a. retention of single courtyard space to front
b. use of existing openings sensitive window and door styles
d. use of conservation style rooflights.
e. chimneys ventilated by flue on less visible elevation
f. incorporating existing features such as shutters

Below: farm buildings used as basis for the preparation of illustrative examples *(right)*

D1.16 On commercial properties, roller shutter and security style doors will not be considered acceptable, with side hung, timber or metal panel doors being a more acceptable approach.

D1.17 Commercial schemes will need to consider the potential impact of access and storage arrangements upon the character of both the site and wider area. If there is more than one commercial unit, boundaries should be well defined and a maintenance regime should form part of any tenancy agreement. Screened bin storage should be provided for each unit.

D1.18 The following examples illustrate conversions which have adhered to the general principles laid down in within this module. However, given the limited number of conversions within the AONB these examples are from elsewhere in Wales and England.

Below: Pinions Barn, Buckinghamshire. A group of derelict farm buildings have been restored and converted into a large family home. Wherever possible doors and windows are located within the original external openings - developed to respond to the simple agricultural character of the original buildings, with three dramatic exceptions. One of the main design objectives was to preserve the open interiors of the original barns with a minimum number of new internal subdivisions.

Image ©James Jenkins Partnership

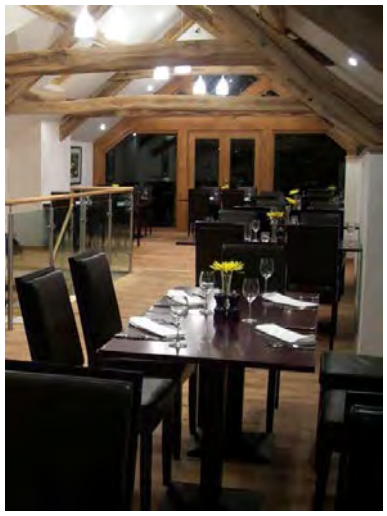


Image ©Simon Condor Architects

Top and middle: Conversion of a collection of barns to provide commercial accommodation on the outskirts of the village of Merthyr Mawr, Vale of Glamorgan

Bottom left and right: Conversion of a former barn into a restaurant. Bwyty Mawddach, Llanelltyd, Gwynedd

City and County of Swansea
http://www.swansea.gov.uk

City and County of Swansea Local Development Plan
http://www.swansea.gov.uk/LDP

Natural Resources Wales
https://naturalresourceswales.gov.uk/?lang=en

Converting Historic Farm Buildings in Wales, Cadw and Monmouthsire County Council (2004)
https://cadw.gov.wales/sites/default/files/2019-05/Converting_Historic_Farm_Bldgs_1_EN_CY.pdf

The Conversion of Rural Buildings SPG, July 2011, City and County of Swansea
https://www.swansea.gov.uk/spg

chalet development


WINDYHILL

introduction

E1.1 Proposals for new residential chalet development, or replacement chalets, in Gower, must have regard to all relevant policies in the LDP, including the following:

Development in the Countryside (Subject to Policy CV2)

Replacement Dwellings in the Countryside (Subject to Policy CV3)

E1.2 At various locations within the AONB and surrounding areas, there are a number of residential chalet type developments. These are located at:

- Hareslade
- Holts Field
- Miles Lane
- Owens Field
- Sandy Lane

The Council considers these to be areas of special character where development will be subject to particular control. Each of these chalet developments has their own particular setting and characteristics, with most located within the designated countryside.

E1.3 Some of the chalets within Gower are on individual plots, discreetly located in relatively isolated areas. Others form part of small communities which comprise of only a handful of dwellings, whilst some are larger areas in established settlements. The guidance in this module relates to proposals for all residential chalets, whether they are isolated or part of a larger group. (It does not apply to chalets which are permitted for holiday use only).

E1.4 The majority of the residential chalet areas originated as 'plotland' developments in the inter-war period, when land was divided into small plots and sold, often in unorthodox ways, to people wanting to build a dwelling as a holiday home, country retreat or smallholding. Once common throughout the country, many 'plotlands' have been redeveloped with larger 'modern' buildings leading to a loss of the original 'low- key' semi-rural character and resulting in typical 'suburban' developments. However two areas of Gower, namely Holts Field and Owens Field, retain many of their original characteristics and as such are rare examples of Swansea's history and unique built heritage. Holts Field was designated a Conservation Area in 1990.

E1.5 Planning authorities have a statutory duty to have regard to AONB purposes. This duty applies in relation to all activities affecting AONBs, whether those activities lie within, or in the setting of, the designated areas. Consequently, even though Holts Field, Owens Field and Miles Lane are all located just outside the AONB boundary, care must be taken to ensure any development in these areas does not have a significant detrimental effect on the AONB's special landscape qualities and they are therefore included within this Design Guide.

Above: Sandy Lane

E1.5 The Council acknowledges the pressure to improve and/or replace chalet properties with more substantial, modern structures and has long standing policies with regard to the chalet communities, as set out within previous development plans and adopted Supplementary Planning Guidance (SPG). The main LDP policies against which any planning application for works to residential chalets are CV2: Development in the Countryside and CV3: Replacement Dwellings in the Countryside.

E1.6 At the time of LDP adoption SPG existed (adopted against the previous Unitary Development Plan) for the chalet communities of Hareslade, Holts field, Miles Lane and Sandy Lane). LDP Policy CV2 explicitly refers to those communities and does not mention Owen's Field.

E1.7 Policy CV3 addresses all residential (non-holiday) chalets (paragraph 2.10.30) and the policy acknowledges that there is pressure to improve and/or replace these properties with more substantial structures. In order to determine proposals for replacement residential chalets, sufficient justification must be provided in terms of context of the chalet site and surroundings and the appropriateness of the proposed development.

E1.8 Paragraph 2.10.31 of LDP Policy CV3 refers to the chalet communities which had previously existing SPG. Guidance has been prepared for Owens field and included within this SPG as the Council considers that it is important to have guidance to help to retain the special character of Owens field. As stated in the policy justification, conditions may be imposed on replacement chalets in Owens Field to ensure that no extensions or additions are undertaken without further permission being obtained.

E1.9 The SPG seeks to maintain the unique design quality of chalets in the named communities, together with individual chalets, which are scattered throughout the AONB, and prevent further urban style encroachment and unacceptable enlargement by establishing a clear policy position that the existence of poorly and inappropriately designed chalets is not a justified reason for permitting further insensitive development. The principles of policies CV2 and CV3 therefore apply to any proposal for the redevelopment of such chalets, not simply those named with policy or reasoned justification.

E1.10 Consequently, In order to maintain the unique character of the areas, design principles applied to residential chalets will not be the same as those applied in urban areas and as a result, some of the approaches set out in the following SPGs will not be appropriate:

- Design Guide for Household Development;
- Infill and Backland Development.

E1.11 In order for the Council to determine proposals for replacement residential chalets, the applicant must submit sufficient justification in support of the appropriateness of the proposed development in the context of the site itself and its wider surroundings. Conditions may be imposed on any planning consent for a replacement chalet, in order to ensure that no extensions or additions are undertaken without further permission being obtained. The policies clearly state that proposals to increase the number of residential chalets within the chalet developments of Hareslade, Holts Field, Miles Lane and Sandy Lane will not be permitted as it would intensify the level of development at those locations, negatively impacting on their semi-rural character.

E1.12 Any application must also comply with other relevant LDP policies, such as:

- PS1: Sustainable Places

- PS2: Placemaking and Place Management
- ER 4: Gower AONB
- ER 6: Designated Sites of Ecological Importance
- ER 8: Habitats and Species
- ER 9: Ecological Networks and Features of Importance for Biodiversity
- ER11: Trees, Hedgerows and Development
- RP 3: Air and Light Pollution
- RP 4: Water Pollution and the Protection of Water Resources.

Holts Field

E1.13 Holts Field was designated as a conservation area under the provisions of Section 277 of the Town and Country Planning Act 1971, by resolution of Swansea Council in 1990.

E1.14 The site is some 5.6 acres and has 27 relatively small, single storey chalets nestled amongst trees and hedges in a secluded, semi-natural woodland setting, close to Bishop's Wood Nature Reserve and the AONB boundary to the south. The chalets were originally built as holiday chalets but their continued use as permanent residential chalets led to an Established Use Certificate for residential purposes being granted in 1983. The area incorporates a linear central green space which is used as a communal area, with a row of chalets and trees setting the backdrop to this on its western side and chalets set behind hedges on its eastern side as well as shorter north and southern sides. There are also some minor instances of dwellings set in individual plots a short distance away from the green space. Topographically, the site is relatively flat.

E1.15 The chalets are self-built and constructed of a variety of materials, but with a preponderance of timber. There is therefore a variety of design, but also shared common features. The area is important due to the fact that the chalets have not been altered in appearance by the incorporation of inappropriate materials or by the addition of large extensions. The site has therefore retained its character and integrity without detriment to the landscape and nestles well in amongst the green features at this location.

Overarching characteristics:

- Appropriately scaled, single storey chalets (most have a maximum width of 7m);
- Wood board clad dwellings (typically horizontally laid);
- Exposed blockwork and brickwork is limited to foundation plinths and chimneys;
- Metal sheet roofs with some minor instances of slate, felt and other materials;
- Predominantly shallow pitched roofs;
- Metal flues coming through roofs;
- Minor instances of roof mounted PV panels.

Above: Aerial image of Holts Field

Below: Chalet at Holts Field

Owens Field

E1.16 Owens Field is located adjacent to the AONB boundary, Bishops Wood Nature Reserve and an Area of Ancient Woodland. The chalets are similar in character and appearance to Holts Field albeit with a more eclectic mix of materials. The dwellings are more sporadically laid out adjoining a single access lane, with a cluster located in the southern end of site and stepping down the western side of the site. The layout reflects the site topography which falls from east to west (relatively steeply to the west side of access lane). There is only footpath access to the west of the site. As per Holts Field, the dwellings are nestled amongst trees and behind hedgerows (with some minor instances of fences).

Above: Aerial image of Owens Field

Above: Chalet at Owens Field

Overarching characteristics:

- Appropriately scaled, single storey chalets;
- Wood board clad dwellings (typically horizontally laid, some instances of large panel format units);
- Mixture of metal sheet and felt roofs with some minor instances of other materials;
- Predominantly shallow pitched and mono-pitched roofs;
- Instances of roof mounted PV panels.

Hareslade

E1.17 A site of relatively flat topography with some 32 chalets of various styles and sizes. They are situated in adjacent, parallel rows of dwellings (originally in two separate fields) fronting eastwards onto single width access lanes. The eastern lane (field one) has dwellings forming a tight linear group on its western side, with a linear green communal space to the east of the lane. The dwellings face onto the lane. The western lane used to have smaller dwellings and a more spacious layout, but redevelopment of the chalets over time has meant that many of the chalets now fill almost the entire curtilage thus reducing the open semi-rural character of the site. The re-development of the site with unsympathetic chalet designs and materials resulted in the Council producing a design guide in 1984. The guide stated that 2-storey and dormer style developments would not be permitted. However, this stance has clearly not been maintained, with many such developments constructed since the date of the design guide.

Above: Aerial image of Hareslade

E1.18 The existing chalets are predominantly large scale with many having the height and scale of a typical suburban dwellings with living accommodation within the roofspace. In addition to this, the chalets typically have a much more 'permanent' appearance than those of Holts Field and Owens Field as a result of the use of more heavy/solid materials such as slate roofs and instances of mortar/render walls, details such as bargeboards and fascias, as well as the use of more domestic front boundary treatments such as fences and railings.

E1.19 The site itself is also much more open with few trees in and around the rows and, as a result, the settlement is more domesticated and suburban in character and appearance

Above: Chalet at Hareslade

than either Holts Field or Owens Field. The site is no longer therefore considered a 'typical' semi-rural chalet area with the area having been gentrified over the years and is now a very desirable place to reside, with house prices reflecting the nature of suburban dwellings. Accordingly, design expectation will be different from those at Holt's Field, Owens Field and Sandy Lane.

Overarching characteristics:

- Mix of scales from smaller single storey chalets to much larger bungalow types with living accommodation in the roofspace;
- Mixture of wood board clad dwellings with instances of rendered walls (or part thereof);
- Typically slate roofs with some instances of metal sheet and concrete tiles;
- Predominantly pitched roofs ranging between 25-45 degrees pitch;
- Mixture of metal flues and chimneys;
- Instances of roof mounted PV panels;
- Instances of rooflights;
- Roofs typically incorporate bargeboards and fascia details;
- Instances of covered verandas and smaller integrated porch areas.
- Front boundary treatments comprising of railings and wooden fences in variety of styles as well as some minor instances of walls. One instance of integrated first floor balcony area and one smaller external balcony area. However these are not typical or characteristic of the settlement.

Sandy Lane

E1.20 The largest of the chalet areas has approximately 106 chalets and is located wholly within the AONB. Relatively few of the original inter-war chalets remain and the area has the greatest diversity of dwelling types, with smaller, single storey chalet dwellings through to larger 2-storey dwellings, which are-effectively solid construction masonry/rendered bungalows with slate roofs, brick chimneys, uPVC doors and windows. The chalets are highly desirable and have an above average market cost, reflecting the fact that they are far removed from their origins and are no longer simple wooden affordable 'chalets', but gentrified and developed.

E1.21 The dwellings are set in domestic gardens, many with suburban front boundary treatments such as railings, wooden front gates, etc. some with driveways and parking areas. The site topography is gently undulating with dwellings set around a number of loose but compacted gravel

lanes (typically single width) commonly bounded by dense, established hedgerows which occasionally open up to reveal flat green open space areas. Despite the increasingly formal development and boundary treatments, the unstructured, low density layout enables the area to retain its semi-rural character. However, there is a danger that continued pressure for larger chalet units, with the subsequent reduction of undeveloped curtilage and open space, removal of tree cover and vegetation, pressure for additional vehicular parking and increasing amounts of hard standing mean that the area is in danger of becoming more 'suburban' in character over time.

E1.22 A design guide was produced by the Council in 1984. The guide stated that 2-storey and dormer style developments would not be permitted (replicating the guidance for Hareslade). This stance has clearly not been maintained, with many such developments permitted since the date of the design guide. The goal of this SPG is to ensure that future developments at Sandy Lane maintain their unique design quality, and prevent further urban style encroachment by establishing a clear policy position that the existence of poorly and inappropriately designed chalets is not a justified reason for permitting further insensitive development. Consequently, 2-storey and dormer-style developments will not be permitted. Other basic principles of the original guide, such as not increasing the number of chalets has enabled the site to retain its low density character and policies CV2 and CV3 continue this stance.

Above: Aerial image of Sandy Lane

Below: Chalet at Sandy Lane

Overarching characteristics:

- Chalets set in individual plots with established and well defined domestic boundaries; Mix of accommodation scales from smaller single storey chalets, bungalow types with living accommodation in the roofspace to some instances of small 2 storey chalets;
- Mixture of wood board clad and rendered chalets;
- Typically slate roofs with some instances of metal sheet and concrete tiles;
- Mixture of roof forms including pitched roofs with instances of additional lean-to roof and flat roof elements coming off these, as well as instances of asymmetrical roofs and small hipped roof elements also;
- Mixture of metal flues and chimneys;
- Instances of roof mounted PV panels;
- Instances of rooflights;
- Roofs typically incorporate bargeboards and fascia details;
- Predominant use of uPVC windows;
- Some minor instances of covered verandas and smaller integrated porch areas;

- Mixture of boundary treatments comprising typically of wooden fences in variety of styles as well as some minor instances of walls;
- Presence of on plot driveways/ parking areas.

Miles Lane

E1.23 Miles Lane is located outside the AONB, but close to the boundary. The site consists of a linear group of 19 dwellings, all situated on the eastern side of Miles Lane. This lane forms the western boundary of the small cluster of dwellings making up Manselfield to the east of Murton. As a result these chalet plots form a row with a strong building line and relatively rigid and uniform plots which give these a more suburban/less rural feel than the nearby chalet settlements of Holts Field and Owens Field. Originally the chalets were considered to form an architecturally interesting cluster immediately adjacent to the suburban area, and the Council produced a Design Guide in 1984 in order to try and retain the character and integrity of the site. However since that time the dwellings have been significantly redeveloped and a number of these have a much more substantial 'bungalow' type character as a result of the use of heavier

Above: Aerial image of Miles Lane

Below: Chalet at Miles Lane

materiality of render and slate or concrete roofs. As a result of this the area has effectively lost its original chalet type character, however efforts should be made to retain an appropriate scale and cohesive character to the row as a whole. Further plot intensification should therefore be resisted.

Overarching characteristics:

- Dwellings set in a strong and tight row of deep but narrow individual plots with established and well defined domestic boundaries.
- Dwellings set back from the lane edge with a mixture of domestic front gardens and on plot driveways/ parking areas;
- Predominantly single storey chalets with instances of living accommodation in the roofspace;
- Approximately 2/3rds of the chalets have a long, gable fronted form with the remainder of the buildings presenting pitched or asymmetrical roofs which run perpendicular to the lane (with some of these having rear gables running perpendicular to the main roof);
- Nearly all chalets are rendered, with one instance of wood cladding; All roofs are finished in either slate or concrete tiles, with one instance of sheet metal to the single wood clad dwelling;
- Mixture of metal flues and chimneys to some dwellings;
- Instances of rooflights;

- One instance of roof mounted PV panels;
- Roofs typically incorporate bargeboards and fascia details;
- Predominant use of uPVC windows;
- Some minor instances of small integrated porch areas;
- Boundary treatments predominantly comprising of hedgerows but with some instances of close boarded fencing;

Current issues in some areas (Hareslade & Sandy Lane) and potential future issues in remainder:

- Increase to size & height of dwellings;
- Changes to material finishes and introduction of domesticating elements resulting in change of character from chalets to more permanent suburban type bungalow appearance;
- Introduction of inappropriate and 'suburbanising' materials (uPVC windows and doors etc.);
- Over-domestication of plots in some areas – i.e. vegetation clearance and introduction of lawns etc., inappropriate boundary treatments (walls, close boarded fencing, hardstandings, etc.)

Opposite and below: examples of developments in Hareslade and Sandy Lane which no longer retain the original characteristics of the chalets

E1.24 **Principle of Development & Plot Characteristics:**

a Planning permission will not be granted for completely new chalets on undeveloped land or vacant old chalet sites. This principle is set out within LDP Policy CV 2: Development in the Countryside and Policy CV 3: Replacement Dwellings in the Countryside.

b Proposals to replace chalets with mobile homes or caravans will not be approved. Favourable consideration will be given to the placing of a caravan for a temporary period whilst the chalet is being rebuilt.

c The extension or amalgamation of plots in order to facilitate larger individual buildings will not be approved. This principle is set out within LDP Policy CV 3: Replacement Dwellings in the Countryside.

d The subdivision of plots in order to accommodate additional, separate dwellings will not be approved. This principle is set out within LDP Policy CV 2: Development in the Countryside.

e Conditions will be attached to any redevelopment proposals to limit/ restrict permitted development rights to maintain the character and integrity of approved proposals. Furthermore, no other extensions or additions shall be undertaken at redeveloped chalet sites without the express consent of the Local Planning Authority (LPA). See Policy LDP Policy CV 3: Replacement Dwellings in the Countryside (para. 2.10.31).

f Proposals for larger replacement chalets which would result in an over-development of the plot will not be permitted.

g The loss of good quality, mature trees to accommodate larger chalets will not usually be supported. Where the loss of a tree(s) is unavoidable and considered acceptable this should be compensated for by incorporating within the proposal new tree planting elsewhere on the site.

h If redevelopment proposals require the removal of existing hedges (for construction access, etc.) these should be replaced as a part of the finished proposals.

i Any proposals for new planting on sites should be locally appropriate (mix of) native species.

j The creation or introduction of paved or tarmac driveways and parking areas will not be permitted. Formal layouts for paths should also be avoided.

k Garden sheds and other buildings ancillary to the main building should be of a scale, bulk and design in keeping with the main building.

- Plot boundary treatments should be appropriate to the rural nature of the specific chalet site and avoid further suburbanisation/domestication of the plot and wider site. The use of close boarded fencing will not be permitted. Appropriate responses to boundary treatments include at:

  Holts Field & Owens Field
  Hedges & other planting, post & wire fencing with supporting planting.

  Hareslade
  Low stone walls & planting, picket fencing or appropriate rural type fencing, railings of a simple (non-ornate) design.

  Sandy Lane
  Hedges & other planting, post & rail or other appropriate rural/ agricultural type fencing.

Above: simple wooden fence boundary treatment

E1.25 **Dwelling Form & Layout:**

a Proposals for 2 storey and dormer style developments will not be permitted.

b The building width shall be as per the existing dwelling to be replaced or 7 meters, whichever is greater (subject to other considerations regarding overdevelopment of the plot).

c The existing building line of the replacement chalet must be retained, unless sufficient justification is provided for a departure from this.

d The spacing between new and existing buildings should take reference from the existing pattern of development and enhance the layout character of this. The absolute minimum distance between buildings following redevelopment shall be 2 meters (subject to Building Regulations).

e The roof pitch of the redeveloped chalets shall be the minimum pitch necessary, as existing or up to a maximum of 30 degrees.

f Support will also be given to mono-pitched or asymmetrical roof designs subject to these forming an integrated part of a coherent design solution.

E1.24 Dwelling Character & Materials:

a Given the eclectic nature of the chalet sites, the design of redeveloped chalets should seek to achieve a diversity in character and appearance to other existing chalets in terms of size, massing, form and detail colour treatment (subject to the acceptability of all other design principles and considerations).

b Replacement dwellings should be solid construction (i.e. internal block wall) and clad in appropriate material (wood or corrugated metal or other to be approved by LPA) to satisfy Fire Regulations.

c Replacement chalets should reference the existing materials where these would positively contribute to the character of the site or visually improve the proposed building.

d Elevations should be kept simple in appearance (typically one material finish), whilst allowing for a bold and/or varied colour scheme which should enhance the specific character of the development.

e The roofing material shall be appropriate to the existing character of the site as follows:

- Holtsfield & Owens Field
  Colour coated corrugated metal sheets
- Hareslade
  Slate or synthetic slate or colour coated corrugated metal sheets
- Sandy Lane
  Slate or synthetic slate or colour coated corrugated metal sheets

f Consideration of alternative roofing materials will be made on a case-by- case basis but these should not result in the further suburbanisation of the dwelling in comparison to the dwelling to be replaced.

g The walls of the chalet shall be colour stained or painted wooden shiplap boarding or colour coated corrugated metal. Alternative materials will be assessed on a case-by-case basis.

h The use of uPVC cladding or roof details (bargeboards, fascias, soffits, etc.) will not be permitted.

i The use of uPVC doors will not be permitted.

j Windows should preferably be timber and shall be colour stained or painted a different colour to the main building. If uPVC, aluminium or other alternative materials are used, the proportions of the window and all its component parts should reflect those of a timber window (frame thickness, glazing bars, colour, etc.). Standard frame uPVC windows are unlikely to be supported.

k Window surrounds shall be highlighted in the design and clearly identified in the colour scheme for the building. They shall be a different colour than the main building. The use of white uPVC windows will not be permitted.

l Patio & veranda elements can be incorporated into the design of the redeveloped chalets subject to detailing.

repair & maintenance

Placemaking and Place Management (subject to policy PS 2)

Preservation or Enhancement of Buildings & Features (subject to policy HC 2)

F1.1 A large proportion of the work undertaken on buildings within Gower is concerned with maintenance and repair. Much of this work will not require planning permission, but nevertheless has the potential to have a substantial impact upon the character of the AONB and, as such, should aim to enhance buildings and their surroundings.

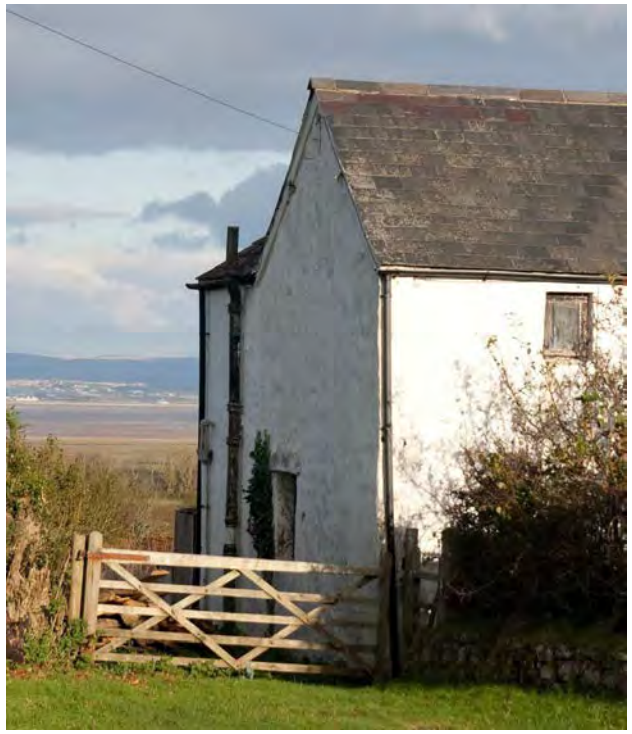
F1.2 Some works which ordinarily benefit from residential permitted development rights may require planning permission, because of:

- Protected status of the AONB; or
- Listed building or a curtilage feature/ structure associated with the listed building; or
- Conservation area status; or
- An Article 4 direction withdrawing certain permitted development rights which is in force *(refer to Appendix 4)*.

F1.3 Repairs to listed buildings or the associated curtilage listed structures/ buildings must be agreed with the Council Conservation Officer as 'like for like' repairs and changes may also require listed building consent.

F1.4 In order to confirm whether planning permission is required for proposed works, it is recommended that the Council's Development Management Service is contacted, as set out in Section 3.

F1.5 Even if planning permission is not required, the repair of traditional buildings on Gower will generally require consideration of protected species such as bats and barn owls. Further guidance on this matter is set out in Section 5 Module H: Landscape.



Above and opposite: Properties in Llanmadoc and Oxwich which would benefit from a maintenance regime to retain their character and enhance their surroundings

enhancment opportunities

F1.6 It is important to appreciate that general maintenance and repair, together with some minor amendments, can provide scope to enhance poor quality or otherwise 'average' modern buildings. Such opportunities should be encouraged as a means of improving the quality of Gower's built environment, and could include some or all of the following:

- Removal of ornamentation
- Use of simple white render to elevations
- Replacement of concrete roof covering with slate or reconstructed slate product
- Replacement of non-traditional eaves and verges with simple, local detailing
- Reinstatement or introduction of appropriately detailed boundary treatment.

F1.7 Further information on local characteristics are included within settlement statements, in Appendix 5 of this guide. More extensive guidance on residential detailing is included within Module A: Residential Development.

Above: largely original, well maintained 1970's bungalow, with additional rooflight

Above: renovated neighbouring bungalow - clean cut, contemporary

F1.8 Priority for regular maintenance should focus on keeping out water and limiting damp penetration. A regular inspection of roof coverings, gutters, downpipes, gullies and perimeter drains is recommended. A regime of inspection by a suitably qualified professional, who will also check open joints in masonry and cracked render will repay the costs by avoiding unnecessary deterioration in a building's condition. Photographic surveys can help to monitor a building's condition over time.

F1.9 With regard to day-to-day maintenance, the main issues which can normally be tackled by the building owner are:

Check list

- a. Check roof coverings and replace breakages; ☐
- b. Clear leaves and silt from gutters, flat roofs, downpipes, gullies etc., about every three months, but especially during the autumn; ☐
- c. Check that air bricks and vents both within the body of the building and in roof voids are kept free of plants and general debris; ☐
- d. Check that surface drains around the edge of the building are kept clear; ☐
- e. Check for insect and fungal attack. Timber should be checked for signs of woodworm and treated or repaired as necessary; ☐
- f. Check for signs of damp including peeling paint and wallpaper; ☐
- g. Removal of bird droppings from external masonry and any internal spaces e.g. attics, where birds have gained access. Loose bird guards should be fixed to prevent entry; ☐
- h. Removal of plant growth, especially ivy, on masonry and around the building's perimeter. Self seeded trees or large shrubs next to walls and foundations should also be removed. ☐

F1.10 It is the general premise that both stone and brickwork provide a weatherproof structure and therefore repairs should take the form of re-pointing rather than re-cladding. The exception to this is when buildings were originally built of poor stone/brickwork which was intended to be either limewashed or rendered.

F1.11 In simplified terms there are three main causes of masonry failure, the first requiring minor repair works, whilst the others may result in more major interventions:

Use of hard setting mortar
Causing the accelerated weathering of surrounding masonry. This will require the removal of the offending mortar, consolidation works and re-pointing.

Settlement
A period of monitoring is advisable to determine the exact cause of the movement; inadequate foundations, change in ground conditions etc. Resultant underpinning to stabilise the structure should be followed by re-pointing as necessary.

Overloading/stressing
This can occur in incidences such as re- roofing, where new materials are heavier than previous coverings. Therefore the cause of the overloading must first be determined before employing a structural solution.

Above: Stone buttress to corner of Great Pitton Farm, Pitton, Rhossili

Re-pointing

F1.12 The essential rules with repair of failed pointing, is to firstly check for bats and putting necessary mitigation in place. Then the old mortar should be removed where it is loose or the joints open, vegetation including roots should also be removed and the voids sprayed with an environmentally friendly herbicide to stop re-growth, and repointed using an appropriate mortar. Generally a mortar which is weaker than the surrounding stonework should be used, allowing weathering of the mortar rather than the stone.

F1.13 Apart from the disfiguring appearance of inappropriate mortar mixes and finishes, these can cause structural problems by effectively 'locking in' damp in the walls. Traditional lime cement mortars allow walls to 'breathe'.

F1.14 Further information on the use of lime mortar in historic structures can be found within Cadw's Technical Conservation Note 2: April 2002 *(see 'Useful References' at the end of this module)*.

Inappropriate pointing to stone wall

Traditional pointing to stone wall

F1.15 Superficial pointing should be avoided as it lacks durability. All joints should be raked out to a suitable depth and cleaned before re-pointing. Generally pointing should be finished behind the face of the stone or brick, rather than spreading across the surface.

F1.16 Care needs to be taken to ensure that new mortar contains no voids, and that it doesn't dry out too quickly. The removal of embedded roots should be done carefully to minimise the disruption of existing mortar and masonry.

F1.17 The choice of mortar colour can have a major effect on the external appearance of a building, especially where large areas are being replaced. The colour should harmonise with the brick or stone colour and not contrast strongly with it.

F1.18 The style of pointing is key to the overall finished look of a wall. Generally mortar should be slightly recessed from the face of the wall, however on historically or architecturally important buildings more ornate styles may be found and, in such a case this detailing should be carefully copied.

F1.19 Further information on the repair and preservation of historic masonry can be found within Historic England's Technical Guidance and Research, January 2019, as there is no equivalent Cadw document. *(see 'Useful References' at the end of this module).*

Stone Repair

F1.20 Whilst there is now a diverse range of materials in evidence within Gower, traditionally local stone would have been the predominant material:

- Limestone in the south and north-west
- Pennant sandstone in the north-east
- Old red sandstone and quartz conglomerate in central areas

F1.21 The weathering of stone is a natural process and it is what gives many of Gower's buildings their character. However it is important to understand that the use of limewash and application of render to traditional stone houses was to protect them from the extremes of weathering.

F1.22 Recent trends have seen the removal of render & limewash, exposing the stonework beneath and opening up the building's structure to attack. This approach to renovation should be avoided and care taken in the re-application of replacement coverings

F1.23 Where weathering has caused the stone to flake or 'spoil' the affected area should be brushed to remove the loose material, exposing the new surface.

F1.24 If greater intervention is required due to excessive weathering or damage, and the stonework needs to be replaced, the choice of stone material is key and consideration should be given to the following:

a Replacement should be in the same stone – either salvaged or new.

b Replacement should be finished to match the existing – both in terms of surface treatment and style of pointing.

c If working on historically important buildings advice should be sort from qualified experts and appropriate discussions held with the Council's Conservation Team.

d Work should be carried out by skilled crafts people.

F1.25 Where small amounts of replacement local stone are needed, it may be possible to source these locally. However as there are no active quarries in Gower, large amounts of 'new' stone may have to be sourced from the nearest regional source. For example the Pencoed Limestone is a close visual and geological match for the south Gower Limestone. However in instances where it is not possible to source a close regional alternative, then an alternative complementary material should be considered.

Brick Repair

F1.26 Brick walls and piers supporting gates should be inspected for signs of decay or bulging. The regular regime of repair should include removal of plant growth, especially clinging ivy, and minor areas of re-pointing of brickwork and stonework.

F1.27 In the event of failure of a brick wall, it should be replaced with bricks of the same dimension, strength and durability, texture and colour. They should be laid in the same bond (joint pattern) and width of joint. The appearance of a wall can be seriously impaired by incorporating different joint widths for areas of replacement brickwork. If matching second hand bricks are not available new stock bricks should be chosen with care trying to achieve the best match possible.

Above: Characteristic smooth and roughcast render finishes, Oldwalls

Render

F1.28 There is a strong tradition of the use of render on Gower buildings, replacing the original waterproofing of lime wash. Various types of render are in evidence including rough finished pebbledash and smoother painted or through coloured render.

F1.29 The most common cause of failure of external render is water penetration. Patch repair may be possible and if the render is self-finished the colour/texture match will depend on the correct choice of sand in the mixture. However, patch repairs of render which is painted are rarely satisfactory and generally the best solution is the removal of the failed render and its complete replacement.

F1.30 When considering new or replacement render, traditional sand/lime or cement mixes are preferable to polymer (acrylic) based finishes as these are effectively a waterproof covering which will seal the building's fabric. Older, stone built properties need to be able to 'breathe' to allow moisture to escape the fabric and in this regard a lime render or lime wash is still the ideal finish.

F1.31 Windows and doors would have traditionally been of simple design, but changing fashions, improvements in technology and the standardisation of materials has led to a wide variety of designs throughout Gower.

F1.32 It is important to note that the replacement of existing traditional windows and doors, without taking into account the character of the building can be detrimental to not only the building but also to the wider character of the area through the introduction of inappropriate styles and materials.

F1.33 Generally, original windows and doors which make a positive contribution to the character of a building should be retained and repaired where possible. The Council will encourage the repair and refurbishment of original windows in Gower, particularly within conservation areas. If they are beyond repair or not of the original design, then reproductions of the most appropriate style is likely to be the best way to 'preserve or enhance' the character or appearance of a conservation area.

F1.34 In terms of maintenance, doors and windows should be checked annually ensuring that:

a Cracked or flaking paint work is sanded, filled as necessary, primed and repainted

b Cracked or broken glazing is removed and replaced

c Windows or doors which 'stick' are renovated

d Broken sashes are re-hung

e Timber decay is remedied

F1.35 For further information on replacement doors and windows - particularly concerning materials, refer to: Module A: Residential: Detailing: Windows/Doors.

Above: attractive timber door of a traditional, simple style enhances this Gower cottage

Below: poorly maintained windows can detract from the overall appearance of a building as well as allowing water to penetrate the structure.

F1.36 All external timber and metal structures are vulnerable to decay due to exposure to the weather.

F1.37 Regular painting with appropriate external quality oil paint of a suitable colour is the best remedy to protect wood. High specification paints should be used in coastal locations.

F1.38 Due to the potentially corrosive nature of the maritime climate, marine quality stainless steel is often the most appropriate choice, however cast iron can also be used.

F1.39 Traditional buildings on Gower, if painted, would be white or light in colour due to the use of lime wash as a waterproofing finish. However the use of ox-blood as a colourant could provide earthy reds, as illustrated by Kennextone Farmhouse - now at The Museum of Welsh Life, St. Fagans.

F1.40 In more recent times a palette of 'pastels' have become fashionable – more generally on the fringes of the AONB. Whilst these lighter colours, whites and more 'earthy' tones may be appropriate, the use of bright accent colours are less likely to be considered acceptable.

F1.41 It is important to note that painting in a new colour may need listed building approval if it significantly alters the character and appearance of the building. This should be confirmed with the Council's Conservation Team if there is any uncertainty

Above: typical white painted rendered cottage, Bishopston

Below: Kennexstone Farmhouse was originally covered with a limewash coloured with ox-blood

F1.42 The primary purpose of the roof covering is to keep out weather and when this fails there is a need for urgent action to prevent further internal damage to the building, such as rotting of roof timbers.

F1.43 Repair of the existing roof is generally preferable to replacement, where roofs are of a sufficient quality that they are worth retaining. A good maintenance regime for all roofs should include removal of excess moss.

F1.44 Patch repairs can be carried out successfully by re-fixing loose and slipped slates and replacing broken ones with matching material. Wherever possible it is desirable to salvage and reuse existing slates.

F1.45 If reclaimed materials are to be used in re-roofing, existing slates should be stripped from less visible areas of the roof to use on front facing pitches, and replaced by the reclaimed slates. This helps to maintain a cohesive roofscape in terms of both texture and colour.

F1.46 If works require the use of new slate, it should be of a sufficient quality, texture and colour to complement the existing context, and possess weathering qualities which will ensure a similar patina.

F1.47 Substitute materials such as artificial slates made of fibre resin, concrete or 'reconstituted stone' should be avoided on historic buildings, however they may be an acceptable alternative on other buildings. Care should be taken when replacing a roof with a different material as there may be loading implications to the roof's structure.

F1.48 Spray on coating systems either to the underside of the roof, or externally should be avoided as these make subsequent problems difficult to trace and prevent the re-use of materials.

F1.49 All chimneys within conservation areas are protected as part of the vernacular roofscape. Generally, the removal of chimneys should be avoided due to the potential impact on both the building's character and that of the wider area. Flashings should be checked for damage to prevent issues with damp. If replacing or reinstating chimney pots ensure that the design and scale is appropriate to the building's character.

F1.50 If considering the introduction of rooflights, refer to the guidance provided within the roofs section of Module A: Residential: Detailing.

F1.51 When maintaining gutters and downpipes consideration should be given to the appropriateness of both the design and choice of materials. Where possible replacement should be 'like for like', particularly when dealing with older properties with cast iron rainwater goods. If wholesale replacement is proposed the householder should consider the impact of new rainwater goods, specifically the colour and detailing. White is often not the most appropriate choice, and more regressive colours such as grey, black and pale blue/ greens may be more suitable.

F1.52 For further information on roofs refer to Module A: Residential: Detailing: Roofs.

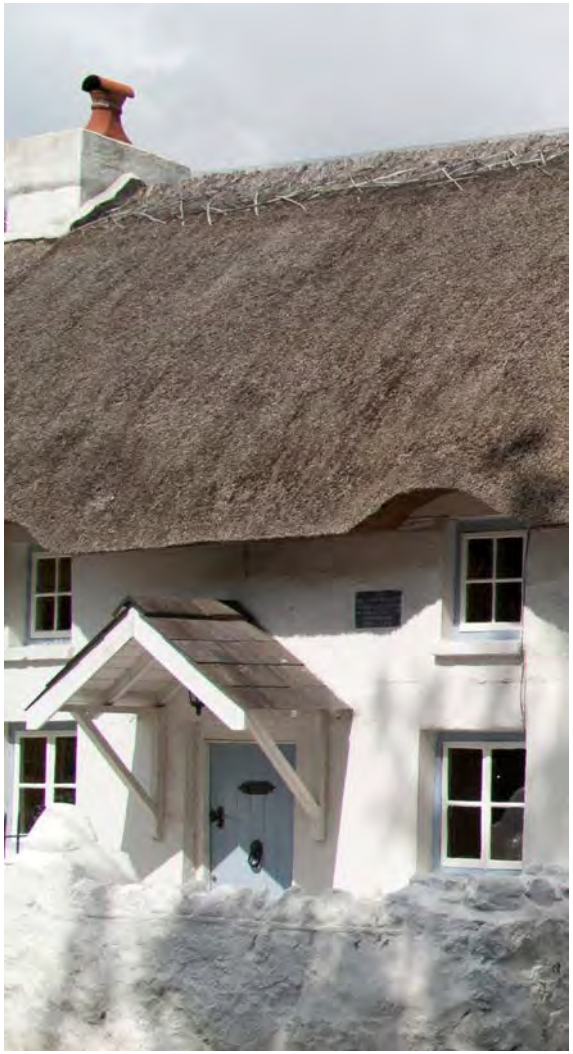
F1.53 Whilst there can be no standard specification for the repair of historic buildings, widely accepted principles have been laid down to encourage appropriate restoration practices. Most of these buildings will be statutorily listed and subject to stringent controls to both the exterior and interior of the building. For designated heritage assets, this structured approach should be organised into a 'Conservation Plan' which sets out routine tasks and timescales for more significant maintenance/ repairs. The primary aim of repair of these is to slow the process of decay whilst not damaging either the character or historic fabric, and using minimal intervention to ensure the long term survival of the building. This is best achieved through:

a **Analysis and understanding of historic development**
A thorough assessment of the building and its relationship to the wider context should be made prior to repairs being undertaken. Where necessary, this should be carried out by an appropriate professional.

b **Understanding the causes of existing defects**
An investigation into the origins of defects provides an appreciation of the reasons for the failure of the historic fabric. Such knowledge should ensure that any defects resulting from previous mistakes in repair will not be repeated.

c **Avoidance of unnecessary damage by limiting the scope of restoration work**
Repair works should be selective, addressing only areas or details which are in a condition that warrants attention. It is important to appreciate that building elements decay at varying rates and whilst one detail or material may need attention, this does not necessarily mean that work will be required to adjacent areas.

d **Adoption of proven repair techniques**
Repairs should aim to match existing materials and construction methods, and consequently mature at an appropriate rate. New techniques should only be employed where a traditional alternative cannot be identified, and/or where it will secure the preservation of an important feature.



Above: The Nook, Oxwich: Grade II

e **Truth to materials**
Repair works should not be artificially aged in an attempt to misguide the viewer into believing that they are from an ‘earlier time’. Moreover, they should not be obtrusive. If significant repairs are undertaken it may be worth dating such works to inform future analysis.

f **Analysis before removal of later additions**
Careful consideration should be given before any previous repair work/alterations are removed. Whilst they may not have been part of the ‘original’ structure, they can prove equally important to the history of the building. Any works resulting in the removal of historic detail should be sanctioned as necessary and be meticulously recorded.

g **Restoration of lost features**
Repair works provide the opportunity for the replacement of both structurally significant elements and aesthetic features. Whilst the former will be an obvious requirement to ensure long term structural integrity, the reinstatement of the latter should be based upon sound evidence. Works to either should ensure that no loss of historic fabric occurs.

h **Safeguarding the future**
Regular monitoring and maintenance regimes help to minimise future repairs to historic buildings. The life span can be further extended when physical precautions are combined with the occupation of the building which is appropriate and sympathetic to the age and design of the structure.

Above: Lower Mill, Llanrhidian: Grade II

City and County of Swansea
http://www.swansea.gov.uk

City and County of Swansea Local Development Plan
http://www.swansea.gov.uk/LDP

Natural Resources Wales
https://naturalresourceswales.gov.uk

Cadw
http://www.cadw.wales.gov.uk

The Use of Lime Mortar in Historic Structures: Technical Conservation Note 2 April 2002

Small Rural Dwellings in Wales: Care and Conservation (2007)

Conservation Principles (March 2011)

Historic Buildings Advisory Council for Wales
http://www.buildingconservation.com

Historic England

Historic England Technical Guidance and Research, January 2019

https://historicengland.org.uk/content/docs/advice/technical-conservation-guidance- and-research-brochure-pdf/

The Society for the Protection of Rural Buildings
http://www.spab.org.uk

a sustainable design approach

G1.1 Sustainability considerations require a holistic approach to design and lifestyles incorporating a wide ranging, complex set of parameters ranging from energy efficiency to transport planning, to individual consumer choices.

G1.2 The geographical context of Gower as a rural peninsula has special considerations which are outside the scope of this document including a reliance on individual transport options and low levels of green transport use. This is characteristic of rural locations, where appropriate reliance on public transportation is encouraged with car use a secondary option.

G1.3 The Well Being of Future Generations (Wales) Act 2015 aims to improve the social, economic, environmental and cultural well-being of Wales. The Act defines sustainable development as:

> "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."

G1.4 The sustainable development principle In this Act is as follows: "Any reference to a public body doing something "in accordance with the sustainable development principle" means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

G1.5 The Act puts in place 7 Well-being goals:

- A Prosperous Wales
- A Resilient Wales
- A Healthier Wales
- A More Equal Wales
- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and Thriving Welsh Language
- A Globally Responsible Wales

Sustainable Development
(subject to policy PS1, PS2, SI1, ER1)

Efficient use of Resources
(subject to policy ER1 & PS2)

G1.6 Sustainable design objectives are embedded throughout all levels of planning policy in Wales. Of specific relevance are:

- Planning Policy Wales (PPW) Edition 10, 2018
- Technical Advice Note (TAN) 8: Renewable Energy, 2005
- Technical Advice Note (TAN) 12: Design, 2016

G1.7 The Welsh Government's "Planning Implications of Renewable and Low Carbon Energy Development (February 2011)" provides best practice guidance on the planning and environmental implications that should be considered in determining an application for renewable and/or low carbon energy development.

G1.8 PPW (2018) states: that the Welsh Government's policy is to secure zero carbon buildings while continuing to promote a range of low and zero carbon technologies as a means to achieve this. Sustainable building design principles should be integral to the design of new development. Development proposals should:

- mitigate the causes of climate change, by minimising carbon and other greenhouse gas emissions associated with the development's location, design, construction, use and eventual demolition; and
- include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.

G1.9 The Environment Act (Wales) 2016 seeks to secure healthy, resilient and productive ecosystems for the future whilst still meeting the challenges of creating jobs, housing and infrastructure. The Act contains a biodiversity duty to help reverse the decline and secure the long- term resilience of biodiversity in Wales, together with a duty on Welsh Ministers to set targets for reducing greenhouse emissions.

Above: 'Hedgehog highway between gardens' @ Sarah Cooper Hedgehogstreet.org

G1.10 Schedule 3 of the Flood and Water Management Act 2010 requires that all proposed new developments that include at least 2 properties or developments over 100m^2 must include Sustainable Drainage Systems (SuDS). SuDS can be used to deliver multiple benefits, including: flood risk reduction, an improvement in water quality, and enhancing biodiversity.

- Schemes will be required to adhere to the following criteria:
- Water must be managed on or as close to the source of the runoff as possible;
- Pollution is to be prevented and reduced at the source;
- Use of the 'SuDS management train' starting with prevention techniques, across a site;
- Avoid, where possible, the requirement for pumping of surface water;
- Be an affordable system in terms of construction as well as maintenance, and include environmental and social benefits

G1.11 The Welsh Government has set targets for the generation of renewable energy:

- for Wales to generate 70% of its electricity consumption from renewable energy by 2030;
- for one Gigawatt of renewable electricity capacity in Wales to be locally owned by 2030; and
- for new renewable energy projects to have at least an element of local ownership by 2020.

G1.12 TAN 12 provides guidance on sustainable building design. Design and Access Statements should show how sustainable building design principles have been considered in the design process.

G1.13 The Building Regulations (Wales), 2010 provide energy efficiency requirements for development in Wales. Part L: Conservation of Fuel and Power, of the Regulations sets energy efficiency standards for building fabric and series, provides target CO2 emission rates and guidance on how to reduce the risk of overheating in dwellings. Part L covers new dwellings, work to existing dwellings, new buildings other than dwellings and works to existing buildings other than dwellings.

G1.14 Reference should be made to the Welsh Government website for further information. (www.wales.gov.uk)

Above: Torfaen Council Eco-Building
© White Design

Above: Cliff House, Southgate
© Hyde & Hyde

G1.15 Early decision making is paramount to achieving more sustainable buildings. Whilst the guidance set out under the following headings give more specific advice regarding sustainable design, energy and technological systems, there is considerable opportunity in ensuring cost effective sustainable design through a more considered process.

G1.16 There are certain decisions that are made at the outset of a project that have a profound effect on the sustainability outcome. The design guide suggests that following questions to be asked of any project:

Has an integrated design team been appointed?
Additional fees may be accrued for the input of other professionals but early strategic advice will save money and improve building performance and capitalise on specific project opportunities.

Can the project be linked through an integrated energy infrastructure to others in close proximity?
Whilst the opportunity for larger scale district energy systems may be limited on Gower, two houses sharing a ground source heat loop, for example, will massively reduce the capital investment required.

Has a sustainability statement been prepared to support the planning application?
Guidance on writing a sustainability statement can be provided by the Council.

How have SuDS been included in the scheme?
Provide details of the scheme's sustainable drainage strategy.

Has building orientation and siting been maximised?
This is a fundamental starting point for any project. Maximising natural lighting, ventilation and controlled solar gain, reduces carbon emissions and fundamentally reduces capital cost for achieving the same reductions through other means. This consideration also underpins the wider sustainable design aspects regarding transport, place-making, landscape and ecology.

Has consideration been given to the payback opportunities of any given design or technological approach?
Technology that is bolted on at a later stage may never achieve payback against the expense of its installation. Analysis of different approaches or technology is valuable time spent at the outset of a project and decisions are based on life-cycle considerations.

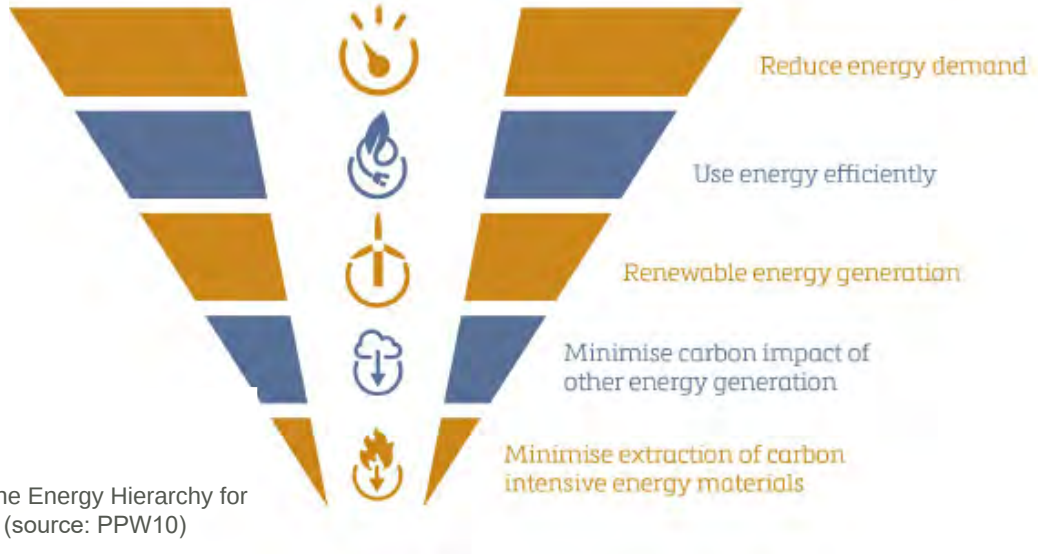
How has Green Infrastructure been considered within the development?
Consider how ecology and biodiversity have been integrated within the development and how the development integrates with the surrounding and wider green infrastructure network.

G1.17 PPW outlines the Energy Hierarchy for Planning and all new developments are expected to mitigate the causes of climate change. New development that has very high energy performance, supports decarbonisation, tackles the causes of climate change, and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures should be supported.

Reduce Energy Demand

G1.18 Designs should aim to reduce energy demands with passive design-based approaches including appropriate building siting and orientation, low embodied energy material and low 'U' values, careful design of fenestration, shading openings in elevations prone to excessive solar gain and good daylighting practice. An appointed design team can give advice on the appropriate design approaches.

G1.19 Recognised design methodologies are to be encouraged using the principle of 'fabric first', lean, clean, green approach where the focus is on reducing the energy demand, through high performance building fabrics and clean high efficiency technologies.



Right: The Energy Hierarchy for Planning (source: PPW10)

Example: The PassivHaus Approach

G1.20 This provides a strategy that can be incorporated into a wide range of applications including commercial buildings. It can be used on a variety of sites and adapted to suit the local vernacular architecture. It is in contrast to traditional 'passive solar design' which is a distinctive approach using external glazed spaces to preheat the incoming and internal air therefore reducing the space heating requirement.

G1.21 "The Passivhaus Standard" incorporates the following design and construction approaches to reduce C02 emissions from heating by 80%:

- u values of 0.15 w/m^2.K^1 for all building fabric elements
- u values of glazing 0.8 w/m^2.K
- air-tightness of 1m^2/hr/m^3@50pa
- highly efficient heat recovery ventilation.

1 W/mK stands for Watts per meter-Kelvin. It's also known as 'k Value'. The comparison of thermal conductivity can be measured by the 'k' value. ... If a material has a k value of 1, it means a 1m cube of material will transfer heat at a rate of 1 watt for every degree of temperature difference between opposite faces.

Use Energy Efficiently

G1.22 Proposals should incorporate energy efficiency measures including low energy appliances to reduce the active load demand. This would also include other consumer choices including entertainment systems which are influenced by lifestyle choices.

Renewable Energy Generation

G1.23 The renewable energy options applicable to each design will, in most cases, be governed by the site opportunities and constraints. A full site analysis needs to be undertaken. TAN 12: Design, 2016 provides more details to establish which technologies will be the most appropriate

G1.24 The technology types can be broadly categorised through the fuel type:

- solar
- water
- biomass
- thermal (ground)
- chemical

G1.25 The technologies used to extract the energy vary depending on the development size and use class ranging, for example, from using biomass to fuel a small stove within a residential property, to the larger scale Combined Heat & Power (CHP) plant for a community or district heating system.

Minimise carbon impact of other energy generation

Minimise extraction of carbon intensive energy materials

G1.26 Site analysis should include consideration of the availability of fuel and any transportation carbon costs associated with the delivery, as these broader sustainability issues are to be taken into consideration as described in TAN 8.

Above: Commercial development, Dyfi Valley, JPW

Below: Residential development, Y Foel, JPW

G1.27 The following section outlines some of the considerations for sustainable energy options. Sustainability measures are best considered at the early stages of the design process to obtain best value and help to prevent frustrating compromises at a later date.

Permitted Development (P.D.) Rights exist for some micro generation features associated with domestic properties, but as P.D. Rights have been removed in many areas of the AONB, the Council's Development Management Section should be contacted to establish whether planning permission is required, prior to any development taken place.

Above: BRE Integer House, Garston, Watford

Energy and CO2

Solar - Passive Approaches

G1.28 Traditional passive solar design approaches using a glazed space as intermediate indoor/outdoor space which is thermally separate from the remainder of the dwelling. The angle design of this type of facade is critical to preventing overheating in summer. The incoming air can be passed through this space, preheating the external air and reducing space heating load. This type of approach has the added advantages of buffering the dwelling in semi-exposed and exposed sites, is an extra space that can be inhabited, and can be used for indoor gardening.

G1.29 Efficient orientation and the removal or mitigation of potential overshadowing from adjacent properties and landscape is vital to the success of this approach, as is the ability to ventilate the space at a high level during hot summer months.

Solar - Active Systems

G1.30 Solar thermal energy can be captured by solar panels. There are 2 main types of solar panels which use different technologies. Solar water heating collectors are panels that absorb the energy form the sun and transfer it to heat liquid or air and transfer the solar heat directly to the interior space or to a storage system for later use. Photovolvic (PV) (or solar electric) panels transform solar radiation directly into electricity.

G1.31 Active solar heating systems use panels connected to a domestic hot water system to reduce or eliminate the need for the boiler to run in summer weather. The 2 main types of solar water heating are flat plate collectors and evacuated tubes. Flat plate collectors such as solar roof tiles may be suitable for use in conservation areas rather than traditional solar systems.

G1.32 An orientation of 30 degrees to horizontal is suitable for the southern UK, and the individual technology efficiencies will vary. The Energy Saving Trust are a good starting point when considering renewable solar energy options and can provide signposting to any available funding programmes

Above: Photovoltaics to roof, Southgate

G1.33 Photovoltaics (PV) produce electricity from silicon cells, which can then be used within individual buildings or exported to the grid.

G1.34 There are a number of PV systems available which can be either integrated into a tiled roof or a flat panel as required. Independent systems can be used on an existing flat roof construction. To gain the optimum benefit of the solar radiation, a system which tracks the suns path is best however these come at a premium.

G1.35 Locating solar installations and/or PV and adjacent to property boundaries is to be avoided, as future development on adjacent sites may affect the available renewable energy.

Above: PV instalation Llanmadoc

Above: PV installation integral to building design

Biomass

G1.36 The term biomass covers a number of different sources, including wood pellets, anaerobic food digestion plants and other farmed or waste cellular products. Wood pellets are the most common source for small scale installations.

G1.37 Small scale biomass for individual buildings is supposedly carbon neutral, however consideration needs to be given to the travel distances required during transportation.

G1.38 Larger scale district heating systems and commercial buildings including schools may be suitable for a biomass CHP energy source. Early assessment by an energy specialist will be required to ascertain whether this is appropriate at the feasibility design stage of the project.

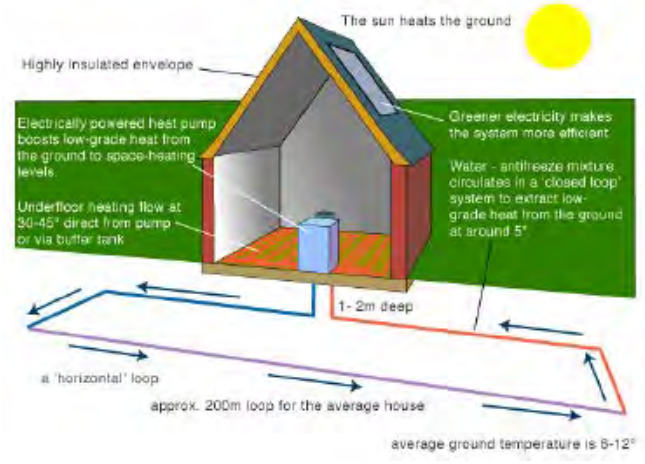
Ground Source Heat Loops

G1.39 Ground temperatures are stable when compared to annual and day swings in air temperature. A ground source loop will utilise this temperature lag depending on the season to either cool or heat internal spaces. The system provides a low level background heat or cooling source, which would replace a conventional heating system.

G1.40 The ground loops require a significant area of clear external land in order to lay out the coils. Although it is possible to vertically bore down, this option is more expensive and tends to be used in high value urban locations. The ground needs to be clear of tree roots and a ground investigation would have to be undertaken to ascertain site suitability.

G1.41 Water sources can also be used as the thermal store using underground water sources to transfer heat through the pipe work. Advice from Natural Resources Wales would need to be sought in such instances.

G1.42 The ground loops are linked to heat exchangers which extract the heat, transferring it into the building. The loops are closed and circulate like a large central heating system. The systems are rated according to their “coefficient of performance” which means the ratio of heat produced, to the electricity consumed. The pumps and fans require an electrical source which could be supplied by a PV installation.



Above: Diagram of ground source heat loop system

G1.43 An increasing number of properties in Gower are beginning to use ground source heat pumps. It may be possible for a scheme to heat a number of properties, as exemplified by a scheme in the village of Avenhorn, Netherlands, which has installed ground source pipe work beneath roadways and external parking areas in which helps to heat a new apartment building in the village.

G1.44 The local Highway Authority would have to be consulted over any proposals which include works to the adopted highway network.

Combined Heat and Power

G1.45 Combined Heat and Power (CHP) Units and Micro CHP can be powered by either biomass, or mains gas, or a combination of the two, depending on storage space available, and the consistency of fuel supply. The potential efficiency of a CHP unit can be in the region of 90%, offering potential efficiencies in electricity supply when compared to grid supply losses which is in the region of 7.7-20% loss depending on the location of the local power station.

G1.46 These systems have been used for years in hospital sites where security of supply is paramount. They are being introduced in larger scale mixed use developments as a larger plant requires a significant load to service, in the region of 10 hours of operation per day, in order to be cost effective.

G1.47 A medium scale unit may be appropriate for an arrangement of community buildings linked potentially to the surrounding residential areas. The CHP unit will require a separate boiler house and in the case of biomass, access to the site for the delivery and storage of fuel material.

G1.48 A small scale unit can be used for smaller applications, an example of which is Tresellick Gardens in Cornwall where it is used to power onsite catering facilities using a Liquid Petroleum Gas (LPG) powered micro CHP system[2]. This is a 12kW boiler, which in addition generates 5kW of electricity to contribute towards the needs of the café building, although it does not fulfil all of these and mains power is still required.

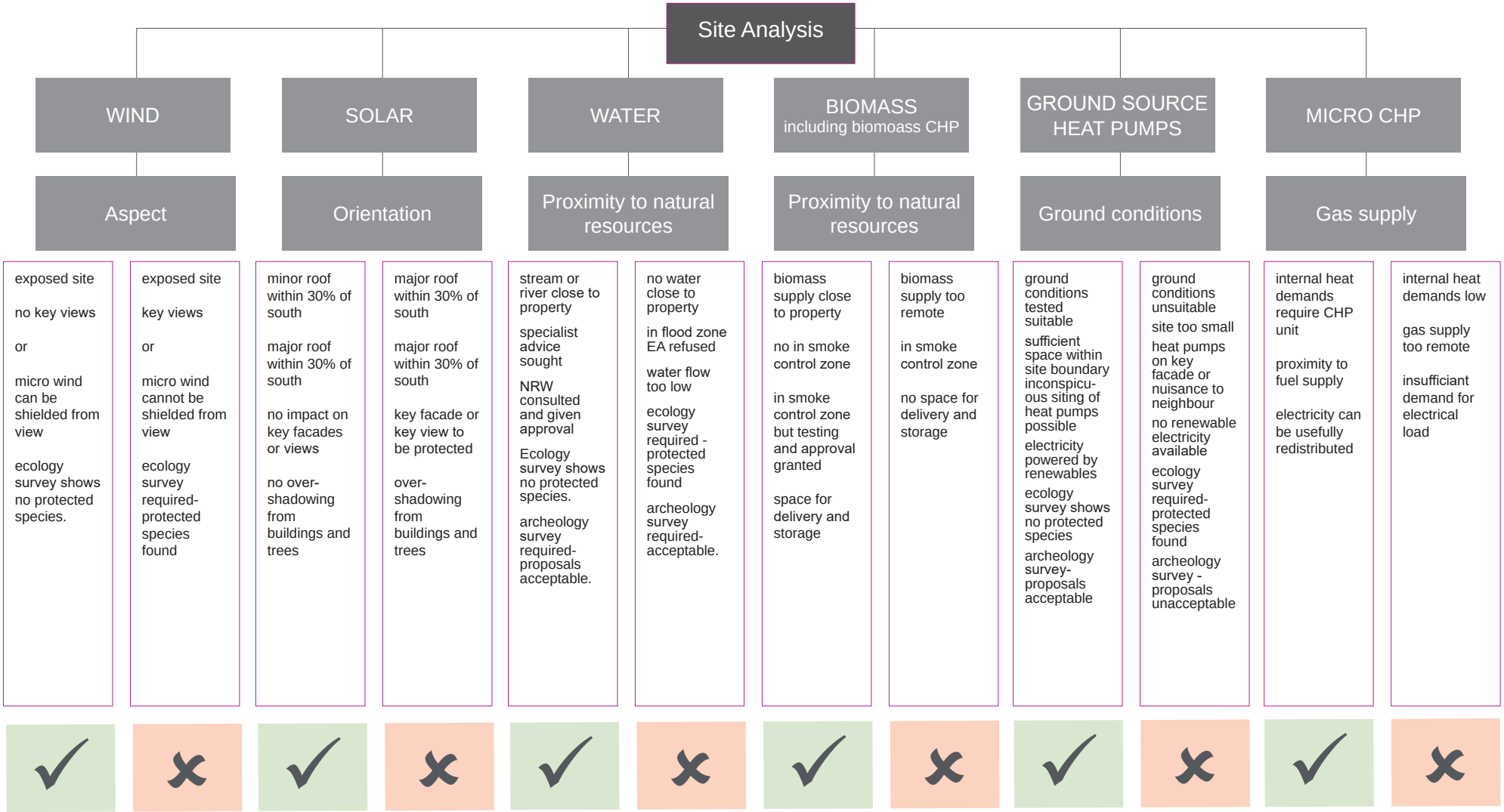
2 https://global.ssl.fastly.net/trelissick/documents/crofters-cafe---building-design-guide.pdf ht

G1.49 he water mill was once a common feature of rural communities before the advent of the national grid. Local rivers are now being seen as a source of power once again. There are three possible routes to power generation; in-stream wheels (including reactivating the existing historic water mills), turbines in smaller streams or springs, and finally weirs.

G1.50 The potential for energy generation will vary depending on the water flow rate and method used, however up to 100kw is possible in some locations.

G1.51 Early consultation with Natural Resources Wales is necessary as any changes to flood patterns and water supply will have to be monitored and agreed (refer to TAN 15: Development and Flood Risk 2004).

sustainable systems decision matrix



✓ consider as part of overall design approach

✗ not appropriate

Wind Power

G1.52 The assessment of large scale wind generation farms is outside the scope of this document, however, small scale wind turbines may be acceptable on Gower within the aesthetic of commercial and agricultural holdings. There is however considerable evidence that suggests that small installations do not achieve a significant enough generation of renewable electricity set against the initial capital investment and ongoing maintenance costs.

G1.53 Other areas for consideration which are included in sustainable design are sustainable water management, the circular economy (material choices, waste), pollution; health and well- being, ecology and management.

Water management:

G1.54 Sustainable Drainage Systems (SuDS) are required for all proposed new developments that include at least 2 properties or developments over 100m^2. SuDS can be used to deliver multiple benefits, including: flood risk reduction, an improvement in water quality and enhancing biodiversity.

G1.55 Water management systems vary from simple measures, including low water use equipment, to rainwater harvesting for larger developments. These measures are intended to make more efficient use of available water resources, and to divert some of the 'waste' water into alternative uses. Grey water recycling is to be considered, as is rainwater for garden use, and for non-potable functions.

The Circular Economy:

G1.56 PPW promotes the concept of a circular economy, which aims to keep materials, products and components in use for as long as possible. The principles of the circular economy seek to move toward reuse, repair and recycle of wastes which arise during development.

The planning system facilitates materials recycling through advocating the use of secondary aggregates in construction, but circular economy principles should underpin all developments.

Above: Circular economy diagram © WRAP 2019

Material Choices:

G1.57 The materials or resources needed and made available by development, and those it may generate, should be considered at an early stage in the design process to assist in ensuring cost effective construction. The Local Planning Authority (LPA) will consider both design choices and site selection and treatment as part of assessing a development proposal.

G1.58 The Waste and Resources Action Programme (WRAP) advocate the increased use of materials made with higher percentages of recycled content. WRAP also advocate that all projects should be able to achieve a minimum 10% recycled content by value at no extra cost to the project. This target has been adopted by the Welsh Government as a minimum target to be applied to all projects under its influence. The WRAP "Net Waste Tool" and "Construction Product Guide" are free online tools to help clients, designers and construction professional make specification choices that increase the use of recycled materials.

Waste:

G1.59 Ensuring access for refuse and recycling vehicles, providing space for recycling storage and access to composting facilities is important to ensure household recycling opportunities are easily available for the occupiers of new developments (see LDP Policy RP 10).

G1.60 Construction sites require a degree of cut and fill engineering operations, and minimising the level of earthwork cut and fill volumes not only reduces waste but also protects soils, reduces energy consumption and reduces transport movements to and from a site. Ultimately it also reduces materials being sent to landfill and makes sustainable use of a finite resource.

G1.61 Developers should design proposals to achieve an earthwork balance by submitting a natural material management plan as part of development proposals which seeks to minimise cut and fill, or which may provide for remediation of land elsewhere in the area.

Pollution:

G1.62 Reduced pollution of land, air and sea can be achieved through specifying either benign, or low polluting, materials and systems. Carbon reduction is the main element, however the reduction of other chemicals and gasses are to be encouraged.

Health and Well-being:

G1.63 Well-designed architecture and external space can provide benefits to health and well-being. This also covers air quality and internal qualities, including daylighting.

Management:

G1.64 This includes setting good environmental management standards from the considerate contractors scheme[3], through to regularly using recycling bins, and responsible consumer choices.

Ecology:

G1.65 Please see the separate guidance in Module H relating to Green Infrastructure and Biodiversity.

3 https://www.ccscheme.org.uk/

G1.66 **BREEAM** is an internationally recognised sustainability assessment and certification scheme for non-domestic buildings and ensures a best practice approach to creating the most sustainable and efficient buildings.

G1.67 The primary aim of BREEAM UK New Construction[4] is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost-effective manner. Performance is quantified by individual measures and associated criteria stretching across a range of environmental issues and expressed as a single certified BREEAM rating, i.e. the label. Non-domestic buildngs include agricultural and commercial and tourism buildings.

Agricultural:

G1.68 Proposals should follow the energy hierarchy. Renewable options such as biomass CHP may be appropriate for uses with more significant heating requirements. Small wind turbines may fit within the overall character of the buildings depending on agricultural use. Proposals with floorspace of 1000m^2 or more, or on a site of 1ha or more should achieve a BREEAM standard of 'Very good' overall with 'excellent' for Ene 1.

Commercial and Tourism:

G1.69 Proposals should follow the energy hierarchy. Small scale biomass, CHP, and solar systems may be appropriate for new-build commercial and tourism buildings. Ground source heat pumps and micro hydro could also be used, if appropriate. Proposals with floorspace of 1000m^2 or more, or on a site of 1ha or more should achieve a BREEAM standard of 'Very good' overall and 'excellent' for Ene 1.

Existing Buildings and Extensions:

G1.70 Existing buildings which are listed or within a conservation area will be subject to more stringent policy and design checks.

G1.71 However, there is precedent for high quality contemporary extensions with renewable technologies on historically important structures, and early consultation with the LPA is advised to ascertain whether this approach would be possible.

G1.72 Extensions and alterations to all existing dwellings under standard conditions will need to address the current version of Building Regulations: Part L.

G1.73 A relaxation of the Part L requirements may be the upgrading of the fabric alters the appearance of the building. Early consultation with the Council's Building Regulations Service is advised. Prior to preparing any proposal confirmation should be sought of the latest mandatory sustainable building standards.

4 https https://www.breeam.com/NC2018/content/resources/output/10_pdf/a4_pdf/print/nc_uk_a4_print_mono/nc_uk_a4_print_mono.pdf://www.breeam.com/NC2018/content/resources/output/10_pdf/a4_pdf/print/nc_uk_a4_print_mono/nc_uk_a4_print_mono.pdf

useful references

Building Regulations Guidance Part L (Conservation of Fuel and Power)
https://gov.wales/building-regulations-guidance-part-l-conservation-fuel-and-power

WRAP
http://wrap.org.uk

Natural Resources Wales
https://naturalresources.wales/

Energy Saving Trust
https://www.energysavingtrust.org.uk/

BREEAM UK New Construction Non Domestic Buildings UK Technical Manual SD5078: BREEAM UK New Construction 2018 3.0
https://www.breeam.com/NC2018/content/resources/output/10_pdf/a4_pdf/print/nc_uk_a4_print_mono/nc_uk_a4_print_mono.pdf

landscape


MAYBANK

Development in the Countryside (subject to Policy CV 2)

Strategic Green Infrastructure Network (subject to Policy ER 2)

Gower AONB (subject to Policy ER 4)

Undeveloped Coast (subject to Policy ER 7)

Ecological Networks and Features of Importance for Biodiversity (subject to Policy ER 9)

Trees, Hedgerows and Development (subject to Policy ER 11)

Developed Coast and Waterfront (subject to Policy TR 2)

Air and Light Pollution (subject to Policy RP 3)

Water Pollution and the Protection of Water Resources (subject to Policy RP 4)

H1.1 For any development to integrate successfully into its surroundings, early consideration of a landscape scheme is vital. When considering a landscape proposal, whether an entirely new scheme or simply adjusting an existing site, the approach adopted is key to the success of the development and how it relates to the character of Gower and its wider context.

H1.2 A high quality landscape scheme can result in many positive benefits, by enhancing the local environment and ecology and by adding value to the development. Often, if a landscape scheme is not produced at an early stage, delays can occur which can in turn lead to additional costs. A holistic approach will also provide many cost effective solutions, such as, the implementation of a water management scheme that utilises the existing landscape, rather than introducing new, highly engineered and expensive solutions.

H1.3 Key landscape principles include:

- Protecting and retaining existing landscape character and features
- Sensitive layout, scale, and choice of materials of development
- Careful consideration of site levels and ground modelling
- Connectivity to existing green infrastructure networks

H1.4 TAN 12: Design (2016) not only encourages local planning authorities to give an early indication of its landscape design expectations, it also highlights the need to provide for habitat connectivity in addition to the role of landscape in the sustainable management of resources.

Above: view into Landimore
Opposite page: attractive garden and boundary treatment, Overton

H1.5 On Gower, intrinsic harmony is required between landscape and building. This will not only protect the natural beauty of the area but also provide many additional benefits for people and wildlife. For new development, this can be achieved through application of the Green Infrastructure (GI) approach as part of the placemaking process, as required by Local Development Plan (LDP) policy ER 2 Strategic Green Infrastructure Network.

H1.6 Swansea has developed a GI Strategy for the City Centre which sets out the principles of GI. These principles are applicable to both the urban and rural contexts and a summary is set out below. It is intended that a County wide GI Strategy is developed and this will be supported by a GI Supplementary Planning Guidance (SPG) to provide further guidance on the implementation of the LDP Policy ER 2.

H1.7 The GI approach requires new development to understand the range of GI assets present on the site, consider what opportunities there are to maintain and enhance the functions they perform, and ensure that the development provides a connected network of green spaces and features which optimise the range of benefits provided by GI assets present on the site. For new development, maintaining and enhancing GI needs to be considered at both a site specific and more strategic landscape level.

Green Infrastructure

"A network of multi-functional green space, encompassing both land and water (blue space). The Green Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green Infrastructure network delivers a wide range of Ecosystem Services including environmental and quality of life benefits for local communities."

Swansea LDP 2019

Above: view of Oxwich Bay

H1.8 Gower is a rural area with extensive and high quality GI assets. LDP Policy focuses new development on Gower Key Villages and it is here that maintaining and enhancing multifunctional and connected GI is most important. It is essential to recognise that not all green space within the key village boundaries should be developed. Such spaces may be important components of the GI network providing an array of benefits including amenity, well-being, flood attenuation and ecological connectivity. Embedding high quality, sustainable and multifunctional GI into development on Gower may involve avoiding development on key areas of GI assets; strengthening connections between existing green spaces and compensating for the green space lost to development by recreating green features.

Multifunctional:

Recognising nature itself is multifunctional and that natural areas simultaneously provide a full range of ecosystem services.

Collaborative working between designers of development and supporting infrastructure to explore all opportunities to make features of a scheme multifunctional (for example, drainage solutions can increase biodiversity, cycle routes can provide ecological connectivity, tree planting can improve shade).

Adapted for Climate Change:

Incorporating GI features to build in cost effective means of resilience to climate change issues such as providing shade, evaporative cooling, use of rain water, surface water run-off and air filtration. For example, through the installation of renewable energy sources, sustainable drainage solutions, green roofs and green walls and the introduction of soft landscapes and planting climate change resilient species.

Healthy:

Ensuring development contributes to good health and a sense of wellbeing by providing access to clean air and water, areas for exercise, food growing, exposure to nature and places to socialize, play and learn.

Biodiverse:

Preventing fragmentation of existing habitats. Providing new, and linking existing habitats to allow species movement and increasing amount of available habitat.

Smart and Sustainable:

Incorporating GI features capable of delivery and maintenance without reliance on fossil fuels, save energy, use recycled material, be low maintenance and not rely on artificial irrigation.

H1.9 Soft landscaping can help to define spaces, soften edges, integrate a development into its surroundings, provide sustainable drainage, enhance road systems, provide amenity spaces for people to enjoy and create green corridors and habitat links. It includes all 'living' components of a landscape scheme including soil, grass, earth modelling, trees and shrubs, and water bodies.

H1.10 Consideration should be given to the following:

- Species selection
- Scale of planting
- Design of planting
- Green Infrastructure
- Sustainable Drainage Legislation

H1.11 The coastal climate of Gower limits the growth and species range of large woody plants so there is very little tree or large shrub cover particularly in the rural upland and coastal areas. Trees are found more frequently in valleys and in most villages and hamlets. Small copses or tree clumps are usually associated with farmsteads

H1.12 SuDS guidance promotes the inclusion of vegetation and trees within SuDS design. The SuDS Manual gives guidance on appropriate tree and plant selection and planting for the provision of water management and biodiversity.

Above: appropriate and inappropriate examples of non-native species used within Gower

Species selection

H1.13 When choosing plant species for a soft landscape scheme, they should reflect its purpose, location and function.

H1.14 Native species are adapted well to their local environment and are more likely to survive, especially in maritime or exposed environments, and have a higher wildlife value than ornamental or exotic species. Using native species wherever possible will strengthen the character and ecology of Gower.

H1.15 Striking species not naturally found in Gower, such as purple leaved beeches, Italian poplars or pines should be used very carefully as they will draw attention to a development and could look out of place. Whilst the use of tropical style planting is widely seen in the area, as a general rule, the use of exotic and non- native species is discouraged. However if used sensitively and kept low key they can help to strengthen the Gower's connections with a mild climate and the sea.

H1.16 Large belts of conifers for screening, ornamental conifers, exotics and topiary are discouraged in exposed, treeless areas where their visual appearance can be intrusive, detracting from the area's character. A planting scheme should not be used to screen or remedy poor building design. Locally native tree belts can be used however to shelter new development and enhance biodiversity, in appropriate locations.

H1.17 Further information on appropriate tree and shrub species is included within Appendix 8.

H1.18 It is important to consider the scale of planting within individual landscape types. If development is within a landscape type dominated by expansive, treeless spaces, a subtle approach should be adopted, only using low shrub planting and avoiding larger trees, and blocks of planting. In areas where woodland blocks, smaller well defined field patterns with hedgerow trees, and a hilly landform are found, such as in 'Undulating Lowland Hill Terrain', a bolder approach is acceptable.

H1.19 Further information on landscape character types is included within Appendix 5: Landscape Characterisation and Appendix 6: Settlement Character Areas and Settlement Statements.

Top left: the area around Pilton Green, within the lowland plateau landscape type demonstrates a typically open and uniform make-up, with scattered low hedgerow trees

Bottom left: the lowland escarpment landscape type presents an exposed and treeless landscape. Tree and large shrub planting would not be appropriate here.

Above: undulating lowland hill terrain such as that around Nicholaston, Burry Green and Wernffrwd is typically complex and intimate with woodland clumps, mature hedgerows and conifer planting associated with settlements.

(Source: Historic Landscape Characterisation Gower) www.ggat.org.uk

H1.20 Contemporary and formalised landscape proposals can make an exciting addition to a public facility or park, but care should be taken over the appropriateness of this approach within Gower. This style is more suitable immediately adjacent to buildings or within built up areas, with the design becoming more naturalised and informal towards the boundaries, where the development site meets the surrounding landscape.

Above: This car park at Oxwich bay shows a good example of screening and integrating a car park using the existing landform and a mixture of native and more ornamental species, such as the birch trees and Phormiums

Above: This residential property is situated on the edge of Rhosilli Down and White Moor. The planting design and landform, use of water and natural materials successfully compliment the surrounding open moorland character of the Lowland escarpment landscape type

Grass and lawns

H1.21 Areas of grass, especially when left to grow long, not only create a permeable surface that helps reduce rainwater run- off, but also create an attractive habitat for many unusual plants and animals, and a space for amenity.

H1.22 The use of wild flower lawns should be considered wherever possible, and incorporate a mowing regime that allows flowering. If mown lawns are required, an area to the periphery should be set aside for this purpose.

H1.23 Reinforced grass areas create a hardwearing surface that is well integrated into its natural surroundings. However the system to be used should be carefully considered. The use of concrete grid systems is often unsuccessful as the grass becomes worn easily and leaves a bare ugly surface. There are several alternative innovative products available, including soil-less turf which are more attractive and reliable and provide more permeable sustainable drainage solutions.

Trees, Woodlands & Hedgerow Protection
(subject to Policy ER 11)

The Protection of Trees on Development Sites SPG (2016)

H1.24 Whenever possible, existing trees should be retained as part of a development and regarded as a positive contribution. Locating a development near existing trees will help to screen and integrate the building into its surroundings and reduce the cost of new planting. The Council's adopted SPG 'The Protection of Trees on Development Sites' (2016) provides guidance in relation to the steps that need to be considered at the planning and design stages and during construction to ensure that significant existing and proposed trees are kept healthy and become an asset to a new development. The guidance applies to trees, woodlands, hedges, hedgerows and large shrubs and development. The SPG is currently being reviewed and will be adopted as SPG to the LDP.

H1.25 Trees provide multifunctional GI benefits such as shade, drainage, biodiversity, amenity, distinctive places, and health and well being.

H1.26 Existing trees may be legally protected by a Tree Preservation Order (TPO). This will need to be investigated as part of the site survey and planning application. Often applications will need to demonstrate how existing trees will be retained and protected, including their associated canopy and root zones. Where trees will need to be removed, provision for their replacement should normally be included as part of the landscape detailing.

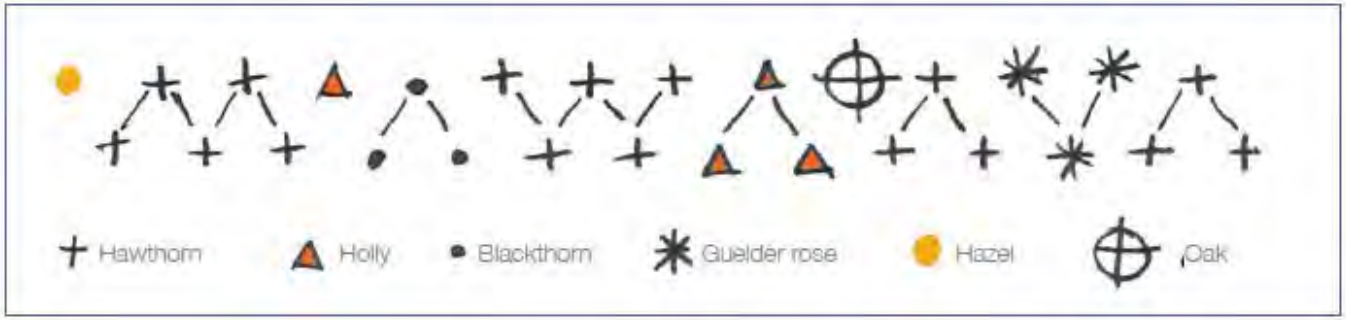
H1.27 Any proposals for the removal of hedgerows or trees must consider the impact on protected species or nesting birds.

H1.28 The Council should be given 6 weeks notice, in writing, of any proposed works to trees with a trunk diameter of 75mm or greater in a Conservation Area. As a result, the Council may place a TPO to control the proposed work.

H1.29 Existing hedgerows should be retained and improved where possible, and in some cases they may be classed as 'ancient hedgerows' and protected as a consequence.

H1.30 Where hedgerows are prevalent, these may form the best type of boundary to a development, linking to the surrounding landscape. If development is in an area where individual hedgerow trees are evident then incorporating these would be appropriate to create a species rich hedgerow. An example of a typical design and species is provided below.

H1.31 Information on appropriate plant species is included within Appendix 8.



Above: typical native hedge planting plan

Water Pollution and the Protection of Water Resources (subject to Policy RP4)

Avoidance of Flood Risk (subject to Policy RP5)

Safeguarding Public Health and Natural Resources (subject to Policy RP1)

H1.32 If a site is near a river, stream or pond, or it is proposed to construct an open water body, Natural Resources Wales (NRW) must be contacted to ensure compliance with their requirements and to ensure that the development will have a minimal impact on the existing habitat. LDP Policy RP4 provides further guidance. The following will also need to be taken into consideration:

- Where would water naturally collect?
- Will it be visible and intrusive from surrounding areas?
- Is the scale appropriate for the area?
- Is the proposed development close (up to 7m) to a watercourse?

H1.33 Watercourses will be safeguarded through green corridors/riparian buffers: to protect water quality and water habitats and species; and to provide for flood plain capacity. Planting will need to be considered carefully and species chosen that suit wet conditions. A good balance of shaded and open habitats is recommended around water bodies. Further information on appropriate water plant species is included within Appendix 8.

H1.34 As with all landscape proposals, water bodies should be annually maintained and managed to ensure they do not become overrun with invasive or competitive species and reduced in biodiversity and ecological value. It is recommended that the advice of a local ecologist or wetland specialist is sought regarding a management regime. Consideration should be given to involving a local community or school group to help out, as they would gain educational benefit from the process.

H1.35 Surface water drainage systems, along with the ideals of a sustainable development, are collectively termed Sustainable Drainage Systems (SuDS). LDP Policy RP4 provides guidance on surface water run-off, including the use of SuDS. SuDS must be designed and built in accordance with the Statutory SuDS Standards Wales and must be approved by the SuDS Approving Body before construction work begins.

H1.36 The SuDS standards follow a natural management approach and water should be managed on or close to the surface and as close to the source as practicable.

H1.37 SuDS should be considered at the earliest stages of site design and inform site layouts in order to ensure maximum GI benefits in addition to surface water management functions. Applications should be accompanied by proposals for a maintenance and funding plan.

H1.38 Foul water drainage should be appropriately designed with the assistance of a drainage engineer, ensuring any new systems are connected appropriately into existing systems.

Above: examples of drainage channels and culverts within Gower

Strategic Green Infrastructure Network
(subject to Policy ER2)

Designated Sites of Ecological Importance
(subject to Policy ER6)

Habitats and Species
(subject to Policy ER8)

Ecological Networks and Features of Importance for Biodiversity
(subject to Policy R9)

H1.39 The Council has a duty to maintain and enhance biodiversity and promote the resilience of ecosystems. This is referred to as the Section 6 Duty and is set out in the Environment (Wales) Act, 2016. Development sites must demonstrate how the diversity, connectivity, scale, condition and adaptability of ecosystems have been taken into account. Development which causes significant loss of habitats or species will not be supported. Development must provide a net benefit for biodiversity. Further guidance is available in the draft Biodiversity SPG that is currently subject to public consultation and will be adopted as SPG to the LDP.

H1.40 It is important to remember that many development sites may support protected species and habitats. They are protected by law at both a national level and at a local level through policies in the statutory development plan (Swansea LDP) and SPG. Planning permission could be refused if the proposal does not take necessary action to protect and/or enhance these species and their habitats before and during the construction.

H1.41 The Council's planning ecologist will provide advice on any assessments and subsequent works required, where necessary, in association with any planning application.

H1.42 Undertaking a preliminary ecological appraisal will provide an initial overview to determine the potential presence of protected, priority species. If protected species are found and disturbing them is unavoidable you will need to obtain a licence in addition to planning permission. It is also important to consider your programme of works to account for the bird nesting season, from March to August inclusive. Tree works and clearance must not be undertaken during this period.

H1.43 NRW provide information on the status of priority species, both flora and fauna, in Wales.

Above: Barn owl: protected under Schedule 1 of the Wildlife and Countryside Act, 1981

H1.44 New development can be designed to incorporate features that help maintain and enhance biodiversity, such as swift brick boxes. Swifts will nest in buildings where there are suitable gaps and spaces, however modern building practices tend to exclude swifts from their traditional sites by using materials which seal all gaps and cover ventilation spaces. The Council will encourage the use of integral nestboxes in all new development, which should be incorporated into the architectural design from the outset. Such features result in next to no cost for the developer.

H1.45 A Green Infrastructure (GI) Survey can also provide a valuable tool to provide detailed information about the surrounding area and site context, and is vital to understanding the existing features of a site that may need to be retained or enhanced, such as ecology, water courses and trees.

H1.46 More detailed surveys are required for conversion of a building or a new building in more exposed rural areas, where the development may have a greater impact on the surrounding character of the landscape, if it is likely that any protected species are present on the site or will be affected by the development.

H1.47 Your planning application registration may be delayed if you fail to demonstrate that ecology has been fully considered in the design process.

H1.48 As well as addressing national guidance in relation to the protection of habitats and species, there is also the need to consider and address relevant biodiversity policies contained in the Swansea LDP.

H1.49 The landscape around the buildings needs to be maintained in the same way a building does. Unless maintained, the landscape will become degraded, unsightly and with a reduced ecological and monetary value. Lack of maintenance is a large contributor to the failure of landscapes and even the buildings within them. Neglected spaces can often encourage other problems such as anti- social behaviour, littering and vandalism.

H1.50 If development falls within the public realm, it may be possible to arrange separate or additional maintenance regimes with the local authority. Another approach is to involve local wildlife or community groups, for example, if a proposal includes a habitat area such as a pond, or there is a requirement to build log piles, reptile hotels, etc., as part of the planning requirements. Local school children or an ecologist may be willing to help with this and local naturalist groups are usually willing (sometimes for a nominal fee) to provide on-going advice and assistance for the best maintenance of the grounds.

H1.51 Often planting areas can be maintained unsympathetically, resulting in unnatural plant shapes. A softer, more sympathetic approach to maintenance is much more aesthetically in keeping with the natural landscapes of Gower and of greater benefit to wildlife. It is important that a written programme of works is agreed in advance and that an on-going commitment and budget is made from the outset, to ensure this crucial element of landscape design is not overlooked.

Above: Lack of maintenance can lead to degradation of buildings and landscape

H1.52 Hard landscape design includes all hard surfaces that would be designed or retained as part of a development, such as driveways, steps, footpaths, patios, fences, boundary walls, and ground re-modelling. It forms the foreground of almost all lanes and therefore good quality design of these areas will provide a positive contribution to the overall character of the area and provide the context within which the buildings are viewed. Hard landscaping that has a SuDS function can be designed to incorporate vegetation so that the impermeable surface includes zones of planting or lies adjacent to planted areas, e.g. bioretention zones, swales, detention basins. Trees can also be included in isolated plantings between pavement zones.

H1.53 The construction industry produces materials that are nationally available, and the use of such products without careful consideration, may result in a scheme that does not relate to the local sense of character or sense of place. Natural materials, stone, cobbles, timber, weather better and are more robust. Lifetime costs of materials should take precedence over short term costs.

H1.54 With the recent prolific rainfall and more frequent storm events, all development proposals should consider the rate of run-off from their site. Increasing the total area of hard surfaces increases the rate of run-off and the consequent need for drainage systems. Minimising hard surfacing will help to reduce run-off, presenting larger areas of permeable or porous surfacing and a more sustainable approach to water management.

H1.55 General design principles:

a	a retain and restore original and existing features
b	use good quality, natural materials
c	use legitimately sourced, reclaimed materials from Gower when possible
d	use a limited palette of materials and a simple design
e	incorporate traditional construction methods
f	recycle any materials not used and avoid excess waste
g	avoid discordant colours
h	avoid importing materials from overseas as these will look alien
i	avoid standard road kerbs in rural settlements
j	ensure your design takes account of safety and security e.g. disabled access and trip hazards
k	employ local craftsmen and builders, where skills are of an appropriate level
l	avoid non-porous and/or non-permeable surfaces and follow guidance in SuDS manual

Note: Most minor landscape works will not require planning permission, although certain hard landscape features such as the erection of a fence or boundary walls above a certain height will require consent. If in doubt you are advised to check with CCS Planning Services section

H1.56 Too many different materials used in a small area can create a disjointed and chaotic feel, and large areas of poor quality tarmac or concrete or brightly coloured cheap block paving can degrade the appearance of both the building and its context.

H1.57 A simple palette of just two or three hard wearing materials such as blocks, cobbles and bound gravel will give a unified, quality solution.

H1.58 Stone is invariably the best material to use for hard surfaces. It is low maintenance, durable and looks attractive, mellowing and changing with age. It is important to use reclaimed or locally sourced stone in order to address both aesthetic and sustainability concerns. When locally sourced stone is not available, the same type of stone should be sourced.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H1.59 Preferred materials include:

- ‘conservation’ or reclaimed granite kerbs, where appropriate
- cobbles
- flag stones, preferably reclaimed
- bound gravel
- unbound gravel
- crushed cockle shells

1 External detailing to holiday units in Llangennith relates well to the materials used in the buildings and the wider context

2 Mix of flags and block paving complement each other in small front garden, Port Eynon

3 Cobbles used as a parking area to the front of a property in Llanrhidian

4 For public realm spaces resin bound aggregates can be used to great effect and can incorporate recycled materials

5 Traditional cobbles used to the front of Great Pitton Farm

6 Recycled shells are a sustainable solution which link back to the maritime nature of the peninsula.

hard surfacing

H1.60 All hard surfacing should be permeable or porous. Large areas of block paving should be avoided as it is too uniform and does not reflect the local character. Tarmac is monochrome and suburban in appearance.

H1.61 Concrete grass reinforcement may be appropriate in heavily pedestrianised areas, such as car parks where grass is worn away easily. However care must be taken with its specification and levels of use. Further information on parking surfaces can be found within Module D: Commercial and Tourism.

H1.62 Threshold detailing is another important detail not to overlook. A threshold is any interface between a building and another component such as a road. It provides a positive contribution to the public realm, a valuable demarcation strip, and allows for changes in level. Suitable edging details should be used. Grass or planting adjacent to the edge of the road or pavement, as opposed to standard road kerbs, is preferred to soften hard surfaces.

1 Poorly specified concrete grass reinforcement system fails to create intended ‘green’ finish

2 Block paviours with contrasting colours or patterns create an inappropriate suburban feel

3 Suburban style concrete kerb detail with haunching too harsh for rural context

4 Planting to verge softens boundary wall and road verge

5 Simple stone kerb and grass verge detailing provides softer and more appropriate response

6 This traditional example of the boundary between a building and the street could be successfully interpreted in a contemporary style

H1.63 Integrating a development seamlessly into its surroundings will help retain the existing character of Gower. Adjusting the siting of development to take account of the landform should be one of the first considerations during the design process. Inevitably some re-modelling may be required.

H1.64 If existing topsoil is to be re-used it should be stored correctly, as it can easily become degraded and damaged. Subsoil and topsoil layers must not be mixed, soil should only be moved in dry conditions and as little as possible, ensuring that the stock pile does not exceed 3m in height and 10m in length. Topsoil should be re-used within 12 months and may need to be ameliorated with compost or fertilizers.

H1.65 Retaining walls should be unobtrusive. Using stone or timber walling, broken up with planting and topped with grass or shrubs can help soften the appearance. Earth mounds should tie into the surrounding landform and avoid appearing out of place, using a gently sloping 'S' shaped profile.

Above: good examples of integrating your landscape scheme into sensitive, open common- land surroundings

Above: retain and capitalise upon existing landforms as a means of softening the building

H1.66 Landform can soften and break up unsightly development within exposed and prominent areas, such as on the edge of moorland. Mounding will also act to shelter, reduce noise levels and reduce the export of excess material off-site. However this should not be a substitute for good design in the first instance.

H1.67 The walls on Gower are a prominent and historically important feature. They provide a micro habitat, adding to Gower's biodiversity. Stone walls provide robust, and maintenance free, security and privacy.

H1.68 Although stone is no longer quarried on Gower, stone walls are prevalent. In the north the walls use pennant sandstone, with old red sandstone and quartz conglomerate within central Gower.

Above: appropriate types of stone walling
Below: different styles of whitewash finish

H1.69 A wall bearing no resemblance to the traditional styles will have a negative impact on the character of Gower. The type of stone, colour of render, and finish should be considered carefully. Artificial stone products, blocks and concrete screen walling are all inappropriate.

H1.70 The threshold of a wall – where it meets the ground can be softened by retaining a strip of grass or shrubs, which also enhances biodiversity and assists drainage.

Above: inappropriate examples of walls including 'crazy paving' stone effect and concrete painted products

H1.71 The most prominent traditional styles of wall on Gower are:

rubble finish

'cock and hen' or 'buck and doe'

upright and even sized top stones

H1.72 Whilst fences are a cheaper alternative to walls, they do not have the same quality appearance or durability as stone. In the appropriate context they can be an effective substitutes, but they should be used sensitively.

H1.73 Fences should not be used to screen a development. Over elaborate panelled designs or bright colours are not in- keeping with Gower, and should be avoided. Hedges are also often used and these are discussed in more detail at G1.33.

H1.74 In open countryside, timber post and rail or wire fencing is increasingly being used. It is good practice to incorporate fences alongside new hedgerows as a means of protection until the planting is sufficiently established for the fence to become redundant.

H1.75 Timber post and rail with vertical palings or traditional cleft chestnut post and rail are used in more rural areas and create an attractive form of enclosure.

H1.76 Closeboard, or hit and miss timber fencing, has a bold appearance in the landscape. It is often associated with industrial areas, so the use of this fencing should be discouraged.

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In order to maintain biodiversity connectivity, any fencing should provide gaps for wildlife movement (e.g. hedgehogs). Iron railings are not widely used and should be avoided across Gower. Looking at fencing in the locality gives an idea of the materials used, and the level of detailing and craftsmanship common to that area. This will help reinforce the ‘sense of place’ and local identity. Gates within fences should match the style of the fence. Using salvaged stone gate posts is encouraged.

H1.77 Traditional timber farm gates are used widely on Gower both on residential properties and farmsteads. In agricultural situations they tend to be metal and are usually hung from timber posts, although stone is preferred for its durability. Gates which are hung poorly or not maintained lead to an untidy, neglected appearance.

1 Inappropriate fencing to boundary

2 Appropriate forms of fencing to boundaryAttractive timber gates to driveway

3 Examples of gates of various styles and materials appropriate to Gower

4 Attractive timber gates to drive

5 Suburban style of gates inappropriate to Gower context

H1.78 Pavements are not common on Gower. The majority of settlements have narrow winding roads leading through them, with grass banks or property boundaries to either side.

H1.79 With the increase in tourism related traffic, conflicts with vehicles and pedestrians, and local residents are likely to become an issue. The need for a paved threshold between new development and road sides should be carefully considered at the planning application stage and due regard should be given to an appropriate level of users safety, whilst retaining the local character.

H1.80 Whilst there is no definitive style for pavements and they tend to be made from tarmac, there may be scope for a more modern approach using cobbles or stone.

Above: typical examples across Gower, showing lack of pavements

1 narrow, enclosed lanes, Parkmill
2 grass verges, Burry Green
3 stone walls to road edge, Oxwich
4 enclosure of walls, Port Eynon

Above: natural materials such as setts and flags would be options for pavements where required

Bollards and Markers

H1.81 A distinct feature of Gower are the simple stone roadside markers acting as vehicle deterrents or way markers. These are sometimes painted white. Bollards are not frequently seen but the preferred material would be timber, recycled plastic or steel. They should be a subdued colour to help them integrate into their surroundings. Chainlink barriers are not appropriate to the character of Gower and should be discouraged.

Above: examples of existing types of bollard and markers found within Gower

Green Infrastructure SPG (Forthcoming)

Biodiversity SPG (Forthcoming)

The Protection of Trees on Development Sites SPG (2016)

The Protection of Trees on Development Sites draft SPG (2020)

The following links take you to websites that provide information on Gower's Nature Reserves, National Nature Reserves and SSSi's (Sites of Special Scientific Interest):
http://www.the-gower.com/naturereserves/naturereserves.htm
http://www.swansea.gov.uk/index.cfm?articleid=10979

lighting

introduction

I1.1 This module sets out guidance to lighting design for the protection of the dark sky environment of Gower AONB. The guidance enables developers and planners to design, submit and assess lighting schemes that are appropriate to the landscape. Proposals must have regard to all relevant policies in the LDP, including the following:

- Gower AONB (subject to Policy ER 4)
- Air and Light Pollution (subject to Policy RP3)
- Habitats and Species (subject to Policy ER8)
- Placemaking and Place Management (subject to Policy PS2)

I1.2 This module replaces the 'Lighting Scheme Guidance for Gower Area of Outstanding Natural Beauty' SPG (2010). The module will be a material consideration when considering schemes with an element of external lighting as part of development proposals affecting the Gower AONB. It provides information that will assist decision makers in determining whether or not a proposed development is acceptable in planning terms.

I1.3 Swansea Council is seeking the formal recognition of the Gower AONB as a 'Dark Sky Community' from the International Dark Sky Association (IDA). A Dark Sky Community is defined as:

> "a town, city, municipality or other similar political entity that has shown exceptional dedication to the preservation of the night sky through the implementation and enforcement of quality lighting policies, dark sky education and citizen support of the ideal of dark skies."

This recognition requires a quality, comprehensive lighting policy that includes a suite of minimum standards for permanent lighting installations in the AONB

I1.4 This module covers the following matters:

- Overview of the importance of conserving the dark night sky;
- Lighting terminology and light pollution impacts;
- Legislative and policy context;
- General lighting design principles to control light pollution;
- Design guidance to support policy designed to protect the dark sky of Gower AONB;
- Key aspects for any necessary lighting assessment of development proposals and subsequent lighting plan;
- Best practice for all lighting proposals – domestic and non-domestic uses.

I1.5 The guidance relates to all exterior lighting situations regardless of the location of the lighting project, or whether it is a stand-alone lighting project or part of an overall development. Potential developments and lighting situations include, but are not limited to:

- Housing developments
- Industrial developments
- Retail developments
- Roads and footpaths
- Exterior sports grounds and arenas
- Feature lighting for civic enhancement
- Illuminated advertisements
- Replacement of existing lighting installations.

I1.6 To be clear from the outset, this guidance does not seek to eliminate or ban lighting within Gower AONB. Swansea Council recognises that there is a duty of care for developments to include lighting to meet health and safety requirements and other legitimate needs. However, maintaining the dark sky environment of Gower relies on good lighting design that is appropriate to the rural setting and that does not cause light pollution and so impact the special qualities of the AONB. Also, the Council will seek to prevent statutory nuisances where lighting forms part of a planning permission and may seek to regulate light as part of planning conditions and obligations.

I1.7 Guidance can also be found within the Biodiversity SPG and Green Infrastructure SPG .

I1.8 All lighting installations on Gower should apply best practice to reduce light pollution and impacts on the dark sky, following the overall principle of:

'Think before you light; the right amount of light, where needed, when needed'.

dark sky & light pollution

I1.9 Light pollution is the unnecessary brightening of the night sky as a result of upwardly directed light. Light pollution is typically caused by poorly designed development schemes and inappropriate or poorly installed lighting equipment.

I1.10 There are three general types of light pollution:

- Sky glow – This is the glow that is visible around urban areas resulting from the scattering of artificial light. Sky glow is light from reflected surfaces and badly directed light sources illuminating air molecules and other particles. Light directed at the near horizontal is the most damaging as it travels furthest and lowest through the atmosphere; this can be avoided by pointing lights downward.

- Glare – the uncomfortable brightness of a light source when viewed against a contrasting darker background. Glare forms a veil of luminance from poorly controlled and directed lighting which reduces contrast and visibility. To road users, glare can be highly dangerous. Lights in the rural, darker area of Gower will be relatively higher in glare than in urban areas.

Above: example of sky glow
Below: example of glare

Above: example of trespass

[Photos courtesy of South Downs National Park Authority]

- Trespass - the spilling of light beyond the area or property being lit. Light trespass can include intrusion into windows of neighbouring properties, but it can also cause issues to habitats and areas of high biodiversity interest.

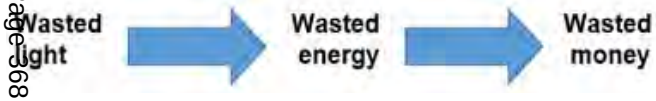
I1.11 An increasing amount of scientific evidence links light pollution to adverse impacts on human health and well-being, wildlife and biodiversity.

I1.12 Light pollution has been demonstrated to disrupt human Circadian rhythm ('body clocks'), with consequences including loss of attention, increased stress and fatigue. Recent studies have linked particularly blue-rich lighting with the supressing Melatonin production – the hormone that regulates the human sleep-wake cycle.

I1.13 Artificial light can be very disruptive to body clocks of many animal species; but it can also act as a barrier to migration, animal movement and ecosystem integrity. Artificial light can alter a species' phenology. For example, lighting affecting the wetland breeding habitat of frogs and toads can disrupt their nocturnal croaking – an important part of their breeding activity – with consequences for reproduction success and population size.

I1.14 Tackling light pollution can reduce or avoid the above effects; in addition, sympathetic and energy-efficient lighting can satisfy community needs at lower cost and reduce carbon emissions.

I1.15 Poor design and/or installation will allow light spill into adjacent areas or the sky where it is not needed or useful; this is a waste of energy and a loss of efficiency. Whilst new LED systems are reliable and cheap to power, only their effective design and installation will allow their optimal operation and efficiency.



I1.16 There is a perception that lighting is a deterrent to crime. However, the Commission for Dark Skies argue that:

> ‘ there is still no proven link between lighting levels and crime rates, due to the complex nature of the subject, and simplistic conclusions cannot hide the fact that crime is a societal problem, not a lighting problem. Recent switch-offs and dimming [of highways lighting] after midnight by more than half of Britain’s local councils show that darkness does not encourage crime – it reduces it’

I1.17 Domestic security lighting can have the opposite effect to that desired. Bright lights can create contrasting dark spots for intruders to hide within, unseen from the outside. Badly installed lights can also be triggered incidentally by vegetation or wildlife. Lights can help criminals see what they are doing, and help them to see an escape route in what would otherwise be unfamiliar surroundings. Lighting can mean that intruders do not need to use a torch to see what they are doing and would otherwise advertise their presence.

I1.18 Dark skies are becoming an important aspect for tourism, through landscapes offering unblemished views of the night sky. After its designation as a Dark Sky Park, the tourism authority in Northumberland reported many of the hotels in and close to it witnessed increases in business with visitors especially from urban areas, wishing to see and experience the wonders of the night sky. 2017 figures estimated that dark skies tourism in Northumberland was worth over £25m to the county, supporting around 450 jobs. Other areas in Wales (including Brecon Beacons, Anglesey and Gwynedd) have been devising ways of boosting business through astrotourism.

I1.19 Several characteristics of light are used to describe and assess lighting installations. The following metrics are used to describe light quantities and limits on Gower; these are represented in Figure A and include:

- Lumens (Lm) – The total light output radiated by a light source. 500Lm is sufficient for most domestic needs.
- Candela (cd) – the intensity of light in a given direction.
- Lux (Lm/m^2) – the illumination on a surface; with a higher Lux value, illumination is greater so the subject will appear brighter.

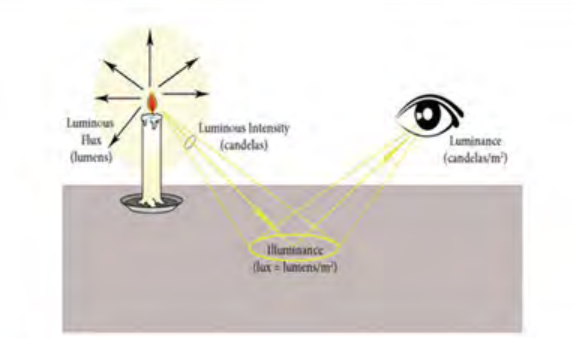


Figure A.
From: Haridy & Haslam (2018). Optical Radiation Metrology and Uncertainty. Intechopen.com

I1.20 For Gower AONB, it is expected that any exterior light sources of 500Lm (or greater) output will be 'fully shielded'. This is defined as - 'a light source screened and its light directed in such a way that none is emitted above the horizontal plane passing through its lowest light-emitting part.' Unshielded fittings with small light sources (less than 500 Lm) may be permitted in special circumstances, but proper upward light control will always be the recommended approach.

I1.21 Outside lights that have the bulb tucked out of sight into the lamp casing, but have a glass bowl beneath are NOT considered Fully-Shielded - as the light is refracted upwards from the curvature of the glass. Unshielded bulkhead lights - of any output - should never be installed - as they waste light in all directions, shining only a small fraction of light to where it is needed.

I1.22 If the angle of a lighting unit is adjustable, it should be directed downwards, with no light escaping above the horizontal plane, and only to where the light is required, and not onto neighbouring property.

I1.23 Switching controls can reduce energy costs and restrict light issues to those times when lighting is necessary. Proper switching should be integrated into lighting projects, incorporating at least one of the following:

- Passive Infra-red (PIR) switching with integrated daylight sensing. These systems activate lights for a set time by detecting the presence of a person/ animal after dark.
- Timer controls to ensure lights are switched off unless required; lights may be dimmed rather than switched off if low-level lighting is necessary.

I1.24 Modern LED technology provides for reliable and energy efficient lighting systems. Whilst lighting systems typically generate a 'white' light, this includes a range of different tones that manufacturers have described using phrases such as 'warm white' or 'cool white'. This range of 'colour temperature' tends to be measured in the Kelvin scale (K) as seen in Figure B below.

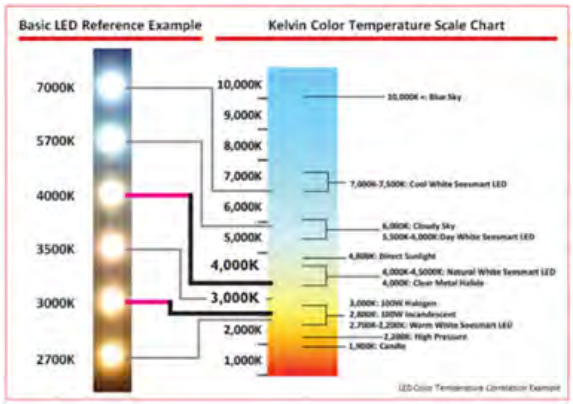


Figure B LED Colour Temperature Correlation Example.
Source: Northumberland National Park

I1.25 High Kelvin lighting includes more light in the blue part of the range. This can create a harsh glare, making it difficult to see clearly at night; it has also been linked to suppression of melatonin production, leading to disrupted sleep and other health risks. High Kelvin external lighting can also affect nocturnal wildlife and their habitats, particularly bats. Lower Kelvin lights are considered to be cost and energy efficient, safer, better for human health and the natural environment, and contribute less to skyglow.

I1.26 For these reasons, lighting systems affecting Gower AONB are expected to use units with a colour temperature of no more than 3000K. The Highways Authority has adopted this standard for all new street lighting on Gower.

National

I1.27 Over 90% of the UK population now lives under highly light-polluted skies, but Gower AONB is one of the few areas in South Wales that retains a dark night sky.

I1.28 The Environment (Wales) Act, 2016 introduces the Sustainable Management of Natural Resources (SNMR) and sets out a framework to achieve this as part of decision-making. The objective of the SMNR is to maintain and enhance the resilience of ecosystems and the benefits that they provide.

I1.29 The Environment Act also sets a legal target of reducing greenhouse gas emissions by at least 80% by 2050.

I1.30 Paragraph 6.8.1 of Planning Policy Wales (PPW) (Edition 10, 2018) 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;
- retain dark skies where appropriate;
- prevent glare, and respect the amenity of neighbouring land uses; and
- reduce the carbon emissions associated with lighting.

I1.31 PPW recognises the importance of 'Dark Sky reserves' in contributing positively to an area in economic and environmental terms, and states that their characteristics should be taken into account when preparing development plan strategies and policies and when considering individual development proposals.

I1.32 PPW recognises the importance of lighting in rural areas to provide security, but light pollution should be controlled. Conditions can be attached 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.

Figure C: Images of light pollution in Wales and Gower. Source: VIIRS 2019 Satellite imagery.
www.Lightpollutionmap.info

I1.33 There is a range of policy and practical guidance for the reduction of light pollution. 'Guidance Notes for the Reduction of Obtrusive Light', Institute of Lighting Professionals (ILP), 2011) recommends 'that Local Planning Authorities specify environmental zones for exterior lighting

control within their Development Plans.' These zones are shown in the Table below:

Table 1 – Environmental Zones

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Source: https://www.theilp.org.uk/documents/obtrusive-light/

Local

I1.34 Local Development Plan (LDP) - The LDP, 2019, sets the policy framework against which all planning applications are determined and includes policies to ensure that the design and operation of lighting systems are satisfactory and/or to prevent light pollution. Relevant LDP policies include:

- Policy ER 4: Gower Area of Outstanding Natural Beauty
- Policy RP 3: Air and Light
- Pollution Policy ER 8: Habitats and Species
- Policy PS 2: Placemaking and Place Management

I1.35 **The Gower AONB Management Plan (2017)** - recognises that development pressures continue to affect the dark sky of the AONB, including development/lighting schemes from outside the AONB e.g. urban Swansea and Llanelli. There are also concerns that minor lighting projects on existing individual properties in the AONB have the potential for cumulative impacts on dark skies.

I1.36 **Gower Dark Sky Community Award** - the Council is seeking the formal recognition of Gower AONB as a 'Dark Sky Community' from the International Dark Sky Association (IDA). The designation recognises the efforts made by a community to protect the night sky and the environment dependent on it. The designation will enhance awareness of dark sky matters to all residents and visitors in the area.

I1.37 A recognised Dark Sky Community must commit to - and implement - a range of measures, with the most relevant to this Design Guide module including:

- A quality comprehensive lighting policy that includes a suite of minimum standards for permanent lighting installations;
- Community commitment to dark skies and quality lighting as demonstrated by the local Highway Authority owned lighting committed to conforming with the lighting policy;
- Demonstrated success in light pollution control; and
- A sky brightness measurement program must be established and maintained to monitor light pollution in the area.

I1.38 Dark Sky Wales have assessed the dark sky quality on Gower, reporting that:

"The darkest locations identified by the study again correlate well with the visible infrared imaging radiometer suite (VIRS)/ World Atlas overlays, with the Rhossili area recording some of the darkest readings. The readings for the entire AONB are very encouraging with the majority in excess of 20 on the logarithmic scale used by the sky quality meter (SQM) which relates to a Naked Eye Limiting Magnitude (NELM) of 5.5 and above. Visually the unaided eye

can recognise celestial features such as the Milky Way, M31 (Andromeda galaxy) and can make out M33 (Triangulum galaxy)

The human eye can perceive stars down to a NELM of 6, with areas above 4/5 generally considered as good. Therefore, it appears that dark sky quality at the majority of the AONB locations monitored is of a good standard. As shown, there are areas of higher light pollution that correspond to the more populated areas with the more rural locations showing better dark sky quality, as indicated in the original satellite data.

The study also revealed a distinct lack of street lighting within the AONB, with exceptions being larger villages located again mostly towards the east and north.

Even here lighting has been sympathetically installed and are mainly of the newer fully shielded LED type with only occasionally unshielded sodium lighting being identified. Housing within the AONB also demonstrate an understanding of correct lighting with many homes displaying low voltage lighting with only the occasional home requiring remediation to conform to IDA recommendations."

I1.39 The survey results are shown in the Figure D: Gower AONB Dark Sky Survey

I1.40 Applying the above evidence to the 2011 ILP Guidance on environmental zones and the control of obtrusive light, Swansea Council takes the approach that the entire Gower AONB should be treated as a 'Zone 1' area. In addition, this guidance will be applied to developments peripheral to the AONB - where their lighting proposals may impact on the sky quality of the AONB. Subsequent advice in this module therefore applies the corresponding Zone 1 obtrusive lighting limits in the ILP Guidance.

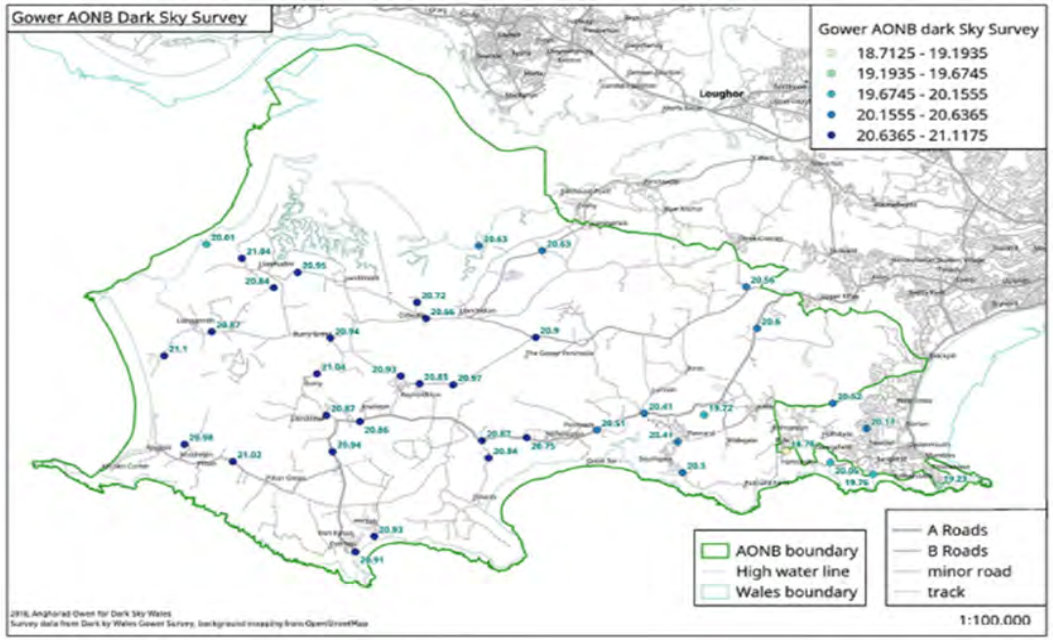


Figure D: Gower AONB Dark Sky Survey

I1.41 It is important that the design process considers how a proposal will interact with the night time environment; how it will be used at night; and how the design minimises the need for exterior lighting. Illumination should be appropriate to the surroundings and character of the area as a whole. Developers are encouraged to refer to - and apply - other published professional guidance on the reduction of obtrusive light within projects; key guidance is referenced at the end of this module.

I1.42 Lighting design should comply with the obtrusive light limitations in Table 1: Obtrusive Light Limitations for Exterior Lighting Installations – General Observers, with a preferred dark curfew (lights-off) time of 2300 hours.

I1.43 Box 1 identifies some general lighting principles for any lighting projects affecting the AONB.

BOX 1

GOWER AONB – GENERAL LIGHTING PRINCIPLES

'Think before you light - the right amount of light, where needed, when needed'

- New lighting should not degrade the sky quality beyond the immediate area to be lit
- Angle lights downward – no unnecessary light above or near the horizontal
- Lamps of 500 lumens or less are appropriate and sufficient for most domestic purposes
- Lamps above 500 lumens should be installed in dark sky friendly fixtures that prevent upward light
- Direct light to where it is needed, not in a direction that disturbs neighbours or wildlife
- Switch off when not needed, Use proximity sensors and timed circuits
- Light to the appropriate illuminance – do not over-light needlessly
- Avoid bright white and cooler temperature LED's of over 3000 Kelvin
- Install at the lowest possible height to achieve lighting levels
- Use and shut curtains and blinds at night
- Extinguish or dim external lighting after 2300 hours

Table 1: Obtrusive Light Limitations for Exterior Lighting Installations – General Observers

Zone	Sky Glow (ULR) [Max%]	Light Intrusion (into windows) *EAV* [lux]		Luminaire Intensity *I* [candelas]		Building Luminance Pre-curfew
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average *L* [cd/m²]
E1 – Natural, intrinsically dark	0	2	0 (1*)	2500	0	0

ULR = Upward Light Ratio of the installation is the maximum permitted percentage of luminaire flux that goes directly into the sky. Some lighting schemes will require the deliberate and careful use of upward light, e.g. ground recessed luminaires, ground mounted floodlights, festive lighting, to which these limits cannot apply. However, care should always be taken to minimise any upward waste light by the proper application of suitably directional luminaires and light controlling attachments.

EAV = Vertical Illuminance in Lux – measured flat on the glazing at the centre of the window.
(1*) - is permitted ONLY for public road lighting installations

I = Light Intensity in Candelas (cd)

L = Luminance in Candelas per square metre (cd/m2)

Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply.
For Gower AONB, curfew is 2300hours.

Refer directly to the ILP Guidance for any further clarification.

I1.44 For those developments where a lighting plan is required to accompany a planning application, the design and assessment should aim to address the key points in Table ?: Contents and Key Aspects of a Lighting Assessment . Further detail to each of these is provided in the referenced paragraphs.

I1.45 Pre-application discussions are useful in helping developers identify the issues to be covered and information that will be needed to support any application for planning permission, which in turn can help minimise delays in processing the application.

I1.46 **Lighting Need** - From the outset it is important to justify the need for lighting – only that which is essential for the task should be considered. The Council recognises that there is a duty of care for lighting to meet health and safety requirements and other such legitimate needs; however, not all lighting is needed or appropriate on Gower. Examples include architectural or 'mood' lighting, illuminated signage or access pathways. Lighting proposed as a duty of care should be shown to be essential - and not justified on a general perception that lighting is always needed.

I1.47 **Existing Light Levels** - Existing lighting levels should be taken into account when considering new installations that illuminate areas. If existing street lighting, safety or security lighting already provides direct lighting on to a task area, then a lighting design should take that into account. New lighting should not be added if existing conditions already provide sufficient lighting. Ambient levels of sky glow should not be taken into account.

I1.48 **Overall Footprint** - The overall footprint of a lighting design may be reduced by offsetting against existing lighting that has been poorly installed. Older systems are less likely to have been installed with regard to dark sky standards and should be improved where possible. This may not need a complete replacement, but an adjustment to a fitting or installation of sensors. Reducing the light pollution of the existing stock may help in lowering the cumulative impact of the proposed lighting, which may present a design more favourably.

I1.49 **Dark Sky Discovery Sites and SQM Monitoring Points** - Dark Sky Discovery Sites (DSDS) are local places that allow good access to observe the dark sky and are often centred on rural car parks. DSDS are part of a growing UK network of sites and it is probable that the number in Gower AONB will increase in the near future. Details of DSDS sites are available here: https://www.darkskydiscovery.org.uk/dark-sky-discovery-sites/map.html

Table 2: Contents and Key Aspects of a Lighting Assessment and Plan

	Inclusions	Description	Ref
	Need		
1	Statement of client needs and parties comments	Is the lighting needed?	6.3
	Baseline Conditions		
2	Existing lighting environment of the site	• What is the current lighting on site? • How is it used and what for? • Is the current lighting dark sky compliant? • Is there potential for improvement?	6.4, 6.5
3	Survey of surrounding night environment	• What is the surrounding lighting environment? • Are there streetlights nearby?	6.4, 6.7
4	Identification of critical viewpoints	• Are there Dark Sky Discovery Sites nearby? • Are there any SQM monitoring points nearby? • Is there nearby important habitat/wildlife sites? • Is the site visible from any viewpoints, public routes or sites?	6.6, 6.7, 6.8, 6.11
5	Identification of Dark Zone limits	• What are the applied Obtrusive Light Limitations?	6.9
	Design		
6	Lighting Design Objectives	• What are the general lighting objectives? • What standards or policies are to be referenced? • Is it an expected design for the task?	6.3, 6.12
7	Task Illuminance	• What guidance/standards have been used to reference lux levels? • What levels of illuminance are to be used and why? • Does the illuminance exceed the Dark Zone limits?	6.9, 6.10
8	Calculated Predictions	A lighting design should include: • A horizontal plan showing illuminance and uniformity levels across the site • A vertical plan showing illuminance and uniformity levels across the site if buildings are to be intentionally illuminated • Maintained averages (E_{AVE}) calculation for task lighting areas – to be compared to guidance standards.	6.9, 6.10

9	Obtrusive Light Calculation	A design should show: • How it meets the criteria as set out by the ILP Zone E1 when installed (not as bought) • Do any luminaires exceed any of the ILP Zone E1 limits?	6.9
10	Comparison with Baseline Values	• What is the assessment of the expected cumulative impact? • Does the design negatively affect the dark sky environment?	6.4, 6.5, 6.7, 6.10, 6.11
11	Luminaire Schedule	• Luminaire light distribution type • Lamp type and Wattage • Mounting Height • Orientation • Tilt • Lumens • Colour Temperature (CCT) • Spectrum Does the colour temperature exceed 3000Kelvin? Does the tilt when installed exceed ILP guidance?	6.12
12	Mitigation	Have other controls been used to bring design into compliance, such as: • Curfews • Proximity sensors • Shielding • Baffles and louvres • Infra-red CCTV • Surfaces Can curfews be used to prevent harm under astronomically dark conditions?	6.9, 6.12, 6.13

I1.50 The SQM Monitoring Points have been selected as roadside (or otherwise easily accessible) points for taking SQM measurements as a way of monitoring the dark sky on Gower. These points are referenced in evidence documents that can be found at Swansea.gov.uk/AONB and should be used to inform a lighting strategy where necessary. As key observation and meeting points, these need to be free of any direct sources of light pollution. Any lighting installations proposed close to these sites should aim to avoid any illumination towards or within them.

I1.51 Biodiversity - Lighting plans should appraise the impacts on biodiversity. Whilst any lighting will have some impact on all species and habitats, there are some particularly significant considerations:

Bats – all bat species are susceptible to impacts from artificial light. All bat species are protected in law and it is illegal to kill, capture or disturb bats, obstruct access to bat roost or to damage/destroy roosts. Lighting in the vicinity of a bat roost could be regarded as disturbance. Development proposals should:

- Survey area for bat species/activity
- Not directly illuminate bat roosts
- Avoid illuminating foraging areas and routes
- Review and apply the detailed guidance published by Institute of Lighting Professionals and the Bat Conservation Trust

Birds – exposure to artificial light can reduce sleep in birds, disrupting long-term Circadian Rhythm that determine the onset of breeding. Birds are also likely to be influenced by changes in insect behaviour due to artificial lights. Lighting proposals should avoid the direct illumination of important areas for nesting birds.

Invertebrates – Artificial light can disrupt feeding, breeding and movement that may reduce and fragment invertebrate populations. This disruption can significantly reduce plant pollination rates in lit areas. Lighting design should:

- Avoid illuminating water or reflective surfaces
- Avoid the direct illumination of ecologically sensitive areas
- Use lighting of no more than 3000 Kelvin CCT

Wildlife Sites – All important wildlife sites may be disturbed by artificial lighting. As Gower AONB includes a very high concentration of wildlife sites, lighting proposals should note the presence of any nearby sites and avoid their illumination. Wildlife sites include areas of international importance (e.g. Special Areas of Conservation), national interest (e.g. Sites of Special Scientific Interest) and local interest (e.g. Sites of Importance for Nature Conservation).

I1.53 All development within Gower AONB with external lighting should meet the ILP guidance levels for environmental zone E1 (Guidance Notes for the Reduction of Obtrusive Light GN01:2011, Institute of Lighting Professionals (ILP) Guidance). These levels will also be applied to developments outside of the AONB - where their lighting proposals may impact on the sky quality of the AONB. These are recommended limits for the control of the main sources of light pollution – sky glow, glare and light spill and are shown in Table1: Gower AONB - Obtrusive Light Limitations for Exterior Lighting Installations – General Observers (above).

Maximum Lux – Maintained Average Illumination

I1.54 Lux is a measure of light on a surface and it can be used to describe the level of light needed on a surface required to do a particular task. Tasks that need high levels of lighting, (e.g. sports) will require greater Lux levels than other areas where lower light levels are acceptable (e.g. pedestrian pathways). For nondomestic lighting, Lux is generally calculated as an average of the maintained illuminance (EAV) across a surface, as levels will be vary significantly over a large task area. It is important that any lighting scheme is designed with the correct levels of light.

I1.55 Obtaining the right level of lux can be a complex task and is likely to require a lighting engineer to model the design and calculate the average for the task area. The Lux level is affected by a range of design aspects, such as: lamp height and direction; number of lamps; Lumen output; and source intensity. Poor design and installation of task lighting may lead to areas being be over-/under- lit, which can impair its use as well as impact on dark skies. Table 3 provides example lux levels, showing that non-domestic needs require substantially more light which will have a greater impact in darker areas. The levels have been compiled by South Downs National Park (2018)[5] and sourced from a number of guidance documents. In designing a lighting plan, the average level of lux (EAV) needed should be referenced according to standard guidance that recommends levels of lighting for different tasks.

I1.56 The table shows that the average lux level within the AONB is 10. Development must therefore be designed to ensure that levels are a maximum of 10 lux within the AONB in order to prevent a detrimental impact on dark skies. This should be evidenced within a lighting strategy.

5 https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf

Table 3: Examples of Lux Levels

Description/Activity	Lux
Overcast day	1000
Internal general office/ professional kitchen	500
Hockey/Equestrian/ Tennis	200
Cricket	100
Football	75
Internal family living room	50
Motorway	50
Building site	50
Distributor roads	30
Domestic security lighting - urban	20
Car oark - rural	15
Gower AONB - max. Average Illuminance	**10**
Residential roads	10
Safety and security general working areas	10
Domestic security lighting - rural	5
Full moon	1
Minimum emergency lighting	0.2

I1.57 Some useful guidance documents are included in the references, but where no specific guidance for a task can be found, the most appropriate and similar activity should be referenced. In some cases the level of required lux will be so great that the inherent surface illuminance will pose a significant threat to the dark skies landscape - no matter how well the design meets all other criteria. Designs requiring an illuminance greater than 10 lux in most situations in the AONB will produce this threat.

I1.58 **Key Viewpoints** - There are key viewpoints across and outside the AONB, identified in the Key Features/Views Map in Section 2. Proposals should consider the impact on these viewpoints, particularly in regard to the disruption of the continuity of the dark landscape. As large scale developments are more likely outside the AONB, consideration should be given to their impact on dark skies and key viewpoints within the AONB.

Luminaires – Physical Characteristics

I1.59 **Symmetrical luminaires** direct light in a symmetrical pattern around the unit and are useful for lighting large areas to a high level of uniformity – such as decorative installations.

I1.60 **Asymmetric luminaires** direct light in a certain path e.g. along a road or over a sports pitch. Asymmetric units allow a design to minimise light spill in unwanted areas and provide high illuminance to specific wanted areas. Many standard security light units have an asymmetric design, so the light, should be installed and directed to light intended task areas only.

I1.61 **Full cut-off lighting units** are designed with glass features that affect the path of light emitted about the horizontal. Only full cut-off units – where the glass is flat to the horizontal plane are recommended for use in the AONB, especially for those units over 500Lm.

I1.62 **Installation height** – to achieve the same illuminance, light sources further away from the intended subject will require brighter lights with a greater intensity than those closer to the surface. Installations should be as close to ground level as practicably possible. For example, footpaths could be lit with lower powered, low-level bollards or wall lights rather than overhead lighting.

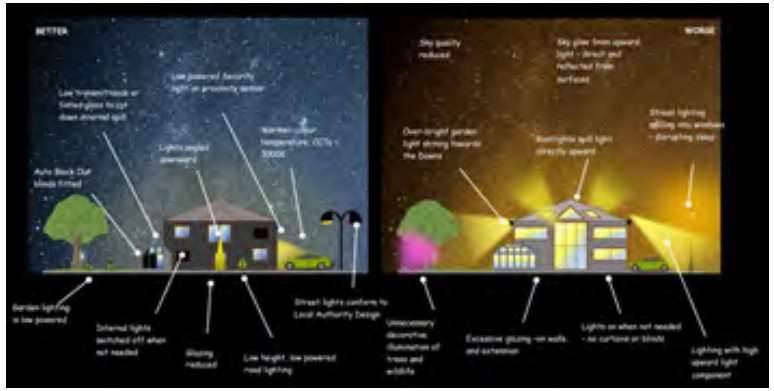
Mitigation Measures

I1.63 **Proximity PIR (Passive Infra-Red) sensors** fitted to external lighting will minimise the time that a unity is on and so reduce light pollution. Timed circuits should be used to turn off lights after a certain time. Timed circuits should be set to a maximum of 5 minutes after activation.

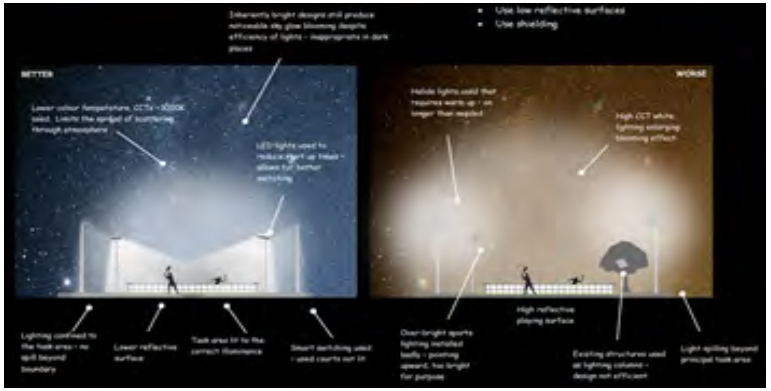
I1.64 **Shielding – Cowls, baffles or louvres** fixed to a light source (or reflection) will act as a physical barrier to an observer. LED lighting systems tend to limit the need for this type of mitigation.

I1.65 **Security Lighting vs CCTV** – there is little evidence to suggest that security lighting will directly deter criminals, and a poorly designed system may make things easier for intruders. Developers could consider the installation of night vision CCTV or wireless camera systems to avoid the need for security lighting.

6.13.4 Gower AONB has adopted an **'exterior light curfew'** of 2300 hours. New lighting development within the AONB is expected to extinguish or reduce the quantity of lighting from this time.



Above: Domestic – applying to single dwellings and estates



Above: Sports

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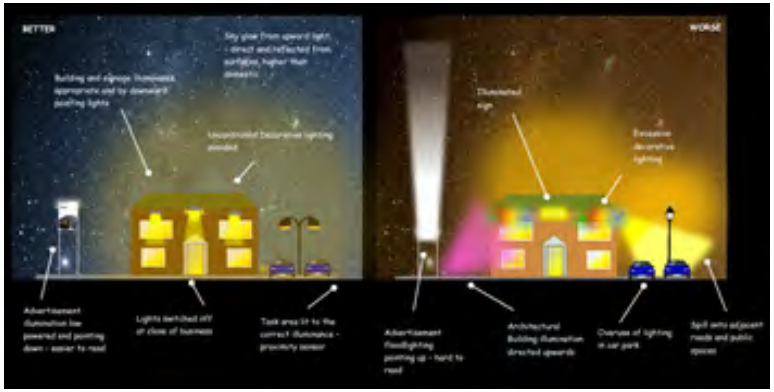
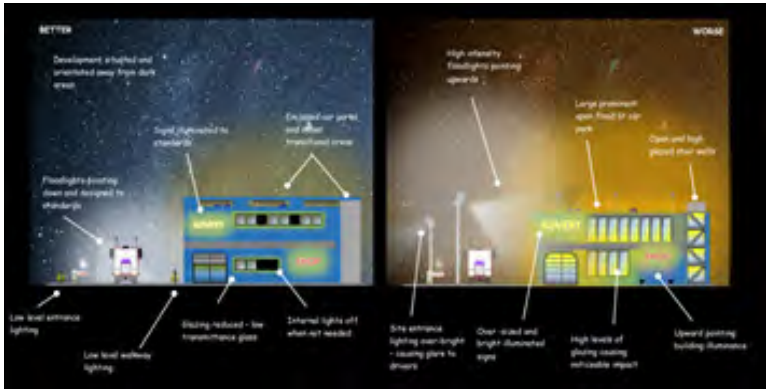
Below: Commercial – applying to smaller retail/commercial properties and public houses



Below: Industrial – larger developments including offices, warehouses and retail centres



[All images courtesy of South Downs National Park Authority]

International Dark Sky Community Program Guidelines (2018) International Dark-Sky Association.
https://www.darksky.org/our-work/conservation/idsp/communities/

Bat Conservation Trust & Institute of Lighting Professionals (2018).
Bats and artificial lighting guidance note.
https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting

British Standards Institute.
Various BS standards, including:
BS5489-1: 2013 Code of practice for the design of road lighting – Part 1: Lighting of roads and public amenity areas
BS EN 12193:2007 – Light and Lighting – Sports Lighting
https://shop.bsigroup.com/

Institute of Lighting Professionals (ILP, 2011)
Guidance Note for the Reduction of Obtrusive Light GN01.
https://www.theilp.org.uk/resources/free-resources/

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https://www.darksky.org/our-work/conservation/idsp/communities/

Northumberland National Park Authority (2017).
Good Practice Guide for Outside Lighting.
https://www.northumberlandnationalpark.org.uk/wp-content/uploads/2017/05/NNP-outside-lighting-guide.pdf

South Downs National Park Authority (2018).
Dark Skies Technical Advice Note.
https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf

settlement character areas and settlement statements

Ap6.1 The following appendix provides analysis of Gower's settlements. It does not indicate any development potential.

Ap6.2 These highlight the key characteristics for each settlement and provide a brief history of their development, together with a description of prevalent materials and detailing. They should be read in conjunction with the Gower Landscape Character Assessment (2013) which provides the introduction to the Landscape Character Areas as defined in the previous appendix.

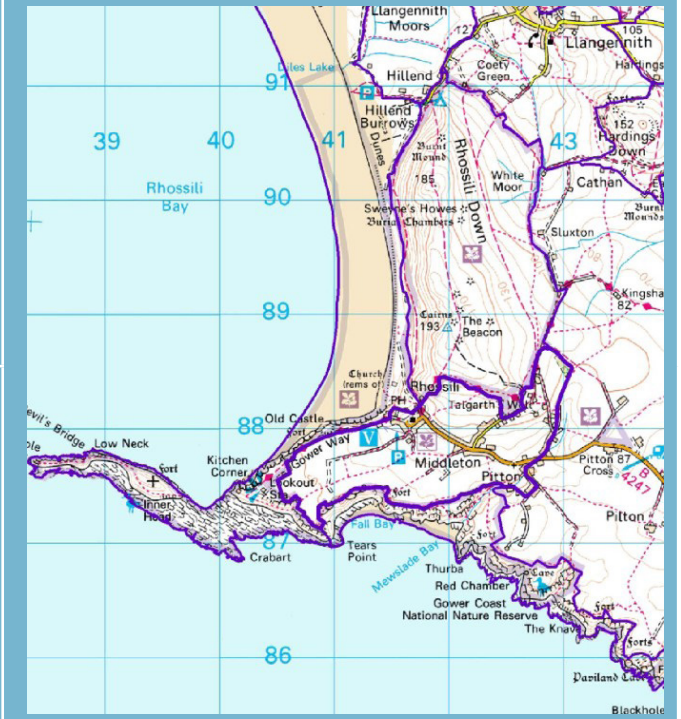
Ap6.3 The settlement character statements should be used as a prompt rather than a substitute for on-site character analysis. The character analysis process should identify positive elements that contribute to local distinctiveness, and these should be differentiated from the negative elements that should not be perpetuated.

Ap6.4 The settlement character statements do not include new policy, but they do expand upon how policy within the LDP should be implemented.

Ap6.5 The purpose of the settlement character statements is to help reinforce positive elements of local character. This draft version of the Design Guide includes Kittle and Southgate, which were omitted from the original SPG, as it was considered that a settlement character statement would not be of any assistance in raising standards, due to the number of insensitive urban developments in the past. In areas which are not covered by a statement, poor quality design is not acceptable; all future developments within or on the edge of the AONB are expected to raise standards of design by following the appropriate overarching guidance sections of the Design Guide.

Ap6.6 For ease of navigation the settlement character statements are presented in alphabetical order.

Ap6.7 The following tables indicate which landscape character type each settlement lies within, a brief descriptive of each landscape character area, special qualities and key characteristics of the LCA, management guidelines of the LCA and threats to the LCA.

Summary of settlement character area*			
Settlement	Middleton Rhossili	**LDP Key Village**	Yes Yes
Landscape Character Area	2: Rhossili and Middleton		
LCA Description	Gently rolling farmland with a coastal character and more densely settled, separated from the larger and more sparsely settled Llanddewi & Reynoldston LCA. The linear settlement of Middleton and the more nucleated settlement of Rhossili are connected by a short stretch of narrow road. Immediately to the south west of Rhossili is The Vile medieval open-field system. There are very attractive outward views, especially towards Worms Head, which is a prominent local landmark feature, with a very strong coastal sense of place. The area is substantially unspoilt and its scenic quality is high. Locally detracting features are overhead electricity and telephone lines, in and around Rhossili and Middleton villages in particular.	
LCA Special Qualities and Key Characteristics	▪ Landscape has outstanding Visual and Sensory value, with iconic landforms at Worms Head - gateway to these features ▪ Historic Landscape value is outstanding, and the western section of this LCA lies wholly within the West Gower area of the Gower Registered Historic Landscape. The Vile is a unique historic landscape feature of national importance ▪ Major experience of seascape and distinctive coastal features, especially cliffs and rock formations ▪ The Gower Way promoted long distance route starts at Rhossili and crosses the northern edge of the LCA, increasing local accessibility ▪ Cultural and Geological Landscape values are outstanding	

LCA Management Guidelines	▪ Ensure that the Rhossili, Middleton and Pitton settlement edges are conserved in a sensitive manner which takes account of the high degree of visibility across this landscape ▪ Promote the placement underground of overhead electricity and telephone lines in particularly visually sensitive areas, such as the edge of Rhossili Down in Middleton and along the main road between Middleton and Rhossili - and within the envelope of the village of Rhossili, given its high visitor attraction status ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks, earthen and rubble banks and stone boundary walls ▪ Protect and where possible enhance historic environment assets; ▪ Ensure that the area remains free from pollution and litter
Threats	▪ Overhead lines on the edge of Middleton adversely affect the character of the village edge fronting the common land at the foot of Rhossili Down. Similarly intrusive along the main road in Middleton and within Rhossili village. They are conspicuous in certain views from The Gower Way and minor public roads. These are discordant and detracting elements in an otherwise largely unspoilt rural coastal village landscape with extensive fine sea views in many directions. ▪ Building developments which may adversely affect the sensitive edges of Rhossili, Middleton and Pitton, including the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs

Summary of settlement character area*			
Settlement	Llangennith Llanmadoc	**LDP Key Village**	Yes Yes
Landscape Character Area	8: Llangennith and Llanmadoc		
LCA Description	An area of well-contained, open rolling farmland encompassing these two nucleated settlements, situated below and wrapping around Llanmadoc Hill and the western slopes of Hardings Down. There is a strong coastal sense of place, with attractive long views out over the open sea to the west and north west, and over Broughton Bay and Burrows and onto the Landimore Marsh on the Loughor Estuary, to the north and north-east respectively. Each of the villages has its own important local landmark, in the form of a distinctive attractive stone- built church with a tower. It is an area with a high level of visual unity, allied to picturesque views in generally unspoilt rolling farmland.		
LCA Special Qualities and Key Characteristics	▪ Attractive villages with distinctive historic church towers as local landmarks at Llangennith and Llanmadoc, with a fine hill back-drop formed by the juxtaposition of Llanmadoc Hill, Rhossili Down and Hardings Down ▪ Extensive sea views in an arc from west to north ▪ Historic Landscape value is outstanding, and this LCA lies partly within the West Gower area of the Gower Registered Historic Landscape ▪ Cultural Landscape value is outstanding		

LCA Management Guidelines	▪ Optimise agri-environment schemes to target the most visually-sensitive areas where intrusive elements are conspicuous, and to retain and conserve the field boundary hedgebank network ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks and stone boundary walls ▪ Protect and where possible enhance historic environment assets; produce management plans for important archaeological sites ▪ Consider carefully the wider potential landscape and visual impacts of farm diversification schemes, and use sympathetic landform design, as well as woodland, tree and hedgerow planting schemes, to assimilate new large-scale farm buildings ▪ Consider incentive schemes to alter the colour of caravans where they cannot be effectively screened or assimilated into the landscape by landform or vegetation
Threats	▪ Caravan Parks are an established feature at the coastal edge, notably at Broughton adjacent to the south and nearby to the south east near Llanmadoc village. They are conspicuous in certain views from public roads and higher ground and beach viewpoints. They are discordant elements in an otherwise largely balanced and harmonious naturalistic coastal landscape - and especially intrusive on night-time tranquillity, through increased levels of overhead lighting

Summary of settlement character area*			
Settlement	Cheriton	**LDP Key Village**	No
Landscape Character Area	10: Bury Pill		
LCA Description	Burry Pill LCA is strongly based upon the sinuous lowland river valley landform which, although not deeply incised in its upper reaches, is set sufficiently below the surrounding rolling lowland farmland to have a strong sense of place.		
LCA Special Qualities and Key Characteristics	▪ Landscape has high Visual and Sensory value, with an enclosed atmosphere, as it is sheltered and there are limited views out up to the adjacent higher ground, contrasting strongly with the enclosing farmland of the Llanddewi & Reynoldston and Llanrhidian LCAs ▪ Historic Landscape value is outstanding, and the western section this LCA lies partly within the West Gower area of the Gower Registered Historic Landscape ▪ Registered Historic Park and Gardens at Fairyhill ▪ Cultural Landscape value is outstanding		

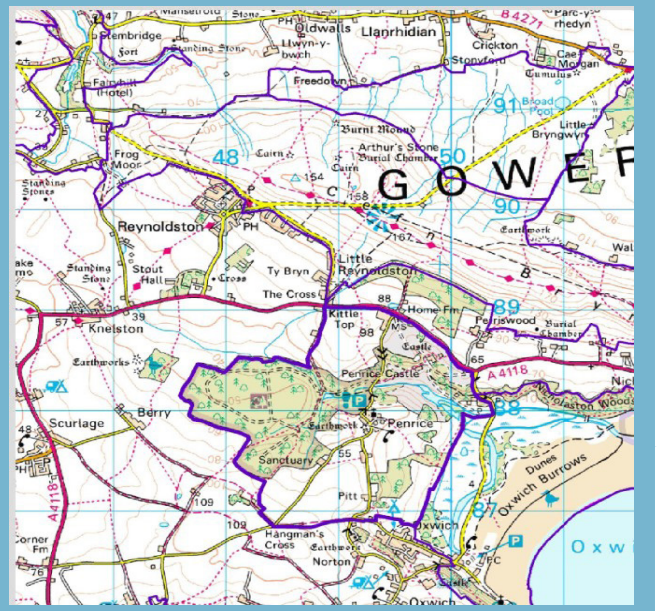
LCA Management Guidelines	▪ Maintain the distinctive character of the valley, through favourable vegetation management, and ensure that any new development respects the traditional relationship of adjacent buildings to the valley setting ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks, earthen banks and stone boundary walls ▪ Protect and where possible enhance historic environment assets ▪ Promote favourable management of riparian vegetation through the use of agri-environment schemes and collaboration with Natural Resources Wales
Threats	▪ Unsympathetic building developments, including large scale modern farm buildings, which could detract from the scenic quality if sited in particularly sensitive locations. ▪ Removal of riparian vegetation which would erode the sense of enclosure

Summary of settlement character area*			
Settlement	Burry Green Knelston Overton Oxwich Oxwich Green Reynoldston Scurlage	**LDP Key Village**	No Yes No Yes No Yes Yes
Landscape Character Area	11: Llandewi and Reynoldston		
LCA Description	A very extensive LCA, a gently rolling lowland open farmland landscape on land ranging from 20m to 110m AOD, traversed by hedges, with a simple network of small roads bordered by hedge banks that connects the isolated small settlements, often characterised by a church tower. In the south east of this LCA are the villages of Oxwich, Oxwich Green, Norton and Overton. There are several castles, notably Oxwich itself.		
LCA Special Qualities and Key Characteristics	▪ Landscape has a high visual and sensory value, with seascape views along the south coast ▪ Historic Landscape value is outstanding, and the western section of this LCA lies within the West Gower area of the Gower Registered Historic Landscape ▪ High level of tranquillity, due to sparse settlement pattern and screening effects of surrounding high ground to the north, north-west and north-east ▪ Gower Way promoted long distance route crosses through the core of the LCA and increases local accessibility ▪ Cultural Landscape value is outstanding		

LCA Management Guidelines	▪ Optimise agri-environment schemes to target the most visually-sensitive areas where intrusive elements are conspicuous, and to retain and conserve the field boundary hedgebank network ▪ Ensure that settlement expansion and settlement edges are developed in a manner which takes account of the high degree of visibility across this landscape ▪ Consider carefully the wider potential landscape and visual impacts of farm diversification schemes and use sympathetic landform de-sign, as well as woodland, tree and hedgerow planting schemes, to assimilate new large-scale farm buildings ▪ Maintain the open character of commons, through favourable vegetation management, and ensure that any new development respects the traditional relationship of adjacent buildings to the edges and the setting of common land ▪ Safeguard commons and other visually significant boundary hedge-banks as a specific policy topic (consider revocation of permitted development rights) ▪ Protect and where possible enhance historic environment assets; produce management plans for important archaeological sites
Threats	▪ Caravan Parks are an established feature at the coastal edges, notably around Horton, Port Eynon and Oxwich Green. They are conspicuous in certain views from public roads and higher ground viewpoints, and are discordant elements in an otherwise largely balanced and harmonious rural landscape ▪ Building developments which may adversely affect the edges of commons, including forming breaches in - and the removal of - the characteristic boundary hedgebanks to commons

Summary of settlement character area*			
Settlement	Horton Port Eynon	**LDP Key Village**	Yes Yes
Landscape Character Area	13: Port Eynon Bay		
LCA Description	This LCA has a curved sandy and shingle beach, in the west backed by the tourist-influenced village and caravan park of Port Eynon; and in the east backed by the sand dunes at Horton, with wooded cliff slopes above and beyond to the east. The static caravan parks intrude on the Landscape, but there remains a strong coastal sense of place. Culturally, Port Eynon and Horton villages on the southernmost point of Gower have embraced tourism and are so encompassed by caravan and camping parks that they have all but coalesced into one settlement. Nevertheless, the picturesque and historic cores of both have been designated as Conservation Areas, thereby to an extent preserving their historicity and visual attractiveness.		
LCA Special Qualities and Key Characteristics	▪ Coastal slopes and cliffs east of Horton are largely unspoilt ▪ Sandy beaches ▪ Historic Landscape value is outstanding, and the western section this LCA lies wholly within the West Gower area of the Gower Registered Historic Landscape ▪ Cultural Landscape value is outstanding ▪ Geological Landscape value is outstanding		

LCA Management Guidelines	▪ Ensure that the Port Eynon and Horton settlement cores and edges are not further compromised by caravan, chalet or camping sites - either as extensions to existing sites or new development proposals ▪ Consider incentive schemes to alter the colour of caravans where they cannot be effectively screened or assimilated into the land- scape by landform or vegetation ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks and stone boundary walls ▪ Protect and where possible enhance historic environment assets ▪ Ensure that the area remains free from pollution and litter
Threats	▪ Caravan chalet and camping sites which are not designed to be assimilated into the coastal landscape. They are conspicuous in most views from within and around the villages. These are discordant and detracting elements in this coastal village landscape with fine sea views in many directions. This includes the conspicuous incongruous site to the south of Oxwich Green, visible from the edge of Overton ▪ Building developments which may adversely affect the traditional village cores, including the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs

Summary of settlement character area*			
Settlement	Penrice	**LDP Key Village**	No
Landscape Character Area	14: Penrice		
LCA Description	This LCA is a planned, formal estate landscape with a distinctive unique parkland and woodland character, which has minor coastal influences through glimpsed borrowed views through to the adjacent Oxwich Bay LCA. The Penrice Estate, the estate village, Home Farm, Pitt Farm and parklands constitute a typical manorial demesne, one of the last estates and manor houses occupied by private owners on Gower. The estate village or hamlet includes the Church of St Andrew, and a half dozen white-washed cottages standing at random round a miniature green, open to the panoramic view of Oxwich Bay and its enclosing cliffs. There are prehistoric earthworks and a 12th century ringwork fortification, Mounty-borough, though it is hidden by shrubs and trees. These are incorporated into the designated Conservation Area.		
LCA Special Qualities and Key Characteristics	▪ Landscape has high Visual and Sensory value, and is a sheltered enclave with a very distinctive settled atmosphere and a tangible sense of history ▪ Historic Landscape value is outstanding, and the western section of this LCA lies wholly within the West Gower area of the Gower Registered Historic Landscape. ▪ Cultural Landscape value is outstanding ▪ Geological Landscape value is outstanding ▪ Open Access Land in the woodland and local public footpaths allow close-range appreciation of the parkland and woodlands		

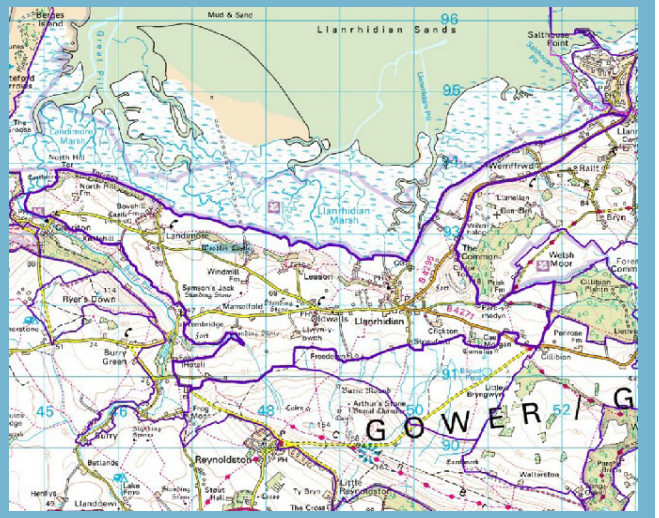
LCA Management Guidelines	▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks and banks and stone boundary walls ▪ Continue appropriate woodland and parkland tree management, in the light of current developments in relation to the spread of pathogenic tree infections ▪ Protect and where possible enhance historic environment assets; produce management plans for important archaeological sites ▪ Ensure that the area remains free from pollution and litter
Threats	▪ Alteration of woodland and parkland character by the destructive effects of pathogenic tree disorders (such as ash die-back and Phytophthora) and sanitation clearance measures

Summary of settlement character area*			
Settlement	Penmaen	**LDP Key Village**	No
Landscape Character Area	16: Nicholston and Penmaen		
LCA Description	A relatively narrow band of rolling lowland farmland, sandwiched between the break of slope along the coast above Oxwich Bay and the break of slope at the base of the rising common land of Cefn Bryn. It wraps around the eastern end of Cefn Bryn and runs north to meet the distinctive wooded valley at Parkmill, and east as far as the stream valley at Pennard Pill, with Pennard Burrows beyond. There are two small settlements and few visually detracting elements, mostly the two large caravan and camping sites at Nicholaston and Penmaen and the odd cluster of chalets south of Notthill near Penmaen which intrude onto Three Cliffs Bay. There are also some local concentrations of overhead electricity and telephone lines		
LCA Special Qualities and Key Characteristics	▪ Landscape has high Visual and Sensory value, with picturesque sea views over iconic rock formations and cliffs and a land back-drop dominated by the high open ridge of Cefn Bryn ▪ Important experience of seascape views to the south and east ▪ Historic Landscape value is outstanding, and part of the LCA lies within the Cefn Bryn area of the Gower Registered Historic Landscape. ▪ Geological Landscape value is outstanding ▪ Cultural Landscape value is outstanding		

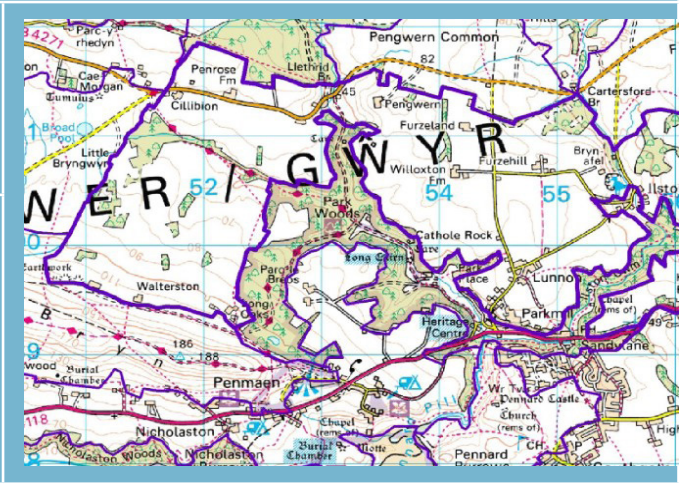
LCA Management Guidelines	▪ Maintain and conserve through the use of traditional management techniques the distinctive field boundary hedgebanks and the resulting field pattern ▪ Optimise agri-environment schemes to target the most visually-sensitive areas where intrusive elements are conspicuous, and to retain and conserve the field boundary hedgebank network ▪ Protect and where possible enhance historic environment assets; produce management plans for important archaeological sites ▪ Retain and conserve the fixed sand dunes, both for habitat conservation reasons and their screening function in relation to intrusive features ▪ Promote the placement underground of overhead electricity and telephone lines in particularly visually sensitive areas, such as the edge of Cefn Bryn in the Penmaen area ▪ Control caravan and camping site developments or extensions in the northern section of the LCA, so that intrusive visual effects are prevented, including light pollution
Threats	▪ Caravan and camping sites are an established feature at Nicholaston and Penmaen. They are conspicuous in certain views from public roads and higher ground viewpoints, and are discordant elements in an otherwise largely balanced and harmonious naturalistic coastal landscape; and especially intrusive on night-time tranquillity through increased levels of overhead lighting ▪ Sand dune erosion through excessive visitor pressure on the western edges of Pennard Pill

Summary of settlement character area*			
Settlement	Penmaen	**LDP Key Village**	No
Landscape Character Area	17:Cefn Bryn		
LCA Description	This LCA is a broad, imposing open ridge of exposed rough grazing grassland, ranging between 100m and 190m AOD, and highly visible from many parts of Gower and beyond to the north. The highly accessible attractive views out the coast to the south, and to the broad expanse of the Loughor Estuary to the north, are significant contributors to the strong sense of place		
LCA Special Qualities and Key Characteristics	▪ Massive dominating presence, visible from most of the Gower peninsula ▪ Landscape has high Visual and Sensory value, with open panoramic sea views to the south and west and overland to the north and east ▪ Important experience of highly accessible dramatic views, with an unrivalled sense of remoteness and exposure inland in Gower ▪ Gower commons - an expansive sweep of open common land ▪ Historic Landscape value is outstanding, and this LCA lies wholly within the Cefn Bryn area of the Gower Registered Historic Landscape ▪ Cultural Landscape value is outstanding ▪ The Gower Way runs along most of the crest of the ridge		

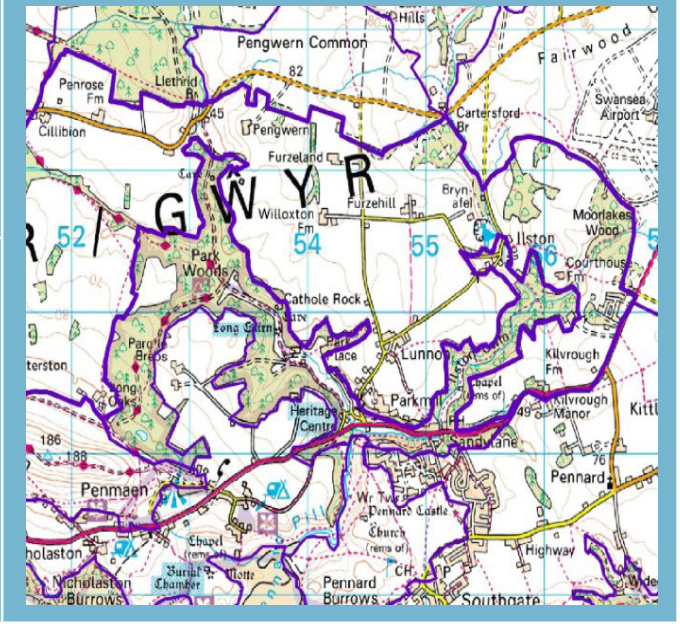
LCA Management Guidelines	▪ Promote the placement underground of overhead electricity and telephone lines in particularly visually sensitive areas, such as the edges of Reynoldston, Little Reynoldston and Penmaen ▪ Resist the extension of the overhead lines network in the event of additional services being provided for new or rehabilitated building developments along the common edge ▪ Maintain the open character of the common, through favourable vegetation management, and ensure that any new development respects the traditional relationship of adjacent buildings to the edges and the setting of common land ▪ Protect and where possible enhance historic environment assets; produce management plans for important archaeological sites ▪ Maintain and conserve through the use of traditional management techniques the adjoining field boundary hedgebanks and stone boundary walls ▪ Promote active physical bracken and scrub control measures to restrict encroachment into open habitats and onto historic environment assets; and implement fire management precautions during susceptible weather and ground conditions ▪ Ensure that the area remains free from pollution and litter
Threats	▪ Locally high density of overhead electricity and telephone lines are incongruous and intrusive elements in an otherwise substantially unspoilt landscape on both slopes of the ridge, with particularly noticeable effects above Reynoldston and Little Reynoldston, and at the eastern extremity above Penmaen village ▪ Building developments which may adversely affect the sensitive edge of the common, including large scale modern farm buildings, and the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs ▪ Local erosion of historic environment assets, footpaths and access tracks by unauthorised vehicles

Summary of settlement character area*			
Settlement	Landimore Llanrhidian Oldwalls Wernfrwdd	**LDP Key Village**	No Yes No No
Landscape Character Area	19: Llanrhidian		
LCA Description	An area of rolling farmland landscape, with small fields bounded by hedgerows and a distinctive dip-and-scarp landform running east-west, parallel with and adjacent to the Loughor Estuary. There is coastal influence and a strong sense of place. There are three nucleated village settlements - Llanrhidian, Oldwalls and Landimore. Llanrhidian village has an attractive local landmark, in the form of its church tower		
LCA Special Qualities and Key Characteristics	▪ Impressive seascape experience from long views both across and along the Loughor Estuary ▪ Long escarpment facing the Loughor Estuary is a distinctive and impressive landform feature ▪ Historic Landscape value is outstanding, and this LCA lies partly within the West Gower area of the Gower Registered Historic Landscape. ▪ Attractive local landmarks at Llanrhidian church tower, Weobley Castle and Cilifor Top ▪ Cultural Landscape value is outstanding		

LCA Management Guidelines	▪ Optimise agri-environment schemes to target the most visually-sensitive areas where intrusive elements are conspicuous, and to retain and conserve the field boundary hedgebank network ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks and stone boundary walls ▪ Protect and where possible enhance historic environment assets; produce management plans for important archaeological sites ▪ Consider carefully the wider potential landscape and visual impacts of farm diversification schemes and use sympathetic landform design, as well as woodland, tree and hedgerow planting schemes, to assimilate new large-scale farm buildings ▪ Control caravan and camping site developments or extensions here and in the nearby section of the Crofty to Three Crosses LCA, so that intrusive visual effects are prevented, including light pollution ▪ Consider incentive schemes to alter the colour of caravans where they cannot be effectively screened or assimilated into the landscape by landform or vegetation cautions during susceptible weather and ground conditions ▪ Ensure that the area remains free from pollution and litter
Threats	▪ A Caravan Park is an established feature at Llanrhidian Holiday Park to the north east of Llanrhidian village at the boundary of the LCA. This is conspicuous in certain views from higher ground viewpoints, especially Cilifor Top. Although well-wooded in comparison to most of the caravan sites on Gower, this screening is not effective in the view from Cilifor Top, and the main road entrance off the B4295 is more in keeping with an industrial site in terms of its scale and layout. The site is a discordant element in an otherwise well-wooded, rolling naturalistic coastal landscape - and especially intrusive on night-time tranquillity, through increased levels of overhead lighting. ▪ Modern large agricultural buildings can appear incongruous in relation to small fields and the traditional small farmsteads with their vernacular stone and brick buildings

Summary of settlement character area*			
Settlement	Lunnon	**LDP Key Village**	No
Landscape Character Area	24: Lunnon		
LCA Description	The Lunnon LCA is a continuous tract of enclosed mosaic rolling farmland which wraps around the north-eastern and north-western arms of the distinctive wooded valleys of the Parkmill LCA. There is no strong sense of place and the settlement pattern is sparse and predominantly nucleated, the villages of Lunnon and Ilston.		
LCA Special Qualities and Key Characteristics	▪ High level of tranquillity - due to sparse settlement pattern and few public roads and rights of way - enclosed and rather isolated ▪ Historical Landscape value is outstanding ▪ Geological Landscape value is outstanding ▪ Cultural Landscape value is outstanding as being within the AONB but moderate locally		

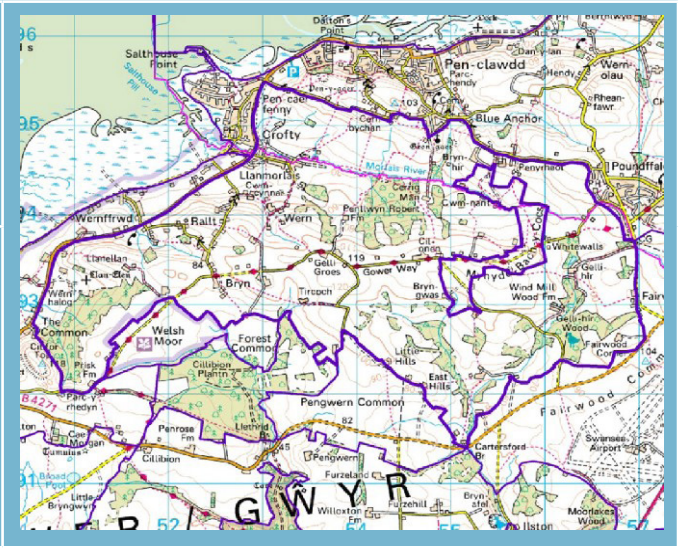
LCA Management Guidelines	▪ Consider carefully the wider potential landscape and visual impacts of farm diversification schemes and use sympathetic landform de-sign, as well as woodland, tree and hedgerow planting schemes, to assimilate new large-scale farm buildings ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks and stone boundary walls ▪ Protect and where possible enhance historic environment assets
Threats	▪ Building developments which may adversely affect the traditional village cores, including the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs ▪ Modern large agricultural buildings can appear incongruous in relation to small fields and the traditional small farmsteads and villages, with their vernacular stone and brick buildings

Summary of settlement character area*			
Settlement	Ilston Parkmill	**LDP Key Village**	No No
Landscape Character Area	25: Parkmill		
LCA Description	This LCA has a very strong sense of place, which is largely defined by its dry valley landform, cut into the underlying limestone, and its mature woodland cover. The secluded and unspoilt nature of the woodland in the valley gives the area a peaceful feel of a wooded area that is not spoilt by strong urban influences, even on the southern outskirts at the small village of Parkmill with the busy main road (A4118).		
LCA Special Qualities and Key Characteristics	▪ Sheltered wooded valleys with a strong sense of place, substantially unspoilt and isolated from traffic intrusion once off the main road axis ▪ Historic Landscape value is outstanding, with obvious and legible historic features ▪ Highly accessible from the public road and rights of way network, including The Gower Way, and increased visitor awareness from the Gower Heritage Centre at Parkmill village ▪ Cultural Landscape value is predominantly outstanding ▪ Geological Landscape Value is outstanding		

LCA Management Guidelines	▪ Continue appropriate woodland and parkland tree management, in the light of current developments in relation to the spread of pathogenic tree infections, especially ash die-back disease ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks and stone boundary walls ▪ Protect and where possible enhance historic environment assets; produce management plans for important archaeological sites ▪ Consider promoting the placement underground of the low level overhead electricity telephone lines and avoid future intensification of overhead lines ▪ Ensure that the area remains free from pollution and litter
Threats	▪ Building developments which may adversely affect the traditional village core, including the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs ▪ Alteration of woodland and parkland character by the destructive effects of pathogenic tree disorders (such as ash die-back, Chalara fraxinea and Phytophthora) and sanitation clearance measures. The high proportion of ash trees in the woodlands is a significant concern

Summary of settlement character area*			
Settlement	Bishopston Southgate Pennard Kittle	**LDP Key Village**	No Yes No No
Landscape Character Area	26: Southgate and Pennard		
LCA Description	This LCA is characterised by settled farmland with discernible rural elements, but strongly urban-influenced along its western and eastern margins, at Southgate in the west and the edges of Kittle, Bishopston and Pyle in the east, along the boundary of the AONB, which are predominantly nucleated.		
LCA Special Qualities and Key Characteristics	▪ Historic Landscape value is outstanding, and Kilvrough Manor has a Grade II Registered Historic Park and Garden ▪ Highly accessible from the local public road and rights of way network ▪ Cultural Landscape value is outstanding ▪ Geological Landscape value is outstanding		

LCA Management Guidelines	▪ Optimise agri-environment schemes to target the most visually-sensitive areas where intrusive elements are conspicuous, and to retain and conserve the field boundary hedgebank network ▪ Consider carefully the wider potential landscape and visual impacts of farm diversification schemes and use sympathetic landform design, as well as woodland, tree and hedgerow planting schemes, to assimilate new large-scale farm buildings ▪ Ensure that settlement expansion and settlement edges are developed in a manner which takes account of the high degree of visibility across this landscape ▪ Protect and where possible enhance historic environment assets ▪ Consider promoting the placement underground of overhead electricity and telephone lines and avoid future intensification of overhead lines in visually sensitive locations
Threats	▪ Modern large agricultural buildings can appear incongruous in relation to the surrounding small fields and the traditional small farmsteads, with their clusters of vernacular stone and brick buildings ▪ Building developments which may adversely affect the edges of the villages, including the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs

Summary of settlement character area*			
Settlement	Llanmorlais	**LDP Key Village**	No
Landscape Character Area	39: Llanmorlais		
LCA Description	An extensive tract of rolling lowland farmland in north Gower, lying between 20m and 120m AOD, with a mosaic pattern of hedges, and a noticeably wooded character derived from the scattered copses, broadleaved woodlands and conifer plantations within the area. The settlement pattern is predominantly nucleated, with areas of woodland and small-scale agricultural activity.		
LCA Special Qualities and Key Characteristics	▪ Landscape has a strong sense of place and a settled feel ▪ Long attractive views out to the south and west, in particular from the higher open ground ▪ Small areas of lowland common land with the traditional farm-stead settlement pattern around them ▪ Historic Landscape value is outstanding ▪ Cultural Landscape value is outstanding ▪ Highly accessible from the public road and rights of way network and The Gower Way		

LCA Management Guidelines	▪ Maintain the open character of commons, through favourable vegetation management, and ensure that any new development respects the traditional relationship of adjacent buildings to the edges and the setting of common land ▪ Safeguard commons and other visually significant boundary hedgebanks as a specific policy topic (consider revocation of permitted development rights) ▪ Maintain and conserve through the use of traditional management techniques the field boundary hedgebanks and stone walls ▪ Consider carefully the wider potential landscape and visual impacts of farm diversification schemes and use sympathetic landform design, as well as woodland, tree and hedgerow planting schemes, to assimilate new large-scale farm buildings ▪ Control caravan and camping site developments or extensions here and in the nearby section of the Crofty to Three Crosses LCA, so that intrusive visual effects are prevented ▪ Consider incentive schemes to alter the colour of caravans where they cannot be effectively screened or assimilated into the land- scape by landform or vegetation ▪ Protect and where possible enhance historic environment assets
Threats	▪ Building developments which may adversely affect the sensitive edges of the area, and the commons in particular, including the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs ▪ Traditional field boundary hedgebank degradation through erosion or lack of traditional management luding the potential for intrusive effects to arise from reflective surfaces on photovoltaic installations on building roofs

Settlement Statements

Ap6.8 The plans which accompany the following settlement character statements indicate existing features that contribute to the character of the settlement along with key designations such as Conservation Area boundaries. The important features include:

- Key village boundaries
- Key buildings which stand out from the surroundings. This may be due to different materials, a change is height, a different design, etc
- Significant level change which may be a steep slope where the change in level makes an area distinctive or perhaps opens up a memorable view
- Green focal spaces are undeveloped planted and grassed areas that provide a sense of openness or focus to a settlement. They make an important contribution to the character of the settlement and should be retained.
- Hard focal spaces are undeveloped paved or surfaced areas that provide a sense of openness or focus to a settlement
- Public rights of way are the routes whereby the settlement is structured and experienced
- Enclosure created by walls identifies front boundary walls, typically of local stone, that are important features in many villages. These provide a transition between the private garden areas and the public lanes
- Visually significant tree belts are typically groups of trees that form a distinctive feature in the settlement or adjoining landscape and should be retained.
- Visually significant trees are important individual trees by virtue of age, height, form and species and should be retained.
- Enclosure created by hedges, which are important green boundaries, typically between a plot and the lane
- Key viewpoints are publicly accessible locations which offer important and memorable views. Development should not negatively impact on these views.
- Glimpsed viewpoints are also publicly accessible, but may be more limited that the key view points by virtue of buildings or vegetation
- Areas of open space can make an important contribution to the character of the settlement and should be retained.

bishopston

SS1

Landscape Character Area:
26: Southgate and Pennard
Designations: 2 listed buildings, Conservation Area

Settlement Development

Bishopston (Llandeilo Ferwallt) lies at the edge of the AONB's eastern boundary, midway between Kittle, to the west, and Murton to the east. The original village has expanded and is now contiguous with Murton, Mansefield and Kittle, and has a more urban character. The settlement is defined as urban within the LDP, not a Key Village. The AONB boundary runs through the centre of Bishopston and, consequently this statement is limited to the conservation area.

The settlement straddles the heavily wooded Bishopston Valley to the west and limestone plateau to the east. The settlement currently supports a convenience store, a post office, 2 public houses and a book/gift shop. There is also a church and primary and secondary school, which serve the wider area.

Originally a farming community, the settlement also exported limestone from its now abandoned quarries, via nearby Pwlldu Cove. The original core was focused upon St. Teilo's Church (2), the foundations of which are thought to date back to the late 5th century. However the current church which sits within a large rectangular churchyard dates from the late 12th century. A number of old cottages and the original school house are also found along Church Lane (3), which runs down to the ford (6) before rising again as Old Kittle Lane.

Immediately to the east of Church Lane, above the tree lined hillside, is the 18th century settlement focused upon The Joiners (4) and Valley public houses. A handful of houses cluster around an informal square (9) to the front of the two pubs.

Footpaths lead from here westwards towards an old quarry and northwards to Church Lane. A number of properties nestle on the wooded hillside between the upper and lower levels of the conservation area (7).

Late 19th century maps show that development remained centred around the original core of the village, with a limited number of properties being constructed along the main road. By the mid 20th century a small number of individual dwellings had been developed on plots based upon individual strip fields to the south of the historic core and along Pyle Road, towards Oldway. The cul-de-sac development of Portway was also completed at the northern most extent of the village.

By 1974 the majority of the length of Bishopston Road had been developed on both sides and a large estate had been completed at the junction with Pyle Road. Additional houses had also been built to the northern end of Church Lane.

cluster of cottages forming 18th century village core

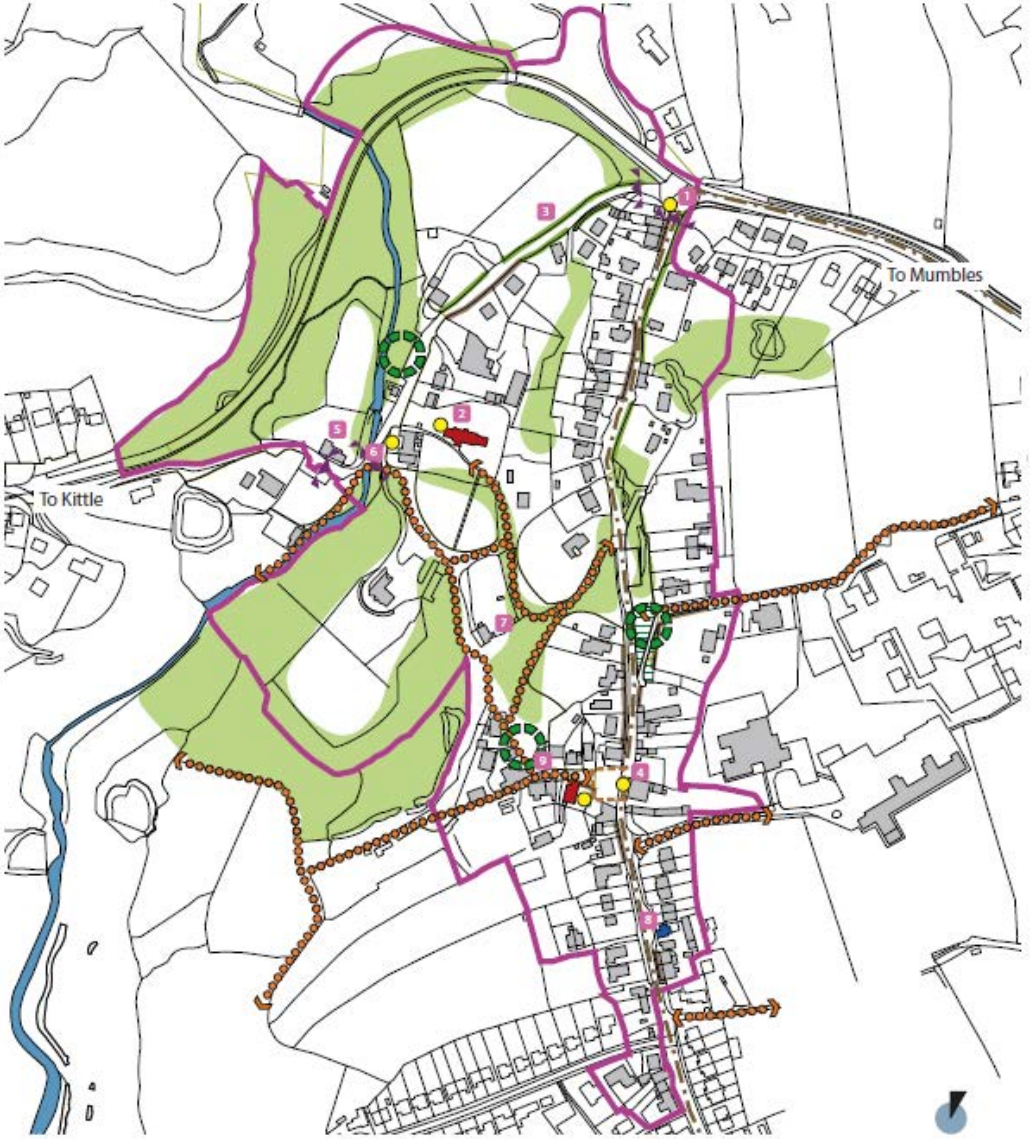
Key Characteristics:

- Nucleated settlement structure with dispersed elements
- Narrow, winding road and enclosure created by limestone walls along Bishopston Road
- Church Lane is characterised by the steeply sloping, narrow enclosed lane
- The heavily wooded valley gives the sense that the settlement is on the edge of the countryside
- The extended village is suburban in nature and has lost the character which is still in evidence within the conservation area
- A variety of building types and styles exist within the conservation area, however the key groupings identify the historic heart of the village

(Image courtesy of www.pixaerial.com)

bishopston

- Conservation Area
- Photo/text location
- Local facility
- Listed building
- Key building
- Listed feature
- Significant level change
- Village gateway
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Grass verge
- Visually significant tree belt
- Stream/river
- 'Green' focal space
- 'Hard' focal space
- EV29
- AONB Boundary



The representation on this map of any other road, track or path is no evidence of the existence of a right of way

bishopston

(1) Malt House, top of Church Lane
(2) St. Teilo's Church (Grade II listed)
(3) Church Lane
(4) The Valley Public House

features	The following features provide key landmarks within Bishopston's conservation area:	The 'village square' to the front of The Joiners Public House, Bishopston Valley with mature trees forms a green framework to the village and the topography creates a unique sense of place Ford to the bottom of Church Lane	The Valley Public House St. Teilo's Church Old School House Lamplighter Shop Malt House 60 Bishopston Road
layout	In addition to the features above key layout characteristics include:	The historic village core is characterised by a loose pattern of development. This has resulted in a mix of relationships between buildings and the road with some sitting parallel and others at right angles to it.	Generally the older properties tend to be positioned closer to the road. Newer buildings have less of a relationship with it and have larger areas to the front of such buildings being set aside for gardens and drives.
form	Plan type There are a variety of plan forms within the village, ranging from the traditional wider, shallower forms of older buildings; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras. Some of the 20th century development, including cul-desacs impose a uniformity which is uncharacteristic of the rest of the settlement.	Roofscape There are a variety of roof forms in evidence within the village however simple, single pitches are the most common. There are examples of double pitches to older properties. Although there are many hipped roofs these are generally on larger detached properties. Flat roofs are limited to rear extensions and garages.	Height/massing: Buildings are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves heights. There are a limited number of three storey buildings including The Valley. Various examples of converted roofspaces, lit by rooflights and numerous types of dormer are in evidence. 20th century bungalows provide single storey development within the village.


(1)

(2)


(3)


(4)

bishopston

(5) Cottage - Old Church Road
(6) The ford - Church Lane
(7) 'Hillside' cottage
(8) 20th Century development, Bishopston Rd.


(5)


(6)


(7)


(8)

materials

Walls
There are a variety of materials resulting from the various phases and types of development. However white/light painted render predominates.

Other materials include: Pebbledash Brick Limited exposed stonework Red tile hanging

Roofs
Older properties are generally roofed in slate, some have contrasting red ridge tile detailing.

Other properties have a variety of finishes, generally from a palette of greys and browns, and include: Concrete tiles Pantiles Red plain tiles

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

Footpaths are limited to the middle and southern end of the conservation area. The northern end is characterised by narrow, tree/hedge or wall lined lanes. The cobbled surface of the ford provides an attractive, textured finish.

details

Components
There are no characteristic building features which define Bishopston, although many of the older properties have traditional Gower detailing such as simple porches and chimney stacks, and slate roofs.

Boundaries
Traditional boundary detailing includes limestone walls and overhanging trees. The loss of such walls to be replaced with brick walls, timber fencing and coniferous trees detracts from the quality of the conservation area.

Landscaping
Generally the older properties have small front gardens, often simply planted. Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible

issues

Key development issues within Bishopston include:
Degradation of conservation area character through unsympathetic alteration or extension.

Erosion of character due to improvements such as replacement windows, dormer extensions and use of non-traditional materials.

Impact of traffic - both travelling through the village and modern day requirements for parking and access

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

burry green

SS5

Landscape Character Area:
11: Llandewi and Reynoldston
Designations: 2 listed buildings

Settlement Development

Burry Green is a small, relatively compact settlement centred around the junction of Burry Lane and the Swansea to Llangennith road. It consists of over 20 properties and has a chapel but no community facilities.

The 'green' from which the village takes its name is a substantial triangular grassed area to the south of the settlement. A large pond is to be found at its south western corner. The majority of the development is to the north of the main road.

Little is known of its origins, however it is thought to be a late post medieval settlement. By the late 19th century Burry Green consisted of a couple of farms, namely Dunraven and Tyle House Farm (3) (Grade II listed), half a dozen cottages and Bethesda Chapel (1). The chapel and its adjacent manse was completed in 1814 and is also now Grade II listed. There were few additions until the second half of the 20th century, with the development of 6 semidetached cottages and a number of individual dwellings to the western edge of the village.

The representation on this map of any other road, track or path is no evidence of the existence of a right of way

Key Characteristics:

- Essentially a linear settlement structure with green acting as visual focus
- Small, unremarkable Gower settlement with a mix of architectural styles
- Narrow, enclosed nature of lanes leading into the village contrast with the open, expansive views across the green
- Older properties tend to be sited to northern side and southern corner of triangular green. Whilst newer development is found to the eastern side of village, along the main road
- Key focus points include the triangular green and pond, bus shelter, Tyle House farmhouse and Bethesda Chapel

(Image courtesy of www.pixaerial.com)

burry green

(1) Bethesda Chapel (Grade II listed)
(2) Burry Green
(3) Tyle House Farm (Grade II listed)
(4) Travelling eastwards through village

issues

Key development issues include:
20th Century development ignores local vernacular and lacks enclosure along frontages Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing is apparent. Loss of character as a result of the removal of traditional boundary treatment adjacent to main road.

form

Plan type
As with many of the villages there are a variety of plan forms: Larger ones denoting 20th century development. Longer, shallower footprints of the older properties

The majority of buildings address the road with garden/ drive to front.

Roofscape
Predominant roofscape is one of simple pitched roofs with additional, subservient pitched roofs to extensions.

Hipped roofs are limited to the chapel, adjacent manse and Burry Cottage to the east.

Half dormers are a characteristic of the cottages to the west of the village.

Height/massing
Generally two storey in height but with varying storey heights providing variation in ridge and eaves heights.

Some single storey bungalows constructed in second half of 20th century.

materials

Walls
The majority of buildings within the village have light/ white coloured render finish.

There are also examples of white painted stone work. Limited use of mock half timbering can also be seen, however this is not a characteristic of Gower.

Roofs
Roofs are predominantly grey in colour and are a mix of slate, generally on the older properties together with more recent usage of composite and concrete tiles.

The use of red and brown clay pantiles is limited.

Floorscape
No particular floorscape prevails and there are no footpaths within the village. Grass verges provide the only opportunity for pedestrians not to walk on the road.

Driveways to the front of properties are finished in a variety of materials

details

Components
There are no characteristic building features which define Burry Green.

Simple open and bracket porches are featured on many of the properties.

Boundaries and landscape
Low white painted stone walls provide boundaries to the northeastern side of green. Some have railings/hedges to the top.

Stone walls are common in the rest of settlement.

Varying widths of grass verges run through the village.

Other
Refer to guidance modules within the design guidance for further information.
Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

cheriton

SS7

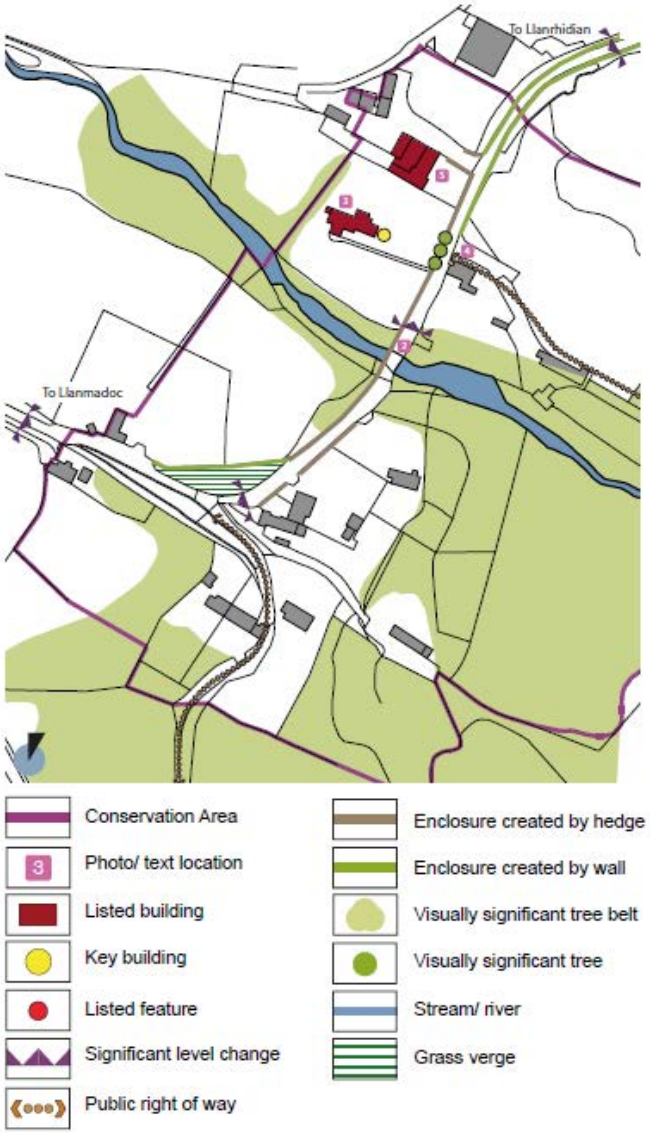
Landscape Character Area:
10: Burry Pill
Designations: 3 listed buildings, conservation area

Settlement Development

Cheriton, 'Church Town', lies in a hollow at the foot of Llanmadoc Hill to the east of the much larger settlement of Llanmadoc. This picturesque hamlet comprises a small number of properties set within the ancient wooded valley of Burry Pill, a river which runs through its centre.
The settlement is believed to be medieval in origin and comprises a small cluster of around a dozen cottages to the south of Burry Pill and fewer, larger buildings to the north. Originally Burry Pill was forded however the early 17th century saw the construction of the stone packhorse bridge which is now a Grade II listed structure. St Cattwg's Church (3), Cheriton Mill, Bridge Cottage and Glebe Farm (8) all lie to the north of the bridge, where the land starts to rise from the valley floor.

St. Cattwg's Church was built during the 13th century and is believed to have replaced an earlier structure in Landimore to the east. It is Grade II listed and is considered to be a fine small example of a 13th century church planned around a central tower. Glebe Farm lies to the north of the church and is also a Grade II listed building.

There has been limited development within the hamlet, it's compact form remaining little changed from the mid 19th century. As a consequence Cheriton remains a sheltered, tranquil settlement which has avoided the suburbanised nature of some development in evidence in the neighbouring village of Llanmadoc.



Key Characteristics:

- Dispersed settlement structure
- Steep topography has resulted in a loose collection of buildings generally being aligned with an east/ west orientation
- Burry Pill bridge creates a focus, whilst the large tower of St. Cattwg's Church provides a key landmark within the settlement
- Enclosure created by narrow winding lanes bounded by stone walls
- The setting provided by the ancient woodland which surrounds much of the hamlet and lines Burry Pill, results in Cheriton having a secluded feel, nestling as it does into the landscape

(Image courtesy of www.pixaerial.com)

cheriton

(1) Cheriton from Llanmadoc Hill
(2) Burry Pill bridge
(3) Church of St. Cattwg
(4) Bridge Cottage

issues

Key development issues within Cheriton include:

Whilst there are currently no significant issues regarding development within Cheriton it is important to highlight the potential for the erosion of character which can result from improvements including inappropriate replacement doors and windows, and use of non-traditional materials/ detailing to buildings and boundaries.

form

Plan type

There is a wide variety of plan forms illustrating a variety of types of dwelling from simple, small cottages to larger dwellings.

Roofscape

Generally roofs are simple pitches, however there are some double pitched roofs. The majority of ridgelines run along contours. There are a mix of relationships between buildings and the road. Bridge Cottage aligns itself with the river; whilst Glebe Farmhouse addresses the roadges to the west of the village.

Height/massing

Buildings are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

There is some single storey development, however the converted barns at Glebe Farm and the pottery studio at Bridge Cottage are the exception.

materials

Walls

The hamlet is dominated by stonework, untreated and painted. However white/ light painted render is also popular and there has been some limited use of a pebbledash finish. Generally colours remain soft and muted. Timber cladding has been introduced to Bridge Pottery studio.

Roofs

Roofs are predominantly grey in colour and the most common covering is slate. Some ridges are highlighted with contrasting red ridge tiles. Rooflights have been incorporated into the slopes of converted farm buildings and Bridge Cottage to allow for increased daylighting.

Floorscape

The settlement is characterised by narrow, walled lanes with no footpaths and limited steep verges. The exception being to the south eastern end where there is a wide grass verge.

details

Components

Generally chimney stacks are simple, rendered structures, with some of brick. However Glebe Farmhouse boasts a rather fine octagonal stone stack. Functional porches protect entrances to many of the properties.

Other

Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

horton

SS9

Landscape Character Area:
13: Port Eynon Bay
Designations: Conservation Area

Settlement Development

Horton lies on the eastern edge of Port Eynon Bay, some 0.75km from the neighbouring village of Port Eynon to the west. Currently the village comprises approximately 100 dwellings and supports a village hall (12), chapel (11), village/ campsite shop and local lifeboat station (13). Horton is designated as a Key Village within the LDP. The conservation area is contiguous with that of Port Eynon. It includes the whole village but excludes the adjoining caravan park.

The origins of Horton appear to be medieval, since when it has expanded, becoming a focus for fishing, agriculture and other rural industries. The villagers also quarried and exported limestone. The remains of small quarries are still evident today, although these are generally hidden by dense vegetation. The original settlement was built on the higher land to the north of the east/west aligned common. Buildings were set in irregular plots which clustered around the two north/ south roads, and the settlement included a number of farmsteads.

One of the village's oldest and most important properties is the post medieval farmstead of Great House. It dates from the 16th century however was substantially rebuilt in the 18th century. Horton Methodist Chapel (9) was constructed in 1813 and the 'manse' (Minister's house) followed half a century later.

The development of the village form has been the direct result of its topography. It is situated in a shallow hollow on a hillside which rises sharply northwards from the shore to the south. A steep cliff face has restricted development to the east whilst to the west the gradient decreases, giving way to dunes and flatter land. The core of the village is based around a rectangular road network which converges to the south and diverges to the east and west, where the more recent development can be found.

As the village expanded small holdings sprang up to the to the south west of the common and linear development spread south eastwards.

There was little further development until the 20th century which saw infil in both the northern and southern ends of the village, and the replacement of some cottages within the village core. More recent additions have included the holiday camp and caravan site to the north.

Key Characteristics:

- Hybrid settlement structure resulting from change in level between upper and lower part of village
- Nucleated development at northern end of village
- Dispersed nature of development to southern end of village
- Linear development linking northern and southern ends of village
- Dispersed nature of development around Myrtle Cottage
- Sense of enclosure created by narrow lanes bounded by stone walls
- Glimpsed sea views from the top of the village, opening up to expansive panorama of Port Eynon Bay.

(Image courtesy of www.pixaerial.com)

horton

- Conservation Area
- Photo/ text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Cliff top
- Former quarry face
- Sand dune
- Visually significant tree belt
- Visually significant tree
- Wide ranging views
- ‘Green’ focal space
- ‘Hard’ focal space
- Key village boundary

The representation on this map of any other road, track or path is no evidence of the existence of a right of way

horton

(1) Great House Farm
(2) Properties rising up the hill
(3) Enclosure created by stone walls
(4) Typical Gower Cottage


(1)


(2)


(3)


(4)

features

The following features provide key landmarks within the village of Horton:

Cliff created by quarry

Focus created around road junction at north eastern end of village

Great House Farmhouse (1)

Coastal gardens (7)

Sea Bank and Sea Lodge are both substantial properties to eastern end of village (8)

Green to front of 'Brackens' (5) and common land to south of Shore Cottage

Sand dunes

layout

In addition to the above features key layout characteristics include:

Irregular development patterns are due to the topography.

There is no typical way in which buildings address the street, rather a mix of relationships between those buildings which are parallel to the street, and those at right angles to it.

Development in the southern part of the village is generally orientated towards the sea views to the south. Buildings to the north are more likely to be focussed upon the road.

form

Plan type

There are a variety of plan forms ranging from the traditional wider, shallower forms of older buildings; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras.

The small, regular footprints of properties within the holiday park highlight the uniform approach to its development.

Roofscape

The roofscape within Horton is varied with a mix of simple pitched roofs, some of which have been extended with additional pitched, flat roofs and dormers.

Many of the larger properties have hipped roofs resulting in complicated roof forms.

Height/massing

Development within the village is predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves heights.

There is some three storey development which is generally older larger properties or those which have extended into roofspace.

Single storey development is limited to 20th century bungalows and leisure park buildings.

horton

(5) Open area overlooked by detached dwellings
(6) Tile hung properties to sea front
(7) Coastal gardens to eastern side of village
(8) Imposing three storey properties to sea front


(5)


(6)


(7)


(8)

materials

Walls
General colour palette is based around white and light shades. Finishes include; rough and smooth painted render; some exposed stonework, generally to older properties; painted stonework and; red tile hanging to a small number of properties.

There is also a limited amount of mock half timbering, whilst uPVC cladding has been introduced at the southern end of the village.

Roofs
Roof materials vary. The older properties would traditionally have been slate, and many remain, some with contrasting red ridge tile detailing. Red clay plain tiles are also in use within the village.

The replacement of original roof coverings with reconstituted and synthetic slates, concrete tiles and pantiles, has resulted in a patchwork of colours and textures.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths within the village. There are some narrow grass verges but generally walls or hedges sit to the edge of the road.

details

Components
Chimneys on older properties tend to be simple, rendered stacks. Porches are generally small and functional.
There are a limited number of verandas within the village. Dormers and dormer extensions have been incorporated into several buildings.

Boundaries
Stone walls are a characteristic boundary feature in the northern end of the village, both exposed and whitewashed/ painted.
Precast ‘stone’/ concrete products have also been used.

Hedges create softer boundaries to some properties.

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted.
Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Horton include:
Erosion of character due to improvements such as replacement windows, dormer extensions and re-roofing with non-traditional materials.

Over-development/ extension of limited number of properties.
Degradation of conservation area character through development and visual impact of holiday parks.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

ilston

SS13

Landscape Character Area:
25: Parkmill
Designations: 1 listed building, Conservation Area

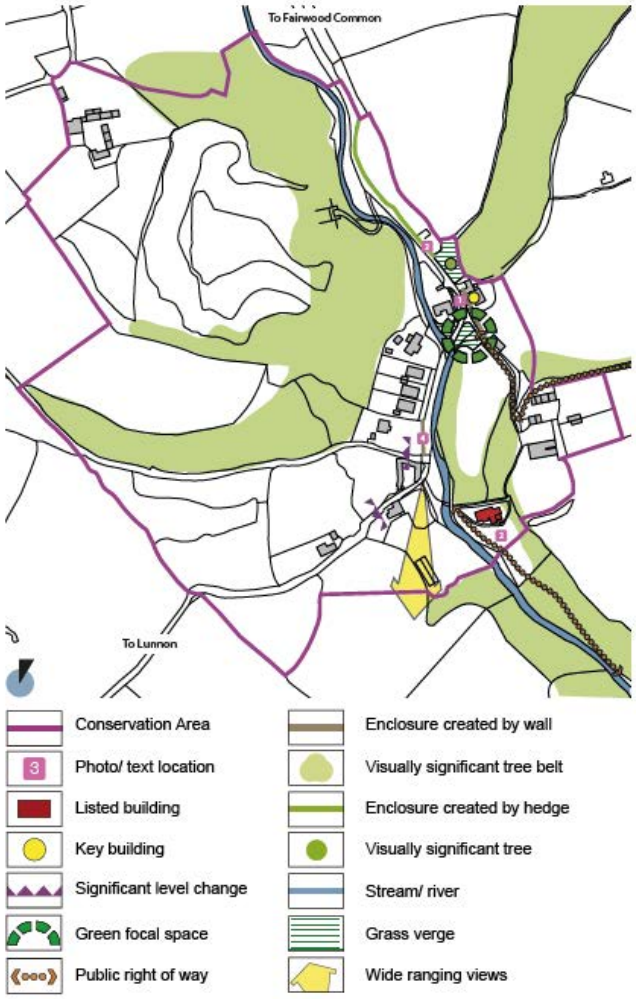
Settlement Development

Ilston lies to the northeast of Lunnon and southwest of Swansea airport, midway between the B4271 and the A4118. The settlement sits towards the northern end of Ilston valley, at the crossing point of Pennard Pill. The surrounding hillsides are heavily wooded and form a key part of the settlement's visual character.

This small hamlet consists of a dozen dwellings and, other than the church, has no community facilities. The majority of properties lie to the west of the river, which skirts a large meadow to the east. A disused limestone quarry to the north west of the settlement has regenerated and is now a designated Site of Special Scientific Interest.

St. Illtyd's Church (2) provides the central focus at the southern end of the settlement. It is thought to have been founded in the 6th century, however references show that it was donated to the Knights Hospitallers in 1221. St. Illtyd's was restored in the Gothic style during the 19th century and is now Grade II listed.

The settlement was originally based around three small holdings, illustrating the importance of agriculture to the local community. The majority of the buildings which exist today had already been built by the 1880's. Brookside, to the northern edge, appears to have replaced an earlier structure during the early 20th century. The construction of three bungalows during the second half of the 1960's appears to be the last new development within Ilston. More recently older properties have been renovated.



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Key Characteristics:

- Nucleated settlement structure
- Enclosure created by narrow lanes leading into and through the village
- Widening of lanes at southern end of settlement creates 'breathing spaces' within the streetscene
- Pennard Pill running through the heart of the village skirts the buildings and results in numerous small bridges throughout the settlement.
- Church of St. Illtyd creates a key focus.
- Wooded valley sides are a key characteristic of the village.

(Image courtesy of www.pixaerial.com)

ilston

(1) Ilston Green
(2) St. Illtyd's Church (Grade II listed)
(3) Northern entrance to village
(4) 20th century development


(1)


(2)


(3)


(4)

issues

Key development issues within Ilston include:
20th Century development ignores local vernacular and lacks enclosure along frontages
Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing.
Informality of grass verges should be respected.

form

Plan type
The majority of the older buildings are based upon rectangular plan forms which, over the years have altered as a result of extension.

20th century development is characterised by the uniform footprint and layout of bungalows.

Roofscape
Roofs are generally simple pitches, with examples of double pitches to Ilston Green and part of The Old Rectory.

The use of hips is very limited, with only one property within the village incorporating this roof form.

Height/massing
There is a mix of single and two storey development within Ilston, and varying storey heights provide variation in ridge and eaves heights.

20th century development has resulted in there being a number of single storey properties at the centre of the village.

materials

Walls
As with architectural style, no one material predominates, resulting in a sense of incoherence.
All of the following finishes can be found within the village:

- White/light painted render
- Pebbledash
- Stone cladding

Roofs
Roofs are predominantly grey in colour, with older properties favouring slate.
The bungalows at the centre of the village are roofed with concrete tiles.
Red plain tiles with red hip and ridge tiles are be found to the northern end of the village.

Floorscape
Tarmac roads provide access to driveways of various materials.
Grass verges are found to the front of many walls and, in places, widen to create attractive open green spaces.
There are footpaths to the front of 20th century development.

details

Components
There are no key characteristic building features which define Ilston. As with the buildings chimneys are constructed from a variety of materials.

Bridges provide access to a small number of dwellings.

Boundaries and landscape
Stone walls with small grass verges to front are a characteristic feature.
Walls are of exposed stone or painted white.
White painted stones define the edges of grass verges within the village.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

kittle

SS65

Landscape Character Area:
26: Southgate and Pennard
Designations: None

Settlement Development

The original settlement of Kittle, as shown on the 1878 OS map, appears as a few dwellings clustered around the junction of Kittle Hill Lane and Pennard Road, and Kittle Green. At this time the hamlet was accessed from Bishopston via a steep lane climbing Kittle Hill from the west of St. Teilo's Church. The current main road was completed in 1927, sweeping past the quarry to provide a less steep and winding approach from the east. The settlement is defined as urban within the LDP, not a Key Village.

With the exception of a few individual properties on Pennard Road, Kittle doesn't see development of any scale until the late 1960s. By 1971 Beaufort Gardens and Drive had been completed to the north of Pennard Road and Belvedere Close to the south.

The Beaufort Arms PH is on the earliest plans, forming a focal point within the settlement. Four shops (3) to the west of the pub include a bakery and surf shop.

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Key Characteristics:

- Nucleated settlement structure
- Focus created by Beaufort Arms and Kittle Green (1)
- Bishopston Valley and Barland Quarry provide physical barrier to eastern and northern boundaries
- Kittle is characterised by mid twentieth century 'estate' style of development (4) with a few examples of more traditional dwellings (2) at the heart of the original settlement

(Image courtesy of www.pixaerial.com)

kittle

(1) Kittle Green
(2) Original cottage
(3) Commercial properties
(4) Mid-twentieth century development


(1)


(2)


(3)


(4)

issues

Key development issues within Kittle include:
20th Century development ignores local vernacular
Impact of traffic on Pennard Road
Re-development of properties addressing Pennard Road

form

Plan type
There are a range of building footprints including the repetitive rectalinear forms of the 'estate' buildings to either side of Pennard Road - with subsequent extensions creating variety.

Larger footprints, set within deeper gardens, address Pennard Road.

Roofscape
The majority of properties in Beaufort Gardens and Drive are pitched with original flat roofed dormers. The Belvedere Close bungalows are hipped.

The more traditional properties display simple pitches, with chimneys punctuating the ridge.

There are examples of hips, dormers and simple pitches addressing Pennard Road.

Height/massing
Building heights are limited to single and two storey. Beaufort Gardens and Drive are characterised by two storey development. Properties in Belvedere Close are single storey

The remainder is predominantly 2 storeys in height but with varying storey heights providing variation in ridge and eaves heights.

materials

Walls
Kittle is characterised by white and light rendered/ painted wall finishes, and pebble-dash.

Older, more traditional buildings are generally of exposed or whitewashed stonework, or lightly painted render.

Roofs
Slate is evident on the older, traditional properties.

Composite and concrete tiles within a muted colour palette of greys and browns form much of the remainder of the roof palette

Floorscape
Generally the floorscape consists of tarmac pavements and roads with grass verges within those parts of the settlement able to accommodate it.

Small focal 'greens' are in evidence throughout the settlement.

details

Components
Flat roofed dormer and small brick chimneys are characteristics of Beaufort Garden/ Drive.

More substantial chimneys and porches adorn the older, traditional buildings.

Boundaries and landscape
Boundaries to Pennard Road are predominantly stone/ brick walls and hedges.

Boundaries to 'estate' houses are generally low brick walls and/or fences.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

knelston

SS17

Landscape Character Area:
11: Llandewi and Reynoldston
Designations: 1 listed building, 4 SAMs

Settlement Development

Knelston is a small linear settlement located on the crest of a hill on the A4118, to the south of Reynoldston and is designated as a Key Village in the LDP. Consisting of over 25 properties it also has a petrol filling station and village store, primary school and chapel. The majority of the village stretches along the main road, however there has been some development northwards along a track known locally as Trumpet Lane.

Little is known about the origins of the village, however it is believed that the 12th century church of St. Taurin provided the focus for medieval settlement. The remains of this church, now known as St. Mary's is still in evidence and is designated as a Scheduled Ancient Monument (SAM).

By the mid 1800's Knelston consisted of a number of small cottages and farmsteads, focussed around a village green to the west of the church. This green was later developed and the small farmsteads were replaced by larger ones. The Providence Baptist Chapel (2) lies at the centre of the village. Completed in 1858 it is now Grade II listed. The original village school was also built during this time.

The mid 20th century saw the construction of a new County Primary School and garage, together with the development of a caravan park. It also saw further residential development to the north of Forge Cottage, and east of The Elms, on the southern side of the A4118.

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Key Characteristics:

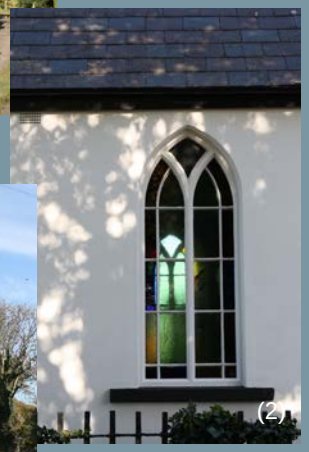
- Linear settlement structure
- Development of village form results in a lack of an obvious focal space resulting in there being a lack of a 'sense of place'
- Its position on the crest of a hill enables long range views across Gower
- Older buildings are generally closer to the road, whilst newer ones sit further back, with gardens and drives to the front
- A number of the older properties retain a simple vernacular charm, however 20th century development saw the introduction of less sensitive architectural approaches

(Image courtesy of www.pixaerial.com)

knelston

(1) The Granary
(2) Providence Baptist Chapel (Grade II listed)
(3) Western village entrance
(4) Forge Cottage


(1)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issues

Key development issues within Knelston include:
20th Century development ignores local vernacular and lacks enclosure along frontages
Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing is apparent.

form

Plan type
There are a variety of plan forms:

Older houses characterised by linear footprints with later additions creating irregular shaped plans.

Larger footprints of 20th century development to the south of the main road.

Roofscape
Predominant roofscape is one of simple pitched roofs, generally parallel to road. The use of hipped roofs is minimal, and flat roofs are limited to small rear extensions and garages. Some of the older properties have small dormers whilst rooflights also provide additional daylighting to roofspaces.

Height/massing
Generally development within the village is two storey but varying storey heights provide variation in ridge and eaves levels.

Single storey development is limited to 20th century bungalows and Briarwood, a converted barn.

materials

Walls
The variety in building ages has resulted in a mix of building styles and materials. Whilst no one predominates the use of white/light and pastel render is common.

Uncoloured render and brick are also used within the village.

Roofs
Roofs are predominantly slate. Some ridges are highlighted with contrasting red ridge tiles.

There are a variety of other materials in evidence including red plain tiles and grey concrete tiles.

Floorscape
No footpaths exist within the village, instead various depths of grass verge provide a frontage beteen the boundary walls and road. Generally these verges are narrow however, in places boundaries sit immediately next to the road.

details

Components
There are no key characteristic building features which define Knelston. Chimneys are constructed with a variety of finishes including render, stone and brick.

Simple porches are found on many of the older properties.

Boundaries and landscape
The majority of property boundaries with roads are formed by stone walls, which are either exposed, rendered and painted. Some also have hedges to the top.

Hedges boundaries are in evidence throughout the village.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

landimore

SS19

Landscape Character Area:
19: Llanrhidian
Designations: 2 listed buildings, Conservation Area

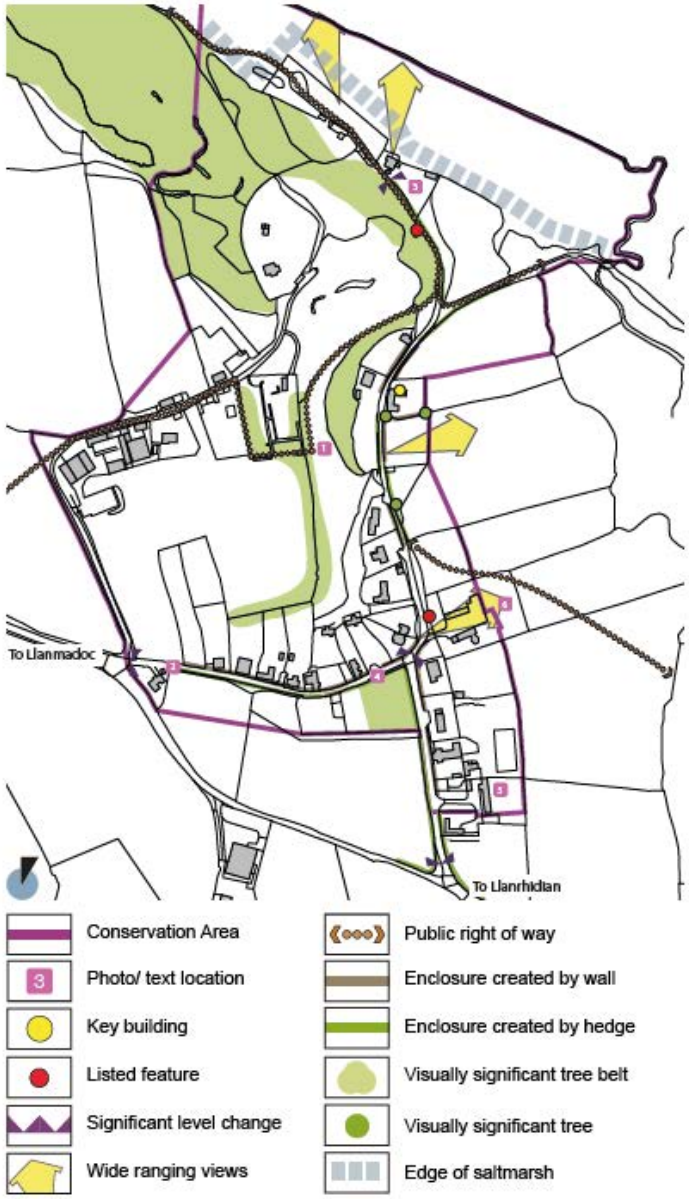
Settlement Development

Landimore lies on the north coast, to the east of Llanmadoc. There is a significant change in level between the top of the village and its northern most extent, adjacent to Landimore Marsh. The settlement, which consists of approximately twenty four dwellings has no community facilities, relies on Llanmadoc for its shop and public house.

The centre of the village is at the junction of two sunken lanes, both of which link to the higher plateau to the south. The 200ft cliff which dominates the western side of the settlement dictates its form. Development to the west hugs the contours whilst those to the east focus upon the marsh, although still climbing upwards.

The settlement's origins are unclear, although it may have formed around Bovehill Castle, a scheduled ancient monument, the remains of which sit above the present day village. Whilst there is no church in modern day Landimore historical records do make mention of one in 1230 which may have been replaced by St Cadoc's Church in Cheriton. However two key farmsteads do appear on historical mapping namely Landimore Farm (5) at the southern edge of the village, and Townsend (6), at the centre. Cottages and small farms have since linked the two, as well as extending northwards towards the marsh.

The 20th century has seen some further infil and linear development, together with redevelopment and renovation of older properties.



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Key Characteristics:

- Linear settlement structure with dispersed settlements to north
- Properties 'fall' down hillside loosely following the two sunken lanes
- Glimpsed views of the marsh eventually give way to a wide panorama of the estuary at the junction of the two lanes
- There are a mix of relationships between buildings and the lanes. Some buildings run parallel to the lane whilst others sit at right angles to it, resulting in an attractive juxtaposition of buildings
- Generally older properties sit adjacent to the road whilst later 20th century development tends to be set back with gardens and driveways to the front

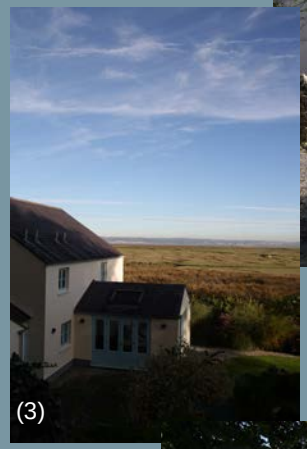
(Image courtesy of www.pixaerial.com)

landimore

(1) Landimore from Bovehill
(2) Western lane entrance into village
(3) The Saltings overlooking estuary
(4) Walls providing enclosure


(1)


(2)


(3)


(4)

issues

Key development issues within Landimore include:
Pressure for open frontages and balconies overlooking estuary - visual impact of the opening up and/or extension of east facing elevations to maximise views.
Erosion of character due to improvements such as inappropriate replacement doors and windows, and use of non-traditional materials/ detailing to buildings and boundaries.

form

Plan type
A mix of plan forms exist: Rectangular or square in plan which are generally the older properties.

Later 20th century development is characterised by larger and less compact footprints.

Roofscape
Predominant roofscape is one of simple pitched roofs, some of which are parallel to road whilst others present gables. There are some hipped roofs to the later development but this is not a traditional characteristic of the village.

The use of dormers is limited.

Height/massing
Generally development within the village is two storey in height but varying storey heights provide a variation in ridge and eaves levels.

Single storey development is limited, generally forming an extension or provides part of split level dwelling.

materials

Walls
White/light coloured rendered buildings predominate and there is some painted stonework. Exposed stonework tends to denote more recently renovated properties. Pebbledash, brick and ‘crazy paved’ stone to walls are also apparent. There are limited examples of timber cladding to newer buildings

Roofs
The majority of roofs are grey slate, some highlighted with contrasting red ridge tiles
A number of the 20th century houses within the village have concrete tiles, however the tendency in more recent development has been to use slate or reconstituted/ fibre cement products.

Floorscape
No one floorscape treatment prevails and there are no footpaths or verges along the narrow lanes. Towards the centre grass verges soften the relationship with boundary walls.Tarmac roads provide access to private drives which are paved in a variety of materials.

details

Components
On the more traditional style houses chimneys are generally simple rendered or stone stacks with pots.

There are many examples of basic open porches with pitched roofs to the front/ centre of properties.

Boundaries and landscape
Walls front the majority of property boundaries, and are generally are exposed stone with cock and hen detailing. Some walls are white or light coloured painted render. Gates are generally of timber or more traditional ironwork. Some more recent development has adopted a more suburban approach with railings to the top of walls, and matching gates.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

llangennith

SS21

Landscape Character Area:
8: Llangennith and Llanmorlais
Designations: 6 listed buildings, Conservation Area

Key Characteristics:

- Nucleated settlement structure with linear development to west
- Focus created at village green, both visually and as a centre for village life
- Winding streetscape made visually interesting by width narrowing and being contained by walls, occasionally opening up with small open green areas and verges creating breathing spaces
- Expansive sea views from the top of the village, limited views from within the settlement
- Sense of being a living village, which is evolving with the needs of its community whilst still accommodating tourists

Settlement Development

Llangennith comprises of around 115 dwellings and is located on the edge of Tankeylake Moor, approximately one mile west of the coast. This exposed west facing position has influenced the village's form and character; with older buildings sited to take advantage of natural shelter and sunken lanes, stone walls, dense hedges offering shelter to pedestrians in the village. It is designated as a Key village in the LDP.

View from Llanmadoc Hill

The village developed around two distinct settlements. Early records show a small, nucleated settlement core, known as Priors Town, located close to the boundary of the common. This element included St. Cenydd's Church, adjacent 'college', and a short linear arrangement of cottages, either side of the former 'Welcome to Town' Public House. Separated by fields to the west was a collection of cottages and farms, which comprised West Town and loosely centred on the cross roads at Plenty Farm.

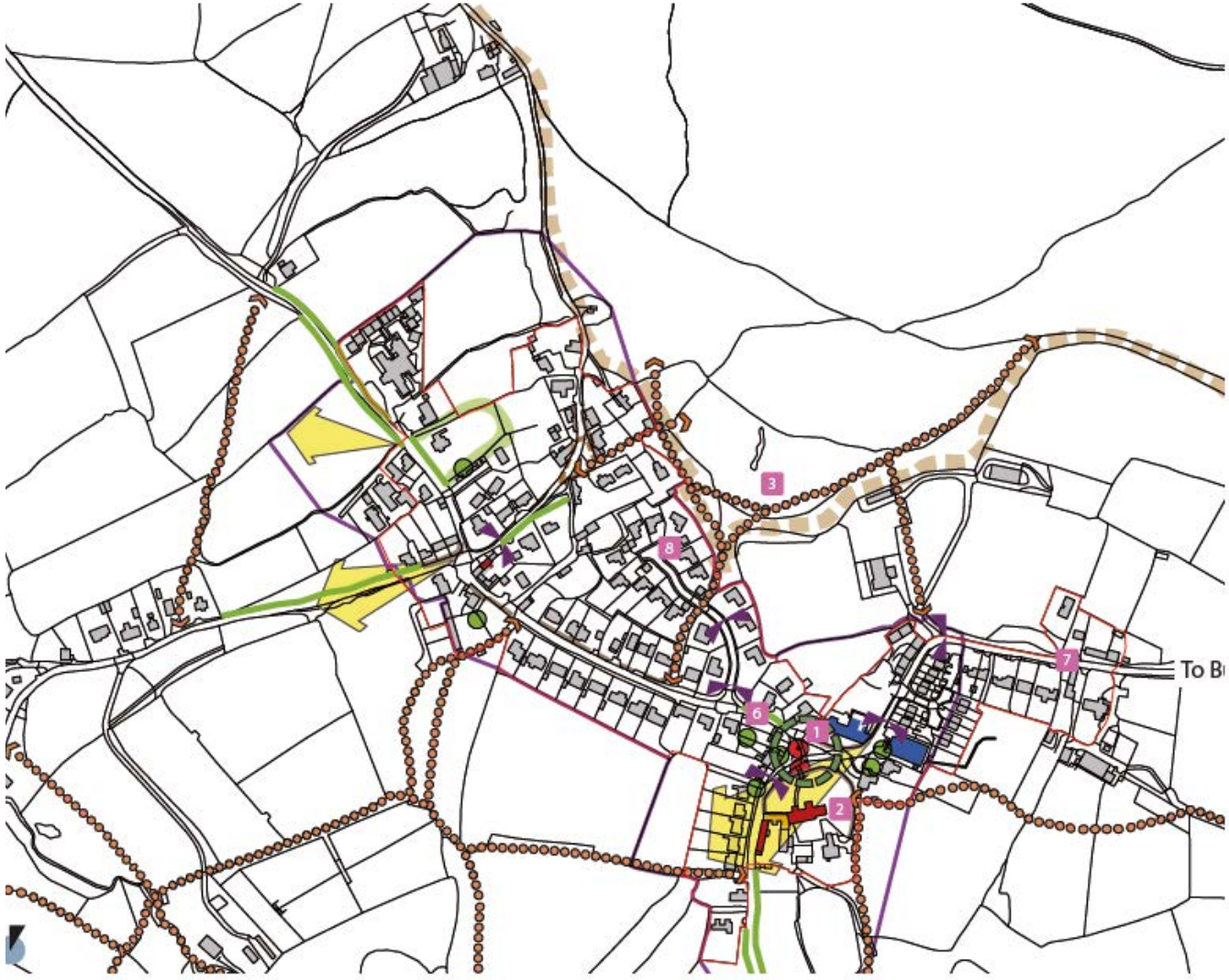
During the 20th century housing development linked the two village elements, creating a linear form following the road through the village. Infill development at West Town has respected its loose informal building grouping. The development of Atlantic Close (8) during the 1990's, provided ten large detached properties, albeit in a rather suburban cul-de-sac layout. The village also saw the construction of a development of affordable homes at Clos Sant Cenydd, further increasing the village's population.

More recent development has seen the conversion and extension of properties in order to take advantage of the ever increasing tourist trade, including the construction of new accommodation to the rear of The Kings Head.

(Image courtesy of www.pixaerial.com)

llangennith

- Conservation area
- Photo/text location
- Local facility
- Listed building
- Key building
- Listed feature
- Significant level change
- Public right of way
- Enclosure created by hedge
- Edge of common
- Significant hedge line
- Visually significant tree belt
- Visually significant tree
- Stream/river
- Wide ranging views
- 'Green' focal space
- 'Hard' focal space
- Key Village boundary



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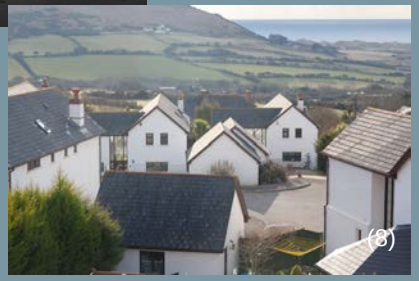
llangennith

(1) View over the green adjacent to church
(2) St. Cenydd Church
(3) View over Llangennith
(4) The King's Head public house

features	The following features provide key landmarks within the village of Llangennith:	Church of St. Cenydd (2) Trees to west of green (1) Village Hall Spring at centre of village green	Triangular green and enclosure provided by Church, Kings Head pub, and properties to western edge (4) Cluster of buildings to north western end of village, surrounding triangular junction
layout	In addition to the above features key layout characteristics include:	The relationship between buildings and the street is mixed. Whilst many of the older properties are focussed upon the movement routes, often with little or no set back, later developments are typified by increasingly deeper front gardens and a more standardised building line.	Development at both the eastern end of the village and between the original settlements of Priors Town and West Town illustrate this change in approach. Later development is typified by the introduction of cul-de-sacs which are an uncharacteristic addition to the overall footprint of the village.
form	Plan type A mix of plan forms, ranging from; long shallow footprints of original cottages and houses, with subsequent extensions increasing the footprint and; deeper squarer footprints of more substantial detached houses. Larger footprints can generally be attributed to the village's key buildings including the village hall and pub, together with the nursing home at the western end of the village	Roofscape Simple, single pitched roofs are the most common forms within the village. There are limited examples of double pitches to older properties. There is widespread use of traditionally styled dormers and, less aesthetically pleasing, dormer extensions. Hipped roofs are also used and there is limited use of flat roofs to extensions.	Height/massing Development within the village is generally two storey however storey heights provide variation in ridge and eaves heights. There are several bungalows and single storey conversions. Some of the more substantial properties provide landmarks within the village.

llangennith

(5) Original properties at heart of village
(6) 20th century development
(7) Attractive example of conversion
(8) New build - Atlantic Close



materials

Walls
Light coloured render predominates. Pastel colours have been introduced by individual owners. Clos Sant Cenydd incorporates a range of coloured render. The use of stonework is generally limited to older renovated properties and conversions. There is some brick and timber detailing to 1970's developments.

Roofs
Generally the overall colour is based upon a palette of greys and muted browns.
No one material predominates however many of the older buildings have slate roofs, some with contrasting red ridge tiles.

There is a wide range of other roof coverings including pantiles plain tiles and limited red tiles.

Floorscape
The floorscape consists mainly of tarmac roads with grass verges or walls to the edge. There are extensive areas of grass verge surrounding the green.
Formal footpaths are not a characteristic of the village but are found in the cul-de-sacs. Driveways are finished in a wide variety of materials.

details

Components
Chimneys form a key characteristic of the roofscape with the majority being of brick construction.
Many of the buildings have traditionally styled, pitched roof porches, .
There are numerous dormers in a variety of size and style.

Boundaries
Various forms of enclosure are found within the village including:
Stone walls
Narrow grass verge
Hedges
Timber and metal gates
Cattlegrids

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted.
Newer properties are set further back with lawns and/ or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Llangennith include:
Degradation of the conservation area character through unsympathetic alteration or extension.

Erosion of character due to improvements such as replacement windows, dormer extensions and use of non-traditional materials.

Impact of traffic travelling through the village and modern day requirements for parking and access within the village itself.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

llanmadoc

SS25

Landscape Character Area:
8: Llangennith and Llanmadoc
Designations: 5 listed buildings, Conservation Area

Settlement Development

The village of Llanmadoc lies at the northern edge of Llanmadoc Hill in the north-west of Gower. It supports a number of community facilities including a village hall (11), church, shop and public house (12). It is a designated Key Village within the LDP.

The original settlement of Llanmadoc was focused upon the medieval church of St Madoc (9), on the junction of the ancient road linking Cwm Ivy to Llangennith. The historic heart of the village is still in evidence. The green to the front of Big House Farmhouse (3) is bordered by cottages running eastwards towards the lane leading to Rhiwlas Green. This small hamlet has since been assimilated into the larger village, along with the original roadside settlement of Frog Lane to the east.

The hamlet of Cwm Ivy remains separate, most probably as a result of the significant level change. Similarly Cheriton lies in a hollow to the east.

Frog Lane (2) indicates the change point between the higher western end of the village and the lower eastern side, where the land falls towards the small cluster of cottages and houses around Trinity Calvinistic Methodist Church (12).

Infilling between the original hamlets has resulted in a linear form, the central section of which is characterised by larger dwellings set in substantial plots, the majority of which were developed during the later half of the twentieth century.

(Image courtesy of www.pixaerial.com)

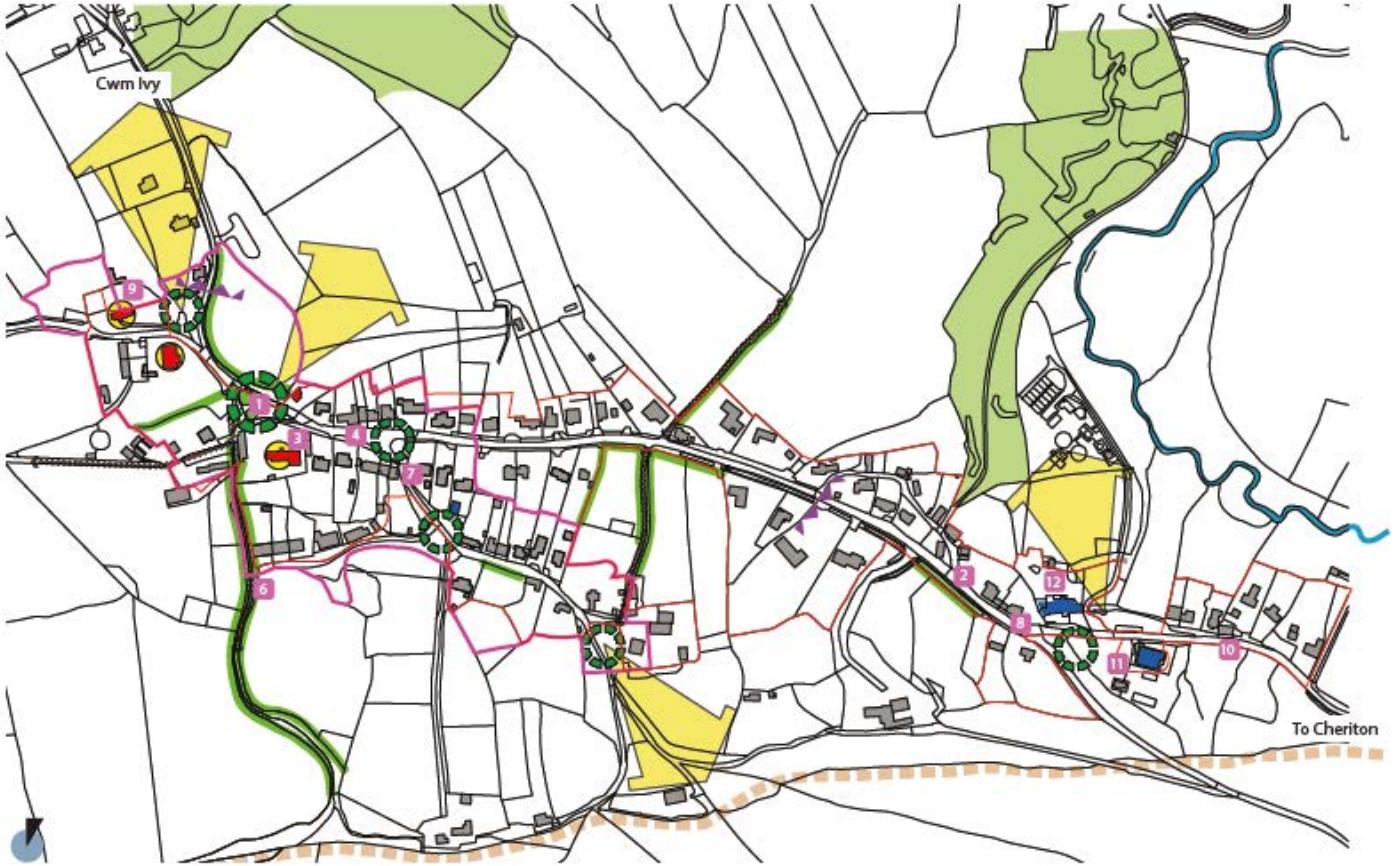
View from Llanmadoc Hill towards estuary Frog Lane properties to centre

Key Characteristics:

- Linear settlement structure with dispersed settlements to south
- No consistent building line
- The widening then narrowing of spaces results in varying degrees of enclosure
- Glimpsed long range estuary views between buildings on the northern side of the village
- Traditional relationship of buildings focusing on the road (to north) and on Llanmadoc Hill (to south)
- Changing character along length of village due to topography, age and style of development
- Typical traditional detailing includes:
  - painted walls
  - slate roofs
  - vertical emphasis to windows
  - chimneys punctuating the roofscape limestone walls and
  - gates to front boundaries

llangennith

- Conservation area
- Photo/text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Edge of common
- Visually significant tree belt
- Visually significant tree
- Stream/river
- Wide ranging views
- 'Green' focal space
- Key Village boundary



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llanmadoc

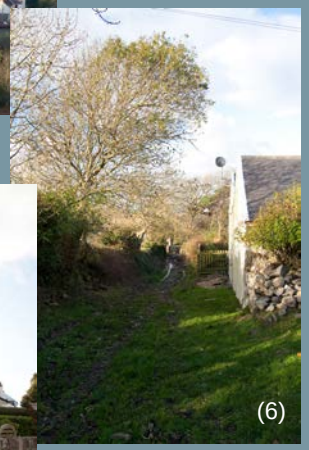
(1) Triangular green to northern end of village
(2) Cluster of buildings at Frog Lane
(3) The Old Rectory
(4) Simple pitched roofs parallel to street

features	The following features provide key landmarks within the village of Llanmadoc:	St. Madoc's Church Triangular green to northern end of village (1) Greens providing focal points throughout conservation area	The Old Rectory (3) Llanmadoc Hill rising steeply behind the village Cluster of buildings climbing the hill at Frog Lane (2)
layout	In addition to the above features key layout characteristics include:	Enclosure of triangular green through a mix of individual large, detached properties and small terraces Southern edge of village delineated by individual buildings	Generally layout focused upon movement routes, although increasingly development is orientating towards views 'Openness' of infill development weakens village form
form	Plan type Predominance of traditional wide shallow plan form, with later additions creating 'L' shaped plans. Larger footprints of bungalows and more recent residential development are evident within Llanmadoc. These are generally set centrally within larger plots.	Roofscape Generally simple pitched roofs with ridge lines running parallel to road. Some double pitches, and subservient pitched roofs to extensions of original buildings. Gables addressing the street are not a characteristic of Llanmadoc (4) Hipped roofs are in evidence on some of the newer properties, but often result in over complicated roof forms.	Height/massing Typically two storey in height but with varying storey heights providing variation in ridge and eaves. Some examples of older single storey cottages, together with more recent bungalows. Old Rectory far exceeds scale of other buildings. There are some examples of over development where extensions dominate the existing building.

llanmadoc

(5) Generally grey roofscape with exceptions
(6) Variety of roof finishes
(7) Pathway onto Llanmadoc Hill
(8) Chimneys - a characteristic element


(5)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(7)


(8)

materials

Walls
The majority of the buildings in Llanmadoc have a rendered or painted/coloured finish, with white predominating.

There are some examples of exposed stone buildings. Generally these are agricultural buildings and residential conversions.

Roofs
Predominantly grey in colour with a large number of slate roofs, together with composite and concrete tiles. Some are detailed with red ridge tiles (5).

The limited number of red roofs which do exist stand out, particularly when viewed from Llanmadoc Hill.

Floorscape
No one floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths, but grassed verges allow for some boundaries to be set back from the road.

details

Components
Chimneys are a key characteristic of Llanmadoc's roofscape, and range from utilitarian stacks to the more ornate (8).

Pitched roof 'closed' porches are in evidence on a number of buildings, generally presenting a gable to the front.

Boundaries
There are several examples of traditional limestone stone walls with 'cock and hen' detailing and iron gates (7).

Other boundary treatment includes timber post and rail fencing, often with wire mesh infil, rendered concrete walls, and metal estate style railings.

Landscaping
Variety of approaches to landscaping within the village. The more successful use indigenous/ traditional species

Narrow, tree and hedge lined paths and lanes (6) running north-south link with elements of rural landscape within the village envelope.

issues

Key development issues within Llanmadoc include:
Visual impact of the opening up and extension of north facing elevations to maximise views

Loss of character as a result of removal of traditional boundary treatments and negative impact of some 'improvement' works

Pressure for increased building footprints has resulted in over-development

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

llanmorlais

SS29

Landscape Character Area:
39: Llanmorlais
Designations: 1 listed buildings

Settlement Development

Llanmorlais lies to the south east of Crofty, separated by the B4295. It currently consists of around 90 properties, a chapel and community centre (5). For the purposes of the LDP, it is designated as part of the urban area, forming part of the major physically detached settlement of Penclawdd/Crofty. It is not therefore defined as a village. The AONB boundary runs to the north of the settlement.

Whilst agriculture played a part in the village's past it is one of the few settlements on Gower based upon industry. During the 18th century there was coal mining in the area but this become uneconomic due to competition from Swansea, and by 1810 mining had stopped. At this time the settlement consisted of a few cottages and Llanmorlais Farm. The arrival of the railway in 1863 and the construction of a tramroad revitalised the industry. In time this brought about the expansion of the village, with the development of Station Road. Tirzah Baptist Chapel (2) was constructed in 1905 to serve Llanmorlais, and has since been Grade II listed.

20th century development saw further development of the village with development to the northern side of Station Road, the construction of Trem Y Mor to the south western end of the settlement, and infill development. The demise of mining in the area and closure of the railway resulted in the function of the village changing. Llanmorlais is now a commuter community for Swansea.

The representation on this map of any other road, track or path is no evidence of the existence of a right of way

Key Characteristics:

- Linear settlement structure
- Architecturally and visually unremarkable
- Urban nature of much of the settlement contrasts with other Gower settlements
- More rural nature of eastern end of settlement is characterised by its random layout
- The alignment of the disused railway and tramroads are highlighted by dense areas of vegetation
- Tirzah Chapel is the only building of architectural note
- Terraced properties of Station Row hark back to the village's industrial past

(Image courtesy of www.pixaerial.com)

llanmorlais

(1) Green at eastern end of village
(2) Tirzah Chapel (Grade II listed)
(3) Stone cottages
(4) Mix of 20th century development


(1)

(2)


(3)


(4)

issues

Key development issues within Llanmorlais include:
Wide range of building styles and materials – no overall coherence.
20th Century development lacks enclosure along frontages.
General erosion of character due to development and inappropriate replacement doors and windows, and use of non-traditional materials/ detailing to traditional buildings and boundaries.

form

Plan type
Shallow longer footprints highlight older buildings and terraced cottages.

Larger, squarer footprints typify detached 20th century properties.

Estate development (Trem Y Mor) is recognisable by its regularised layout.

Roofscape
Generally roofs within Llanmorlais are simple pitches. There are some hips but the use of these are limited.

The majority of ridge lines run parallel to the road, although there are exceptions where gables address the road.

Height/massing
Buildings in Llanmorlais are predominantly single or two storey in height, but varying storey heights result in variation in ridge and eaves heights.

There have been some extensions into roof space, with dormers being incorporated into some bungalows.

materials

Walls
A wide range of materials are have been used within Llanmorlais including:

- Light/white painted render
- Stone with contrasting detailing to windows
- Limited use of brickwork.

Roofs
No one material predominates. A mix of slate, concrete tiles, pantiles and composite products adorn the roofs.

This has resulted in a variety of colours, with greys and browns being the most common. Some contrasting red ridge tile detailing is evident.

Floorscape
Tarmac roads provides access to private drives finished in a variety of materials. There are many private unmade drives, each serving a few properties.

There are some footpaths interspersed with grass verges and also areas of rough, unmade surfaces between road and boundary walls.

details

Components
There are no key characteristic building components which define Llanmorlais, rather there is a variety of architectural styles and detailing. This is the result of the development of the settlement from mining to commuter community.

Boundaries and landscape
There are numerous boundary details including:

- Stone and brick walls and gate posts
- Metal pedestrian gates
- Timber and metal vehicular gates to drives
- Timber fences adjacent road
- Hedges

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

llanrhidian

SS31

Landscape Character Area:
19: Llanrhidian
Designations: 3 listed buildings, Conservation area

Settlement Development

Llanrhidian is located on Gower's north coast. The village supports a number of community facilities including a village hall, church, primary school, petrol station and shop, together with a public house. It is a designated Key Village in the LDP. The B4295 divides the settlement, with the northern end of the village falling to the salt marshes at the edge of the Loughor estuary.

Early records show the settlement to be developed around the 13th century church of St. Illtyd and St. Rhidian (2), and two springs which issue to either side. The springs provided not only fresh water to the inhabitants but also powered two watermills. The lower mill, Nether Mill (3)survives today, whilst the Upper Mill site has been excavated to reveal a late 17th Century building.

(Image courtesy of www.pixaerial.com)

It is believed that Llanrhidian was a well developed agricultural community by the late 14th century, consisting of a cluster of small farms centred around the church and mills. Despite a quarrying industry and the nearby woollen mill at Staffel Haegr, expansion of the village was slow. By the latter half of the nineteenth century it had grown by only a few cottages, a school, two public houses, and the vicarage to the south of what is now the B4295.

View across green towards estuary Church of St. Rhidian to the left

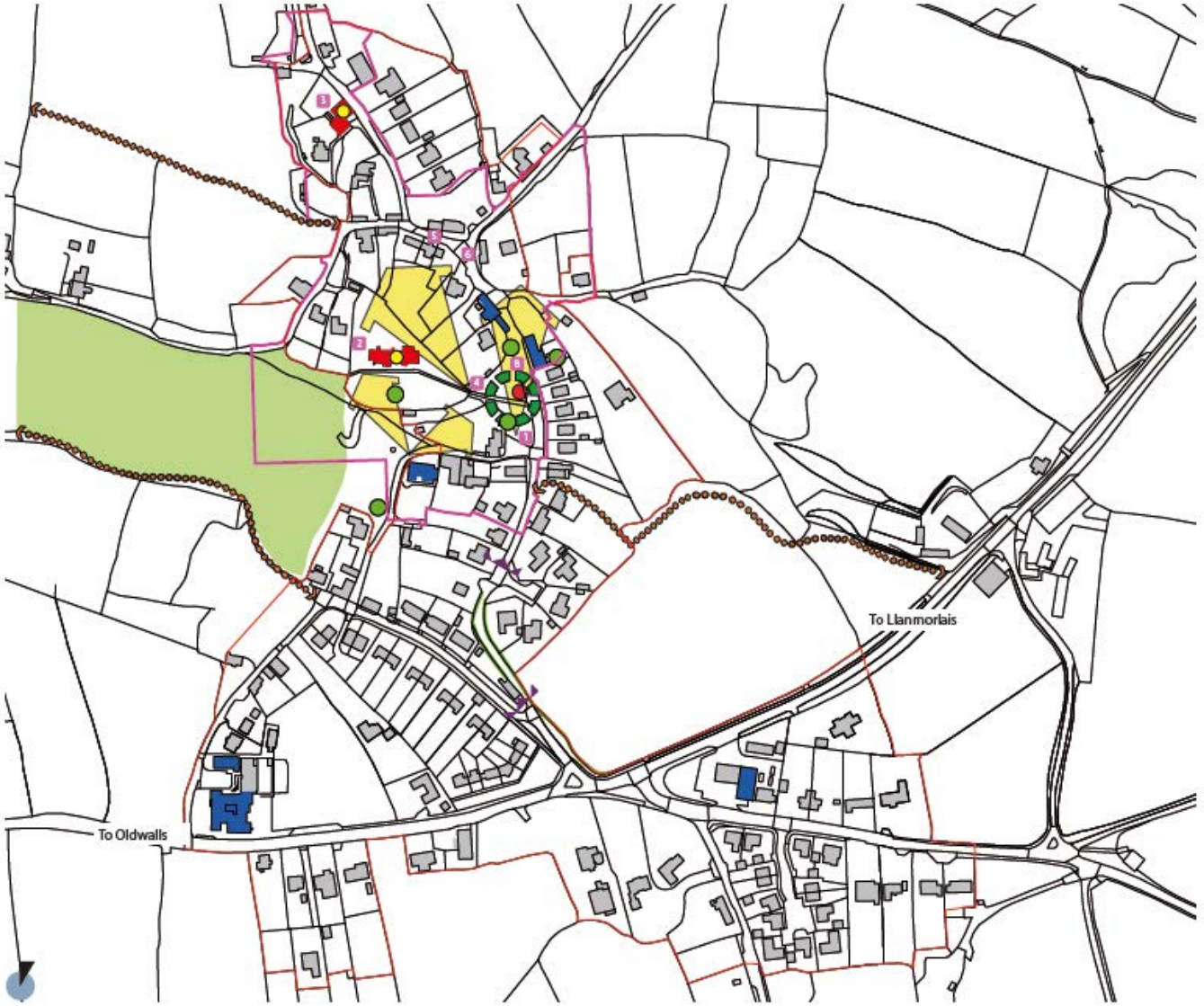
Twentieth century development of the village was centred around the eastern and southern edges of the lower village, and along the main road. The gable fronted properties addressing the village green are the most obvious examples of development, together with the local authority housing (8) adjacent to The Cross.

Key Characteristics:

- Nucleated settlement structure with linear development along main road
- Split in settlement resulting in a compact northern heart and more dispersed development along the B4295
- Steeply sloping northern side of village where settlement climbs down towards salt marsh
- Extensive views out over estuary
- Enclosure provided by buildings around northern, eastern and southern sides of the village green (1)
- Tight, narrow lanes enclosed by buildings
- A strong village character exists due to the compact nature of the conservation area and the focus provided by the church (2) and village green (1)

llanrhidian

- Conservation area
- Photo/text location
- Listed building
- Key building
- Listed feature
- Significant level change
- Village gateway
- Public right of way
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- Wide ranging views
- 'Green' focal space
- Key Village boundary



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llanrhidian

(1) Village green
(2) Church of St. Illtyd and St. Rhidian
(3) Nether Mill
(4) Extensive views over estuary

features	The following features provide key landmarks within the village of Llanrhidian:	Triangular village green at centre of lower settlement with standing stone and remains of stone cross (1) St. Rhidian Church including its massive tower (2)	Imposing scale of Nether Mill and chimney (3) Tree to western side of green Extensive views over rooftops to Loughor estuary (4)
layout	In addition to the above features key layout characteristics include:	Mix of development immediately adjacent to the road with some setbacks. Older buildings have a stronger relationship with the street, whilst newer development is more detached from the village form - with greater setbacks from the street.	Cul-de-sacs appear divorced from the more traditional relationship that older buildings have with the street. Dispersed linear development to the southern end of village appears weaker than more compact northern 'core'.
form	Plan type Wide range of plan forms: Older development characterised by linear terraces and wider,shallower footprints of individual buildings. Larger, squarer footprints at the northern end of settlement and opposite the village green denote mid 20th century development. Buildings to the south of the B4295 have larger more irregular footprints, suggesting one off development of individual plots.	Roofscape Generally the village's roofscape is characterised by the simple pitched roofs of the older properties, with additional, subservient pitched roofs to extensions. There are limited examples of gables addressing the street, the main exception being opposite village green. There are few examples of hipped roofs, which are generally limited to larger properties	Height/massing Predominantly two storey however differing storey heights provide a variation in ridge and eaves heights. Single storey development is generally 20th century bungalows, including dormer/ chalet bungalows. Nether Mill towards the north western end of the settlement is three storeys and, with its stone chimney, provides a key landmark within the village.

llanrhidian

(5) Variety of building materials
(6) Variety of roof finishes
(7) Stone pebble detailing to forecourt
(8) Contrasting roof forms


(5)


(6)


(7)


(8)

materials

Walls
Extensive use of white and light painted render to frontages, often with exposed stonework to side walls. There is some pebble-dashing and not insignificant amounts of stone work (5).

There is limited use of brickwork, other than for detailing, but both red and yellow brickwork are used for this.

Roofs
Roofs are predominantly grey in colour. The large number of slate roofs create an attractive mix of grey blues and purples (6).

Several ridges/hips are accented with red ridge tiles.

Concrete roof tiles are also used, however the use of brown and red finishes is limited.

Floorscape
Predominantly tarmac roads and paths, however no one floorscape treatment prevails There are a mix of materials within curtilage of dwellings including:

- Stone paving
- Large pebbles set in mortar (7)
- Brick paviours (red)

details

Components
There are many chimneys visible on the village's skyline including stone, brick and rendered stacks. Generally to the end of buildings, but some examples where they break through the ridge.

Porches, when used are generally simple and functional

Boundaries
Stone walls to the edge of road/ pavement are a key characteristic of the northern end of the village. Timber and iron pedestrian and vehicular gates to openings are common.

20th century development has incorporated hedges and/or fences in place of the stone wall, with grass verges to front.

Landscaping
A variety of approaches exist but older traditional properties tend to have smaller front gardens and consequently accommodate few trees.

Newer properties with larger front gardens often incorporate trees and hedges, which can weaken their relationship with the surrounding context.

issues

Key development issues within Llanrhidian include:
Erosion of character through the loss of traditional front boundary walls

Importance of protecting setting of church /conservation area

Negative impact of some 'improvement' works

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

lunnon

SS35

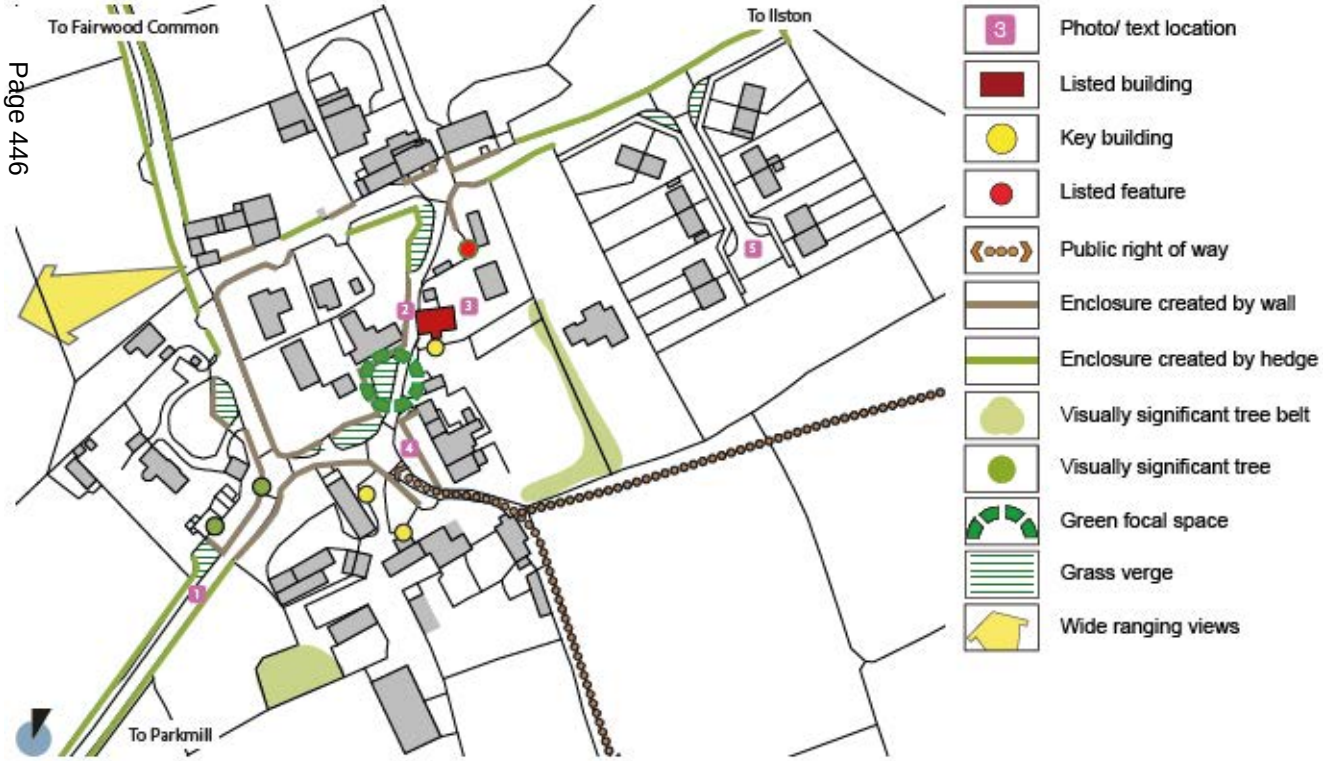
Landscape Character Area:
24: Lunnon
Designations: 2 listed buildings

Settlement Development

Lunnon lies on a plateau to the north of Parkmill, at the crossroads of the north/south road to Parkmill and the east/west road to Ilston. It consists of some 25 dwellings and original farms but has no community facilities. From early times it has provided a focus for the surrounding agricultural community. There was little change to its form between 1878 and 1915, with the main building groups being formed by five farms centred around a village green.

Development of the settlement started from the early 20th century with limited development around the green. Additional buildings were also developed at both Brownswell and Sunnyside farms. By the 1970's Lunnon's footprint had expanded substantially with the construction of Lunnon Close (5), to the east of the village.

The last forty years has seen the redevelopment of the original village green, additional farm buildings, and the conversion of some farm buildings to holiday accommodation.



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Key Characteristics:

- Nucleated settlement structure
- Enclosure created by the many and various boundary walls within the settlement
- Compact nature of settlement centred around what was originally the village green which, although now developed, still provides an important focus
- Big House Farm (3) and the square to the front of Lunnon Farm (4) provide an attractive central focus
- Generally the older buildings have a closer relationship to road, whilst the 20th century development tends to be set back with gardens and driveways to the front
- Lunnon Close's (5) suburban layout is uncharacteristic of Gower

(Image courtesy of www.pixaerial.com)

lunnon

(1) Village entrance from south-west
(2) Cottage creating enclosure
(3) Big House Farm
(4) Barns fronting onto Lunnon Farm

issues

Key development issues within Lunnon include:
20th Century development ignores local vernacular and lacks enclosure along frontages.
Erosion of character due to inappropriate detailing and use of non-traditional materials.
Prevent further suburbanisation of settlement - taking particular care in terms of styles of boundary treatment and replacement windows and doors.

form

Plan type
Majority of building footprints are rectangular in plan, with later extensions creating more irregular outlines to the older properties.
Larger footprints generally denote agricultural buildings.

The regularised layout of Lunnon Close is in marked contrast to the rest of the settlement.

Roofscape
Generally roofs are simple pitches, with some hips to 20th century development. The majority of ridge lines run parallel to road.
Dormers have been used however they are not typical within the settlement.

There are some rooflights to older and converted properties.

Height/massing
Buildings are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

Larger elements within the settlement are provided by farm buildings including traditional stone built barns.

materials

Walls
Many of the properties are rendered, with a mix of smooth and roughcast finishes. Generally these are white or light pastel in colour. White painted stonework is also in evidence.

There are a number of stone buildings, both original stone built dwellings and more recently stone faced houses.

Roofs
Roofs are predominantly grey slate. Red clay plain tiles are also in evidence as are pantiles, although their use is limited.Some ridges are highlighted with contrasting red ridge tiles.

Corrugated tin roofs to agricultural buildings provide an additional level of colour and texture.

Floorscape
Narrow grass verges to the front of boundary walls are a characteristic of Lunnon. Some expansive grass verges create attractive open green areas. Tarmac roads provide access to driveways of various materials.

There are some pavements within the village which is unusual within Gower.

details

Components
There are no key characteristic building features which define Lunnon. Chimneys tend to be simply rendered on older properties or brick stacks with terracotta pots.

Traditional, functional porches protect entrances to many of the older properties.

Boundaries and landscape
Stone walls, many with cock and hen detailing to the top, are a characteristic feature. There are also examples of lower stone walls topped by well established manicured hedges.
Low level brick walls are prevalent in Lunnon Close. There are a variety of styles of gates in various materials.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

middleton

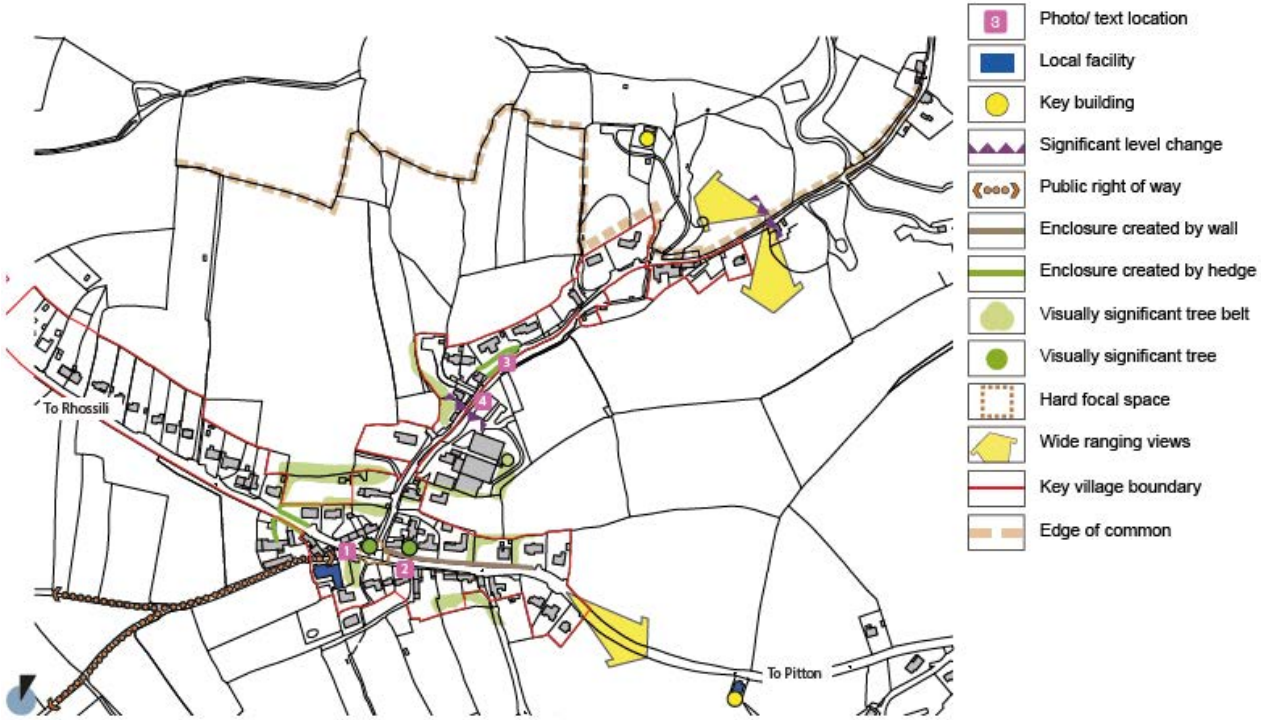
SS37

Landscape Character Area:
2: Rhossili and Middleton
Designations: None

Settlement Development

Middleton is located to the east of Rhossili, to the southern lower end of Rhossili Down. It supports a village hall which is shared with Rhossili, but other than this has no other community facilities.
The village is centred on the road junction of the main east/west route to Rhossili and Bunkers Hill Close which leads up onto Fernhill Top. At the turn of the century the hamlet was larger than its neighbour.

The late 20th century saw the extension of Rhossili eastwards through the development of detached villas and bungalows to the northern side the B4247. Ultimately this ribbon of development linked Rhossili to Middleton. The network of small fields bounded by hedges to the south of the village is a significant feature in the setting of the settlement.



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Key Characteristics:

- Essentially a linear settlement structure with dispersed elements to the north
- Clustering of buildings around junction create focus at 'centre' of settlement
- Good sense of enclosure created by the buildings towards the southern end of Bunkers Hill Close
- Informal, meandering nature of development to northern end of Bunkers Hill Close
- Ribbon development to western side of village is set back and above the road but provides a strong visual boundary
- Tree to east of Middleton Hall is significant on village skyline

(Image courtesy of www.pixaerial.com)

middleton

(1) Centre of Middleton
(2) Relationship to B4247
(3) View down School Lane
(4) Juxtaposition of buildings

issues

Key development issues within Middleton include:
20th century development ignores local vernacular and lacks enclosure along frontages.
Negative visual impact of inappropriate replacement windows and roofing materials is apparent.
Significant impact of traffic travelling along B4247.
Informality of access to properties on Bunkers Hill and Fernhill Top should be respected.

form

Plan type
Variety of plan forms including:
Wide shallow plan forms of older buildings within the settlement; and

Squarer footprints of villas and bungalows; and

Irregular footprints of extended properties of all eras.

Roofscape
Generally the roofscape is characterised by simple pitched roofs with subservient pitched roofs to extensions. There are a limited number of flat roofs, generally to extensions.

There are some small pitched and larger flat roofed dormers. Hipped roofs are limited to larger, detached dwellings.

Height/massing
Predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

Single storey buildings limited to barns and a small number of bungalows mainly to the south of the B4247.

materials

Walls
Majority of buildings within the settlement would be of stone construction however many have been rendered to provide protection against the weather.

White and light colours predominate when painted. Some painted and whitewashed stonework is in evidence.

Roofs
Grey predominates as a colour, however there is a mix of slate, composite and concrete tiles. Red ridge tiles to many ridge/hips. Red clay tiles are also in evidence, as is corrugated metal roofing.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives. There are limited pavements at centre of the village. Generally the layout does not allow for safe pedestrian movement as there are few verges.

details

Components
Chimneys are a key characteristic of many of the village's older buildings, as are vertically proportioned windows.

Porches are small and functional.

Boundaries and landscape
Main boundary feature to 'villas' are well established hedges with some narrow grass verges to front.

Within Middleton boundaries are predominantly stone walls or buildings sit immediately adjacent to the road.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

oldwalls

SS39

Landscape Character Area:
19: Llanrhidian
Designations: 1 Ancient Monument

Settlement Development

Oldwalls is centred around the junction of the north Gower road to Llanmadoc and the road to Llangennith.

The OS map of 1878 shows the settlement consisting of just 8 properties; the Greyhound Inn (5), Ebenezer Chapel (6) (circa. 1813) and a smithy, together with a few cottages. The settlement is now purely residential, with no community facilities.

The settlement has expanded with the infill of properties between these original buildings, the demolition of the Greyhound Inn, and new residential development.

A handful of larger houses have been constructed outside of this original 'core' during the later half of the 20th century, but the settlement remains a small hamlet most likely sited because of its position on a key junction.

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Key Characteristics:

- Linear settlement structure
- Small, unremarkable settlement with a mix of architectural styles
- Oldest properties sited along roadside
- Newer development set further back from road, introducing gardens/ parking to front
- Strong sense of enclosure created by front boundary walls adjacent to the road
- Greater sense of arrival at western end of village than eastern end due to the junction of the two roads.
- Majority of development focused to southern side of A4118

(Image courtesy of www.pixaerial.com)

oldwalls

(1) Travelling west through village
(2) Building frontage with simple porch
(3) Double pitched roof to cottage
(4) Characteristic boundary walls


(1)


(2)


(3)


(4)

issues

Key development issues within Oldwalls include:
20th Century development ignores local vernacular and lacks enclosure along frontages
The traffic on the B4295 has a significant impact upon the settlement
There has been a loss of character as a result of the removal of some traditional boundary treatment adjacent to the main road.

form

Plan type
Older properties more readily identifiable by linear or smaller, squarer footprints.
Irregular, larger footprints generally identify later development, with the most expansive being 20th century bungalows to the western end of the village.

Roofscape
The majority of the roofs are simple pitches roofs with ridge lines running parallel to the road. A number of older properties incorporate double pitches (3).

There are some hipped gables, and various examples of dormer windows.

Height/massing
Generally two storey in height but with variation in ridge and eaves levels.

A few single storey buildings are in evidence and include a converted barn, outbuildings and 20th century bungalow development.

materials

Walls
Majority of older properties are simply painted render or stonework. Utilitarian buildings employ corrugated sheet materials, generally in dark colours.
Other finishes include roughcast uncoloured render/ pebbledash, and stonework.

Roofs
There are many slate roofs, particularly on the older properties.Roofs are generally grey in colour with limited examples of red/brown roof finishes.

Concrete and composite tiles have been used over the years throughout the village.

Floorscape
No particular floorscape prevails, there are no footpaths and only minimal verges between the road and front property boundaries.

More recent development have drives to the front, generally with either a tarmac or gravel finish.

details

Components
Many of the older properties have chimneys.
There are various types of dormers, generally to the detriment of the building's character.

Porches include integral, open bracket and enclosed (2).

Boundaries and landscape
There are a mix of boundary types however the majority do sit to the back of the road.
Low level walls are a characteristic of the village, some with hedges to the top (4). The loss of such walls to accommodate parking degrades the character.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

overton

SS41

Landscape Character Area:
11: Llandewi and Reynoldston
Designations: 1 Listed building

Settlement Development

Overton is located to the west of Port Eynon, separated by a narrow lane and change in topography. A triangular green (1) provides the central focus for this small settlement at the junction of three roads which run; north past Bay View Farm (5); south-west past Old Fort Farm (6) and; east towards Newhouse Farm and Port Eynon. It seems likely that Overton House (2) (Grade II listed) formed the original nucleus of the hamlet which was based upon agriculture and, later quarrying.

The ordnance survey map of 1879 shows a similar level of development as exists today. The main exceptions being The Green and Sycamores (7), semi-detached properties which front onto the western side of the green, and Maybank (4) at the southern corner, all of which were built in the following decade. 20th century development was limited to infil at the eastern edge of the green, and bungalow development to the south western end of the village.

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- Photo/ text location
- Listed building
- Key building
- Significant level change
- Green focal space
- Public right of way
- Enclosure created by wall
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- Grass verge
- Wide ranging views

Key Characteristics:

- Linear dispersed settlement structure
- Sense of arrival created by road rising up hill to the triangular green
- Wide verges at centre of village, creating an attractive apron for buildings overlooking the green
- Key buildings fronting onto green including Maybank (4), Overton House (2), The Green and Sycamores (7)
- Narrow, enclosed lanes running out from the centre of the village
- Front boundary walls continue the sense of enclosure

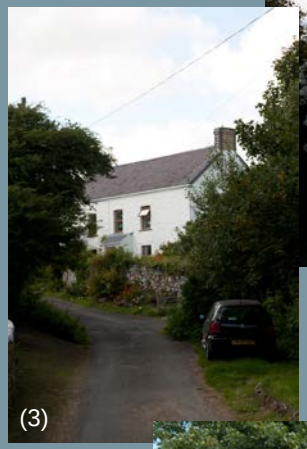
(Image courtesy of www.pixaerial.com)

overton

(1) Overton Green
(2) Overton House
(3) Narrow lane leading northwards
(4) Maybank - overlooking the green


(1)


(2)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issues

Key development issues within Overton include:
Generally unspoilt
Impact of improvements such as re-roofing replacement doors and windows is apparent
Pressure for opening up rear elevations, including the addition of balconies, to maximise sea views.

form

Plan type
There are a variety of plan forms. Wider, shallower forms denote older buildings, whilst deeper, squarer footprints are indicative of more recent development. Irregular footprints result from extensions to properties of all eras.

Clusters and courtyards generally define agricultural properties.

Roofscape
Generally older properties have simple pitched roofs with subservient pitched roof extensions.

There are a few dormers either as a result of extending into roofspace or as an integral part of the design.

Hipped roofs are limited to 20th century, single storey development at the south-western end of the village.

Height/massing
Predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves levels.

Two bungalows and a barn conversion at Newhouse provide the only single storey development.

materials

Walls
Various finishes include:
White painted render over stone
Grey/buff render
White painted smooth render
Exposed stonework with red brick details to window surrounds
White painted stonework

Roofs
There are a variety of roof finishes including slate with red ridge tiles and grey concrete/ composite tiles
Examples of upstands to gable walls indicate a former thatched roof at Overton House (2).

Floorscape
There are no footpaths within Overton however there are extensive grass verges at the heart of the settlement.

Driveways are constructed of a variety of materials.

details

Components
Chimneys with both brick and rendered stacks exist, incorporating various degrees of detailing. Porches are generally simple in form with pitch and monopitch roofs. There are bay windows to The Green and Sycamores.

Boundaries and landscape
Traditionally there were stone walls to boundaries, many of which have been painted white. Some have hedges or planting to the top
Buff/yellow and red brick detailing can be seen on gateposts.
Low level brick walls are a more recent interpretation of boundary detailing.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

oxwich green

SS43

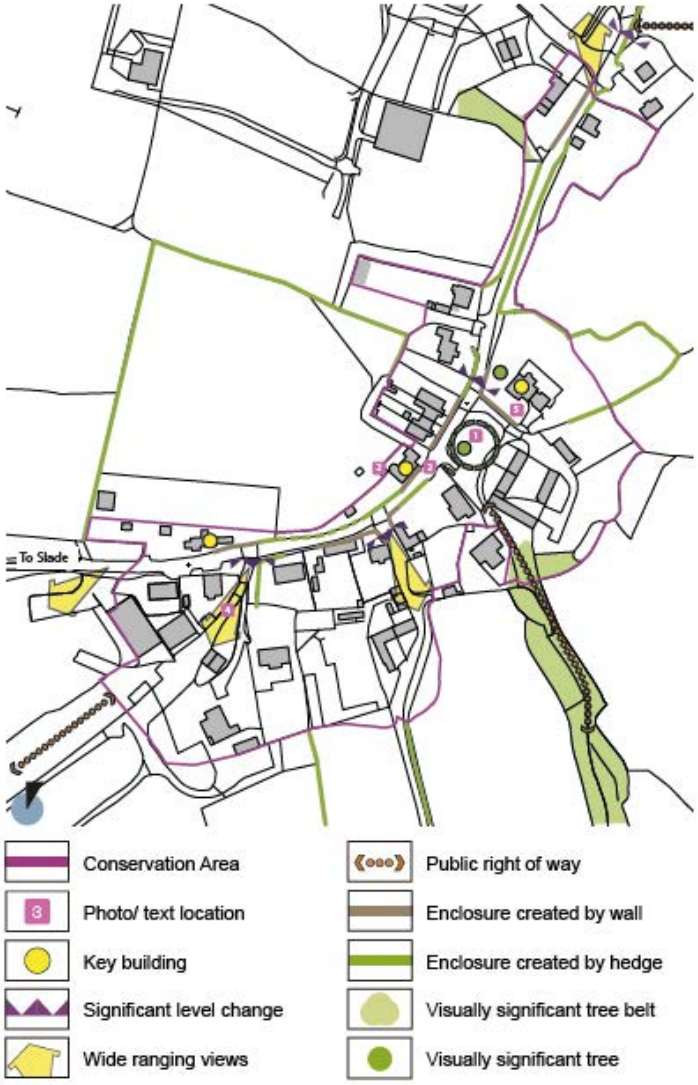
Landscape Character Area:
11: Llandewi and Reynoldston
Designations: 1 Ancient Monument, Conservation Area

Settlement Development

Oxwich Green lies on the southern edge of Gower, to the south of the larger village of Oxwich, with which it shares community facilities. The village green (1) provides a central focus for what was originally the main agricultural community. Oxwich was at one time its smaller neighbour. The main road running through the village is named 'Windy Ridge', highlighting its exposed position.

The green from which the village takes its name provided a hub from which lanes spread out into the surrounding farmland resulting in the establishment of farmsteads by the late 18th century. 19th century development saw the construction of a number of cottages, the Wesleyan Chapel (2), and a quadrangle of farm buildings clustered around the village green. Oxwich Green Farm House (5) still has a commanding view over the centre of the village. Subsequent 20th century development saw the infilling and extension of the small settlement, which is now dominated at either end by caravan and camping sites. The majority of development lies to the southern and south-eastern side of Windy Ridge road.

An ancient sunken lane links the north eastern end of the settlement with its larger neighbour, Oxwich. Opposite the entrance to this lane is Oxwich Castle, a Scheduled Ancient Monument.



Key Characteristics:

- Linear settlement structure with dispersed elements to south
- Road rises towards settlement
- Central focus created by village green surrounded by stone walls and trees
- Pink painted former Wesleyan Chapel, Oxwich Green Farmhouse and two pairs of semi-detatched houses dominate the green
- Views southwards towards coast
- Glimpsed views through to Oxwich Castle

(Image courtesy of www.pixaerial.com)

oxwich green

(1) Oxwich Green
(2) Converted Wesleyan Chapel
(3) View along Windy Ridge
(4) Double pitched roof to cottage


(1)


(2)


(3)


(4)

issues

Key development issues within Overton include:
Dominated by caravan site.
Degradation of character through unsympathetic alterations or extension of existing properties including inappropriate replacement windows and choice of roofing materials.
Visual impact of increasing pressure to opening up/ extend south facing elevations to maximise views.

form

Plan type
There are a variety of plan forms including wider, shallower forms of older buildings, and deeper, squarer footprints of more recent developments. Irregular footprints highlight extensions to properties of all eras. Clusters and courtyards generally define existing or former agricultural properties.

Roofscape
Generally simple pitch-double pitches to older properties. Majority of buildings addressing road have ridges running parallel to it, although there are exceptions; Oxwich Green Farm House has a gable addressing the green but appears to have been extensively renovated in the past. Some hipped roofs are also in evidence.

Height/massing
Predominantly two storey but with some single storey and a couple of 20th century one and a half storey dwellings.
Varying storey heights provide variation in ridge and eaves levels throughout the village.

materials

Walls
Various finishes include:
Predominance of smooth and roughcast white and colour painted render.
There are examples of exposed stonework to barn conversions, and some red brick properties exist within the village.

Roofs
There is a variety of roofing materials including:
Grey and red concrete pantiles
Slate with some red ridge tile detailing
Synthetic/ composite ‘slate’

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.
There are no footpaths within the village

details

Components
There are numerous chimneys including red brick,buff brick and painted rendered stacks.

Some cills
Some raised verges suggest that roofs were previously thatched

Boundaries and landscape
Stone wall-with some hedge to top

Hedges & narrow grass verges

No footpaths

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

oxwich

SS45

Landscape Character Area:
11: Llandewi and Reynoldston
Designations: 7 Listed buildings, Conservation Area

Settlement Development

Oxwich sits at the western end of Oxwich Bay on Gower's south coast. It was originally a fishing and farming community, the origins of which can be traced back to the early 13th century. Today the village and its many visitors supports a café and shop (9), public house/ hotel (10), church (11) and village hall (12).

The Cottage and The Nook (Grade II listed)

The village is linear in form and runs south east to north west as the land gently rises from the coast. It sits between the steeply sloping land of Oxwich Woods the south and marsh/dunes to the north. The crossroads at its centre was once based around the village green which was later developed. The marsh road, which accesses the village from the north, was widened during the second world war to allow military access to the beach.

An ancient sunken lane links the settlement with its smaller neighbour of Oxwich Green, to the south west. Opposite the entrance to this lane is Oxwich Castle (4), a Scheduled Ancient Monument.

St. Illtyd's Church (11) at the south-eastern most end of the village dates from the early medieval period but under went restoration works during the 19th century. It is possible that the original village core may have focused upon the church. In the late 19th century the village consisted of a limited number of cottages which were based around the rectory and church. Subsequent development towards the north west saw the construction of further small scale cottages set within small plots. The size of the plots were limited by the physical constraints of the village's setting. Many of these properties would've been thatched, and The Cottage and The Nook are surviving examples.

The conservation area encompasses the original village together with some 20th century infil development. Further development outside the conservation area's boundaries has resulted in more extensive, detached properties sitting in large plots. The construction of Oxwich Leisure Park (13) to the north western edge has had the greatest single impact upon the village's form.

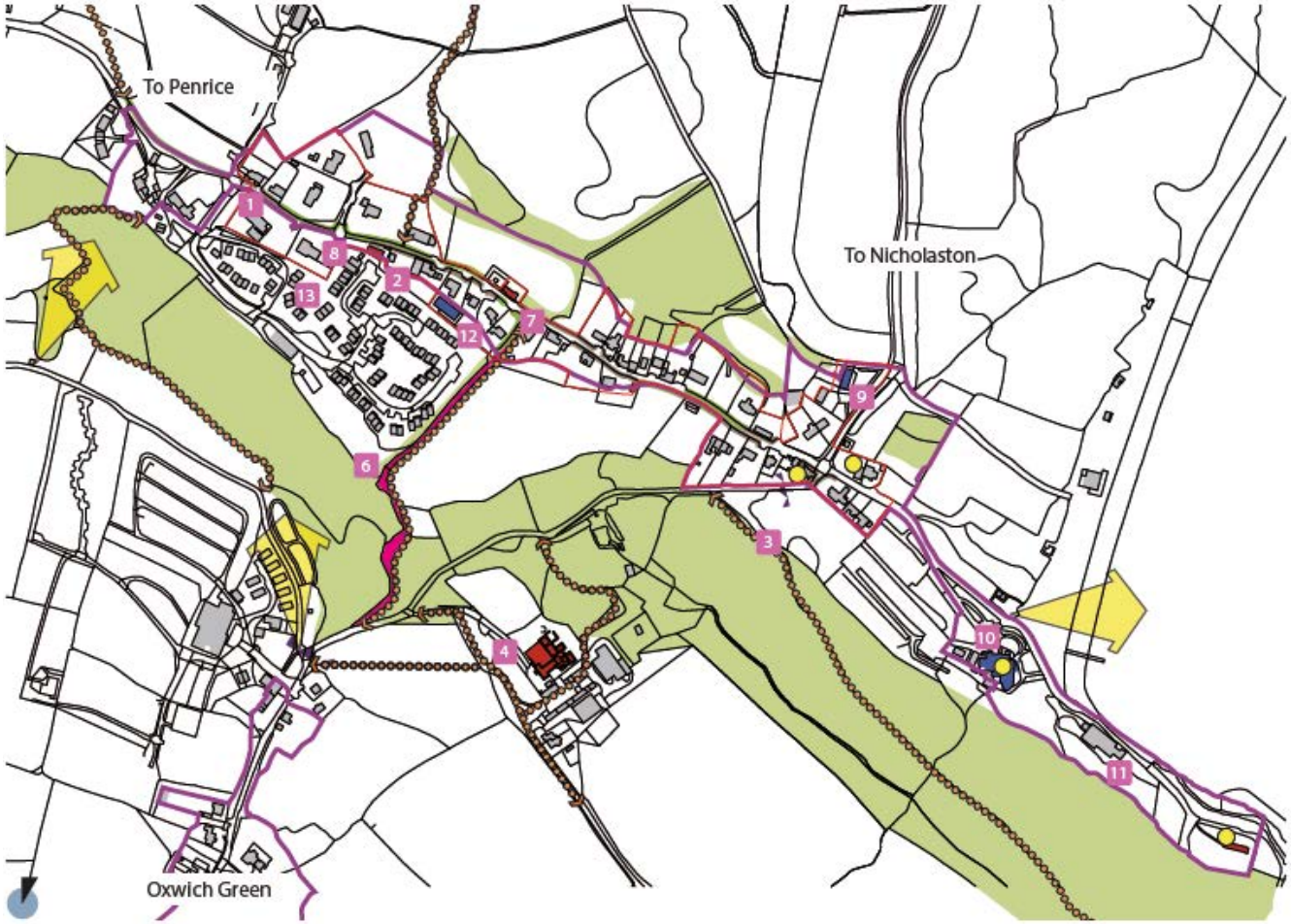
Key Characteristics:

- Linear settlement structure
- Nature of village form results in a lack of obvious focal space, yet creates a series of events with key buildings dotted along its length
- A strong sense of enclosure is created by the walls and hedges which, in the majority of cases hug the edge of the road
- Coastal views are limited to glimpses by topography, planting and dunes
- Use of local materials, detailing and crafts are apparent in some of the older, traditional village properties
- Diluting effect of 20th century development and building enhancements to historic village

(Image courtesy of www.pixaerial.com)

oxwich

- Conservation Area
- Photo/text location
- Local facility
- Listed building
- Key building
- Listed feature
- Significant level change
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Visually significant tree belt
- Visually significant tree
- Sunken lane
- Wide ranging views
- 'Green' focal space
- Key village boundary



The representation on this map of any other road, track or path is no evidence of the existence of a right of way

oxwich

(1) Characteristic stone walls
(2) Briar Dene Cottage
(3) View of village from Oxwich Wood
(4) Oxwich Castle


(1)


(2)


(3)


(4)

features

The following features provide key landmarks within Oxwich village:

St. Illtyd's Church (11)

Oxwich Castle (4)

Sunken lane (6)

Traditional Gower cottages and thatched cottages (2)

Oxwich Bay Hotel – key visual focus/building on sea shore (10)

layout

In addition to the features above key layout characteristics include:

Sense of enclosure created by walls/ hedges to edge of road (7).

The village's linear form, extending north westwards from the foreshore.

Informal nature of development to both sides of street.

Older properties generally relate more closely to the road, whilst newer properties tend to sit further back in their plots with gardens and driveways to the front.

form

Plan type

There are a variety of plan forms within the settlement ranging from; the traditional wider, shallower forms of older buildings to; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras.

The small, regular footprints of the leisure park properties highlight the uniform approach of its development.

Roofscape

Generally the older properties have simple pitched roofs the majority of which run parallel to the road. Some have double pitches. There are limited examples of gables addressing the road. Over time simple, subservient pitched roof extensions or dormers have been added.

Later development incorporates a mix of simple pitches, hips and some flat roofed elements although, generally these are in the form of extensions.

Height/massing

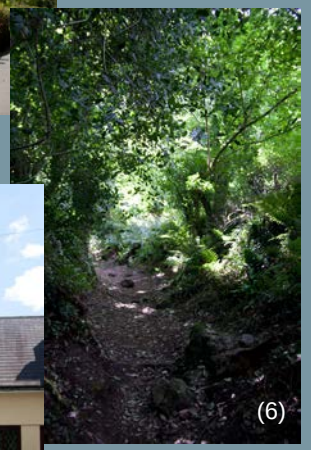
Buildings within Oxwich are predominantly two storeys in height but with varying storey heights providing variation in ridge and eaves heights.

However there are some 20th century bungalows and the leisure park is single storey.

oxwich

(5) Traditional Gower cottages
(6) Sunken footpath to south of village
(7) Enclosed nature of lanes
(8) 20th century development


(5)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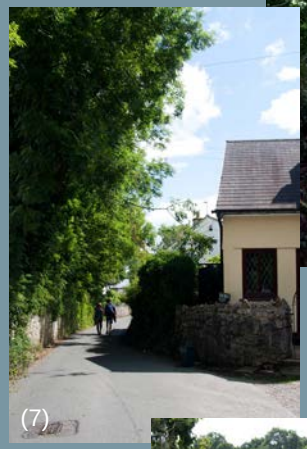

(7)


(8)

materials

Walls
There are a variety of materials within Oxwich, resulting from the various phases of development. These include:
- Smooth, white painted render and painted roughcast render
- Exposed stonework
- Non-traditional stonework such as applied stone slips
- Timber (The Nook)

Roofs
Older properties are generally:
- Slate, some with red ridge tile detailing
- Red clay plain tiles
- Thatch (now limited, this was once more prevalent)

Mid to late 20th century development and some refurbishment tended to favour:
- Red/grey concrete pantiles
- Synthetic/reconstituted slate

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths within the village.

Driveways are finished in a variety of materials including traditional cockleshells, gravel and block paviours.

details

Components
There are various types of chimneys from painted render to red brick. A variety of verge details exist including flush, open and closed. Raised verges suggest that roofs were previously thatched.
There are examples of dormer windows and dormer extensions, and false dormers within the village.
Simple open and closed porches predominate.

Boundaries
Enclosure is a key characteristic and there are a variety of forms.
More traditional types include:
- Light/ white painted stone
- Fair faced stone
- Indigenous hedges
- Delineation by painted stones

Less sensitive examples include:
- Concrete block
- Crazy paving style applied stone
- Conifer hedges

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted.

Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Oxwich include:
Erosion of character due to building ‘improvement’ such as replacement windows and roof finishes.

Some 20th century development detracts from the overall character of the Conservation Area

Visual impact resulting from proximity of caravans on some lanes to the south-west of the village centre

Tourism industry impacts on Conservation Area character through excessive signage and A boards

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

parkmill

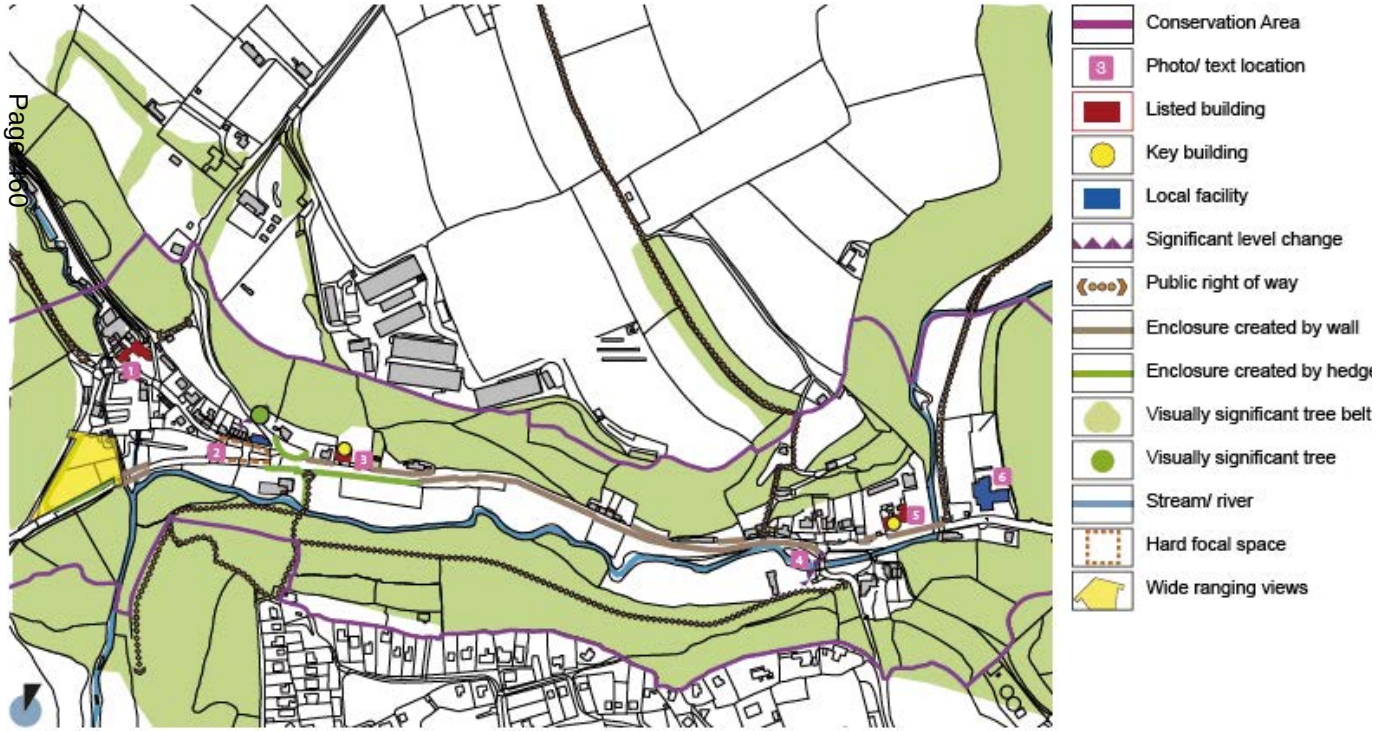
SS49

Landscape Character Area:
25: Parkmill
Designations: 3 Listed building groups, Conservation Area

Settlement Development

Parkmill sprawls along the valley floor, following Pennard Pill, a stream which flows out into Three Cliffs Bay. The steeply sloping valley sides are heavily wooded. At the western end of the settlement lies the original hamlet of Parkmill, whilst Stonemill forms the focus at the eastern end. Parkmill was centred around the Corn Mill, references of which date back to the middle ages. Milling ceased in the latter half of the 20th century and it is now the Gower Heritage Centre.

At the eastern end of the settlement the Gower Inn pre-dates the first OS map, as do the former school and school master's house which was built in 1876 and now accommodates an activity centre. Parkmill grew during 19th century with the construction of Trinity Well Baptist Chapel and Mount Pisgah Chapel. More recent development has seen the construction of small terrace of cottages providing self catering accommodation adjacent to Rose Cottage.



Key Characteristics:

- Linear settlement structure
- Heavily wooded and steeply sided valley location creates strong sense of enclosure emphasised by the stone walls, hedges and banks
- Views generally limited however water meadow to valley floor provides a break to the heavy tree cover
- Larger proportion of historic buildings within western end of settlement. Greater evidence of 20th century development within eastern end of settlement
- Former school, now the Guides Activity Centre creates an attractive landmark (5)
- High levels of activity due to the variety of attractions

(Image courtesy of www.pixaerial.com)

parkmill

(1) Gower Heritage Centre
(2) Traditional and new build cottages
(3) Mount Pisgah Chapel
(4) Close relationship of properties to road


(1)


(2)


(3)


(4)

issues

Key development issues within Parkmill include:
20th Century development ignores local vernacular.
Erosion of character due to inappropriate replacement doors, windows, and roofing materials.
Traffic on A4118 has a significant impact
Commercial development needs to consider impact of signage, parking and facilities.

form

Plan type
There are a range of building footprints from the simple square/ rectangular form of older properties with smaller additive elements, to larger/ intricate footprints indicating more recent development.
There is a mix of detached, semi-detached and terraced properties (1).
Linear emphasis to buildings along the road and at the eastern end of the village.

Roofscape
Generally ridgelines run parallel to the road. Older buildings tend to have simpler pitched roofs

The use of hips is generally limited to 20th century houses and larger buildings such as Shepherd's Stores, the West Glamorgan Guide Activity Centre (5) and the Gower Inn (6).

Height/massing
Typically development is two storey with a variety of storey heights which provide a wide variation in ridge and eaves levels.

The Chapel (3), Activity Centre and Gower Inn far exceed the scale of the other buildings within Parkmill.

materials

Walls
Traditional stonework to key buildings (Gower Inn, Activity Centre, and Heritage Centre) and recent renovations.
Predominantly white or light coloured painted render to majority of other buildings within the settlement.
There is little use of brick within the settlement.

Roofs
Generally roofs are within a colour palette of greys, with limited use of red tiles. Slate predominates on the older properties whilst concrete tiles are very much in evidence on 20th century development, particularly at the eastern end of settlement. More recent renovations and repairs have introduced composite products.

Floorscape
No one floorscape treatment prevails. There are limited opportunities for footpaths within the settlement due to the topography and narrowness of the road (4). Grass verges, of various depths allow some boundaries to be set back from the road within the western end of the settlement.

details

Components
Chimneys are a characteristic of many of the older properties and are generally set to one or both ends of the building.

As elsewhere porches are simple and windows small and vertically proportioned on the older properties.

Boundaries and landscape
The majority of properties sit close to the road with stone walls to the front (2).

Due to the restricted nature of the settlement some buildings sit immediately adjacent to the road with no set back.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

penmaen

SS51

Landscape Character Area:
16: Nicholaston Penmaen
17: Cefn Bryn
Designations: 2 Listed buildings

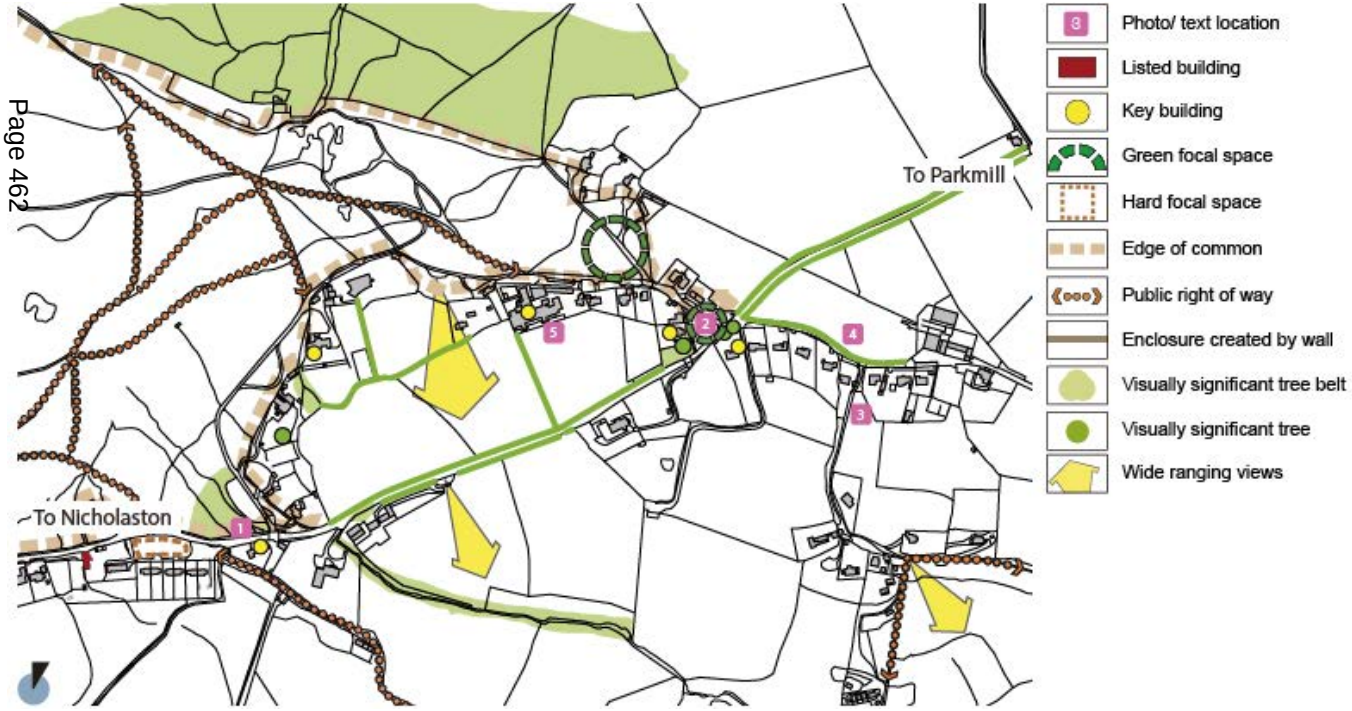
Settlement Development

Penmaen is a collection of houses scattered along the A4118 at the south eastern end of Cefn Bryn. The settlement extends along lanes to both the north and south of the main road, and incorporates a diverse range of properties.

The Church of John the Baptist (2), at the eastern end of the village, overlooks a large green which forms the eastern gateway to the settlement. It provided the original focus for the village which remained a small hamlet until the 20th century.

The former Gower Union Workhouse (5), currently a nursing home, was built in 1860 and has dominated the landscape ever since. A school was also constructed around the same time.

Development over the later quarter of the 20th century resulted in ribbon development linking these disparate collection of buildings. The houses and chalets of Stonefield to the south eastern end of settlement are, with some exceptions, the most recent development.



Key Characteristics:

- Dispersed settlement structure
- Collection of separate elements loosely sited along A4118
- Expansive views southwards
- Green to the front of Church of John the Baptist creates a strong focus
- Wide variety of building forms and styles, with no consistent building line
- Informal nature of lane accessing properties on slopes of Cefn Bryn
- Enclosed nature of hedgebank lane to south eastern side of A4118
- Older properties address road, whilst newer properties are generally orientated southwards

(Image courtesy of www.pixaerial.com)

penmaen

(1) Close relationship to main road
(2) Church of John the Baptist
(3) Properties to the south of the A4118
(4) Verge detailing to eastern end of Penmaen


(1)


(2)


(3)


(4)

issues

Key development issues within Penmaen include:
Eclectic and varied materials and building styles - no consistency
Pressure to maximise views to sea/ Three Cliffs Bay through the opening up and/or extension of south facing elevations to maximise views.
Informality of access to properties should be respected.

form

Plan type
There are a wide range of building footprint shapes and sizes, ranging from simple agricultural forms to the more intricate which are either the result of extension of simple original buildings or 20th century development.

The former workhouse far exceeds the scale of other buildings within Penmaen.

Roofscape
A mixed roofscape, generally simple pitches (1) with subservient pitch to extensions of older properties. More complicated forms to larger properties, including the use of hips (3). Some flat roofs to extensions. Examples of full and half dormers of all styles, including flat roofs.
Variety of eaves depths ranging from very deep to minimal.

Height/massing
Typically development is two storey, with some three storey, generally the result of roof conversion.

The variety of storey heights provide a wide variation in ridge and eaves heights, as does the range of building types which include simple cottages to grand houses.

materials

Walls
Predominance of white/ light walls including rendered and painted stone. Some exposed stonework, including stone quoin detailing to corners and around windows, and occasional use of terracotta tile hanging. Use of brick generally limited to a 'base' for some of the 20th century residential development.

Roofs
Wide range of roofing materials including: slate, composite and concrete tiles.

Generally a palette of greys however some brown/ red roofs, with limited use of contrasting ridge tiles.
Timber bargeboards and soffits, some timber finials.

Floorscape
No one floorscape treatment prevails. There are no footpaths but grass verges of various depths allow some boundaries to be set back from the road.

Tarmac roads generally provide access to private drives (4), occasionally via unmade gravel tracks.

details

Components
Chimneys feature prominently on the skyline, and range from utilitarian stacks to more ornate, slender examples.

There are a variety of styles of porch throughout the settlement although no one style predominates.

Boundaries and landscape
Generally buildings are strung along the road. Set backs are of various depths with boundaries formed by stone walls; stone walls and railings; hedges; post and wire fencing; and limited lengths of hedgebanks.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

penrice

SS53

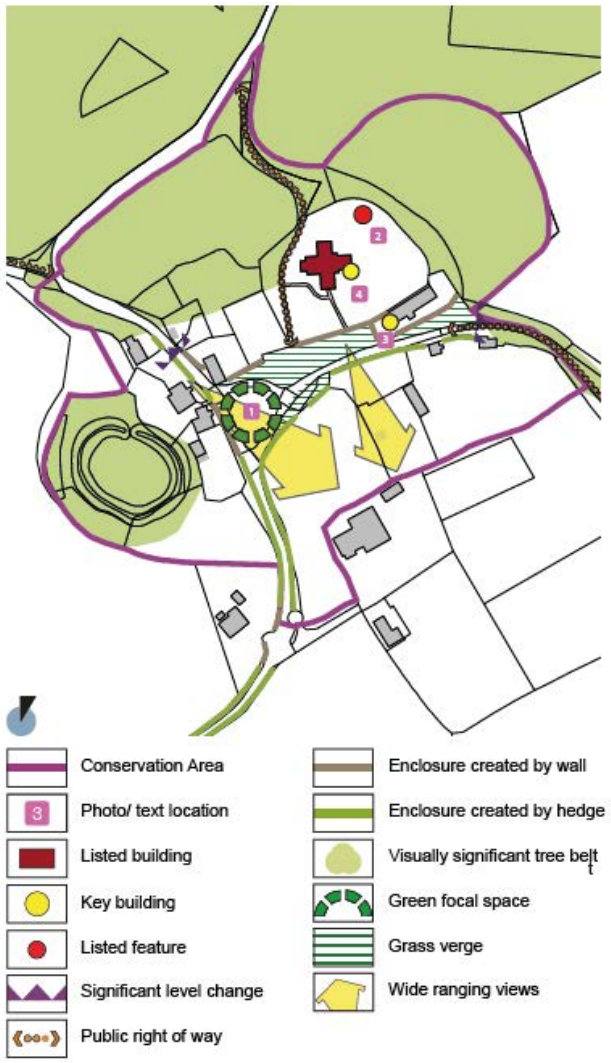
Landscape Character Area:
14: Penrice
Designations: 2 Listed buildings, Conservation Area, 1 SAM

Settlement Development

This small hamlet, credited with being the principal village in Gower until 1700 , sits on a wooded knoll to the south west of Penrice Castle. Its green was once the centre of local fairs. It has extensive views out over Oxwich Bay and has remained relatively undeveloped, with the exception of a couple of properties to the south of the conservation area boundary.

The origins of the settlement of Penrice are thought to be medieval, forming the core of the fief of Mounty Brough (bank) which was established by Henry de Beaumont in 1099. He was credited with construction of both the ring-motte to western side of the village, and the original foundations of the Church of St. Andrew.

Hillside Cottage at the northern most extent of the village appears to have been built during the 19th century however the footprints of the other buildings within the conservation area reflect the first edition ordnance survey map for the area, suggesting that Penrice remains as compact a settlement as it was originally.



Key Characteristics:

- Nucleated settlement structure
- Quality and uniformity of buildings within the conservation area, in terms of material, colour and detail has resulted in an exceptional grouping
- Buildings address key spaces within the settlement, creating an attractive grouping, or focus upon the view
- Expansive view from the north is in sharp contrast to the enclosed lane
- Topography and mature woodland backdrop provides an attractive setting to the settlement
- Village green creates a strong visual focus, as does the Church of St. Andrew and its magnificent yew tree

(Image courtesy of www.pixaerial.com)

penrice

(1) Penrice green
(2) Churchyard yew tree
(3) Typical Gower house
(4) St Andrew's Church


(1)


(2)


(3)


(4)

issues

Key development issues within Penrice include:
The Conservation Area is unspoilt but some insensitive improvements to some adjacent buildings do detract from character.
Potential for further erosion of character should be resisted.
Informality of grass verges should be maintained.

form

Plan type
The majority of the older buildings would have originally been rectangular in plan however extension has resulted in slightly larger, squarer footprints.

20th century development is characterised by larger building footprints, orientated to maximise views of Oxwich Bay.

Roofscape
Within the conservation area roofs are generally simple pitches, with additional subservient pitched roofs to extensions.

Recent development to the south of the centre incorporate hips and large gabled dormers

Height/massing
Typically buildings are two storey in height however varying storey heights provide variation in ridge and eaves levels.

Recent developments have minimised height by incorporating roof dormers, resulting in uncharacteristically complicated roof forms.

materials

Walls
All buildings within the conservation area, with the exception of the church are white or lightly coloured stonework or render, resulting in an attractive and cohesive grouping.

Uncharacteristic pebbledash, brickwork and timber cladding are in evidence at the southern end of village.

Roofs
There are a variety of roofing materials including slate, red clay plain tiles and pantiles, within the conservation area, creating an attractive colour palate.

There is some evidence of grey concrete tiles being used to the south of the village.

Floorscape
There are no footpaths instead grass verges of varying widths run alongside boundary walls and hedges.
An unmade track borders the northern and eastern side of the village green, delineated by small stone markers.
The road running through the village is tarmac and many private drives are laid in gravel.

details

Components
Generally buildings within the conservation area have simple stone stack chimneys with terracotta pots.

The majority of the properties have simple pitched roof open porches

Generally there are stone cills to window openings, and timber windows are painted white.

Boundaries and landscape
Properties to the western and northern side of the green have white painted stone wall boundaries. Elsewhere they remain unpainted.
Hedges replace walls as forms of enclosure to the northern end of the village and to the southern side of the green.
Gates are simple in design and timber predominates.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

port eynon

SS55

Landscape Character Area:
13: Port Eynon Bay
Designations: 2 Listed buildings, 1 SAM

Settlement Development

Port Eynon is a designated key village which lies at the western end of Port Eynon Bay, some 0.75km from the neighbouring village of Horton to the east. The village and its visitors currently support a church, two public houses, hot food takeaway, Community Hall and shop. The conservation area is contiguous with that of Horton. It includes the whole village but excludes the adjoining caravan park.

The Cottage and The Nook (Grade II listed)

St. Cattwg's Church (9) sits at the centre of the village and is thought to have been founded around the 6th century although its fabric dates from the 14th century, suggesting that it was rebuilt for some reason at this time. The village was originally based upon agriculture, however during the medieval period, a quay was built at Port Eynon providing transport for the locally quarried limestone, as well as serving the local fishing fleet. There is still evidence of abandoned quarries in the area today.

The Salt House was built at the southern most point of the village in the mid 16th century and has been designated a Scheduled Ancient Monument for its national importance as a unique example of early industrial processes. The building later became used as cottages for the local oyster fishermen.

By the late 19th century the village was focused around the church and consisted of small cottages and farmsteads. Over time this form extended southwards in a linear fashion along the road towards the coast. There was little significant development until the latter part of the 20th century with the building of new houses to the northern side of the church and along the road towards Overton.

New Park (10) and Highfields (11) holiday parks dominate the northern end of the village, whilst a caravan park overlooks the south western end. Development of the village has been limited by its topography.

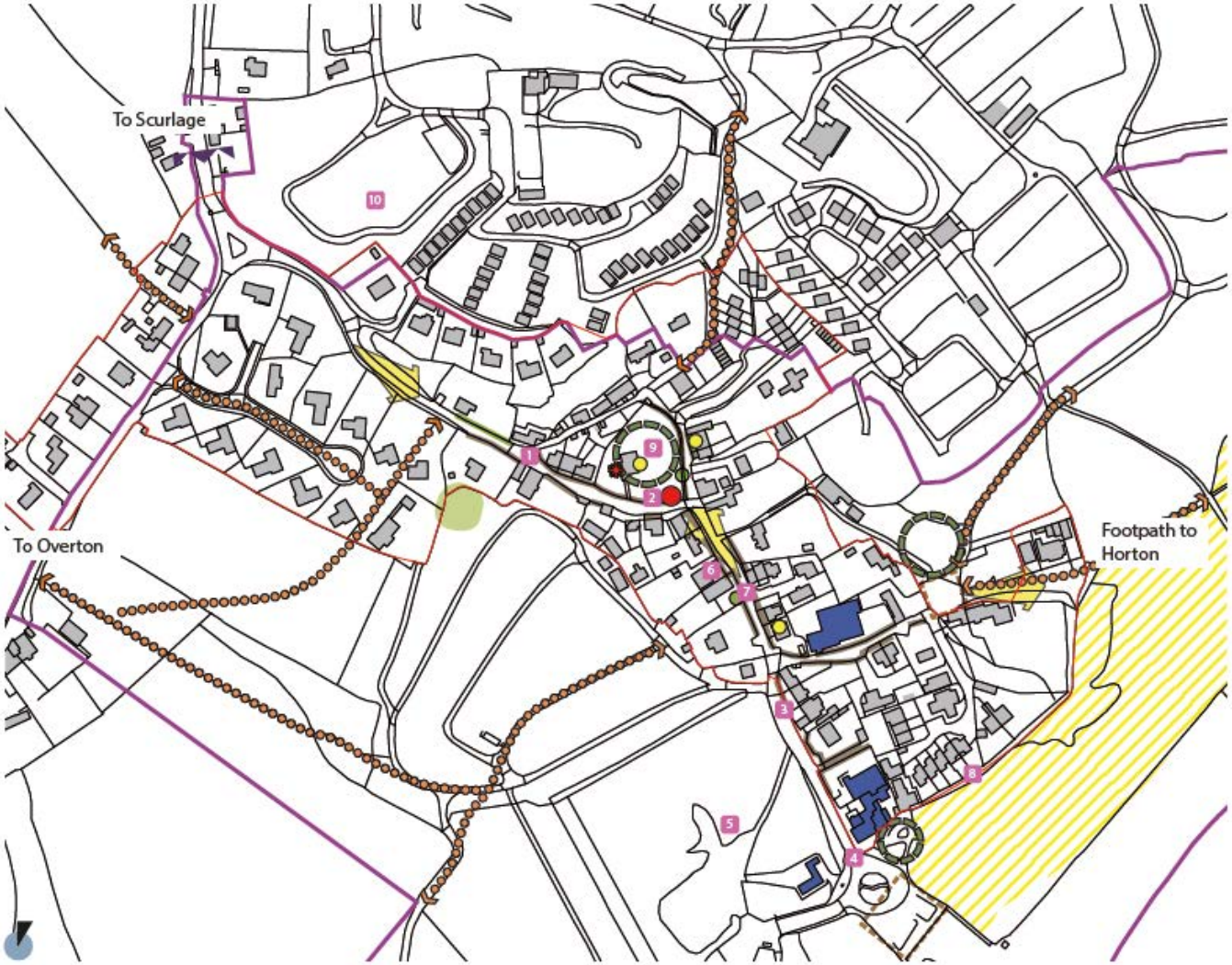
Key Characteristics:

- Nucleated settlement structure with linear elements to east
- Random nature of original village as it falls down the hill towards the coast, creating an ever changing streetscape (7)
- Sense of enclosure created by the boundary walls running along much of the length of the village's main street
- Central focus created by St. Cattwg's Church (9) and surrounding cottages and houses
- Expansive views over Port Eynon Bay
- Visual impact of tourism in terms of caravan and holiday parks, commercial properties, services and parking (5)

(Image courtesy of www.pixaerial.com)

port eynon

- Conservation Area
- Photo/text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Visually significant tree belt
- Wide ranging views
- ‘Green’ focal space
- ‘Hard’ focal space
- Sand dune
- Church tower
- Key village boundary



The representation on this map of any other road, track or path is no evidence of the existence of a right of way

port eynon

features	The following features provide key landmarks within the village of Port Eynon:	Church of St. Cattwg Lifeboatmen's Memorial The Salt House	Rose Cottage and The Bower - thatched cottages at the centre of the village
layout	In addition to the above features key layout characteristics include :	The historic village 'core' is characterised by a pattern of random development. This has resulted in a mix of relationships between buildings and the road with some sitting parallel and others at right angles to it.	More recent development is characterised by the rigid uniformity of the caravan parks and suburban layout of development such as The Boarlands.
form	Plan type There are a variety of plan forms within the settlement, ranging from the traditional wider, shallower forms of older buildings; deeper, squarer footprints of more recent development, and; irregular footprints of extended properties of all eras. The various holiday parks create an imposed uniformity which is uncharacteristic of the rest of the settlement.	Roofscape There are a variety of roof forms however simple, single pitches are the most common. There are examples of double pitches to some of the older properties. The use of traditional dormers is widespread as are dormer extensions. Some properties have incorporated solar panels. Hipped roofs are also to be seen within the village and there is limited use of flat roofs to extensions and commercial properties.	Height/massing Buildings within Port Eynon are predominantly two storeys in height but with differing storey heights providing variation in ridge and eaves heights. There are a limited number of three storey houses and various examples of converted roofspaces, lit by rooflights and numerous types of dormer. 20th century bungalows and the leisure park buildings provide the only single storey development within the village.

(1) Characteristic stone boundary walls
(2) Lifeboatmen's Memorial
(3) Differing building heights
(4) Commercial development


(1)


(2)


(3)

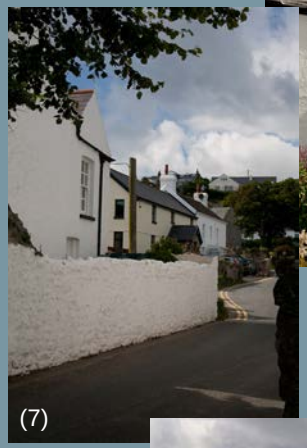

(4)

port eynon

(5) Visual impact of tourism
(6) Rose Cottage
(7) Narrow, winding main street
(8) Holiday accommodation overlooking sea


(5)


(6)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materials

Walls
There are a variety of materials resulting from the various phases of development, however white/light painted render predominates. Exposed stonework tends to be limited to small areas or used for detailing.
Roughcast render and brown brickwork has also been used. Purpose built holiday accommodation is finished in a range of materials, many of which are not sensitive to their context.

Roofs
The use of slate predominates, some with red tile detailing to ridges. There are a couple of remaining thatched properties at the centre of the village. Newer and refurbished properties are roofed in a variety of materials including reconstituted/ synthetic slates, grey concrete tiles, and red pantiles. This has resulted in a patchwork of colour and texture.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

Footpaths are limited to the southern most end of the village as, generally boundaries are to the to the edge of the road.

details

Components
There are various types of chimneys including simple rendered stacks, and brick chimneys with contrasting detailing. Porches tend to be simple, pitched roofed structures. There are various types of dormers some of which are of appropriate proportion and detail, others of which are less well considered.

Boundaries
Stone walls are common throughout the village, generally sitting immediately to the edge of the road. Walls are a mix of exposed and white painted stonework.
Some properties sit directly adjacent to the road, creating ‘pinch points’. There are a few areas of grass verges, however these are limited.

Landscaping
Generally the older properties tend to sit closer to the road and, as such have small front gardens, often simply planted. Newer properties are set further back with lawns and/or drives to the front. Some of the planting schemes which are visible appear a little suburban in style.

issues

Key development issues within Port Eynon include:
Erosion of character due to improvements such as replacement windows, dormer extensions and re-roofing with non-traditional materials.
Degradation of conservation area character through development and visual impact of holiday parks.
Impact of traffic both travelling through the village and parking adjacent to the coast.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

reynoldston

SS59

Landscape Character Area:
11: Llandewi and Reynoldston
Designations: 2 Listed buildings, 1Conservation Area

Key Characteristics:

- Nucleated settlement structure with linear development to east
- Sited along spring line and within the shadow of Cefn Bryn, common land rises to the north whilst agricultural land falls away to the south
- Expansive views southwards towards Oxwich Bay
- Inter-connecting network of narrow lanes and footpaths within the historic core
- Strong sense of enclosure at original heart of village
- No consistent building line results in informal urban form to eastern side of the village
- Diluting effect of suburbanised 20th Century development upon historic village
- Use of local materials in construction of older, traditional village properties

Settlement Development

(Image courtesy of www.pixaerial.com)

Reynoldston is the largest settlement within the AONB and as such is a designated key village. It sits at the centre of the peninsula, on the crossroads of both north/south and east/west routes. The massive sandstone bulk of Cefn Bryn ('back hill') shelters the village to the north. It supports a church, chapel (9), post office (10), fire station (11), village hall and public house and hotel.

The original settlement was founded on three springs and focused upon the church of St. George (2), at what is now the eastern side of the village. It is likely that many of the village's outlying farms are medieval in origin, but have been rebuilt over the centuries. The settlement remained small until the middle of the 18th century, with a limited number of small holdings to the north and along the edge of the common, and cottages bordering the lower green (1).

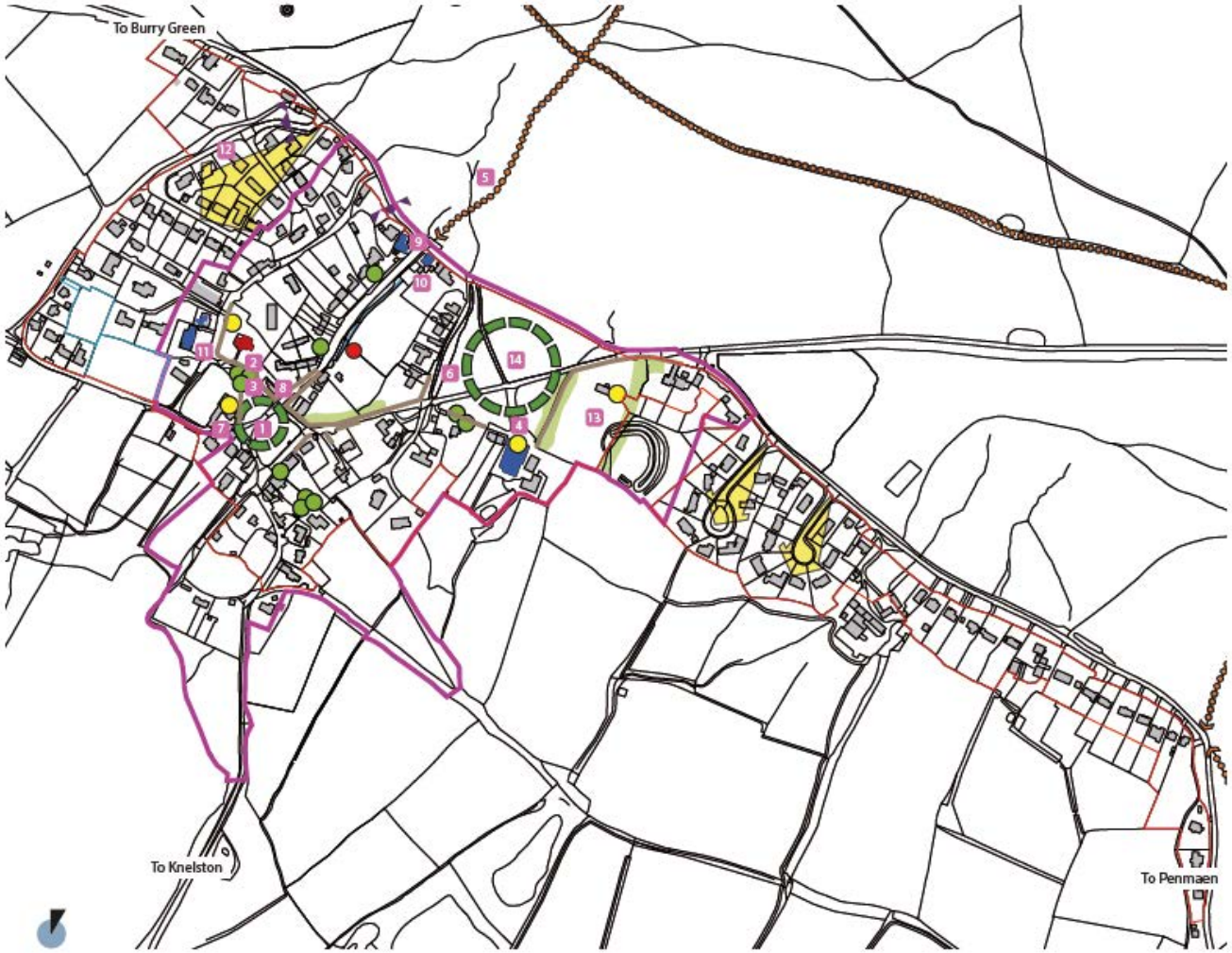
By the mid 19th century the village had developed further along the edge of the common, and northwards along Robin's Lane (8). By the end of the century is was quite a significant size, supporting a number of key services including post office, hotel, Methodist Chapel and a brewery.

The 20th century saw a significant increase in the size of the village with the development of the Applegrove Estate (12). As development extended along the radial routes from the original village core subsequent cul-de-sac development and linear expansion has resulted in the extension of the village eastwards towards the separate settlement of Little Reynoldston.

Properties overlooking the Upper Green

reynoldston

- Conservation Area
- Photo/ text location
- Local facility
- Listed building
- Key building
- Significant level change
- Public right of way
- Enclosure created by hedge
- Enclosure created by wall
- Visually significant tree belt
- Visually significant tree
- Stream/ river
- Wide ranging views
- ‘Green’ focal space
- Grass verge
- Key village boundary
- Site with permission (2019)



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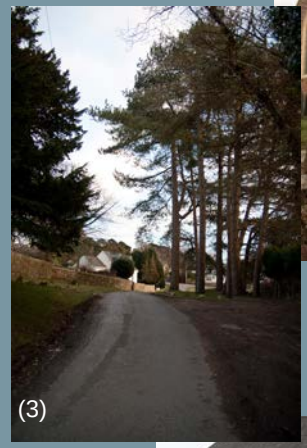
reynoldston

features	The following features provide key landmarks within the village of Reynoldston:	Church of St. George (2) Lower Green, adjacent to church and to front of Box Farm (1) Higher Green, to front of King Arthur Hotel	Tree groups at various locations throughout village (3) Wall surrounding Cwrt-y-Berllan and Green Lodge King Arthur Hotel (4)
layout	In addition to the above features key layout characteristics include:	Generally the relationship between buildings and the street is mixed. This results in an interesting streetscape which is forever changing - narrowing to provide enclosure and widening to create pockets of open space.	Originally the village's layout was focused upon movement routes however during the 20th century this relationship changed, with the development of inwardly focused cul-de-sacs which turned their back on these key routes.
form	Plan type Wide shallow footprints are a characteristic of older properties within village, including the terrace along Robin's Lane. Larger, squarer footprints typify the more recent 'suburban' development forms.	Roofscape Simple pitched roofs punctuated by chimneys are the characteristic roof form on older properties within the village (8), with subservient pitched roofs to extensions. Generally ridgelines run parallel to the road with few examples of gables addressing the street.	Height/massing Mix of single, two and some three storey development throughout the village. Differing storey heights provide variation in ridge and eaves heights. Some of the more substantial properties provide landmarks within the village including the three storey post office and imposing scale of the King Arthur Hotel.

(1) Lower village green
(2) Church of St. George
(3) Key tree group opposite church
(4) King Arthur Hotel



reynoldston

(5) Village viewed from Cefn Bryn
(6) Typical Gower cottage - upper green
(7) Enclosed lane with narrow verge
(8) Terraced cottages - Robins Lane


(5)


(6)


(7)


(8)

materials

Walls
There is a mix of materials with white render predominating. Pebbledash is also used as a finish to both historic/ original properties and to later additions to the village. Applegrove Estate is of buff brick.
There are many stone finished buildings scattered throughout the village. Generally these are older properties including original farms and cottages.

Roofs
Roofs are predominantly grey in colour, and are a mix of slate, generally on the older properties, together with composite and concrete tiles.

There are some examples of ridges/hips being highlighted with contrasting red tiles/detailing.

The use of red/ brown roof tiles is apparent but limited.

Floorscape
The floorscape consists mainly of tarmac roads with either grass verges or walls to the edge. Formal footpaths are only in evidence within the later cul-de-sac developments.
There is a wide variety of material finishes to driveways including gravel, tarmac, block paviour, and cobbles. No one treatment predominates.

details

Components
Porches are commonplace within the village, and generally on the older buildings they are simple in form and functional.

A variety of types of chimneys exist, including rendered, brick and stone stacks both with and without embellishment.
There are a few examples of metal flues punctuating the ridgeline (7).

Boundaries
Stone walls with gates is a characteristic form of enclosure. Some boundaries are also formed by hedgebanks, particularly along Stouthall Lane and Parsons Lane.
Newer developments employ a variety of boundary details, whilst the ‘cul-de-sac’ developments incorporate cattlegrids at the entrance which results in there being no need for physical boundaries. Here grassed lawns run up to pavements/roads.

Landscaping
There is a variety of approaches to landscaping but older, traditional properties tend to have smaller front gardens and, as such can accommodate few trees.

Many of the newer properties incorporate large front lawns which, within the cul-de-sacs, have no or minimal enclosure.

issues

Key development issues within Reynoldston include:
Erosion of character through the loss of traditional front boundary walls

Visual impact of development on wider range views of the village, from both north and south

Negative impact of some ‘improvement’ works

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

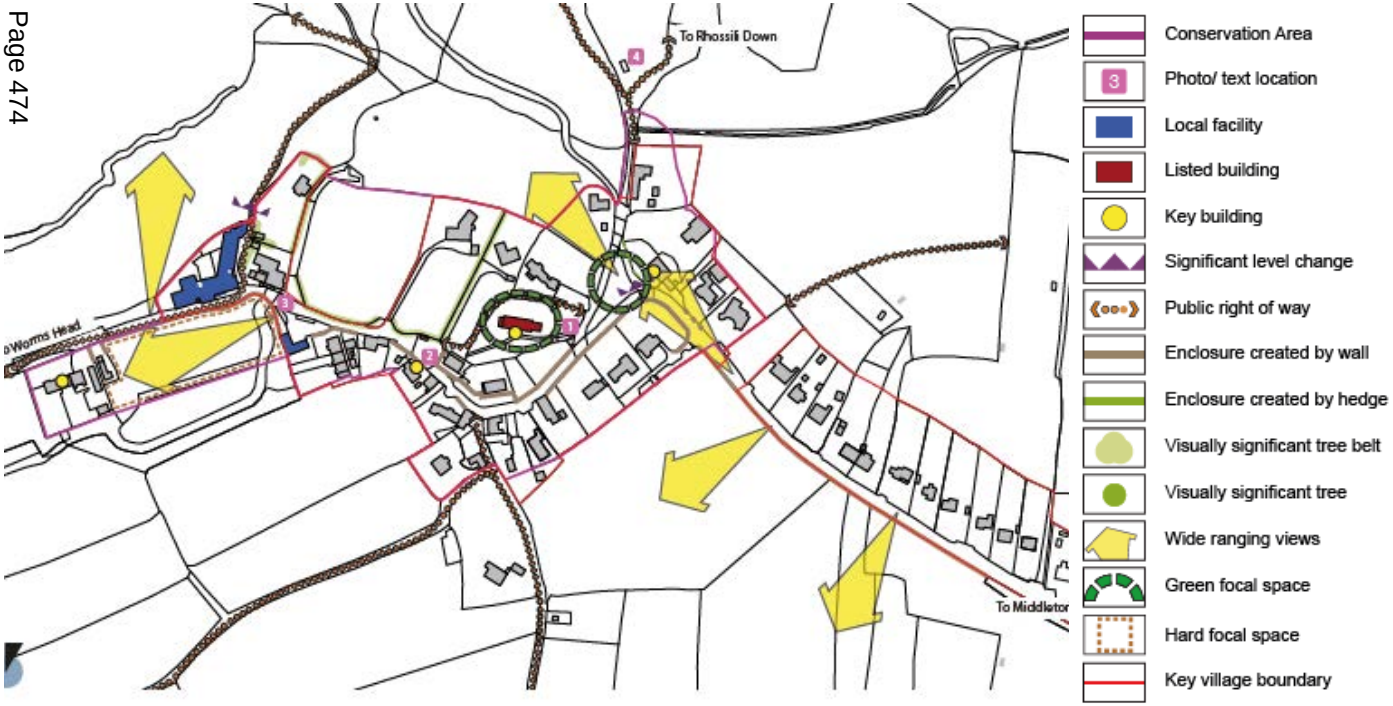
rhossili

SS63

Landscape Character Area:
12: Rhossili and Middleton
Designations: 1 Listed building

Settlement Development

The designated key village of Rhossili sits at the south westerly point of the peninsula, to the southern end of the extensive curve of Rhossili Bay and Rhossili Down. The village supports a church, shop and public house and hotel which, together with tea shops and a gallery serve the tourist trade. Rhossili evolved as a medieval farming community based around the exposed but fertile soils of the headland. Examples of early stone walled enclosures known as the Vile are still evident to the west of the village. This area is the most substantial example of a medieval field strip system on Gower and is also nationally important. Initial development of the village was limited to the south-west and north-east of the Church (1) and adjacent triangular green and comprised of farms and groups of cottages, many of which are still in evidence today. A smaller green to the west of the church has since disappeared. The late 20th century saw the extension of the village eastwards through the development of detached villas and bungalows to the northern side the B4247. Ultimately this ribbon of development linked Rhossili to the village of Middleton to the east.



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Key Characteristics:

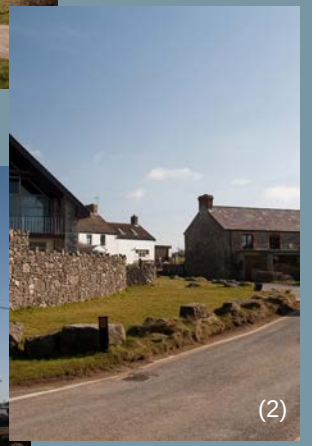
- Linear settlement structure
- Meandering streetscape with narrow, enclosed lane occasionally widening to create ‘breathing’ spaces
- Informal building groups and various relationships between buildings and movement routes
- Extensive views afforded both into and out of much of the village
- Traditional stone buildings form the heart of the original settlement
- 20th century development has resulted in expansion of the village

(Image courtesy of www.pixaerial.com)

rhossili

(1) Green to front of St. Mary's Church
(2) View along Rhossili Bay
(3) Juxtaposition of buildings
(4) Village from Rhossili Hill


(1)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issues

Key development issues within Rhossili include:
20th Century development ignores local vernacular
The impact of improvements such as replacement window and roofing material are apparent
Traffic and parked cars have a significant impact
Tourism industry impacts on Conservation Area character through excessive signage and A boards

form

Plan type
A mix of plan forms including: Long shallow footprints of original cottages;

Deeper squarer footprints of more substantial traditional detached houses, and;

Limited number of larger footprints of bungalows and C20th detached vill

Roofscape
Generally roofs are simple pitches with additional, subservient pitched roofs to extensions. There are double pitches on many older properties.

The use of hips is limited within village core but more common on the villas to the east.

There are numerous examples of rooflights and dormer windows.

Height/massing
Predominantly 2 storeys in height but with storey heights providing variation in ridge and eaves levels.

There are some single storey bungalows within the village.

materials

Walls
The majority of the buildings within the village have a rendered or painted finish, with white being the predominant colour. There are 'exposed' stone buildings and generally these are conversions or older dwellings. There are notable exceptions including Oriel Gwyr and Crud Yr Awel.

Roofs
Roofs are predominantly grey in colour and are a mix of slate, generally on the older properties, together with composite and concrete tiles.

There are limited examples of brown roof tiles and some highlighting of ridges/hips with contrasting red detailing.

Floorscape
No particular floorscape treatment prevails. Tarmac roads provide access to private drives finished in a variety of materials.

There are no footpaths within the village, however narrow grass verges occasionally widen to provide larger areas of open space.

details

Components
Chimneys are a key characteristic of many of the village's older buildings, as are vertically proportioned windows.

Porches are small and functional.

Boundaries and landscape
Stone walls to field and front property boundaries. Some hedges to top of walls and limited hedgebanks to fields.

In places buildings sit immediately adjacent to road forming boundaries in their own right.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

scurlage

SS65

Landscape Character Area:
11: Llandewi and Reynoldston
Designations: None

Settlement Development

The original village core was previously known as Scurlage Castle, and developed around the junction between the road between Llanddewi and Port Eynon, and the tracks leading into the fields.

The settlement was made up of clustered groupings of post-medieval farmsteads and outbuildings, set within a matrix of small enclosures. This original settlement layout has remained largely unchanged.

During the second world war an American army base was developed to the south of the original settlement, shifting the focus of the village. The base was later used to house Italian prisoners of war, and has since become a holiday park adjacent to a small housing estate.

Scurlage is a designated key village and now supports a number of community facilities including a public house and hotel (3), medical centre (5), convenience store, takeaway and sports pitches (6).

- Recreation Area
- Photo/ text location
- Green focal space
- Key village boundary
- Hard focal space
- Local facility
- Public right of way
- Enclosure created by hedge

Key Characteristics:

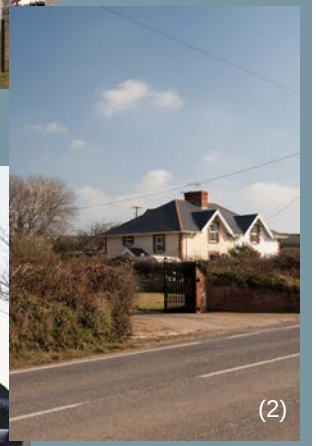
- Nucleated settlement structures
- Dual focus created by the original settlement of Scurlage Castle, and the more recent development to the south
- Incohesive settlement in terms of both architectural style and character
- Scurlage Castle is characterised by its cluster of buildings which climb up to the western side of the A4118
- Scurlage is characterised by mid twentieth century ‘estate’ style of development (1)

(Image courtesy of www.pixaerial.com)

scurlage

(1) Estate development
(2) Development on the A4118
(3) Commercial properties
(4) Development at Scurlage Castle


(1)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issues

Key development issues within Scurlage include:
Modern village which ignores local vernacular
The wide open space along Monkslade contrasts poorly with traditional well enclosed Gower lanes
Traffic on the B4247 road has a significant impact
Village sits starkly in the landscape with very little softening

form

Plan type
The settlement is characterised by three main plan types:
simple rectangular footprints of the Gower Holiday Village;
extended rectangular footprints of the 'estate' development to the north of the B4247; and
irregular and 'squarer' footprints of the older properties to the east of the A4118 and within Scurlage Castle.

Roofscape
More recent development generally have simple pitches.

There are a mix of pitched and flat roofed extensions.

Many older buildings also display simple pitches, with chimneys punctuating the ridge, however there are also examples of hips and dormers.

Height/massing
Building heights are limited to single and two storey – Holiday Village generally single storey development.

The 'estate' is characterised by two storey development.

The remainder of the village is predominantly 2 storeys in height but with varying storey heights providing variation in ridge and eaves heights.

materials

Walls
Scurlage is characterised by white and light rendered/ painted wall finishes, and pebble-dash. Pastel colours are in evidence within the Holiday Village.
Brickwork detailing to windows and quoins are evident on more traditional properties.
Exposed stonework is a characteristic of Scurlage Castle.

Roofs
Slate is most common on older, traditional properties to the east of the A4118 and within Scurlage Castle.

Composite and concrete tiles within a muted colour palette of greys and browns form much of the remainder of the roof palette.

Floorscape
Generally the floorscape consists of tarmac footpaths and roads with grass verges within those parts of the village able to accommodate it.

There are no footpaths within the holiday village.

details

Components
Small porches and chimneys are characteristics of the 'estate' properties.

More substantial chimneys and porches adorn the older, traditional buildings.

Boundaries and landscape
Boundaries to the A4118 are predominantly mature hedges and stone walls.

Boundaries to 'estate' houses are generally low brick walls. There are no boundaries within the Holiday Village.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

southgate & pennard

Landscape Character Area:
26: Southgate and Pennard
Designations: 1 listed building

Settlement Development

Southgate is located in the south-western corner of the AONB and is designated within the UDP as one of Gower's large villages. The small hamlet of Pennard lies to the east on the B4436.

Pennard accommodates 9 dwellings set within plots and the Church of St. Mary's, which is set within a quadrangular shaped churchyard. It is thought that the original settlement was based close to Pennard Castle, but was abandoned in the sixteenth century due to encroachment by sand.

Southgate was originally a post medieval cluster of farmsteads, but has developed into a more linear settlement which stretches from the coast inland, and almost meets up with Parkmill to the north. Today the village supports a convenience store, primary school, pub/club, golf club and a couple of cafes, together with a small gift shop and garage. Southgate does not have its own place of worship, and the nearest church can be found at Pennard.

There appears to have been little change in the size of Southgate between the late 18th and mid 19th century, when the settlement centred around Southgate and Little Southgate Farms, Great Southgate house and 10 small crofts and cottages. Sandy Lane House, to the north, and the 3 agricultural holdings; Broadway, Brinselway and Broad Pool Cottage, to the south of this cluster, were also apparent - to be subsumed in the later expansion of the settlement.

Southgate's first major phase of expansion took place during the 1920's and '30's, which saw the construction of over one hundred temporary wooden holiday bungalows at Sandy Lane , to the north west of the village centre, together with another twenty within Southgate itself. During this time the village expanded southwards along Southgate Road, and along the coast – East Cliff and West Cliff. There was also a small amount of development at what is now the most northerly extent of the village – Three Cliffs Drive and Pennard Drive.

There was little development during the war years, with the exception of the temporary holiday bungalows providing more permananet accommodation for those displaced by bombing in nearby Swansea. The 1950's and 60's saw the replacement of many of these temporary structures with permanent homes and this, together with large scale construction of both local authority and private housing resulted in the village form evident today.

Development since the 1970's has been limited to some small scale residential development to the east of the original village core, replacement dwellings, and some infil development. More recently a number of the more traditional houses on East Cliff and West Cliff have been repaced with modern, contemporary dwellings.

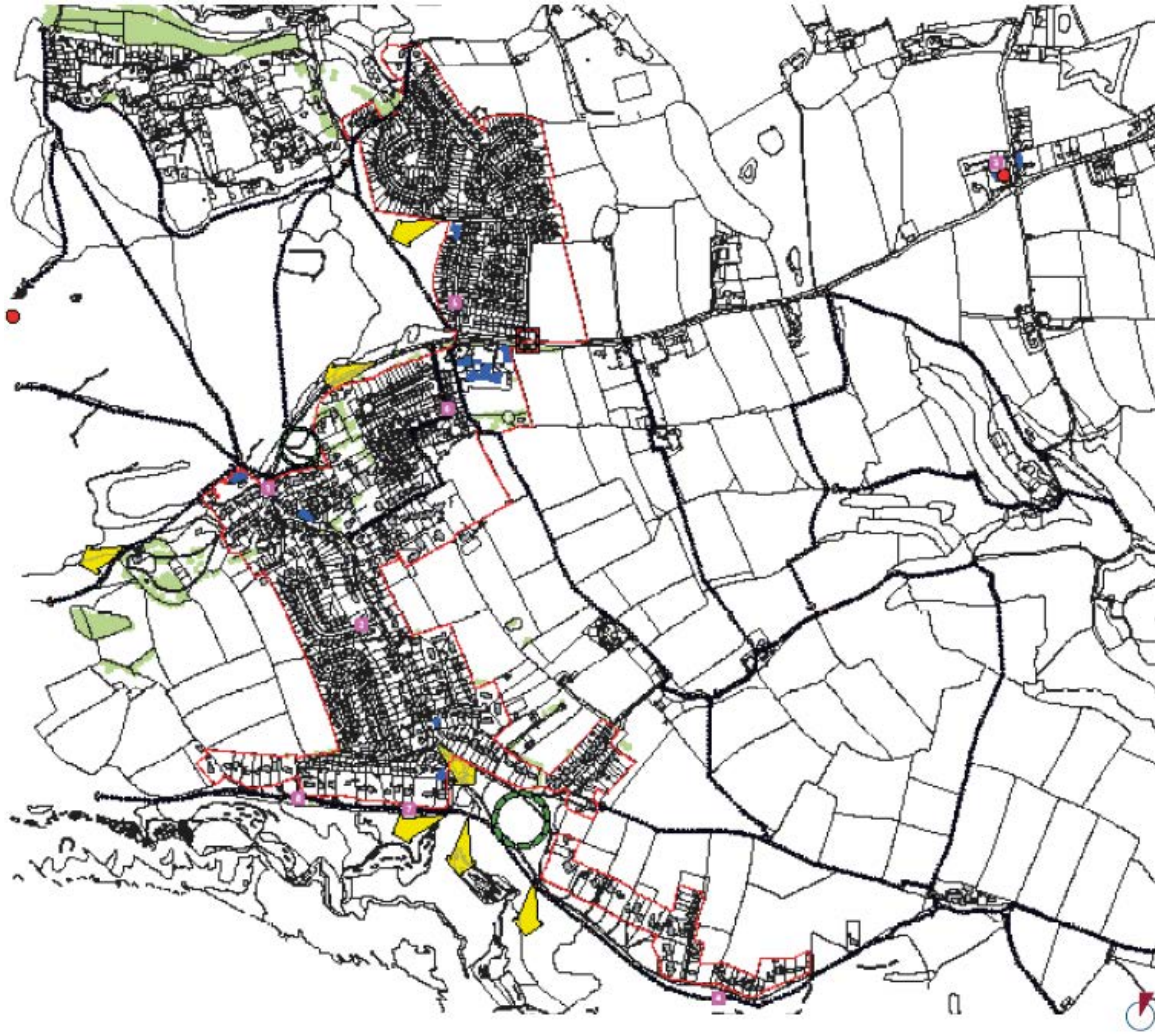
Key Characteristics:

- Southgate - linear settlement structure. The original settlement of Pennard is nucleated
- Southgate - strong suburban character to main settlement
- Wide variety of building forms and styles
- Common land to cliffs allows for extensive coastal views and open access
- National Trust car park dominates view to southern end of Southgate Road
- Redevelopment of existing plots with contemporary dwellings

(Image courtesy of www.pixaerial.com)

southgate & pennard

- Photo/text location
- Listed building
- Key building
- Listed feature
- Significant level change
- Village gateway
- Public right of way
- Enclosure created by hedge
- Visually significant tree belt
- Visually significant tree
- Wide ranging views
- 'Green' focal space
- Key Village boundary



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southgate & pennard

(1) Traditional properties near Golf Club
(2) Foxhole Drive
(3) Pennard Church
(4) Development at East Cliff

features	The following features provide key landmarks within Southgate and Pennard:	Pennard Golf Club 'Greens' opposite Penard Golf Club and at Eastcliff Pennard Church	Collection of older buildings focused around The Southgate Country Club
layout	In addition to the above features key layout characteristics include: Sandy Lane - chalet community	Southgate comprises a number of different character areas: Southgate Road - generally 20th century development with redevelopment of existing plots Sandy Lane - chalet community	Linkside Estate - 20th century housing estate East Cliff and West Cliff - substantial dwellings with coastal views
form	Plan type There are a variety of plan forms within the settlement, ranging from the traditional wider, shallower forms of older buildings; deeper, squarer footprints of the suburban development forms, and; irregular footprints of extended properties of all eras.	Roofscape There are a variety of roof forms however simple, single pitches are the most common within the estates. Flat roofed dormers are widespread The larger properties generally have more intricate roof forms including hips and gables. More recent development has seen the use of flat roofs, introducing a more contemporary style to the southern end of the village.	Height/massing Buildings within Southgate and Pennard are predominantly two storeys in height but with differing storey heights providing variation in ridge and eaves heights. There are also numerous single storey dwellings, some of which have been extended/ redeveloped to include accomodation at first floor - through the introduction of roof dormers.


(1)


(2)


(3)


(4)

southgate & pennard

materials

Walls
There are a variety of materials resulting from the various phases of development, however white/light painted render predominates. more recent development has seen the use of timber externally.

Roofs
Properties are roofed in a variety of materials including natural and reconstituted/ synthetic slates, grey concrete tiles, and red pantiles. This has resulted
in a patchwork of colour and texture.

Floorscape
The floorscape consists mainly of tarmac roads with walls to the edge.
Formal pavements are found within the estate developments and alogside the main road. There is a wide variety of material finishes to driveways including gravel, tarmac, block paviour, and cobbles. No one treatment predominates.

details

Components
There are no characteristic building features which define Southgate, although the few older properties have traditional detailing such as simple porches, chimney stacks and slate roofs.

Boundaries
Brick and stone walls are common throughout the village, some having hedges or fences to the top. Generally these are to the back of pavement along the main road. Brick walls and low fencing/ planting are a characteristic of the estates - often with grass verges.

Landscaping
There is a variety of approaches to landscaping. Generally the majority of properties have small/ medium front gardens, although these are increasingly providing parking areas. The exception is the properties on East Cliff and West Cliff many of which are set within extensive , mature plots

issues

Key development issues within Southgate include:

Determining character of village - and what the future character is to be resulting from the re-development of existing plots/ dwellings both within the village and on East Cliff and West Cliff

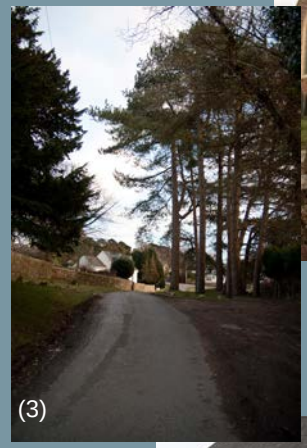
Impact of traffic - both travelling through the village and parking/ access requirements.

Other
Refer to guidance modules within the design guidance for further information.
Also see information on CCS website with reference to the historic environment: http://www.swansea.gov.uk/urbandesignandconservation

(5) Linkside Drive
(6) Park Road
(7) Traditional property at West Cliff
(8) Contemporary development at West Cliff


(1)


(2)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wernfrwdd

SS71

Landscape Character Area:
19: Llanrhidian
Designations: None

Settlement Development

Wernffrwd lies on the northern edge of Gower and was originally a medieval farming community. The settlement consisted of three farms, two of which are still in evidence today; Wernffrwd Farm (6) to the south and Fig Tree Cottage (2) at the bottom of the hill. St. David's Chapel (5), to the north of the village, and the terrace of cottages now known as Church Row (1) were built towards the end of the nineteenth century.

The small hamlet never evolved into a village, although limited residential development in the twentieth century did strengthen its form. Whilst the loose boundary of the original settlement does extend beyond the B4295, the construction of this road in the 1930's effectively severed Wernffrwd Farm and its immediate neighbours from the main settlement.

The representation on this map of any other road, track or path is no evidence of the existence of a right of way

Key Characteristics:

- Linear settlement structure
- Wide variety of building forms, styles and ages results in a general lack of coherence
- Division of settlement into three elements: development to north of B4295; linear extension along marsh road; main settlement 'spine'
- Tight, narrow lane enclosed by walls and hedgebanks
- Older properties focused on movement route
- Extensive views over estuary have resulted in northern orientation of later development within the village

(Image courtesy of www.pixaerial.com)

wernffrwd

(1) Roofline of Church Row parallel to road
(2) Fig Tree Cottage
(3) Narrow, enclosed lanes
(4) Wide ranging views of estuary


(1)


(2)


(3)


(4)

issues

Key development issues within Wernfrwdd include:
Visual impact of variety of roofing materials used within the settlement
Erosion of character due to inappropriate detailing and use of non-traditional materials.
Impact upon character as a result of the removal of traditional boundary walls.
Visual impact of the opening up and/or insensitive extension of north facing elevations to maximise views.

form

Plan type
Mix of plan forms and architectural styles including:

- Linear terraces
- Original detached houses/ farm houses
- 1930's semi-detached

There is extensive evidence of extension within the settlement.

Roofscape
Majority of the main ridgelines run parallel to the road.(1)

Hipped roofs are in evidence on some of the newer properties.

'Cat-slide' roofs are still apparent on some of the older cottages within the settlement.

Height/massing
Mix of single, one and a half, and two storey development.

Differing storey heights provide variation in ridge and eaves levels

materials

Walls
Extensive use of white/ light painted render.

Some pebble-dashing and limited amounts of stone work.

Limited use of brickwork, more often used in detailing, but both red and yellow brickwork in evidence.

Roofs
Predominantly grey in colour with a large number of slate roofs, together with composite and concrete tiles. Some are detailed with red ridge tiles.

Limited number of red roofs stand out, particularly when viewed from the Marsh Road.

Floorscape
There are no footpaths within the settlement due to the constrained width of the road. Consequently verges are minimal. (3)

A mix of floor finishes are found within curtilage and include; concrete, tarmac, block paviour, gravel.

details

Components
Due to the wide range of building ages and styles no one building feature dominates. There are a variety of styles of chimneys and porches throughout the village.

There are many conservatories orientated towards the estuary.

Boundaries and landscape
Stone walls and hedgebanks enclosing the narrow lane form a key characteristic boundary treatment within the village.

There are a variety of boundary details within the village including rendered walls and railings.

Other
Refer to guidance modules within the design guidance for further information.

Also see information on CCS website with reference to the historic environment:
http://www.swansea.gov.uk/urbandesignandconservation

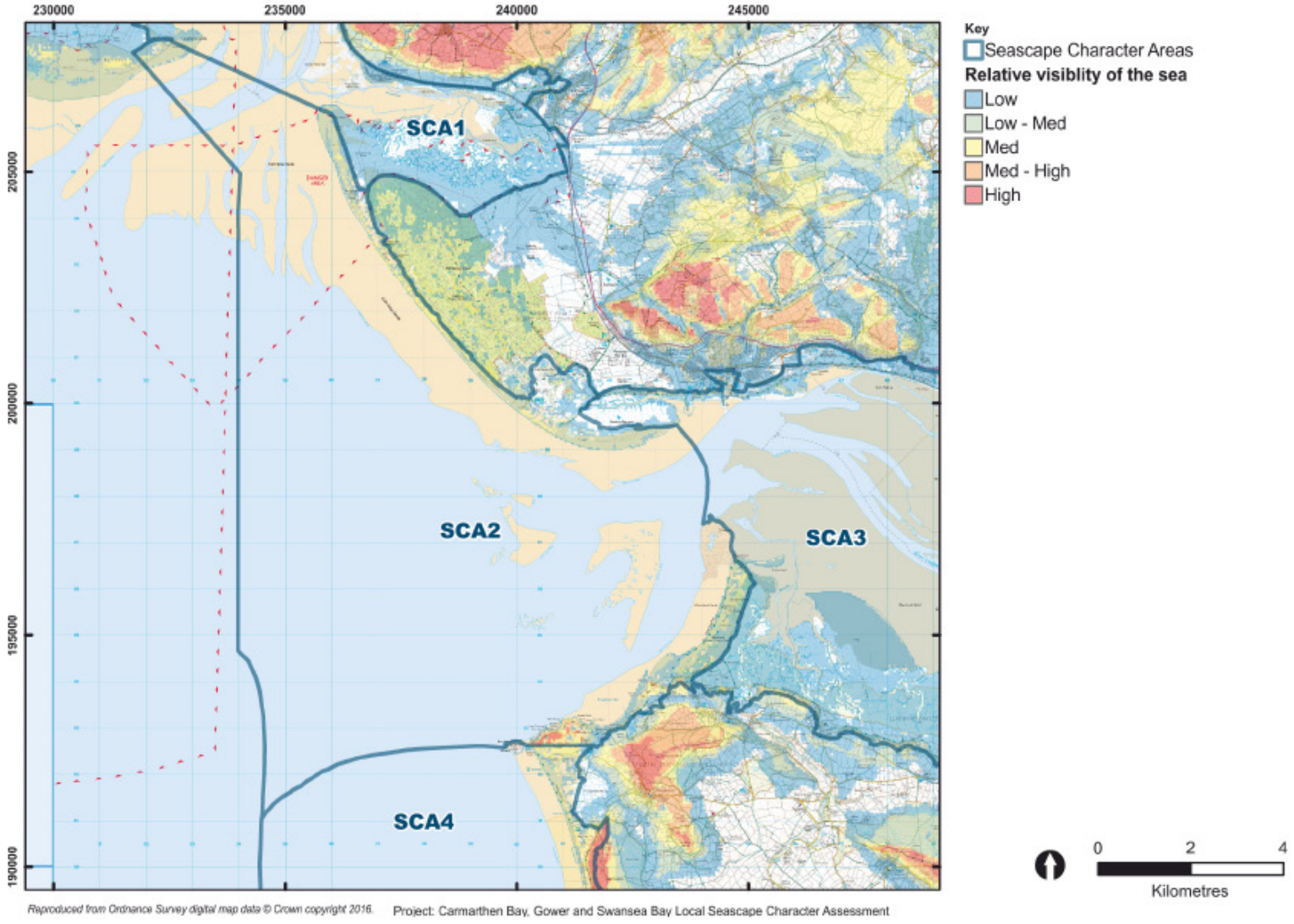
2. Carmarthen Bay East

The Seascape Character Area (SCA) forms the north eastern part of Carmarthen Bay where the estuaries of the Loughor and Three Rivers Complex enter the bay. Broughton Bay/Whiteford Sands, to the south east of the SCA, is backed by dunes and conifers towards the mouth of the Loughor estuary, and by low limestone cliffs and agricultural land and caravan parks to the south. There is significant nature conservation interest in the area including large populations of wading and over wintering birds, dunes and the intertidal zone is harvested for cockles and mussels.
The open beaches are exposed to the prevailing winds and there are panoramic views across Carmarthen Bay to and from Gower and its coastal hills.

Caravan parks are visible detractors on Broughton Bay, and the blocks of conifer plantation at the back of Whiteford Sands also detract from the sense of naturalness, due to their rectilinear block form, which are widely apparent including from the Loughor Estuary.

Key Sensitivities	
Factors contributing to sensitivity	**Factors detracting from sensitivity**
▪ The nature conservation value of the SAC, SPA, National Nature Reserve and SSSIs. ▪ The heritage value of the submerged forests, peat beds, wrecks and Whiteford lighthouse ▪ The remote, open, exposed, unspoilt, tranquil sandy beaches, sand bars and burrows eg Whiteford. ▪ The isolated focal point of Whiteford lighthouse. ▪ Unspoilt views across Carmarthen Bay to Caldey Island. ▪ Predominantly unlit, dark coast and sea. ▪ Users of the Wales Coast Path and visitors to the National Nature Reserve are sensitive receptors	▪ Potential expansion of leisure facilities such as caravan parks which can be visually intrusive and reduce tranquility

Extracts from ‘Carmarthen Bay, Gower & Swansea Bay Local Seascape Character Assessment 2016’



Carmarthen Bay East

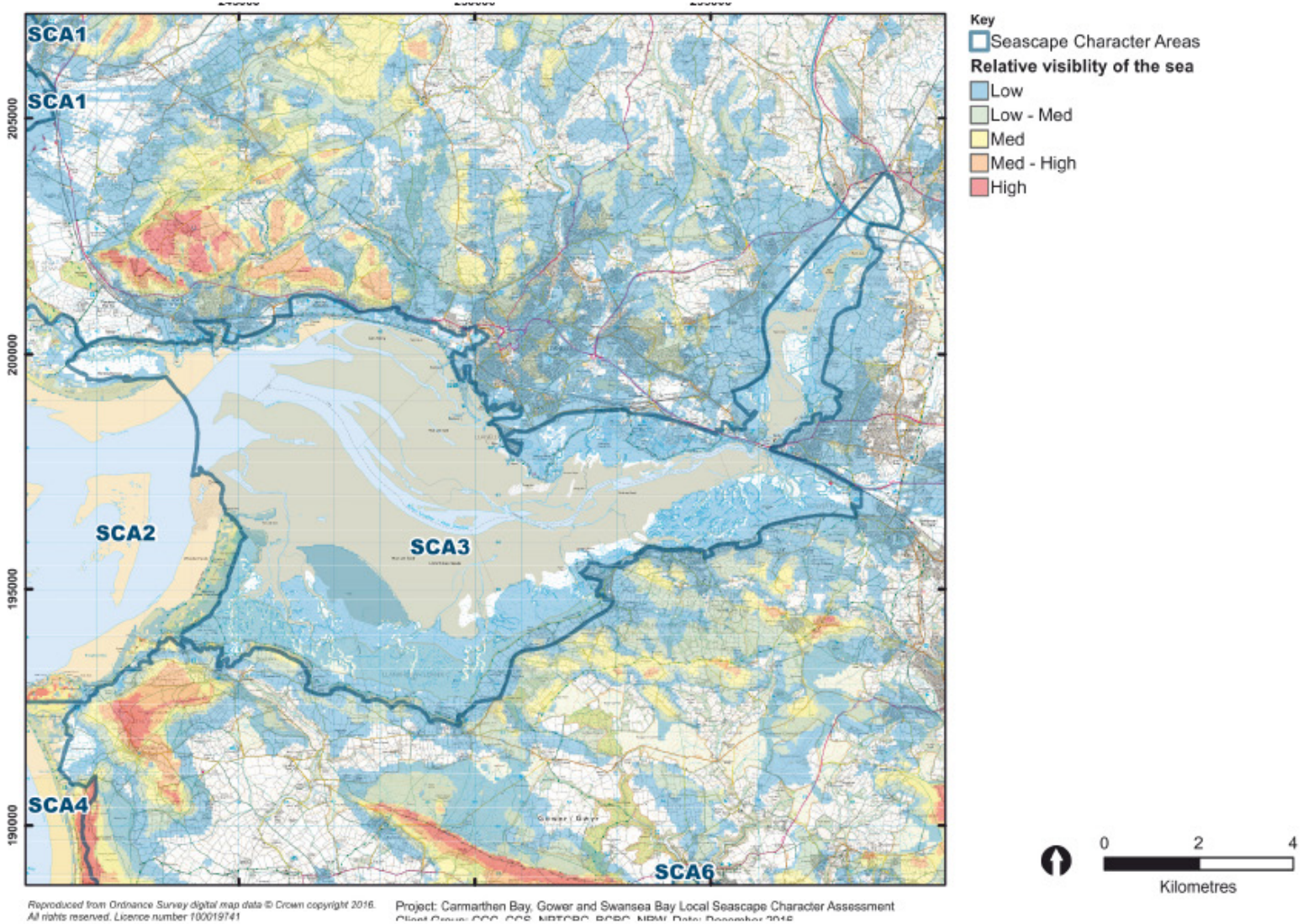
3. Loughor Estuary

Seascape Character Area (SCA) 3, the Loughor Estuary, runs from Pontarddulais to the coast widening into the Burry Inlet and then Carmarthen Bay. The south coast of the estuary is part of the Gower AONB and Heritage Coast and is predominantly rural and tranquil. It has the most extensive grazed salt marsh in Wales, backed by steep, partly wooded slopes.

The SMP long-term objectives for the coast around Crofty and Penclawdd is ongoing protection (hold the line). Elsewhere the objective is to enable the natural evolution of the estuaries where the coast is adjacent to agricultural land and semi-natural areas.

Key Sensitivities	
Factors contributing to sensitivity	**Factors detracting from sensitivity**
▪ The nature conservation value of the SAC, SPA and SSSIs. ▪ The heritage value and setting of Weobley Castle and Cilifor Top. ▪ The value and setting of the industrial heritage features such as docks around Llanelli and Penclawdd. ▪ The remote, open, unspoilt and dark estuary and salt marshes. ▪ The views along the Burry Inlet and estuary such as from the Wales Coast Path, Dalton Point and the Millenium Coastal Park. ▪ Views across to Gower from the north coast. ▪ Users of the Wales Coast Path and visitors to heritage features are sensitive receptors.	▪ The modern built form and industry of parts of Llanelli and Burry Port. ▪ Noise and movement of traffic on the Loughor bridge. ▪ The presence of lighting such as the golf range on the northern coast

Extracts from ‘Carmarthen Bay, Gower & Swansea Bay Local Seascape Character Assessment 2016’

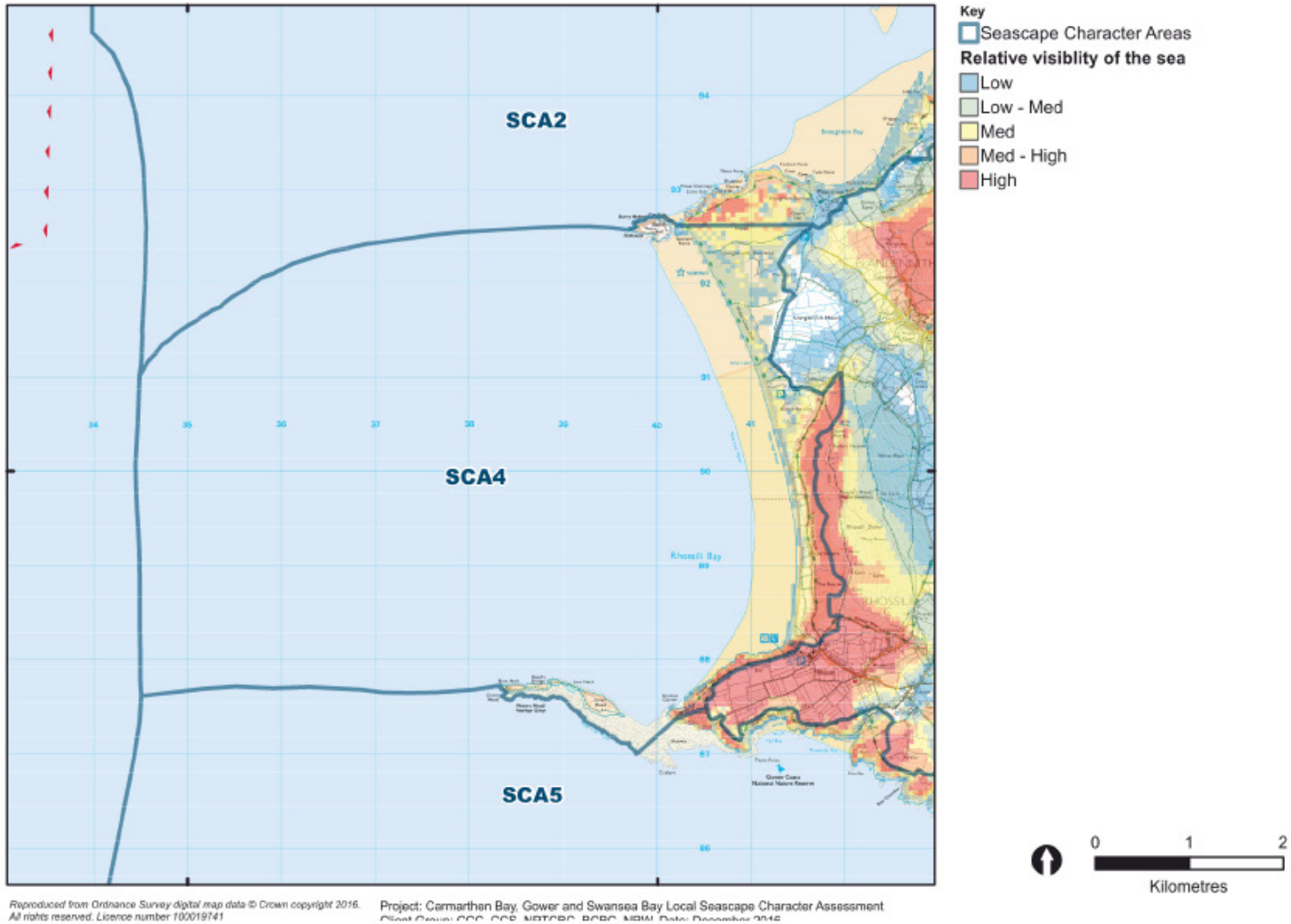


Burry Inlet and Loughor Estuary

4. Rhossili Bay

Seascape Character Area (SCA) 4 forms the most westerly end of the Gower peninsula and faces the full force of the south westerly prevailing winds. It comprises of a shallow sandy bay with large sweeping beach framed by limestone rock formations to the north and south. The latter terminates in Worm’s Head which is a highly distinctive series of precipitous landforms linked by tidal rocks to Rhossili Point. Rhossili Down provides a simple coastal heathland backcloth and is visible from long distances. The headlands have strong currents and the bay can be treacherous in some weather conditions. Small boats use the sea for fishing and cruising and the beach is highly popular for surfing and body boarding. The beach is among the most highly rated in the UK, and Rhossili is a popular visitor destination due to the superb views and exhilarating coastal experience. The SMP long-term objectives are to allow this predominantly undeveloped coastline to continue to develop naturally potentially retreating in some places. For instance, the causeway to Worms Head could become permanently submerged. There is potential for measures to enable the dune complexes to respond naturally. The few socio-economic assets at risk from coastal erosion or flooding are recommended to be relocated in the longer term.

Key Sensitivities	
Factors contributing to sensitivity	**Factors detracting from sensitivity**
▪ The nature conservation value of the SAC, SPA and SSSIs along the coast. ▪ The heritage value of the various remains and wrecks. ▪ The open, exposed unspoilt character of the area offshore with a sense of wildness and views to Lundy and across Carmarthen Bay, towards Caldey Island. ▪ The intrinsic character of the large sandy beach framed by open unspoilt headlands, Rhossili Down and Llangenith Dunes. ▪ The distinctive feature of Worms Head and its wave cut platform. ▪ Views towards Caldey Island from the beach, clifftop walks and Rhossili Down and also across to Lundy. ▪ Users of the Wales Coast Path, visitors to Rhossili and the bay, and leisure boaters from Swansea and Burry Port are sensitive receptors.	▪ The modern built form of parts of Rhossili and the busy car park. ▪ The presence of caravan sites.



Rhossili Bay

5. Worms Head to Port Eynon Point

Seascape Character Area (SCA) 5 is a linear, exposed coast of dramatic limestone cliffs, jagged reefs, incised valleys and small coves terminating in the highly distinctive form of Worms Head to the west. The sandy Helwick Channel is enclosed by the Helwick Sands to the south and narrows to the east. There are caves in the cliffs with Paleolithic remains,such as Goat's Hole Cave, Paviland. As this stretch of coast is not accessible by car it is a quiet, tranquil and remote section of the coast, with very limited development. The waters are used by leisure and fishing boats and for wildlife trips. to agricultural land and semi-natural areas.

The SMP long-term objectives are to allow the coast to evolve and retreat naturally through no active intervention. This will not affect any man made structures.

Key Sensitivities	
Factors contributing to sensitivity	**Factors detracting from sensitivity**
▪ The nature conservation value of the SAC and SSSIs along the coast. ▪ The open, exposed unspoilt character of the area offshore with a sense of wildness and views towards Lundy. ▪ The exposed, unspoilt, wild and tranquil character of the indented rocky coastline and headlands with distinctive rock formations and caves with coastal heath and grassland. ▪ The intrinsic character of the small sandy coves framed by headlands. ▪ The very limited amount of settlement. ▪ The setting of various historic features and caves eg at Paviland and Culver Hole. ▪ The presence of submerged forest exposures. ▪ Views along the coast, towards Worms Head and Lundy from the clifftop walks and some beaches. ▪ Users of the Wales Coast Path and the wildlife tours, and leisure boaters from Swansea are sensitive receptors.	▪ The minor isolated dwellings south of Great Pitton Farm which are atypical.

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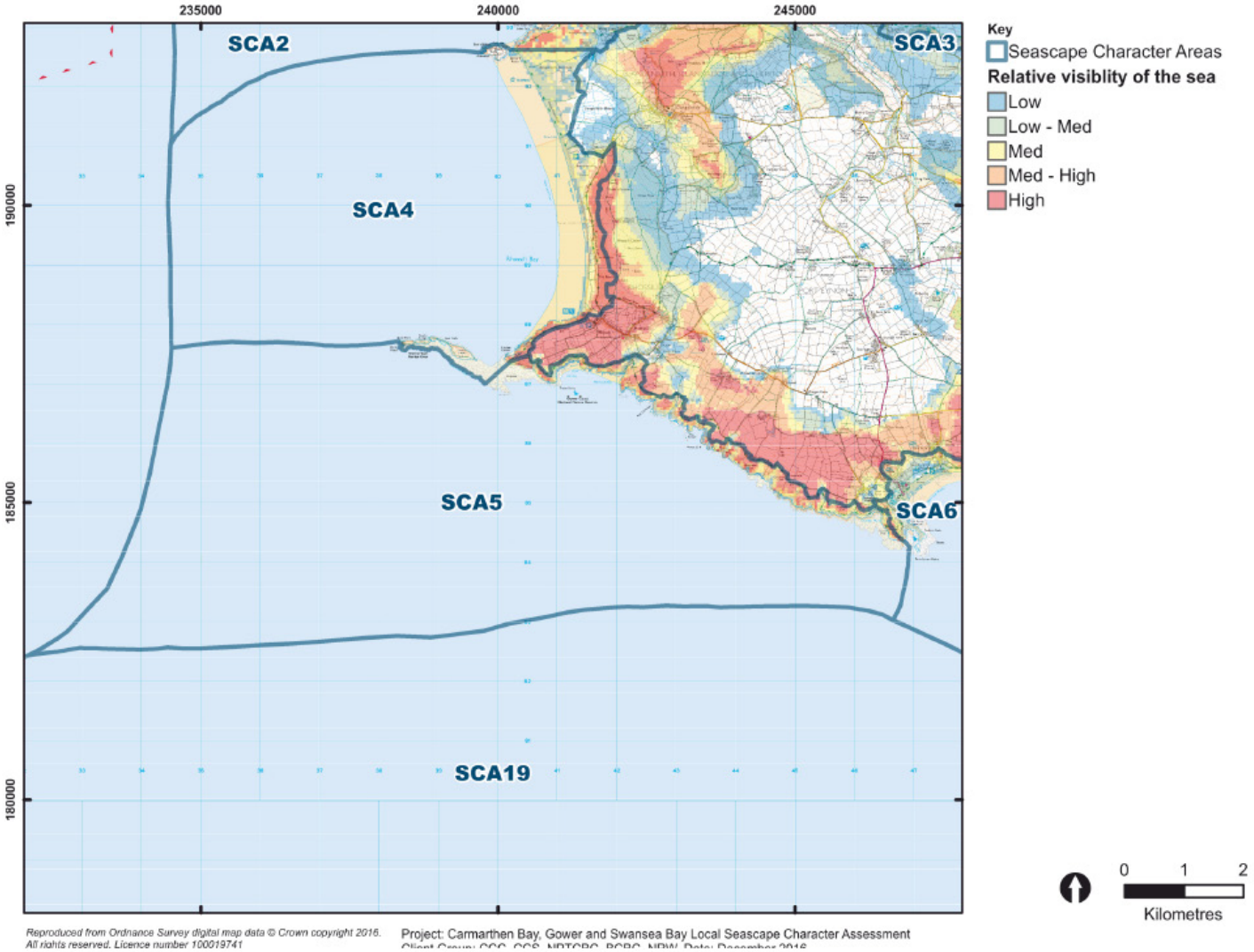

Worms Head to Port Eynon Point

6. Oxwich and Port Eynon Bays

Seascape Character Area (SCA) 6 forms the central core of the Gower peninsula coastline with two south east facing bays bounded and sheltered by more exposed limestone headlands and cliffs with rocky foreshores. The seabed is gently shelving and sandy, and the beaches are backed by dunes and burrows, and in Oxwich's case, also by marshland. The beaches are very popular destinations for visitors with a variety of beach activities. Oxwich is the largest and most popular, closely followed by Port Eynon. Three Cliffs Bay is less accessible but rewards the visitor with one of the iconic views of the Gower peninsula.

The SMP long-term objective for the main beaches and dunes are to manage the realignment of the coast to enable the dune systems to respond and evolve naturally through long-term habitat management activities. At Port Eynon the realignment of the existing car park may need to be considered. A limited number of residential and non-residential assets may need to be protected. The objective for intervening rocky coasts is of no active intervention, to allow the coast to evolve and retreat naturally. Port Eynon and Oxwich Bay currently have some privately funded coastal defences.

Key Sensitivities	
Factors contributing to sensitivity	**Factors detracting from sensitivity**
▪ The nature conservation value of nature reserves and SSSIs along the coast. ▪ The open, exposed unspoilt character of the area offshore with a sense of wildness and views towards Lundy and Exmoor. ▪ The intrinsic character of the large sandy beaches framed by unspoilt headlands. ▪ The intrinsic exposed and unspoilt character of the indented rocky coastline and headlands between the beaches with coastal heath, grassland and woodland. ▪ The unspoilt nature of Oxwich and Three Cliffs Bays with very limited and discreet development pattern. ▪ The setting of Oxwich Castle. ▪ The presence of submerged forest exposures. ▪ Views towards Lundy and Exmoor from the beaches and clifftop walks. ▪ Users of the Wales Coast Path and the wildlife tours, and leisure boaters from Swansea are sensitive receptors.	▪ The modern built form of Port Eynon and Southgate. ▪ The presence of caravan sites.

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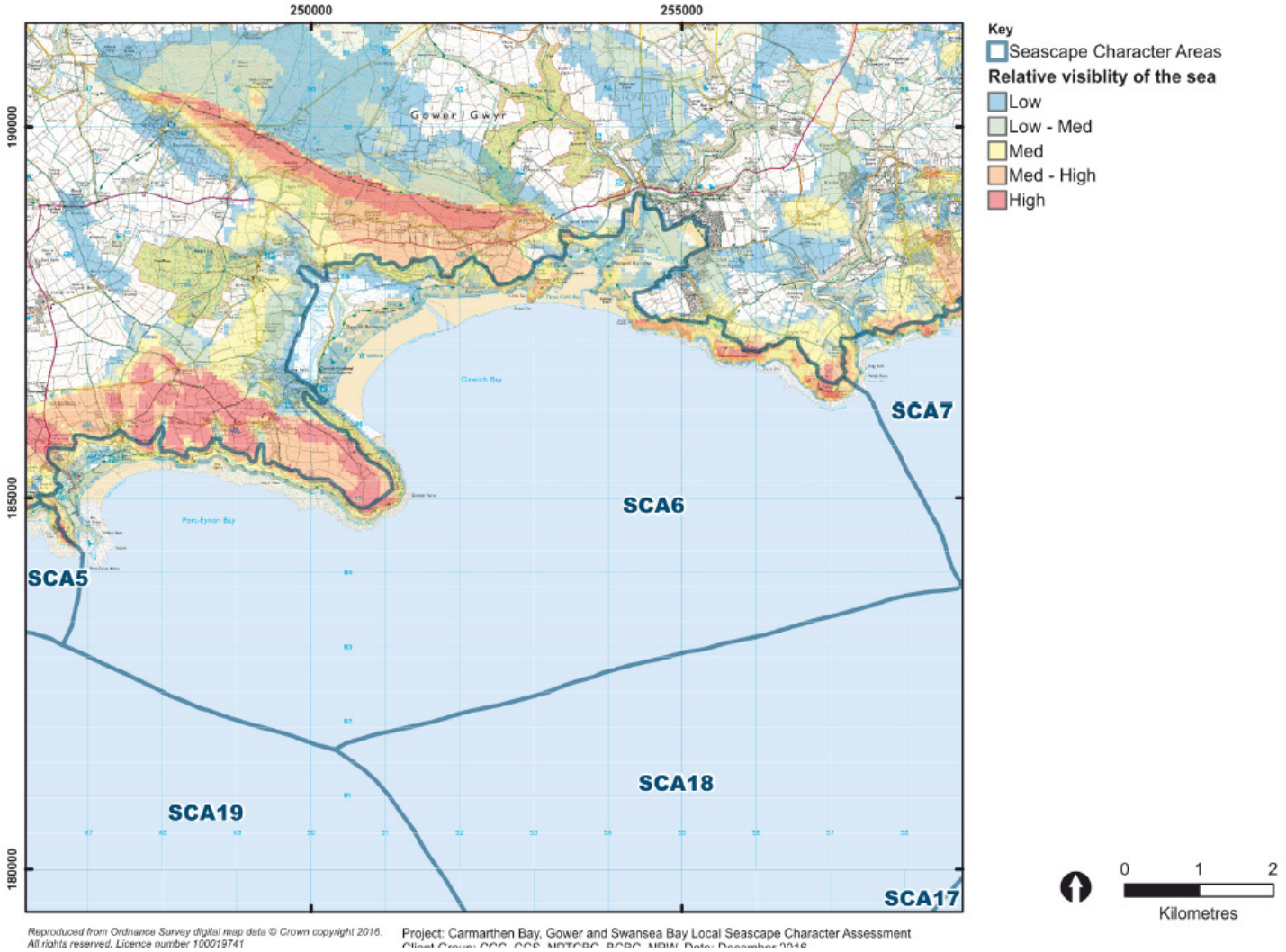

Oxwich and Port Eynon Bays

7. Pwlldu Head to Mumbles Head

Seascape Character Area (SCA) 7 forms the eastern end of the south Gower coastline terminating at the distinctively profiled Mumbles Head with its lighthouse. The indented coastline of sloping limestone cliffs has three small sandy bays and several smaller coves. The seabed is gently shelving and sandy, increasing in depth offshore except at Mixon Shoal which dries at low tide and is a hazard.

The area is popular for leisure boating and recreational fishing vessels out from Swansea. The beaches at Langland Bay and Caswell Bay are accessible and very popular destinations for beach activities. The scenic natural character of the coastline acts as a positive backcloth to suburban development, especially around Langland and Bracelet Bays.

The SMP long-term objectives for Caswell Bay and Langland Bay are to hold the line through maintenance and upgrading of existing defences in order to protect tourism assets and properties. The objective for intervening rocky coasts, including Bracelet Bay, is of no active intervention, to allow the coast to evolve and retreat naturally.

Key Sensitivities	
Factors contributing to sensitivity	**Factors detracting from sensitivity**
The nature conservation value of SSSIs along the coast. The open, exposed unspoilt character of the area offshore with a sense of wildness and views towards the Mumbles and Exmoor. ▪ The intrinsic character of the enclosed sandy beaches and coves framed by unspoilt headlands with interesting reefs and features. ▪ The intrinsic exposed and unspoilt character of the indented rocky coastline and headlands between settlements with coastal heath, grassland and woodland. ▪ Cumulative impact of built development means some areas are reaching capacity. ▪ Views towards Exmoor from the beaches. ▪ Users of the Wales Coast Path and leisure boaters from Swansea are sensitive receptors.	▪ The built form of Langland Bay and Caswell Bay (although note cumulative impact contributes to sensitivity). ▪ The presence of caravan sites. ▪ Views to Port Talbot and Swansea to the east (from offshore).

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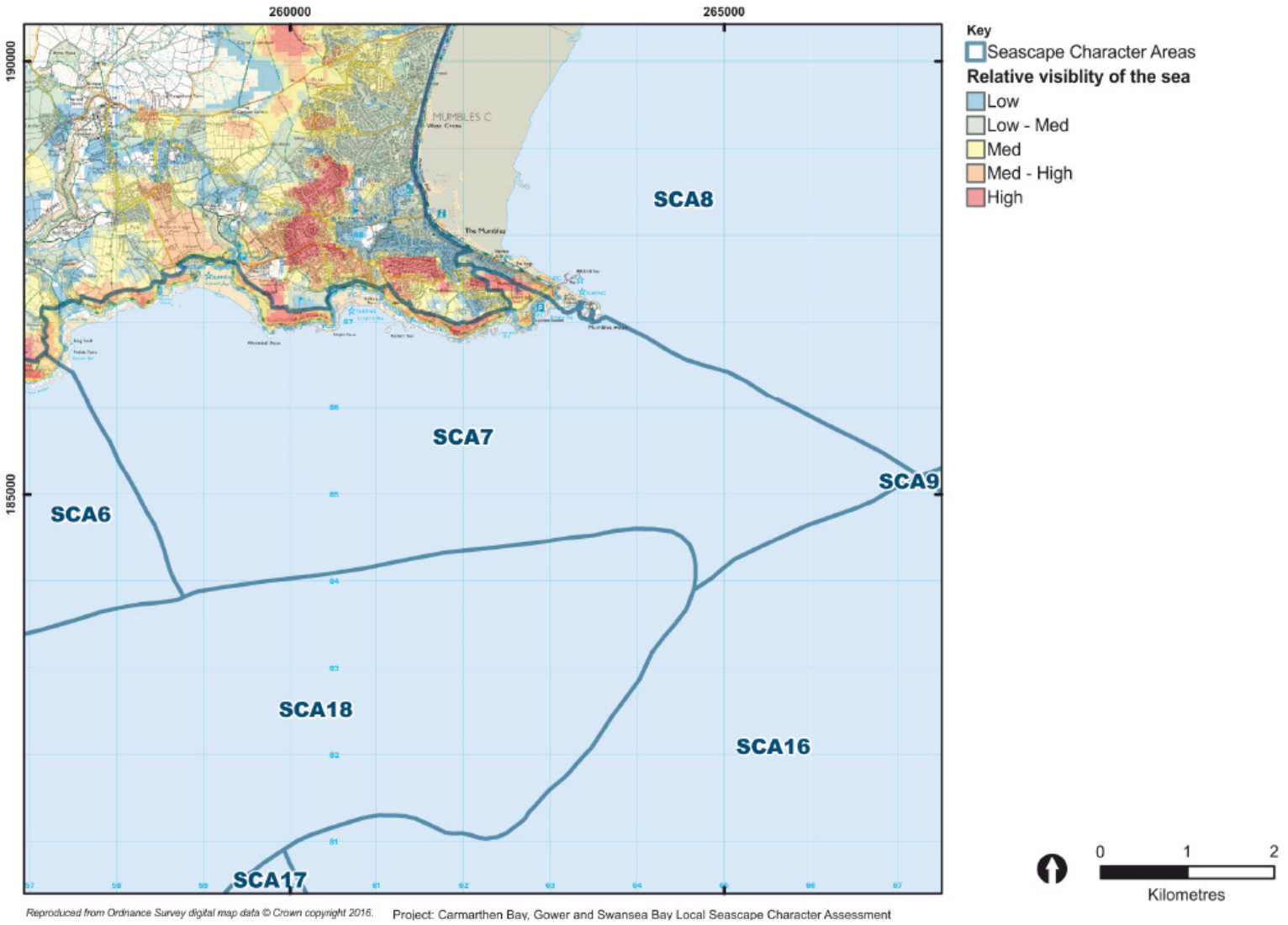

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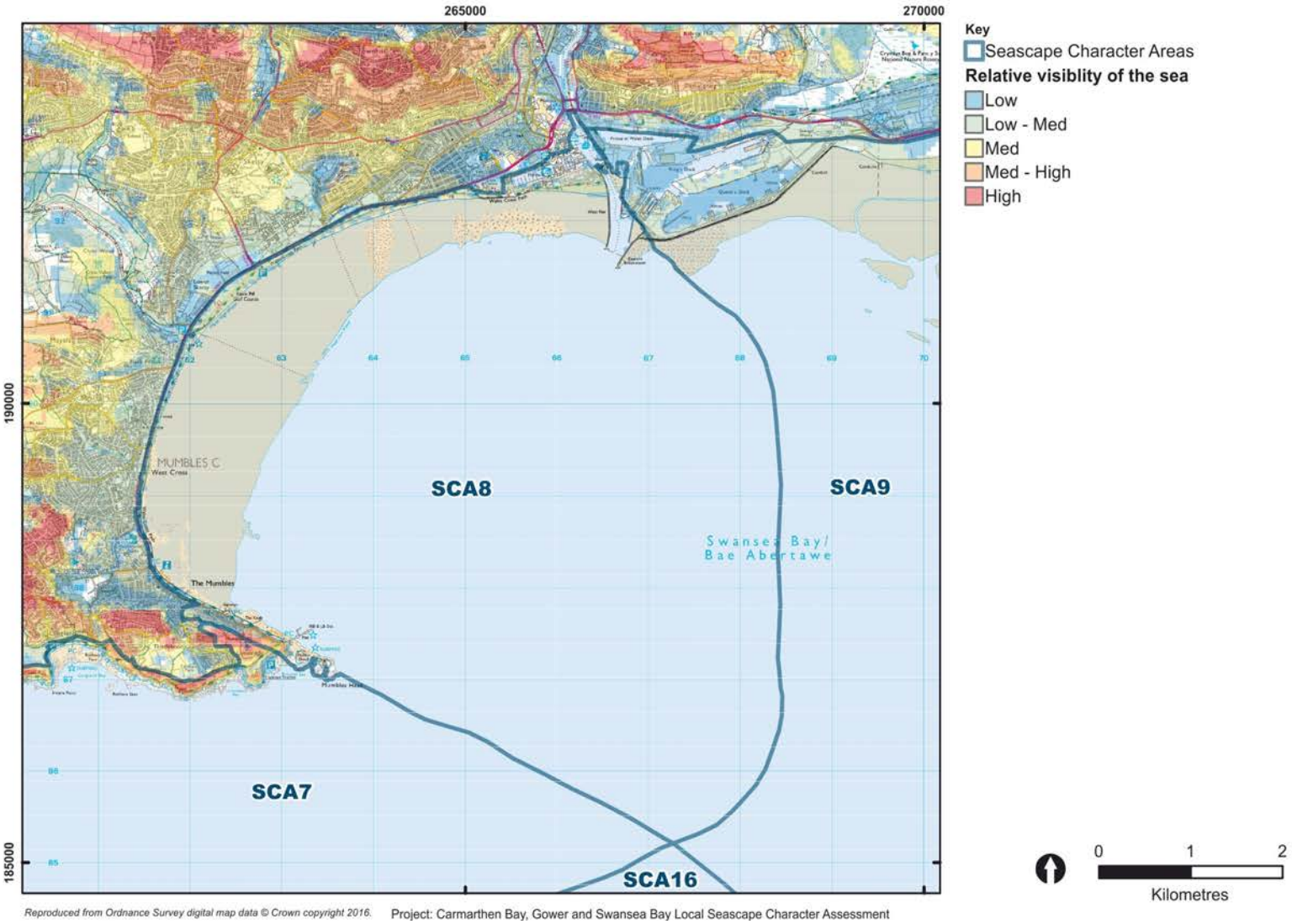
Pwlldu Head to Mumbles Head

8. Swansea Bay- west

Seascape Character Area (SCA) 8 forms the western part of a wide, sweeping shallow muddy sand bay, enclosed by coastal hills and protected from south westerlies by Mumbles Head. The River Tawe enters the bay here and there is a marina and a dredged channel across the bay to serve this and the docks to the east. The bay is well used by commercial vessels and leisure and fishing day boats out of the marina, the impounded Tawe and the drying Mumbles Road moorings. Blackpill is an SSSI and important for over- wintering waders such as sanderlings. The varied mix of urban and suburban settlement and greenery on the hills and seafront are visually unified by the strong arc of the very wide sandy beach and the simple unspoilt surface of the bay. They are also unified by the corniche of the very popular promenade, parkland and road along almost the entire seafront. The primary visual foci are the Mumbles and lighthouse off Mumbles Head with their distinctive profile, often seen in silhouette behind the lifeboat station. The Meridian Tower forms a tall man made vertical focal point in the centre of the bay. There are views across to Port Talbot and the coalfield plateau and, on clear days, to Exmoor.

The SMP long-term objectives are to hold the line through maintenance and upgrading of existing defences in order to protect tourism assets and properties. These include managing the risk of coastal erosion and flooding to the promenade, A4067 and B4433 highways, and development inshore. The continued dredging of the navigation channel to allow access to Swansea Docks, the Tawe barrage and marina is recommended.

Key Sensitivities	
Factors contributing to sensitivity	**Factors detracting from sensitivity**
▪ The nature conservation value of Blackpill SSSI. ▪ The open, exposed unspoilt character of the area offshore with views towards the Mumbles, Port Talbot and Exmoor. ▪ The intrinsic character of the wide sandy beach with its interesting reefs and features. ▪ The sense of wildness and exposure of the area off Mumbles Head. ▪ The coherent and continuous promenade and associated green spaces and focal points eg Knab Rock facilities. ▪ The strong natural backcloth of Mumbles Hill and associated rock faces, and the green areas such as Clyne Gardens and valley. Views towards Swansea, Mumbles Head and Port Talbot from the promenade and beach. ▪ The focal point of the Meridian tower development and the serried ranks of houses on Townhill are distinctive built features. ▪ The setting of Oystermouth Castle and the Guildhall. ▪ Users of the promenade/corniche, the Wales Coast Path and leisure boaters from the marina, Tawe and Mumbles are sensitive receptors.	▪ The built form of Langland Bay and Caswell Bay (although note cumulative impact contributes to sensitivity). ▪ The presence of caravan sites. ▪ Views to Port Talbot and Swansea to the east (from offshore).



Swansea Bay West

Acidic, upland sites (generally where sandstones are found underlying peaty or sandy soils)	
Main canopy trees	Sessile oak
Other trees and shrubs	Holly Rowan Silver birch
Occasionally present	Bird cherry Downy birch Hawthorn

Wet sites or wet areas	
Main canopy trees	Alder Downy birch Goat willow
Other trees and shrubs	Bird cherry Blackthorn Grey willow Guelder rose

Free draining calcareous soils (usually derived from limestone, shale or glacial drift)	
Main canopy trees	Small leaved lime Sessile oak Will service tree
Other trees and shrubs	Aspen Birch Crab apple Field maple Goat willow Hazel Hawthorn Holly Rowan

Exposed or coastal locations	
Main canopy trees	Blackthorn Gorse Hawthorn Sycamore Willow
Other trees and shrubs	Hazel Holly Rowan

Neutral brown earth sites (e.g. farmland and sites where soils are well drained, and deep)	
Main canopy trees	Wild service tree Pendulculate oak
Other trees and shrubs	Crab apple Hawthorn Hazel Holly Rowan Wild cherry

recommended woodland groups

The following list provides an overview of some of the more common species on Gower. Planting will be more successful if few, well adapted and common species are used.

Attention should be paid to species found in the locality of your development and a landscape strategy must refer to species of local or at least Welsh provenance.

Large Trees

Common name	Scientific name	Description
Alder	*Alnus glutinosa*	Alder is a suitable small tree for a large garden with a stream or waterlogged area and is easily raised from seed sown in spring on any seed compost. It is a fast-growing tree, producing attractive catkins in spring, followed by small woody cones. Can be planted out any time from October to March on damp soil in sun or shade. Very tolerant of cutting so may be coppiced if it grows too large. Alder grows best with a pH over 6.0 and is tolerant of air pollution.
Aspen	*Populus tremula*	A fast-growing deciduous tree, with attractive yellow autumn foliage. Plant Oct-Mar on most soils, in sun or semi-shade. Tolerant of air pollution and of coastal or exposed sites
Beech	*Fagus sylvatica*	A stately tree, growing to 100' tall, beech is more usually seen in gardens as a hedge, which will retain its dead leaves over the winter. Plant Oct-Mar in any soil except heavy clays, in sun or semi-shade. Suitable for exposed sites.
Common whitebeam	*Sorbus aria*	A fast-growing deciduous tree with flat heads of small creamy flowers in late spring followed by clusters of brightly coloured berries and yellow autumn foliage. Plant Oct-Mar in most soils in sun or semi-shade. Easy to grow and tolerates air pollution and coastal or exposed sites.
Crack-willow	*Salix fragilis*	A popular deciduous tree, fast-growing and very tolerant if given a moist site, although this is not essential. Especially suited to waterside situations and bears attractive catkins in spring. Plant Oct-Feb in any moist soil in a sunny situation. Tolerates coastal sites and air pollution.
Downy birch	*Betula pubescens*	A charming tree, with yellow catkins in spring and colourful autumn foliage. Plant Oct-Mar in a fertile soil in sun or semi-shade. Thrives on acid soils but prefers much damper sites than silver birch, such as bogs and lake margins. Suited to higher rainfall areas of the country, and exposed upland gardens. The roots are shallow so should be kept away from buildings. Tolerates exposed sites and air pollution.

Large Trees

Common name	Scientific name	Description
English elm	*Ulmus procera*	The plant tolerates most soil types and a broad pH range requiring well-drained but moist soil. It can grow in semi-shade (light woodland) or no shade. The plant can tolerate maritime exposure and atmospheric pollution. It has suffered greatly from Dutch Elm disease over recent years
Field maple	*Acer campestre*	A hardy and fast-growing deciduous tree, notable for its yellow autumn foliage. Grows 15-30' tall. Plant Oct-Mar in most soils on a sheltered site in sun or semi-shade. May be used as a hedging plant. Exposure tolerant.
Hornbeam	*Carpinus betulus*	A deciduous tree that will grow on almost any soil. Although it may reach 50', hornbeam may also be pruned and grown as a hedge, and will retain its leaves long into winter. Plant Oct-Mar in sun or semi-shade. Tolerant of air pollution and exposed conditions.
Pedunculate oak	*Quercus robur*	A large tree, suitable for the large garden and particularly beneficial for wildlife. Plant Oct-Mar in most well-drained soils, in sun or semi-shade. Dislikes shallow soils, but is tolerant of air pollution and of coastal or exposed sites.
Rowan	*Sorbus aucuparia*	Rowan is common on light, free-draining soils in scrub and woodland in the lowlands, and on rocks in the mountains. A splendid tree for a garden of any size with attractive flowers and berries, and superb autumn foliage. It can be maintained at a suitable size by coppicing. Best propagated from seed, gathering berries just before they ripen and storing them in polythene bags until rotten. They should then be washed and the seeds sown in moist sand. Thin and transplant to 1m apart, planting in their final position two years later. Plant Oct-Mar in any moist soil in sun or semi-shade. Easy to grow, and tolerates coastal and exposed conditions and air pollution
Sessile oak	*Quercus petraea*	A large tree, suitable for the large garden. Plant Oct-Mar in most soils, in sun or semi-shade. Dislikes shallow soils, but is tolerant of air pollution and of coastal or exposed sites.
Small-leaved Lime	*Tilia cordata*	An attractive deciduous tree for the large garden. Heart-shaped leaves are carried well into the autumn and the small fragrant summer flowers are very attractive to bees. Plant Oct-Mar in moist but well-drained soil in sun or semi-shade. Easy and fast to grow, and tolerates air pollution and exposed situations

recommended woodland groups

	Common name	Scientific name	Description
Large Trees	White willow	*Salix alba*	A popular deciduous tree, fast-growing and very tolerant if given a moist site, although this is not essential. Especially suited to waterside situations, and bears attractive grey foliage. Plant Oct-Feb in any soil in a sunny position. Tolerates coastal sites and air pollution.
	Wild cherry	*Prunus avium*	A fast-growing deciduous tree with masses of white blossom, followed by dark red (rarely yellow or black) fruits. Wild cherry is a species of lowland woods on fertile soils, often in the understorey of oak woods. It is easily propagated from seed, gathered at the same time as the birds move in, and stored with the pulp removed until the following spring, when it can be sown in nursery beds. Thin as necessary and plant out in October, when four to five years old, on a fertile well-drained soil in sun or light shade. Tolerant of coastal sites and air polluton.
	Wild service- tree	*Sorbus torminalis*	A graceful deciduous tree with flat heads of small creamy flowers in late spring, followed by clusters of brightly coloured berries and red autumn foliage. Plant Oct-Mar in most soils in sun or semi-shade. Easy to grow and tolerant of air pollution
	Wych elm	*Ulmus glabra*	Occurs in woods often alongside streams, predominantly in upland areas
	Yew	*Taxus baccata*	The plant prefers light (sandy), medium (loamy) and heavy (clay) soils which are well drained. Prefers acid, neutral and basic (alkaline) soils. It can grow in full shade (deep woodland) semi-shade (light woodland) or no shade. It requires dry or moist soil and can tolerate drought. The plant can withstand strong winds but not maritime exposure. It can tolerate atmospheric pollution.

Large Shrub or Small Tree

Common name	Scientific name	Description
Alder buckthorn	*Frangula alnus*	An easy to grow, large bushy shrub or small tree with attractive yellow autumn foliage. Suitable for most soils in sun or semi- shade. Tolerant of exposed or air-polluted conditions.
Common juniper	*Juniperus communis*	A hardy slow-growing evergreen shrub, upright (ssp. communis) and prostrate (ssp. nana) forms are useful garden shrubs, especially the latter as ground cover. Both thrive on basic as well as acid soils as long as they are free-draining. Juniper is easily propagated from cuttings of the present year's wood in late summer or early autumn: it is much more difficult from seed. Plant in late spring on any well-drained soil in sun or shade. Tolerant of poor or dry soils, and of coastal and exposed conditions.
Crab apple	*Malus sylvestris*	A charming small tree, with masses of pinkish spring blossom, followed by small yellow fruits. Plant Oct-Mar in a rich, well-drained soil in sun. Occurs on a range of soil types from generally neutral. Tolerant of air pollution
Dogwood	*Cornus sanguinea*	This deciduous shrub's brilliantly coloured bark provides welcome winter colour. Plant in spring in any moist soil in sun or shade. Tolerant of air pollution and of coastal or exposed conditions.
Elder	*Sambucus nigra*	A deciduous shrub or small tree, grown not only for its attractive blossom, but also for the plentiful berries. Easily propagated from hardwood cuttings taken in autumn, which can be planted out the following year. Prefers a lime-rich, nitrogenous soil, but may be planted Oct-Mar in any fertile soil in sun or shade. Tolerant of coastal situations and air pollution.
Goat willow	*Salix caprea*	The male makes a splendid garden plant, growing best in a sunny position. It does not require the damp conditions needed by other willows. Plants are best raised from hardwood cuttings so that the males can be selected, and because growing willows from seed is difficult. Plant Oct-Feb in any moist soil, but prefers basic soils. Tolerates coastal and air-polluted conditions.
Grey willow	*Salix cinerea*	A popular deciduous tree, fast-growing and very tolerant if given a moist site. Especially suited to waterside situations. Plant Oct-Feb in any moist soil in a sunny position. Tolerates coastal sites and air pollution.

tree and shrub species selection

Large Shrub or Small Tree

Common name	Scientific name	Description
Guelder-rose	*Viburnum opulus*	Guelder-rose flourishes in moist, moderately acid or alkaline soils. An extremely attractive shrub for any garden with beautiful flowers, and colourful berries and autumn leaves. It flowers best in open sun or light shade. Readily raised from seed collected in the autumn, stratified in winter, and sown in early March. Can also be raised from cuttings taken in late summer and transferred to pots the following spring. Plant out in spring or autumn on a well-drained but moisture-retentive fertile soil in sun or shade. Exposure tolerant.
Hawthorn	*Crataegus monogyna*	A fast-growing hardy tree which provides excellent cover for wildlife and may be used for hedging. White flowers in May give rise to bright red berries. Hawthorn grows on all but the poorest soils and makes a splendid shrub for gardens of all sizes, being controlled by regular pruning. Easily raised from cuttings, or from seed gathered in October and sown in a peat substitute/sand mixture, but may take 18 months to germinate. Tolerant of most conditions, plant Oct-Mar in any soil or situation. British provenance is preferred as European relatives flower earlier and are less hardy.
Hazel	*Corylus avellana*	A hardy deciduous tree, desirable for its attractive yellow catkins, as well as for its nuts, hazel is common on a wide range of soils. Because its size can be regulated by coppicing, this is an ideal shrub for the small garden. Easily raised from nuts sown 5-7cm apart, but they will need protection from mice and squirrels. Alternatively, saplings may be planted out from Mar-Oct on any well-drained soil in sun or partial shade. Tolerant of air pollution and coastal or exposed sites.
Holly	*Ilex aquifolium*	A beautiful evergreen shrub or small tree with characteristic red berries in winter, Holly is invaluable in the garden both as hedging and as individual specimens. Berry-producing females are attractive, but one male is needed for every six females to ensure pollination. To obtain such a ratio, cuttings may be safer than raising plants from seed, especially as the latter take 18-20 months to germinate. Holly is easy to grow, but slow, and needs care until established. Plant late spring in any well-drained soil (although a loamy soil is best) in sun or shade. Tolerates air pollution, exposure, coastal sites and dry soils (when established).

Large Shrub or Small Tree

Common name	Scientific name	Description
Midland hawthorn	*Crataegus laevigata*	A small hardy tree, excellent for hedges where it forms impenetrable cover for wildlife, but may also be grown as a specimen. White flowers in May are followed by bright red berries. Plant Oct-Mar in any soil in sun or shade. Tolerant of air pollution and of coastal or exposed conditions.
Osier	*Salix viminalis*	Osier is native on river banks and in damp soils, avoiding strongly acid soils. It may be maintained at an acceptable size by annual coppicing which produces long, straight, grey-hairy stems. Grows best in open situations and is tolerant of smoky atmospheres. Propagated from hardwood cuttings in autumn. Plant Oct-Feb on most soils in a sunny position. Tolerates coastal sites and air pollution.
Purple willow	*Salix purpurea*	A deciduous shrub, related to the common weeping willow. Easy to grow. Plant Oct-Feb in any moisture-retentive soil in a sunny situation. Tolerant of air pollution and or coastal or exposed conditions.
Rock whitebeam	*Sorbus rupicola*	Rock whitebeam is found on steep rocky slopes or cliffs of basic rock at low to moderate altitude. It often grows in inaccessible situations, although given appropriate protection and care, would probably also grow well in areas such as public parks, school playgrounds and roadside planting schemes. Mature individuals readily produce flowers and fruit, the latter probably being distributed by birds in order to regenerate the species in new locations.
Spindle	*Euonymus europaeus*	A fast-growing deciduous shrub or small tree mainly grown for its attractive reddish autumn foliage and orange-red fruits. Height. 8'- 15'. Plant Oct-Mar on any soil in sun or shade. Tolerant of coastal and exposed sites and of air pollution. CAUTION - the seeds are poisonous.
Wild privet	*Ligustrum vulgare*	A semi-evergreen fast-growing shrub, widely used for hedging (3-10' high depending on trimming) and tolerant of almost any conditions. Plant Oct-Mar on any well-drained soil in sun or shade. It is important to use the British species, not the more common Japanese variety or cultivars which are unsuitable for British wildlife. Tolerates air pollution.

	Common name	Scientific name	Description
Large Shrub or Small Tree	Wild cotoneaster	*Cotoneaster cambricus*	Wild cotoneaster is an endangered and rare plant, also known as the Great Orme Berry or Creigafal (rock apple). It is a long-lived deciduous shrub that can spread to two metres wide when in cultivation but rarely achieves this dimension in the wild. It has attractive grey- green oval leaves that are woolly beneath and measure 15-40mm. Pink-white flowers around 3mm in diameter appear from April to June in clusters of 2-4. The berries are small (5-8mm across) and bright orange-red in colour, resembling a miniature apple. It is only found in Wales where it grows on isolated and exposed cliff ledges.

Shrubs

Common name	Scientific name	Description
Bilberry GW	*Vaccinium myrtillus*	HABIT: Small, rhizomatous, deciduous shrub, to 35cm tall. Erect, numerous, green stems, arising from creeping rhizome. Twigs 3-angled. Leaves are small, bright green, alternate, oval, finely-toothed, with conspicuous venation. The flowers are 4- 6mm. Petals fused into lantern-shape with 5 tiny teeth, pale-green tinged reddish, solitary or in pairs in leaf axils. Flowers April-June. Egg-shaped, black blue-bloomed, sweet-tasting, edible berry fruits.
Bittersweet GW	*Solanum dulcamara*	A useful climber which may be trained up a trellis or naturalised in a hedge, where it will flower and fruit well into autumn. The berries are mildly poisonous. Propagation is from soft or semi-hard cuttings of short side-shoots in summer.
Blackthorn GW	*Prunus spinosa*	Vigorous growth (to 15' if not pruned) makes this a useful as hedging plant, especially in exposed positions. An evergreen shrub, with glossy green leaves and spikes of small white flowers in spring, Blackthorn is attractive both for its early flowering and for the fruits. Easily propagated from collected seed, which should be stored over winter with the pulp removed, and planted in nursery beds in spring, planting out after three years. Plant in October on any well-drained soil in sun or semi-shade. Tolerant of exposure and air pollution, and grows in all but the most acid of soils.
Bog-myrtle GW	*Myrica gale*	It typically grows in acidic peat bogs, and to cope with these difficult nitrogen-poor growing conditions, the roots have nitrogen-fixing actinobacteria which enable the plants to grow.
Broom GW	*Cytisus scoparius*	An essential shrub for dry sandy soils, especially for small gardens, where it will thrive best in full sunshine producing masses of pea-like flowers in summer. Can be raised from seed, but germination may be erratic. As the plants do not transplant easily, it is best to sow a few seeds together in containers and thin out all but the strongest. Plant on lime free well-drained soil in full sun, but does best on poor or sandy soils. Tolerant of coastal sites and air pollution.
Burnet rose GW	*Rosa pimpinellifolia*	Fruits and flowers of this plant both form charming patches of colour in the garden, but it may invade rockeries where it will be difficult to control. Easily propagated by separation of the suckers in autumn. Double forms should be avoided.

tree and shrub species selection

Shrubs

Common name	Scientific name	Description
Butcher's- broom GW	*Ruscus aculeatus*	Butcher's broom is a stiff, evergreen shrub that is both attractive and unusual. It looks a little like a small holly but is actually a member of the lily family. This dwarf shrub can provide good evergreen ground cover. It flowers from January to April and is found in dry woods and scrub, and also on rocky ground near the sea. It is a native but has been widely introduced well beyond its native range. The red berries are attractive to birds like blackbirds and song thrushes. Invertebrates find the very tough leaves unpalatable. The woody branches of this plant used to be bound into bundles and sold to butchers for cleaning the meat from their chopping blocks.
Creeping willow GW	*Salix repens*	A low-growing deciduous shrub, with attractive grey foliage, useful for groundcover. Easy to grow. Plant Oct-Feb on a light moisture-retentive soils in a sunny situation. Tolerant of air pollution, and of coastal and exposed sites.
Cross-leaved heath GW	*Erica tetralix*	A useful shrub, which can be used in the rockery, as groundcover or as a specimen plant. The native form usually has pink flowers, occasionally white. Plant spring or autumn on moist lime-free soil in sun or semi-shade. Tolerant of coastal or exposed sites and of air pollution.
Dewberry GW	*Rubus caesius*	The European dewberry grows more upright like other brambles but is frequently restricted to coastal communities, especially sand dune systems
Eared willow GW	*Salix aurita*	The Eared Willow (salix aurita) is a deciduous shrub growing to 2.5m. It will succeed in most soils, including wet, ill-drained or intermittently flooded soils and nutritionally poor soils. The plant prefers acid and neutral soils and to be in a sunny position. Thriving in the most adverse conditions, it is a useful plant for populating dry barren sites.
Field-rose GW	*Rosa arvensis*	Field-rose is a deciduous shrub, up to 2 m in height, which spreads by suckering and putting out slender arching stems into woodland and woodland margins. It also grows along hedges on neutral, lime-rich and heavy clay soils. The long scrambling stems are often purple-tinged and carry slender, only slightly curved, prickles on a base about 5mm long. The hips are a favorite food of birds in winter.

Shrubs

Common name	Scientific name	Description
Gooseberry GW	*Ribes uva-crispa*	Gooseberry is a small, prickly shrub which has become widely naturalised in open woods, hedges and scrub. It may be a native plant in some parts of Britain. The spines are found in groups of three at the base of the leaves, which are lobed. The flowers, attractive to solitary bees, appear from March to May and are very small, with petals that are bent backwards exposing the stamens. These are followed by the familiar oval, green and hairy fruit. This is edible but very sharp. Gooseberry bushes will grow in most moist soils quite successfully. Gooseberry is the food plant for many moths in the larval stage and some birds and perhaps small mammals also will take the fruit.
Gorse GW	*Ulex europaeus*	A spiny, evergreen shrub with fragrant, yellow, flowers, Gorse may be used as a single specimen or as part of a hedge. Very tolerant of wind and drought but susceptible to frost damage, so particularly suitable for gardens in the west or on the coast. Easily raised from seed sown soon after ripening, preferably two or three in a pot, leaving the strongest to be planted out the following autumn. Plant Oct-Mar in light, well-drained soil (preferably acid) in full sun. Easy to grow and tolerates dry, poor, sandy soils, coastal or exposed sites and air pollution, but dislikes heavy, damp or fertile soils. If planted this must be constrained and managed to avoid it's spread and encroachment into surrounding areas.
Heather GW	*Calluna vulgaris*	A low-growing, native evergreen, ideal for the rockery or border, heather only thrives where the soil is acid but ranges from dry heath to the wettest of bogs. Though tolerant of shade, heather flowers most freely in full sun. The wild form can be raised from seed collected from October to November, dried and sieved, and sown in spring on a peat substitute/ sand mixture in a cold frame. Plant out in spring on acid soil in a sunny position. Tolerates coastal and exposed sites.
Petty whin GW	*Genista anglica*	This plant can grow up to 1 m but often it is smaller and prefers acidic, poor soil. The flowers are like those of Gorse or Broom. One of its other common names is Needle Furze referring to the long spines which can take you by surprise.

tree and shrub species selection

	Common name	Scientific name	Description
Shrubs	Sea-purslane	*Atriplex portulacoides*	This is a evergreen seaside plant which grows to 75cm height and flowers in midsummer. It has glaucous fleshy leaves and inhabits the banks of tidal rivers and in salt marsh areas or shingle beaches. This is an edible plant which can be eaten raw in salads.
	Spiny restharrow GW	*Ononis spinosa*	Spiny rest-harrow is a native perennial of infertile calcareous grasslands usually found on well drained chalk or limestone soils but occasionally on heavy calcareous clay soils. It prefers slightly rough grassland and tends to be absent from more intensively managed or grazed sites.
	Tutsan GW	*Hypericum androsaemum*	A long-flowering semi-evergreen shrub, with large yellow flowers all summer, and which provides good groundcover. Tutsan is ideal for a border in moderate shade where the soil is moist but well-drained soil. Plant in spring in any situation but will flower best in full sun. Tolerant of coastal sites and air pollution.
	Western gorse GW	*Ulex gallii*	A valuable garden shrub giving autumn colour, and suitable for exposed coastal localities in the west as it is very tolerant of wind. Easily raised from seed, collected after the pods ripen in April and May, so long as they are sown two or three to a pot, leaving the best to be planted out the following spring. Plant Oct-Mar on a light, well-drained acid soil in full sun. Tolerates dry, poor, sandy soils, and coastal or exposed sites, and air pollution, but dislikes limy, heavy, damp or fertile soils.

	Common name	Scientific name	Description
Water plants	Branched bur-reed GW	*Sparganium erectum*	Prefers shallow freshwater margins, marshland
	Bulrush GW	*Typha latifolia*	Favours shallow still or slow moving fresh water over mud or silt.
	Common club-rush GW	*Schoenoplectus lacustris*	Found in reed swamps, still freshwater on peaty soil, ditches near sea.
	Lesser bulrush GW	*Typha angustifolia*	Found in reed swamps, still freshwater on peaty soil, ditches near sea.
	Thread-leaved water-crowfoot GW	*Ranunculus trichophyllus*	Prefers shallow, moderately fast moving streams, canals and ditches, and occasionally flood plains.
	Unbranched bur-reed GW	*Sparganium emersum*	Grows in shallow still and moving freshwater margins, possibly avoiding acid waters.
	Water-plantain GW	*Alisma plantago-aquatica*	In or by still or slow moving fresh water.
	White water-lily GW	*Nymphaea alba*	Best planted in plastic baskets, lined with sacking and containing a rich compost, sunk up to 1.5m deep. Propagation is by division of the rhizome in March or April. For large ponds only.
	Yellow water-lily GW	*Nuphar lutea*	In or by still or slow moving fresh water. For large ponds only.

plants to avoid

Invasive Non-Native Species (INNS) upset the balance of ecosystems, as they may be bigger, faster growing or more aggressive than native species. They may also have fewer natural predators to control spread. Native species are often unable to compete, and fairly quickly, invasive species take over, leading to reduced biodiversity and loss of other species.

In addition, the Weeds Act 1959 applies to 5 species:

- common ragwort,
- spear thistle,
- creeping field thistle,
- broad leaved dock; and
- curled dock

Japanese knotweed and giant hogweed are also classed as 'controlled waste' under the Environmental Protection Act 1990. Plant material can only be transported and disposed of by someone who is correctly licensed. Natural Resources Wales holds a register of license holders.

The Invasive Alien Species (Enforcement and Permitting) Order 2019 gives effect to EU regulations on the prevention and management of the spread of invasive alien species. It lists 66 species which are of Union concern and 16 of these species are found in Wales.

The Regulations apply to live specimens and anything they can reproduce from, such as seeds, spores and fragments of plants.

The Regulations make it an offence to carry out any of the following activities with listed species, except where a license, permit or exemption is in place:

- import
- keep
- breed
- transport (except transporting for eradication)
- place on the market
- exchange
- allow to grow, cultivate or permit to reproduce
- release into the environment

Which plant species are included in the Regulations?

The full list of 66 species of concern can be found in the Order[6].

The 8 plant species identified as being widely spread in England and Wales and requiring management are:

Plants

- Nuttall's waterweed (*Elodea nuttallii*)
- Chilean rhubarb (*Gunnera tinctoria*)
- Giant hogweed (*Heracleum mantegazzianum*)
- Floating pennywort (*Hydrocotyle ranunculoides*)
- Himalayan balsam (*Impatiens glandulifera*)
- Curly waterweed (*Lagarosiphon major*)
- American skunk cabbage (*Lysichiton americanus*)
- Parrot's feather (*Myriophyllum aquaticum*)

6 https://www.legislation.gov.uk/uksi/2019/527/article/2/made

plants to avoid

It is an offence under section 14(2) of the Wildlife and Countryside Act 1981 (as amended) to "plant or otherwise cause to grow in the wild" any plant listed in Schedule 9, Part II of the Act. This includes Japanese knotweed, Himalayan balsam, Cotoneaster species and giant hogweed. It is an offence to plant these species in the wild, but not an offence to have them growing in your garden or on your land, and there is no specific legal requirement to control them (unless doing so forms part of a legally binding contract or agreement with another party).

For the same reasons, the introduction of other invasive non-native species which are not listed in Schedule 9, although not illegal, is strongly discouraged, especially where they are likely to not be regularly managed. These include false acacia, rhododendron, Gunnera species, Montbretia, Russian vine, floating pennywort, Canadian waterweed, Turkey oak, evergreen oak, water fern and sea buckthorn.

Due to their height and mass, some conifers such as Leyland cypress, can be visually intrusive whether in or out of a settlement, especially when planted in blocks. An alternative screen could be created with holly or beech hedging.

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Architecture Centre Network
www.architecturecentre.org.uk

Civic Trust Wales
www.civictrustwales.org

Design Commission for Wales
www.dcfw.org

Energy Saving Trust
www.energysavingtrust.org.uk

Landscape Institute
www.landscapeinstitute.org.uk

Welsh Government
www.wales.gov.uk

Planning Portal
www.planningportal.co.uk/wales

RICS Wales
www.rics.org/Wales

Royal Town Planning Institute Wales
www.rtpi.org.uk/rtpi_cymru/

Royal Society of Architects in Wales
www.architecture.com/my-local-riba/rsaw

Natural Resources Wales
www.naturalresources.wales

Cadw
www.cadw.wales.gov.uk

Wales INNS portal
https://wales-species-inns.nbnatlas.org/

Equality Impact Assessment Screening Form – 2017/8

Please ensure that you refer to the Screening Form Guidance while completing this form. If you would like further guidance please contact the Access to Services team (see guidance for details).

Section 1
Which service area and directorate are you from?
Service Area: Planning and City Regeneration
Directorate: Place

Q1(a) WHAT ARE YOU SCREENING FOR RELEVANCE?

Service/ Function	Policy/ Procedure	Project	Strategy	Plan	Proposal
☐	☐	☐	☐	☒	☐

(b) Please name and describe here:

Name: Draft Gower AONB Design Guide, Review No 1, Supplementary Planning Guidance (SPG).

Description: The draft SPG has been prepared in support of the Local Development Plan (LDP) to assist the determination of planning applications located within and outside but may impact upon, the Gower AONB.

The draft SPG is an update of the existing Gower AONB Design Guide which was adopted as SPG to the previous development plan, the Unitary Development Plan, in 2011. The Design Guide has therefore been updated to reflect national planning policy and guidance and policies contained within the adopted LDP.

The SPG is a draft for public consultation. Following public consultation, the document will be reviewed and amended where appropriate (in-line with Welsh Government planning guidance) before being presented to Planning Committee for approval to be adopted as planning guidance.

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

Q2(a) WHAT DOES Q1a RELATE TO?

Direct front line service delivery	Indirect front line service delivery	Indirect back room service delivery
☐ **(H)**	☒ **(M)**	☐ **(L)**

(b) DO YOUR CUSTOMERS/CLIENTS ACCESS THIS…?

Because they need to	Because they want to	Because it is automatically provided to everyone in Swansea	On an internal basis i.e. Staff
☐ **(H)**	☒ **(M)**	☐ **(M)**	☐ **(L)**

Q3 WHAT IS THE POTENTIAL IMPACT ON THE FOLLOWING…

	High Impact **(H)**	Medium Impact **(M)**	Low Impact **(L)**	Don't know **(H)**
Children/young people (0-18)	☐	☐	☒	☐
Older people (50+)	☐	☐	☒	☐
Any other age group	☐	☐	☒	☐
Disability	☐	☐	☒	☐
Race (including refugees)	☐	☐	☒	☐
Asylum seekers	☐	☐	☒	☐

Gypsies & travellers	☐	☐	☒	☐
Religion or (non-)belief	☐	☐	☒	☐
Sex	☐	☐	☒	☐
Sexual Orientation	☐	☐	☒	☐
Gender reassignment	☐	☐	☒	☐
Welsh Language	☐	☐	☒	☐
Poverty/social exclusion	☐	☐	☒	☐
Carers (inc. young carers)	☐	☐	☒	☐
Community cohesion	☐	☐	☒	☐
Marriage & civil partnership	☐	☐	☒	☐
Pregnancy and maternity	☐	☐	☒	☐

Q4 WHAT ENGAGEMENT / CONSULTATION / CO-PRODUCTIVE APPROACHES WILL YOU UNDERTAKE?

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

The draft SPG document will be subject to a 6 week period of consultation, which is an integral part of the process towards adoption as a formal planning guidance to inform decisions (as set out by Welsh Government planning guidance for preparing SPG). It is anticipated that the consultation will be carried out during April and June 2020.

The consultation will enable Councillors, the public, stakeholders and other interested parties to make their views and contribute to the final version of the guidance. The aim is to ensure that there is a broad consensus of support for its objectives. It will be important to emphasise during the consultation that the SPG document cannot, under planning legislation, introduce new policy but is instead an opportunity to augment what is already in the adopted LDP policies.

The public and stakeholder consultation process will make use of a variety of consultation methods to raise awareness and maximise the involvement of the community, including:

- articles in the local media;
- a public drop-in consultation afternoon/evening at the Civic Centre for the public and stakeholders to attend (where Officers will be available to explain the draft document and invite feedback);
- targeted email consultation of local planning agents and specific organisations related to the Gower AONB;
- All information will be readily available at the Civic Centre and Killay, Pennard and Oystermouth libraries.
- The consultation will be hosted on a Council web page where consultation forms were available for those who wished to comment.

All comments received will be recorded, evaluated and, where appropriate, fed into the revised final version of the SPG document. A full detailed schedule of representations will be published.

A report setting out any amendments made to the SPG resulting from the public consultation will be presented to Members, at which time Members will be asked to approve the final version as adopted SPG.

Q5(a) HOW VISIBLE IS THIS INITIATIVE TO THE GENERAL PUBLIC?

High visibility	Medium visibility	Low visibility
☐ **(H)**	☐ **(M)**	☒ **(L)**

(b) WHAT IS THE POTENTIAL RISK TO THE COUNCIL'S REPUTATION?
(Consider the following impacts – legal, financial, political, media, public perception etc…)

High risk	Medium risk	Low risk
☐ **(H)**	☐ **(M)**	☒ **(L)**

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

☐ **Yes** ☒ **No** **If yes, please provide details below**

Q7 HOW DID YOU SCORE?
Please tick the relevant box

MOSTLY H and/or M → **HIGH PRIORITY** → ☐ **EIA to be completed**
Please go to Section 2

MOSTLY L → **LOW PRIORITY / NOT RELEVANT** → ☒ **Do not complete EIA**
Please go to Q8 followed by Section 2

Q8 If you determine that this initiative is not relevant for an EIA report, you must provide a full explanation here. Please ensure that you cover all of the relevant protected groups.

An Equality Impact Assessment Screening has been undertaken and it has identified low impacts. The draft SPG seeks to support LDP policies by providing detailed information for planning officers and developers on the assessment of planning applications located within, and on the edge of, the Gower AONB. This will ensure clear, consistent and transparent decision making. The LDP policies have already been subject to EqIA and are based on a comprehensive, and up to date evidence base, which have been found sound by the Planning Inspectorate.

This draft SPG will be subject to a 6 week public consultation period, in which key stakeholders and the public will have the opportunity to comment on the contents of the draft document. Following public consultation, the document will be reviewed and amended where appropriate (in-line with Welsh Government planning guidance) before being presented to Planning Committee for approval to be adopted as planning guidance. Public consultation and engagement is a central element of producing planning guidance.

Section 2

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 – no electronic signatures or paper copies are needed.

Screening completed by:	
Name:	Ruth Henderson
Job title:	Senior Planning Officer
Date:	21/1/2020

Approval by Head of Service:	
Name:	Phil Holmes
Position:	Head of Service
Date:	