

**Report of the Corporate Directors of Environment and
Regeneration and Housing
Gypsy & Traveller Site Task and Finish Group
19 July 2012**

**Provision of New Gypsy & Traveller Site
Background and Context**

The following breakdown provides a general overview of progress in the assessment of filtered Gypsy & Traveller sites.

1.0 Gypsy & Traveller Site Search

Following on from the initial assessment of the suitability of all land under Council ownership (5,300 hectares covering 36 Wards) a total of 19 sites (See Appendix 3) still remained in the process. These sites were further refined utilising a stringent filtering mechanism (as previously endorsed) based on all relevant Welsh Government guidance. The suitability and likely availability of the sites was then assessed against criteria which were broadly grouped into policy requirements, land ownership, physical constraints and potential impacts. An outline of the approach adopted and the outputs from the previous Task and Finish Group sessions are set out in Appendices 1 and 2 respectively.

2.0 Assessment Approach

All of the sites were assessed individually and their suitability was tested in recognition of the likely requirements associated with their consideration via the planning application process. Initial site surveys were prepared whilst photographs were taken to aid in site identification.

The reasons for rejection during this stage varied considerably from sites being subject to physical constraints incapable of mitigation, to likely adverse impacts on adjoining environmental designations. The approach recognised that certain constraints are clear cut and are absolute, whilst others require more detailed site examination and may be capable of mitigation. Given the scale of the exercise, no sites were subject to detailed viability assessments at this stage. However, some sites, because of the likely cost required to remove identified physical constraints, were rejected on the grounds that site assembly and development are unlikely to be achievable.

All sites were assessed for their relative accessibility to key services, such as medical, retail, education and transportation provision/facilities. Local authorities are advised in the relevant Circulars/guidance to be realistic about the availability of alternatives to the car in accessing local services. Therefore, the intention will be to further examine the shortlisted site(s)

through the planning application stage and to give a preference to those sites located in or near settlements with access to these services.

Site capacity will have to take account of on-site constraints and the need, where appropriate, for landscaping and other mitigation measures to achieve a suitable development. A generous approach to landscaping and access arrangements will have to be adopted to ensure a high standard of design can be achieved on site. This will result in sufficient access and accommodation space to create a site which Gypsy & Travellers find acceptable. At the same time, sufficient space and landscaping will help conserve the residential amenity of neighbouring uses.

3.0 Outputs of the Assessment

The following table highlights the more realistic site options in alphabetical ward order:

Site Code	Ward	Name of Preferred Site	Rationale
A5 S1	Cockett	Former Greyhound Stadium	Probable infrastructure availability and set within the defined urban area
A9 S1	Gorseinon	Rear of Parc Melyn Mynach	Available Housing Allocation
A9 S20	Gorseinon	Proposed Cemetery	Probable infrastructure availability
A17 S20	Llansamlet	Swansea Vale	Part available Housing Allocation
A26 S2	Penderry	Milford Way	Available Housing Allocation

The full assessment of the above sites is set out within Appendix 4.

It is recommended that Members consider the above options in line with the desired site(s) requirements. Members may conclude that some of the sites previously recommended as being inappropriate may still be deemed suitable for further consideration (i.e. if sufficient financial resources are made available to mitigate identified issues).

4.0 What Happens Next

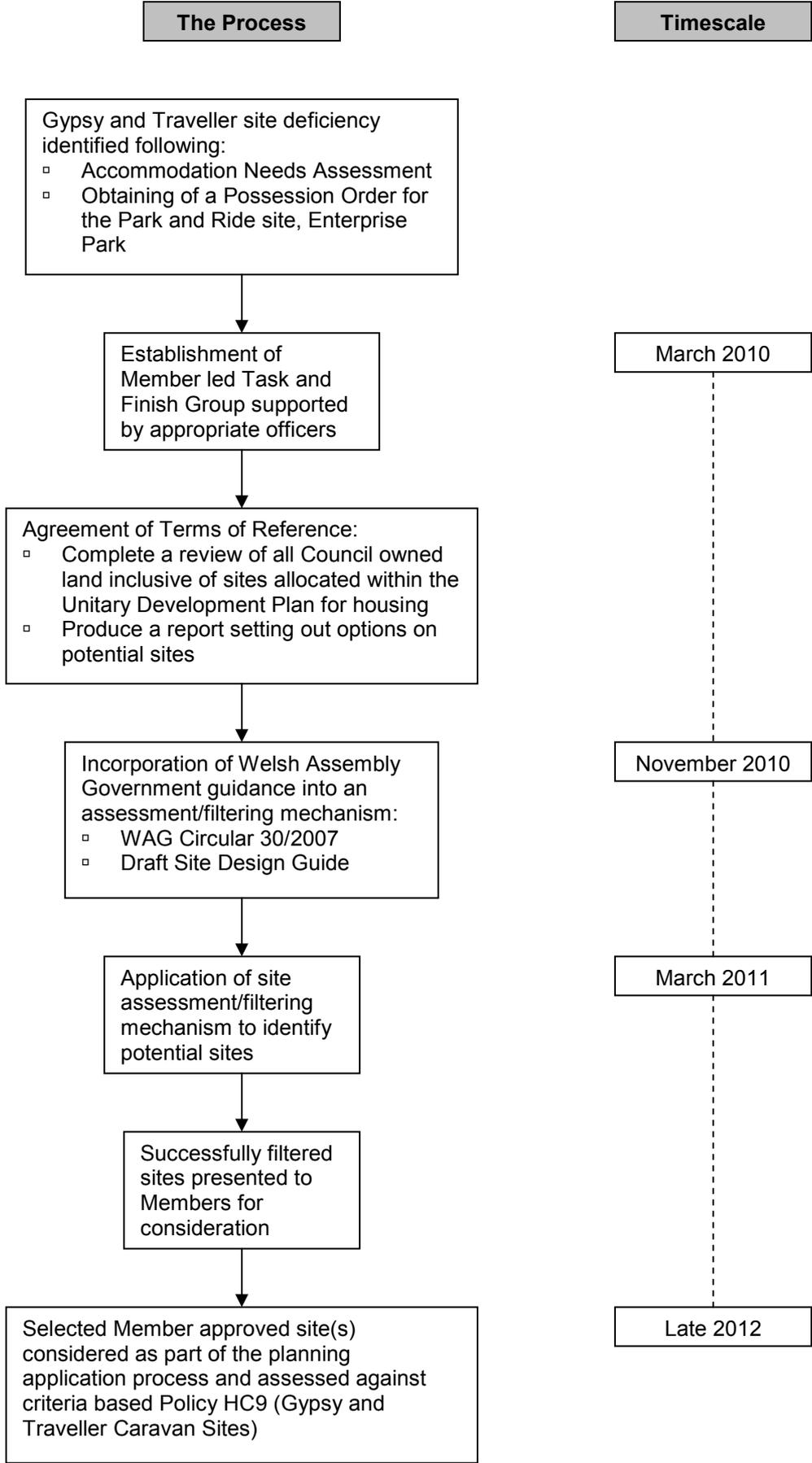
Progress will depend on the feedback gained from the Task and Finish Group session. In addition, the key considerations identified within Part 5.0 of this report may influence the predicted timescales. In accordance with the Terms of Reference of the Gypsy & Traveller Task and Finish Group successfully filtered site(s) will be recommended to Council as being suitable to take forward to the planning application stage and be assessed via Policy HC9 (Gypsy & Traveller Caravan Sites) of the Unitary Development Plan.

5.0 Key Considerations

- The preferred site(s) will have to be subject to an initial broad assessment of the number of pitches or plots which could be provided on site. They will have to be subject to more detailed work, sketch layouts and costings, to enable practical delivery.
- The likely economic viability of delivering the sites by taking into account cost factors (site preparation, infrastructure costs, etc) and whether the value of potential alternative uses of the site makes its delivery unlikely will need to be considered further. Costs could include – on particular sites without any drainage provision the Authority will have to fund a bio bubble/other on site waste treatment facility.
- Identification of likely site requirements – Permanent/Transit or a combination. This may influence the positioning and characteristics of site provision. Even though the final report will highlight the most appropriate site option(s), the excluded sites may be reconsidered if they are deemed more suitable once the detailed site requirements are finalised.
- The Authority has a statutory obligation to consult with representatives of the Gypsy & Traveller community. It is recommended that this takes place following the identification of the preferred site(s) options but prior to the planning application stage.
- Given the confidential nature of this work it is recommended that consultation with the statutory consultees or other third parties will take place either just prior or during the detailed planning application stage. This will mean that only the more realistic options will be assessed.
- Advice should be sought whether the Authority could/should submit an application to the Welsh Government for a share of the Gypsy and Traveller New Sites Grant for 2013.
- Site(s) identification should cater for the immediate provision deficiency and ensure that sufficient pitches are in place for future demands during the Local Development Plan period.
- The preferred site option(s) will have to be subject to a Sustainability Appraisal (SA). Sustainability principles have been integrated into the process of site selection to help make sure the sites chosen for development are compatible with sustainable development principles. The criteria used in site selection already closely relate to sustainable development, covering environmental protection and meeting social needs. It is proposed that a matrix will be prepared as soon as the final site option(s) are identified that will compare the sites with the sustainability objectives set and make recommendations where necessary. This will inform the site selection exercise and provide a better fit with sustainability principles.

- Should any of the filtered sites be within the catchment of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS) then the Authority is required to meet its obligation under the EU Habitats Directive, to ensure no new developments adversely affect the Special Area of Conservation. The European marine site designation means that any new development or permits which may impact upon the features of the CBEEMS must undergo a "Habitats Regulation Assessment". This has led to a precautionary approach to new applications for development that may add additional loading on the public and private sewerage infrastructure in the area.

Appendix 1: Gypsy and Traveller Site Selection Sequence



Appendix 2: Gypsy & Traveller Task and Finish Group Sessions

Gypsy & Traveller Site Task and Finish Group 8th November 2010

Outcome:

- **Terms of Reference as agreed by Cabinet were adopted**
- **Criteria for assessment agreed by Cabinet were accepted**
- **Criteria for first sieve were accepted**

Gypsy & Traveller Site Task and Finish Group 8th December 2010

Outcome:

- **Discussion on potential sites incorporating the agreed criteria**
- **Consideration and agreement of a variety of maps highlighting 'first sieve' site constraints**
- **'Second sieve' site constraints agreed**
 - Map 1:* Council land ownership as at December 2010
 - Map 2:* Areas of the County affected by contaminated land
 - Map 3:* Areas of the County affected by Flood Zones 1&2
 - Map 4:* Contaminated land/Flood Zones 1&2 and Council land ownership as at December 2010
 - Map 5:* Council owned land not affected by contaminated land of Flood Zones 1&2
 - UDP Proposals Maps*
 - Sketch Map:* Illustrating smaller search areas and map showing Strategic Employment Sites

Gypsy & Traveller Site Task and Finish Group 12th January 2011

Outcome:

- **Consideration of potential sites and the next steps**
- **Consideration and agreement of a variety of maps highlighting 'second sieve' site constraints:**
 - Map 1:* Council land ownership as at December 2010
 - Map 2:* Areas of the County set within Environmental Designations (International/National/Local)
 - Map 3:* Areas of the County set within UDP environmental designations
 - Map 4:* Council land ownership as at December 2010 incorporating locations of Strategic Employment Sites, District Shopping Centres and City Centre Boundary
 - Map 5:* Council land ownership as at December 2010 excluding land with the constraints identified to date
 - Map 6:* Proposed areas of search

Gypsy & Traveller Site Task and Finish Group 9th February 2011

Outcome:

- **Consideration and agreement of a Pilot Study area presented via maps representing:**

Pilot 1: Council ownership with title implications

Pilot 2: Pilot 1 with all previously agreed constraints removed

Pilot 3: Pilot 2 showing sites remaining

Plan A: Council ownership across the whole City with Housing Revenue land removed

- **Consideration and agreement of a suggested search criteria:**
 - 1) Overlay the previously agreed site constraints plan against a plan of the Council's entire ownership
 - 2) Overlay Housing Revenue Account ownerships against what's left
 - 3) Commence the project on an area by area basis (36 areas)

Gypsy & Traveller Site Task and Finish Group 9th March 2011

Outcome:

- **Feedback on the exercise that had been conducted using the procedures previously agreed**
- **Agreed that the sites resulting from the investigations will be presented in individual Tranches (36 in total)**

Gypsy & Traveller Site Task and Finish Group 6th April 2011

Outcome:

- **Verbal feedback on Tranche One of the site analysis**
- **Agreement that approximately 5 Tranches will be presented to Members following removal of Corporate Property/Planning constraints**

Gypsy & Traveller Site Task and Finish Group 1st June 2011

Outcome:

- **Reminder of the adopted site analysis and site selection process**
- **Feedback on the review of 6 Tranches**
- **Discussion on Historical Sites**

Gypsy & Traveller Site Task and Finish Group 3rd August 2011

Outcome:

- **Feedback on the review of Tranches**

Gypsy & Traveller Site Task and Finish Group 7th December 2011

Outcome:

- **Presentation of the full outputs of the Assessment**
- **Identification of the site boundaries of the 19 successfully filtered sites**
- **Presentation of Report on Title (Deeds) on the 19 successfully filtered sites**

Gypsy & Traveller Site Task and Finish Group 8th March 2012

Outcome:

- **Presentation of the detailed assessment of the 19 successfully filtered sites**
- **Identification of the 5 final filtered sites**

Gypsy & Traveller Site Task and Finish Group (Site Visit) 10th April 2012

Outcome:

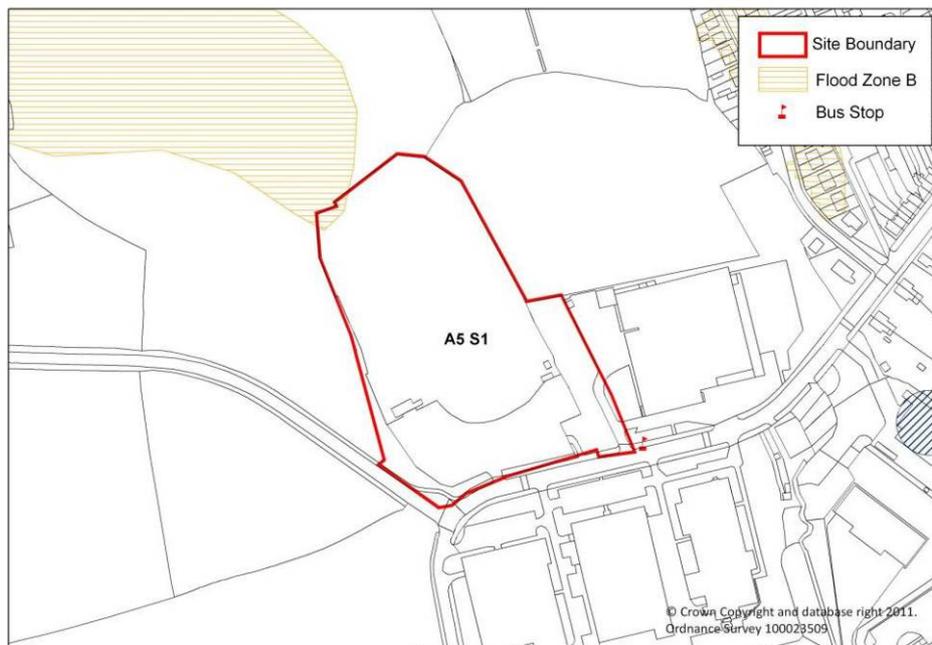
- **Undertook a site visit to the 5 final filtered sites**

APPENDIX 3: Site Assessment Outputs – Initially Filtered 19 Sites

- Site 1 (A2 S3) Garage site RO Carmel Road (Bonymaen)
- Site 2 (A5 S1) Former Greyhound Stadium (Cockett)
- Site 3 (A5 S2) Adj to Greyhound Stadium (Cockett)
- Site 4 (A5 S38) Abergelly Road (Cockett)
- Site 5 (A6 S1) Heol Y Gors (Cwmbwrla)
- Site 6 (A9 S1) Rear of Parc Melyn Mynach (Gorseinon)
- Site 7 (A9 S3) Land off Heol Y Mynydd (Gorseinon)
- Site 8 (A9 S4) Former Railway from High Street (Gorseinon)
- Site 9 (A9 S20) Proposed Cemetery (Gorseinon)
- Site 10 (A16 S15) Bryntywod (Llangyfelach)
- Site 11 (A16 S16) Adj Afon Tinplate (Llangyfelach)
- Site 12 (A17 S14) Tregof Village (Llansamlet)
- Site 13 (A17 S15) Tregof Village (Llansamlet)
- Site 14 (A17 S16) Swansea Vale (Llansamlet)
- Site 15 (A17 S17) Swansea Vale (Llansamlet)
- Site 16 (A17 S19) Swansea Vale (Llansamlet)
- Site 17 (A17 S20) Swansea Vale (Llansamlet)
- Site 18 (A17 S21) Swansea Vale (Llansamlet)
- Site 19 (A26 S2) Milford Way (Penderry)

Appendix 4: Detailed Site Assessments – Final Filtered 5 Sites

Site 2 (A5 S1) – Former Greyhound Stadium (Cockett)



Site Details	
Site Reference	A5 S1
Ward	Cockett
Address	Former Greyhound Stadium
Site Size	2.4 hectares
Service Area Ownership	Estates
Site Constraints	
UDP Designation	Within Urban Area
Flood Zone	B: Minimal C1: N/A C2: N/A (See Constraints Map)
Contamination	N/A
Site Characteristics	
Flat	Yes
Surface	Partial tarmacadam and turf
Status	Vacant
Availability	Council owned and available
Capacity for growth	Yes, more than the required site size
Security	Would require boundary works
Hazards – gaspipe etc	N/A
Coal	N/A
Highway Issues	
Highway comments	<p>This site is located within the Swansea West Industrial Estate and is accessed directly from Ystrad Road. Roads within the estate are designed and maintained to accommodate commercial traffic movements and are therefore suitable in principle to the type and level of traffic that is likely to need accommodating</p> <p>Ystrad Road leading south from the site has some restrictions as the standard is reduced with limitations in width and a height restriction where it passes under the railway bridge before connecting to Cwmbach Road between Cockett and Waunarlwydd. This junction is not suited to the type and frequency of traffic associated with the use sought and therefore there may be a need to consider restrictions preventing its use, although if relying on traffic orders as opposed to physical</p>

	<p>barriers enforcement may be a problem</p> <p>Ystrad Road leading north from the site does pass some residential properties and there have been concerns in the past with commercial traffic movements along that particular section which have lead to a restrictive 'gateway' being constructed at the junction with Carmarthen Road. Whilst both ends of Ystrad Road have limitations and restrictions, there are alternative routes through the estate out onto Carmarthen Road to the east along the routes taken by all the industrial estate traffic and this would avoid increasing commercial vehicle movements past residential properties until it meets the wider strategic highway network</p> <p>The site access would need to be modified however it is established and has accommodated a commercial level of use in the past</p>
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	823 metres
PROW	N/A
Infrastructure	
Water	Existing main identified within close proximity to the site – Ystrad Road
Drainage/Sewerage	No public sewer identified within immediate proximity to the site. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage

Local Services

Schools	<p>Primary:</p> <ul style="list-style-type: none"> ▫ Cadle Current Surplus Capacity: +65 (Sept 2011) Projected Surplus Capacity: +6 (Sept 2018) ▫ Waunarlwydd Current Surplus Capacity: +65 (Sept 2011) Projected Surplus Capacity: +34 (Sept 2018) ▫ YGG Login Fach Current Surplus Capacity: +10 (Sept 2011) Projected Surplus Capacity: -28 (Sept 2018) <p>Secondary:</p> <ul style="list-style-type: none"> ▫ Bishop Gore Current Surplus Capacity: +239 (Sept 2011) Projected Surplus Capacity +70 (Sept 2018) ▫ Gowerton Current Surplus Capacity: +34 (Sept 2011) Projected Surplus Capacity +254 (Sept 2018) ▫ Y Gwyr Current Surplus Capacity: +254 (Sept 2011) Projected Surplus Capacity -50 (Sept 2018)
Health Care Facilities	<ul style="list-style-type: none"> ▫ Doctors Surgery: Cheriton Medical Centre, Portmead ▫ Dentist Surgery: Jeremy P Richards, Cwmbwrla
Community Facilities	<ul style="list-style-type: none"> ▫ Cockett Community Centre: Main Hall/Kitchen ▫ Fforestfach Library ▫ Penlan Community Leisure Centre
Food Shops	<ul style="list-style-type: none"> ▫ Tesco, Fforestfach

Potential Environmental Impacts

AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	N/A
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A

Amenity Issues

Amenity – Neighbours	Adjacent to light industrial/warehousing/retail uses
Amenity – Occupiers	Site is bounded by a road and partial light industrial activity and thus would be subject to some noise pollution

Comments Received

Economic Regeneration: Though unallocated in the UDP, the site is linked to a wider area of CCS ownership totalling 14+ hectares which is identified in the current UDP for employment uses (EC1). There is an indentified shortage for land for employment uses within CCS and Swansea West is well placed to provide future development of this kind perhaps linked to a wider comprehensive development area with a range of mixed uses. These are options are being considered as part of the LDP process and strategic studies informing that process. Use of this land for a travellers site would potentially compromise the opportunity of considering the longer term opportunities the wider area at Swansea West may offer, and should be resisted

Conclusion

Pros

- Defined in the Unitary Development Plan as being within the urban area
- Hardstanding and infrastructure available
- The site is reasonably well located to services and facilities
- Highway infrastructure acceptable for proposed use (subject to access modifications)
- The site is relatively self contained with sufficient scope for expansion

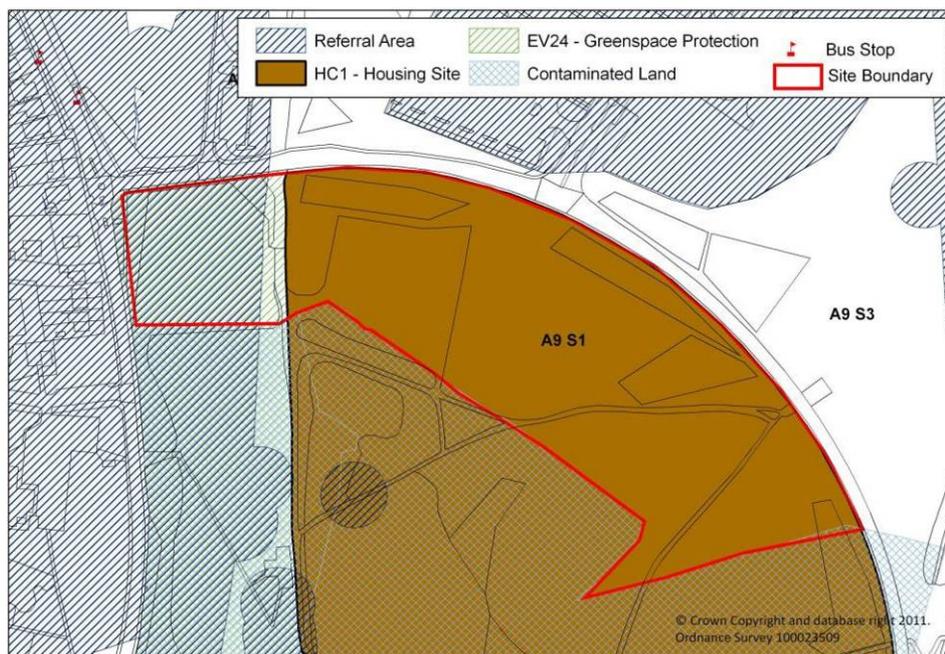
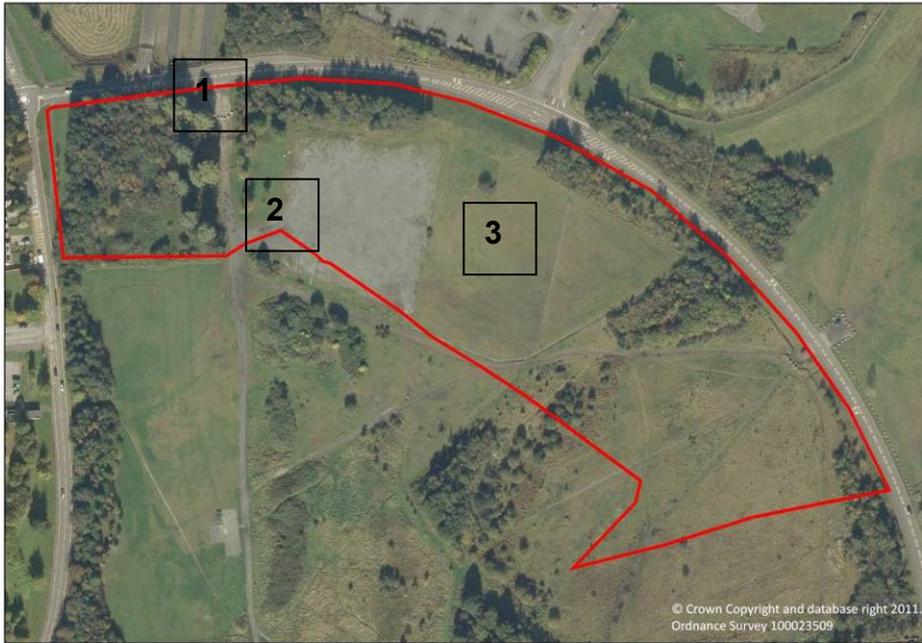
Cons

- Part of a Local Development Plan Candidate Site submission for a mixed use strategic site
- Site is set within a light industrial area and there are concerns on placing noise sensitive receptors into this environment
- Given that the site is within the Gowerton waste water treatment works catchment there will be a requirement to investigate whether the proposal could adversely affect the Special Area of Conservation

Recommendation

Site suitable to be considered further and possibly assessed via planning application

Site 6 (A9 S1) Rear of Parc Melyn Mynach (Gorseinon)



Site Details	
Site Reference	A9 S1
Ward	Gorseinon
Address	Rear of Parc Melyn Mynach
Site Size	5.05 hectares
Service Area Ownership	Estates & Leisure
Site Constraints	
UDP Designation	HC1 (102) – Housing Allocation EV24 – Greenspace System
Flood Zone	N/A
Contamination	Yes, minimal – See Constraints Map
Site Characteristics	
Flat	Generally flat
Surface	Partly hardcore and grassland
Status	Partly undeveloped housing allocation and recreational land
Availability	Council owned and available
Capacity for growth	Yes, more than the required site size
Security	Open – Would require boundary works
Hazards – gaspipe etc	N/A
Coal	Referral Area
Highway Issues	
Highway comments	<p>The site is suitably located with regard to highway access. Whilst there is residential development to the south, developments in the vicinity of the site are commercial/industrial with access being from Heol Y Mynydd which is of sufficient standard to accommodate the likely level and type of traffic associated with a traveller site</p> <p>Subject to details of access position, its standards and the layout of a traveller site this site could be considered suitable for further consideration</p>
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	614 metres
PROW	N/A

Infrastructure	
Water	Existing main identified within immediate vicinity to the site – Heol Y Mynydd
Drainage/Sewerage	No existing public sewer identified within immediate proximity to the site – Pontardulais Road. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	<p>Primary:</p> <ul style="list-style-type: none"> ▫ Gorseinon Infants Current Surplus Capacity: +40 (Sept 2011) ▫ Gorseinon Junior Current Surplus Capacity: +2 (Sept 2011) ▫ Gorseinon Primary (Sept 2012) Projected Surplus Capacity: 6 (Sept 2018) <p>Secondary:</p> <ul style="list-style-type: none"> ▫ Penyrheol Current Surplus Capacity: +127 (Sept 2011) Projected Surplus Capacity +216 (Sept 2018)
Health Care Facilities	<ul style="list-style-type: none"> ▫ Doctors Surgery: Tyr Felin Surgery, Gorseinon ▫ Dentist Surgery: M&B Gabe, Gorseinon
Community Facilities	<ul style="list-style-type: none"> ▫ Canolfan Gorseinon Centre: Nursery/Café/Community Cinema/Meeting Room/Conference Room ▫ Penyrheol Leisure Centre: Gym/Swimming Pool ▫ Gorseinon Library
Food Shops	<ul style="list-style-type: none"> ▫ Asda, Gorseinon

Potential Environmental Impacts

AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	EV24 – Greenspace System
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A

Amenity Issues

Amenity – Neighbours	Opposite to a car components factory. Open space provision will be lost
Amenity – Occupiers	There may be some minimal noise pollution from the factory. The site is open in nature and would require boundary works

Comments Received

Property Development: Is allocated in the UDP for permanent residential use under policy HC1 (10+ units). The site is also identified in the disposal programme as an asset for future sale in support of the capital programme. The site also has sewer infrastructure issues as it is intended for foul water sewers to connect to the pumping station at High Street/Heol Y Mynydd junction however this station is not adopted by DCWW and therefore connection would be resisted until adoption is arranged. The site was subject to remediation and decontamination through a land reclamation scheme funded by WDA in the 1980's and clawback provisions remain in force until disposal and capital receipts have been received. In addition the site is adversely affected by the ongoing Bury Inlet issues whereby EA and CCW would object to development on the grounds that it would add to the yield at Gowerton Sewage works

Conclusion

Pros

- Partly defined as Housing Allocation (HC1 102) within the Unitary Development Plan and is therefore available for residential use
- Highway infrastructure acceptable for proposed use (subject to access modifications)
- Partial hardstanding available
- The site is reasonably well located to services and facilities
- In accordance with the legislative framework the site is positioned within close proximity to an existing settlement
- The site area provides sufficient scope for expansion

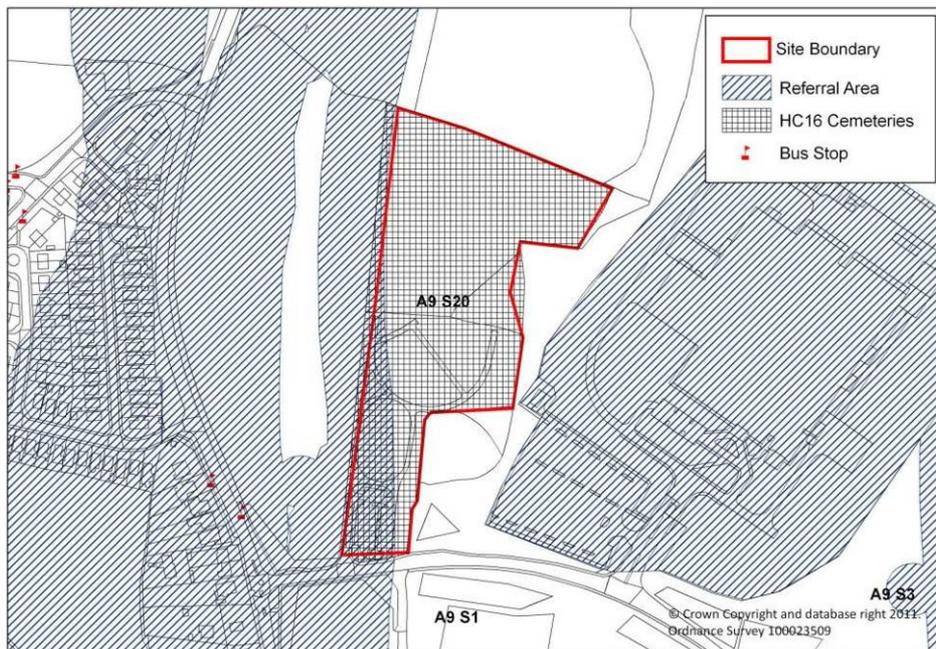
Cons

- Partly defined as an area of Greenspace System (EV24) within the Unitary Development Plan
- Loss of housing landbank and reduction in potential capital receipts
- Welsh Development Agency (Now part of the Welsh Government) reclamation scheme clawback provisions remain in force until disposal and capital receipts have been received
- Investment in boundary works would be required
- The size of the site is excessive for the requirements so subdivision would be necessary
- The site would require landscaping works
- Given that the site is within the Gowerton waste water treatment works catchment there will be a requirement to investigate whether the proposal could adversely affect the Special Area of Conservation

Recommendation

Site suitable to be considered further and possibly assessed via planning application

Site 9 (A9 S20) Proposed Cemetery (Gorseinon)



Site Details	
Site Reference	A9 S20
Ward	Gorseinon
Address	Proposed Cemetery
Site Size	3.21 hectares
Service Area Ownership	Environment
Site Constraints	
UDP Designation	HC16 – Cemeteries
Flood Zone	N/A
Contamination	N/A
Site Characteristics	
Flat	Flat tiers, gradual gradient
Surface	Partial tarmacadam and turf
Status	Council owned and available
Availability	Unused Cemetery Allocation
Capacity for growth	Yes, more than the required site size
Security	Fully enclosed and secure
Hazards – gaspipe etc	N/A
Coal	Referral Area
Highway Issues	
Highway comments	<p>The site is suitably located with regard to highway access, developments in the vicinity of the site are commercial/industrial with access being from Heol Y Mynydd which is of sufficient standard to accommodate the likely level and type of traffic associated with a traveller site</p> <p>Subject to details of the layout of a traveller site this site could be considered further, however the current proposed use of the site would need to be abandoned and this may preclude its consideration as suitable</p>
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	371 metres
PROW	N/A

Infrastructure	
Water	Existing main identified within immediate vicinity to the site – Heol Y Mynydd
Drainage/Sewerage	No existing public sewer identified within immediate proximity to the site – Pontardulais Road. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	<p>Primary:</p> <ul style="list-style-type: none"> ▫ Penyrheol <p>Current Surplus Capacity: +109 (Sept 2011) Projected Surplus Capacity +135 (Sept 2018)</p> <p>Secondary:</p> <ul style="list-style-type: none"> ▫ Penyrheol <p>Current Surplus Capacity: +127 (Sept 2011) Projected Surplus Capacity +216 (Sept 2018)</p>
Health Care Facilities	<ul style="list-style-type: none"> ▫ Doctors Surgery: Tyr Felin Surgery, Gorseinon ▫ Dentist Surgery: M&B Gabe, Gorseinon
Community Facilities	<ul style="list-style-type: none"> ▫ Canolfan Gorseinon Centre: Nursery/Café/Community Cinema/Meeting Room/Conference Room ▫ Penyrheol Leisure Centre: Gym/Swimming Pool ▫ Gorseinon Library
Food Shops	<ul style="list-style-type: none"> ▫ Asda, Gorseinon

Potential Environmental Impacts

AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	N/A
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A

Amenity Issues

Amenity – Neighbours	Adjacent to a car components factory. No other immediate neighbours
Amenity – Occupiers	There may be some minimal noise pollution from the factory

Comments Received

Corporate Property: Currently being grazed unofficially. Agreement proposed and under negotiation to formalise occupation by way of twelve month licence from 25/03/12 to protect Councils interest (not completed as yet)

Conclusion

Pros

- Highway infrastructure acceptable for proposed use (subject to access modifications)
- Partial hardstanding and boundary fencing already available
- The site is reasonably well located to services and facilities
- The site is relatively self contained with sufficient scope for expansion

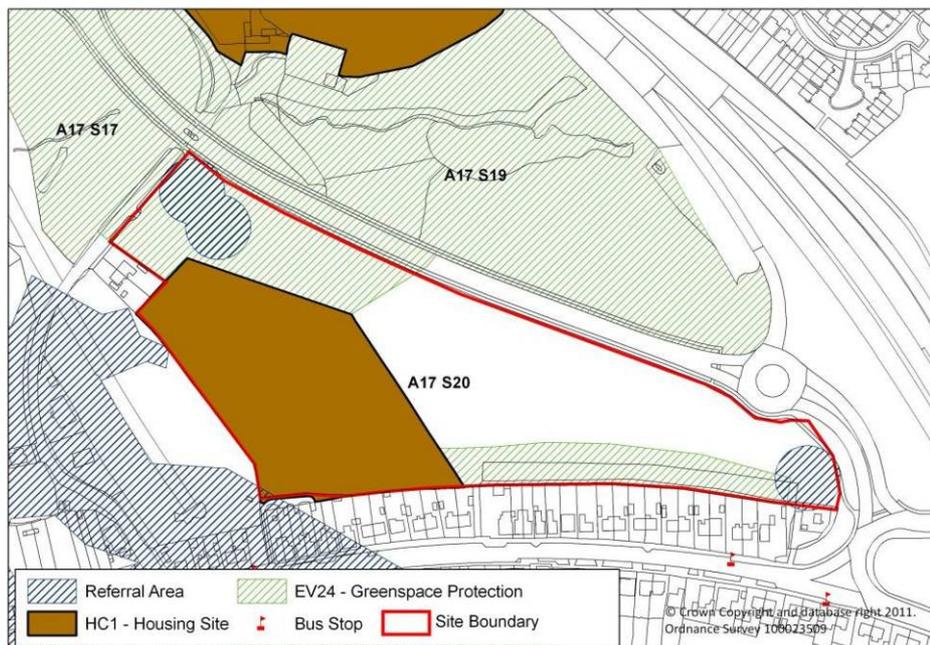
Cons

- Defined as a Cemetery Allocation (HC16) within the Unitary Development Plan
- Site is tiered with a gradual gradient
- Given that the site is within the Gowerton waste water treatment works catchment there will be a requirement to investigate whether the proposal could adversely affect the Special Area of Conservation

Recommendation

Site suitable to be considered further and possibly assessed via planning application

Site 17 (A17 S20) Swansea Vale (Llansamlet)



Site Details	
Site Reference	A17 S20
Ward	Llansamlet
Address	Swansea Vale
Site Size	4.60 hectares
Service Area Ownership	Estates
Site Constraints	
UDP Designation	HC1 (11) – Housing Allocation EV21 – Rural Development EV22 – Countryside General Policy EV24 – Greenspace System EV41 – Hazardous Installations/Consultation Zones
Flood Zone	N/A
Contamination	N/A
Site Characteristics	
Flat	Generally flat
Surface	Shrub/Grassland
Status	Open land
Availability	Council owned and available – following expiry of
Capacity for growth	Yes, more than the required site size
Security	Open – Would require enclosure works
Hazards – gaspipe etc	Gas pipeline
Coal	Referral Area
Highway Issues	
Highway comments	There would be a need to avoid direct access onto the estate road and this will result in a secondary access having to be constructed. The site may be suitable subject to detailed layout being satisfactory.
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	199 metres
PROW	N/A

Infrastructure	
Water	Existing main identified within close proximity to the site – Gwernllwynchwyth Road
Drainage/Sewerage	No public sewer identified within immediate vicinity of the site – Peniel Green Road. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	<p>Primary:</p> <ul style="list-style-type: none"> ▫ Trallwn Current Surplus Capacity: +82 (Sept 2011) Projected Surplus Capacity +32 (Sept 2018) ▫ YGG Lonlas Current Surplus Capacity: +26 (Sept 2011) Projected Surplus Capacity +8 (Sept 2018) <p>Secondary:</p> <ul style="list-style-type: none"> ▫ Cefn Hengoed Current Surplus Capacity: +221 (Sept 2011) Projected Surplus Capacity +228 (Sept 2018) ▫ YG Bryntawe Current Surplus Capacity: +306 (Sept 2011) Projected Surplus Capacity +41 (Sept 2018)
Health Care Facilities	<ul style="list-style-type: none"> ▫ Doctors Surgery: Frederick Place Surgery, Llansamlet ▫ Dentist Surgery: Davies & Davies, Llansamlet
Community Facilities	<ul style="list-style-type: none"> ▫ Birchgrove Community Centre: Main Hall/Sports Hall/Committee Room/Kitchen ▫ Llansamlet Community Centre: Main Hall/Kitchen ▫ Llansamlet Library
Food Shops	<ul style="list-style-type: none"> ▫ Petrol station off Peniel Green Road

Potential Environmental Impacts

AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	EV24 – Greenspace System
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A

Amenity Issues

Amenity – Neighbours	Site adjoins existing residential properties where amenity and privacy levels will be affected
Amenity – Occupiers	The site is open in nature and would require boundary works

Comments Received

Economic Development: This is a prominent site at the Eastern gateway to Swansea Vale off Junction 44. Though unallocated in the UDP it does feature in the existing and draft Swansea Vale Strategy, named as PG3. The site is allocated for business/commercial use, and closely related to site PG2 allocated for mixed uses. The site slopes quite steeply to the North, is highly visible to the main entrance to Swansea Vale, is dissected by high voltage cables and has no service connections. Its development for high quality permanent commercial land use is part of an ongoing comprehensive strategy for the future regeneration of the SV area. Its use for a permanent Travellers site should be resisted

Corporate Property: Subject to grazing licence – expires 24/03/13

Conclusion

Pros

- Partly defined as Housing Allocation (HC1 11) within the Unitary Development Plan and is therefore available for residential use
- Highway infrastructure acceptable for proposed use (subject to access modifications)
- In accordance with the legislative framework the site is positioned within an existing settlement
- The site is reasonably well located to sufficient services and facilities
- Within close proximity to the M4 Motorway and has potential scope as a permanent or transit site
- The site area provides sufficient scope for expansion

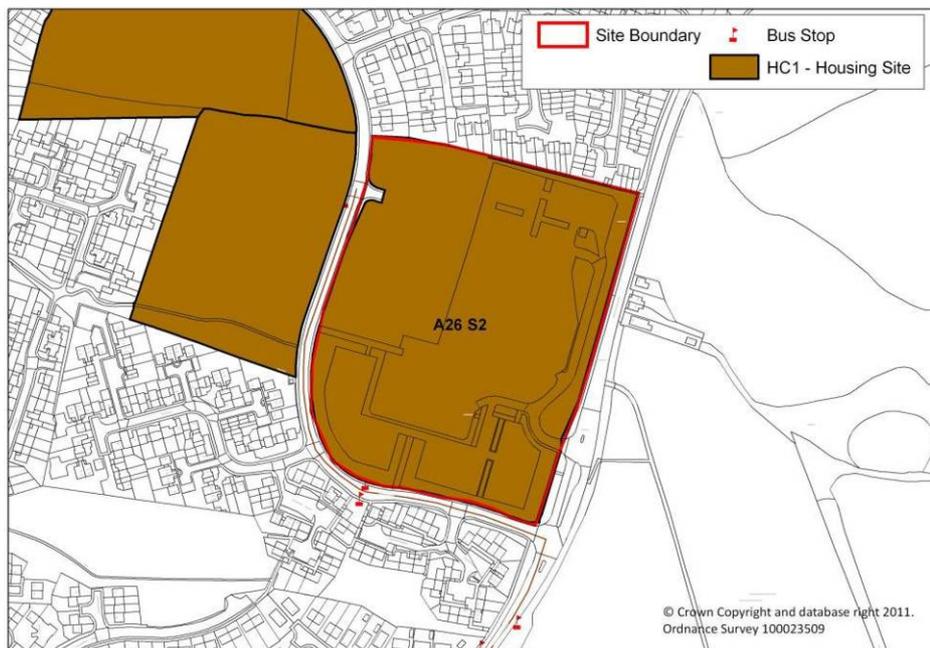
Cons

- Partly defined as an area of Open Countryside (EV22) within the Unitary Development Plan
- Partly defined as an area of Greenspace System (EV24) within the Unitary Development Plan
- A small proportion of the site is identified as a Consultation Zone for Hazardous Installations (EV41) within the Unitary Development Plan
- Loss of housing landbank and reduction in potential capital receipts
- Investment in hardstanding and boundary works would be required
- The size of the site is excessive for the requirements so subdivision would be necessary
- The site would require landscaping works
- Subject to grazing licence – expires 24/03/13

Recommendation

Part of the site suitable to be considered further and possibly assessed via planning application

Site 19 (A26 S2) Milford Way (Penderry)



Site Details	
Site Reference	A26 S2
Ward	Penderry
Address	Milford Way
Site Size	4.83 hectares
Service Area Ownership	Housing & Estates
Site Constraints	
UDP Designation	HC1 (37) – Housing Allocation
Flood Zone	N/A
Contamination	N/A
Site Characteristics	
Flat	Generally flat
Surface	Partially tarmacadam and turf
Status	Undeveloped Housing Allocation
Availability	Council owned and available
Capacity for growth	Yes, more than the required site size
Security	Open – Would require enclosure works
Hazards – gaspipe etc	N/A
Coal	N/A
Highway Issues	
Highway comments	<p>This site is located off the main road connecting Fforestfach to Treboeth and therefore carries distributor road traffic levels. The site itself was formerly a Leos Superstore and therefore has adequate access and has generated a significant amount of traffic of both a commercial and domestic level with service vehicle access and customer access off the same junction. The site is quite large and clearly could accommodate a traveller site however this would likely restrict potential for any alternative/ additional shared use of the site.</p> <p>The site is potentially acceptable for traveller site use.</p>
	Yes, existing pathways adjoining site
Public transport provision	Provided in the immediate vicinity
Public transport distance	138 metres

PROW	N/A
Infrastructure	
Water	Existing main provided on site
Drainage/Sewerage	Existing public sewer provided on site
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	<p>Primary:</p> <ul style="list-style-type: none"> ▫ Portmead Current Surplus Capacity: +47 (Sept 2011) Projected Surplus Capacity +29 (Sept 2018) ▫ YGG Pontybrenin Current Surplus Capacity: +72 (Sept 2011) Projected Surplus Capacity -107 (Sept 2018) <p>Secondary:</p> <ul style="list-style-type: none"> ▫ Bishop Gore Current Surplus Capacity: +239 (Sept 2011) Projected Surplus Capacity +70 (Sept 2018) ▫ Y Gwyr Current Surplus Capacity: +254 (Sept 2011) Projected Surplus Capacity -50 (Sept 2018)
Health Care Facilities	<ul style="list-style-type: none"> ▫ Doctors Surgery: Cheriton Medical Centre, Portmead ▫ Dental Surgery: Ravenhill Dental Surgery, Cwmbwrla
Community Facilities	<ul style="list-style-type: none"> ▫ Penlan Community Centre: Sports Hall/Committee Room/Kitchen ▫ Blaenymaes Community Centre: Main Hall/Sports Hall/Committee Room/Kitchen/Boxing Gym ▫ Penlan Library
Food Shops	<ul style="list-style-type: none"> ▫ A range of shops on Broughton Avenue

Potential Environmental Impacts

AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	N/A
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A

Amenity Issues

Amenity – Neighbours	The site adjoins a number of residential properties
Amenity – Occupiers	Given the open nature of the site boundary works will be required

Comments Received

Property Development: Is allocated in the UDP for permanent residential use under policy HC1 (10+ units). The site is also identified in the disposal programme as an asset for future sale in support of the capital programme. In addition the site may be adversely affected by the ongoing Bury Inlet issues whereby EA and CCW would object to development on the grounds that it would add to the yield at Gowerton Sewage works

Conclusion

Pros

- Defined as Housing Allocation (HC1 37) within the Unitary Development Plan and is therefore available for residential use
- Highway infrastructure acceptable for proposed use (subject to access modifications)
- In accordance with the legislative framework the site is positioned within an existing settlement
- The site is reasonably well located to services and facilities
- Hardstanding and infrastructure available
- The site area provides sufficient scope for expansion

Cons

- Loss of housing landbank and reduction in potential capital receipts
- The size of the site is excessive for the requirements so subdivision would be necessary
- Investment in boundary works would be required

Recommendation

Site suitable to be considered further and possibly assessed via planning application