

Report of the Cabinet Member for Place

Council - 12 August 2014

SWANSEA LOCAL DEVELOPMENT PLAN PREFERRED STRATEGY AND CANDIDATE SITE UPDATE

Purpose: The report seeks approval of the Local Development Plan (LDP) Preferred Strategy following public consultation, provides a progress update on the Candidate Site Assessment process and outlines the next stages of LDP preparation

Policy Framework: Planning and Compulsory Purchase Act 2004; The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004; Local Development Plans Wales Guidance 2005; Local Development Plan Manual 2006; The Habitats Regulations (the Conservation (Natural Habitats & Conservation) (Amendment) (England & Wales) Regulations 2007; Wales Spatial Plan 2008; Planning Policy Wales, 2010 (as amended), and related Ministerial Interim Planning Policy Statements and Technical Advice Notes.

Reason for Decision: To progress the LDP in accordance with the Welsh Government approved Delivery Agreement and to guide the preparation of the Deposit Plan

Consultation: Legal, Finance. Access to Services

Recommendation(s): It is recommended that:

- 1) The responses to the public consultation exercise on the Draft Preferred Strategy be noted and the proposed amendments arising be reported to Council for agreement as the final version of the Preferred Strategy.
- 2) A skeleton version of the Deposit Plan be prepared for public consultation as an additional stage to the LDP preparation process, to include publicity of new and amended Candidate Sites.

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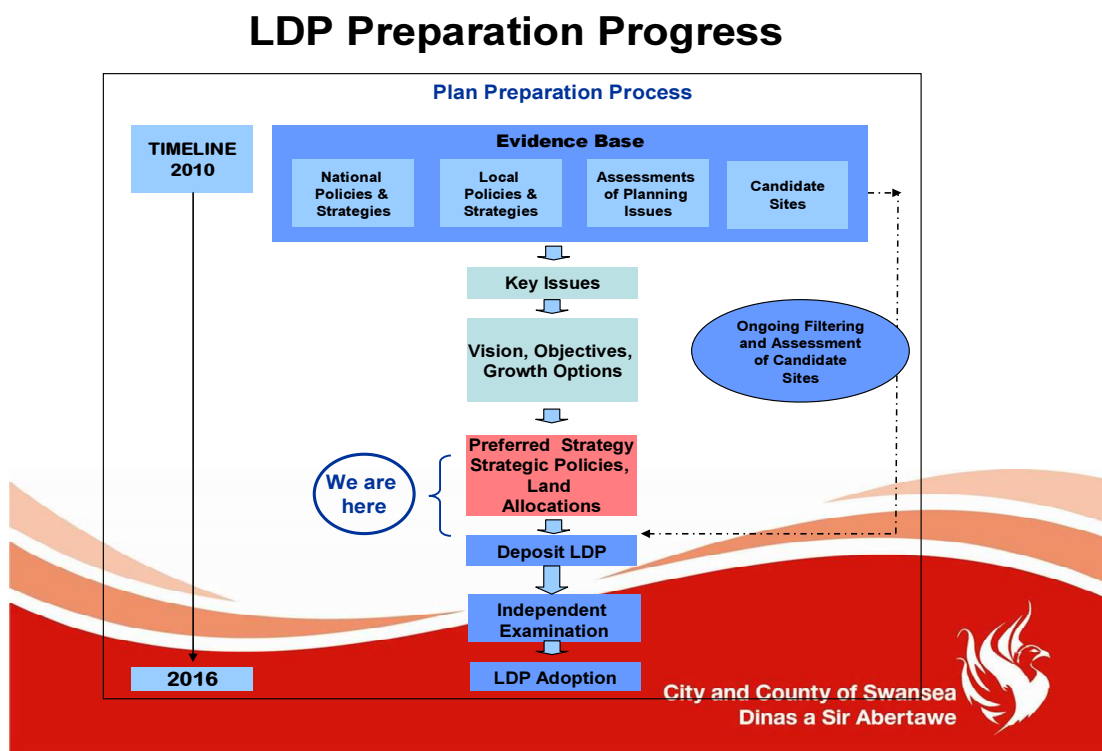
Legal Officer: Sandie Richards

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1.0 Context

1.1 The Council is statutorily required to produce a Local Development Plan (LDP) setting out policies and proposals for future development and use of land within the City and County over the period to 2025. A binding Delivery Agreement has been entered into with the Welsh Government (WG) to adopt the Plan by 2016. The Plan is at Preferred Strategy Stage (see Figure 1) awaiting formal approval following consultation during Aug – Oct 2013 on various potential future growth scenarios and strategic policies.

Figure 1: Stage of LDP preparation



1.2 Preparation of the LDP follows an evidence-based process derived from a clear understanding of the regional and local context, as well as the key issues and drivers that can be addressed through land use allocations and planning policies. At the core of this is the projected 20,000 population growth for Swansea over the Plan period. The LDP must seek to ensure that sufficient housing, employment sites, community facilities and infrastructure is provided to support this anticipated level of growth in a way that does not have an unacceptable adverse impact on the environment. The Planning Policy Team are engaged in frequent ongoing discussions with various Council services, departments and external organisations to ensure that this is the case.

2.0 LDP Preferred Strategy

2.1 Public consultation on the Draft Preferred Strategy was carried out in accordance with adopted good practice guidelines supplemented by dedicated web-pages and e-notification to all 7200 consultees on the LDP database. Nine public consultation events were held throughout the

community and there were 5 press releases, 10 local newspaper articles and 2 Swansea Leader articles. Stakeholder and key consultee meetings were held along with drop-in session for Members. In response 704 comments were received from 212 respondents. Of these, 235 comments supported elements of the Preferred Strategy and 421 objected to parts thereof. The other 49 responses received related to background documents such as Topic Papers. The full schedule of comments received is available to view at www.swansea.gov.uk/ldpps. The majority of respondents were either developers or their agents, with local residents largely making representations on site/area specific issues. Statutory undertakers were supportive and the most significant comments were received from the WG.

2.2 The draft LDP Preferred Strategy sought to provide for 16,700 additional dwellings by 2025 to support the regeneration of areas and the development of more sustainable, balanced communities. A number of respondents expressed concern over this proposed level of housing growth and its deliverability. However, it is the role of the LDP to ensure deliverability at whatever level of growth is agreed upon, and the only comments that could be substantiated in this respect, and must be given significant weight, were those submitted by the WG. The WG projections require a further 4000+ homes to be provided for, and have advised that failure to provide for this amount of additional development “...will have serious implications for progressing Swansea as an Economic City Region...”

2.3 The WG requirement for more dwellings has been a common response to local planning authorities across Wales that are in the process of preparing their LDPs, even though emerging Census information suggests WG projections are too high. Some Welsh Councils have accordingly attempted to reduce their proposed levels of provision, which prompted Carl Sergeant AM as Minister responsible for Housing to write to all authorities in April emphasising the importance of maintaining high levels of housing provision in support of economic and regeneration aspirations. WG officers have also indicated that they will, if necessary, use their powers of direction to either require the Council to include the shortfall in housing provision they have identified within the Plan or to cease preparation of the LDP and recommence the process.

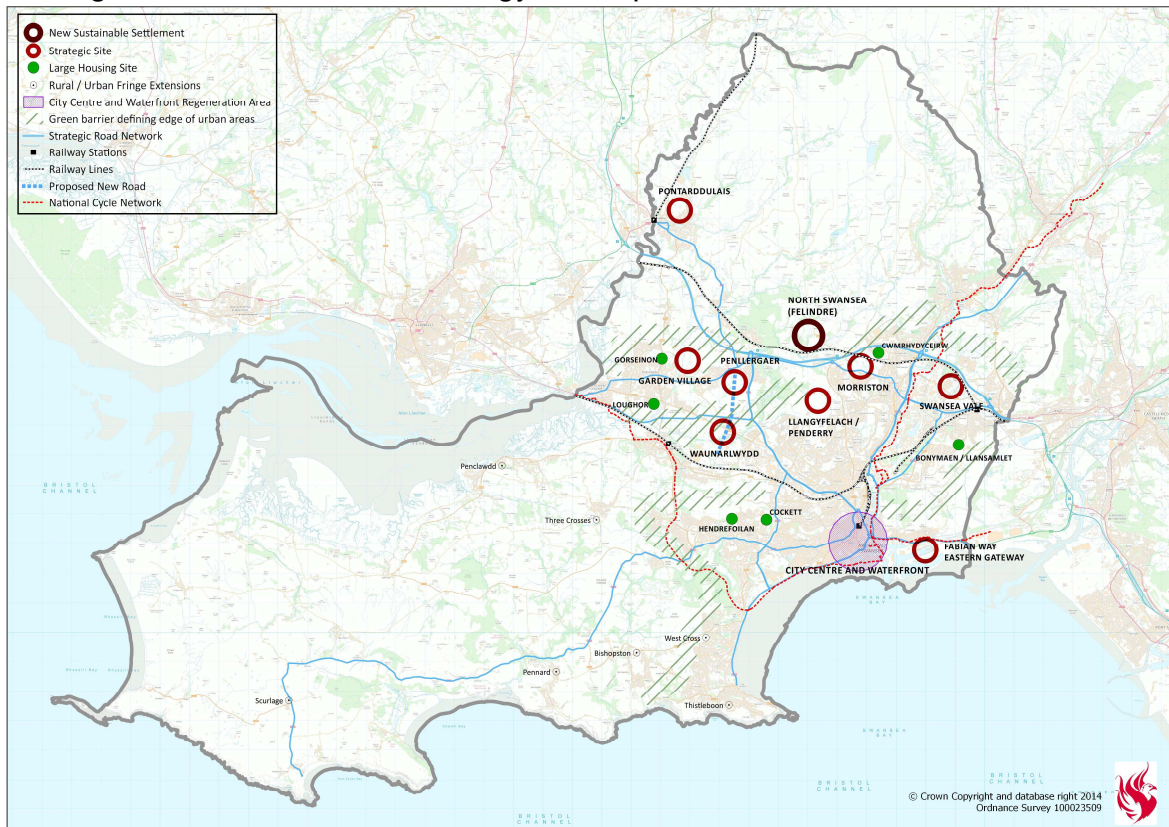
2.4 The Council could choose to challenge the WG's housing requirement figure; however the likely outcome is that the Plan will be found 'unsound' even if it was permitted it to reach Examination stage – which WG have advised is unlikely. A compromise solution has therefore been reached in principle, which is to provide for 17,100 dwellings based on latest demographic statistics, which is a marginal (+400) increase on that identified in the draft Preferred Strategy, but to meet this target solely with site specific allocations on large sites (>10 dwellings). Windfall schemes, i.e. unallocated redevelopment sites and small sites of less than 10 dwellings, would be in addition to this figure and are projected to make up the balance to meet the WG's requirements.

2.5 Of the options outlined in the document, the consultation responses favoured the recommended sustainable growth strategy to meet future

housing requirements. The principles of this approach are maximising the use of brownfield land, supported by a number of large (200+ units) or strategic scale housing releases (500+ units) at sustainable locations, and a new sustainable settlement (north of the M4 near Felindre). The latter would deliver a transformational scale of development comprising 1000+ dwellings supported by appropriate leisure, commercial and community facilities, integrated green infrastructure and new physical infrastructure. The scale of all these proposed releases would be such that it would either create a new community, or significantly enhance/regenerate existing communities and facilities whilst also contributing to economic growth and delivering greater prosperity.

2.6 Some smaller scale releases are also favoured at edge of settlements and adjoining rural villages where growth would enable provision of affordable or local needs housing and/or community facilities. The Preferred Strategy Concept Plan showing the general distribution of these releases is set out below (Figure 2).

Figure 2: LDP Preferred Strategy Concept Plan



2.7 The Concept Plan does not define precise boundaries. Site specific allocations will form the next stage of the plan preparation process. The locations for growth identified on the Concept Plan remain largely unchanged from the draft Preferred Strategy, with the exception of an additional strategic housing site included at Llangyfelach/Penderry, and a proposed new large housing site in the Morryston/Cwmrhydyceirw area, whilst the development areas identified north of Pontarddulais and at Garden Village have expanded to become strategic sites.

- 2.8 The Concept Plan is augmented in the Preferred Strategy in Chapter 6, which provides a narrative on the proposed development areas by Strategic Housing Policy Zone. Amendments made in this section include additional detail regarding the nature of proposals for key housing sites, and a greater emphasis given to the Eastern Gateway as a strategic site for employment and potential complementary uses.
- 2.9 The majority of the representations received during the consultation on the draft Preferred Strategy related to Candidate Site submissions – either landowners or prospective developers promoting their own sites, or neighbouring residents reiterating objections made through the Candidate Site consultation process – in particular expressing concerns about physical and social infrastructure capacity, loss of Greenfield land/recreational space, lack of facilities, visual impact, etc. These are all valid concerns and the comments received have been noted and will continue to be taken into account as part of the ongoing Candidate Site Assessment process.
- 2.10 These concerns do not however raise issues that would preclude development, and it is the role of the LDP to ensure that the identified issues are addressed where appropriate as part and parcel of new development schemes being brought forward. The Strategic Policies included in the Preferred Strategy, such as green infrastructure, social infrastructure, transport infrastructure, natural heritage conservation, etc are specifically linked to this. The 16 Strategic Policies contained in the draft Preferred Strategy were well supported and are all proposed to be retained, subject to minor amendments and points of clarification. Small changes have also been made to the LDP Objectives to reflect observations made during the consultation.
- 2.11 As the scale of housing delivery increases the affordable housing percentage contribution falls, but the actual number of affordable units required will rise from 7100 to around 7500 dwellings. This requirement reflects historic undersupply of affordable housing and the entire shortfall is not expected to be made up during the Plan period, but is a longer term aspiration. The actual number of affordable housing units expected to be delivered during the Plan period will remain around 4000 as originally projected. However this figure may change dependent upon the final selection of sites for inclusion in the Deposit Plan, as the viable level of affordable housing contribution will vary according to location.
- 2.12 The main change to the Preferred Strategy arising from the consultation has therefore been to address the WG's concerns regarding levels of future growth. However the WG have also raised other issues of concern regarding the soundness of the Plan – highlighted in italics below - which must be addressed in more detail by the Deposit Stage. In particular:
- Gypsy and traveller site provision – *failure to provide sufficient sites will pose serious questions regarding the soundness of the LDP*
 - Infrastructure and deliverability – *identification of key transport infrastructure required to meet the strategy and clarification of the Council's position on Community Infrastructure Levy*

- Flooding/sewerage infrastructure –assessment of flood risk implications of allocated sites and demonstration of sewerage/drainage capacity, including resolution of the Burry Inlet constraints
- Affordable housing need and viability –demonstrate that affordable housing provision levels have been maximised and that thresholds for provision are set at a viable level
- Minerals – endorsement of a regional approach to minerals

2.13 The Preferred Strategy has been amended to incorporate factual updates, address matters arising from emerging policy guidance and to provide further clarification where appropriate. The recommendations from the Habitats Regulations Assessment of the draft document have also been incorporated. The final version of the Preferred Strategy may be viewed here: www.swansea.gov.uk/ldpps

3.0 Candidate Sites and Future Allocations

3.1 Having regard to the comments received in relation to the Preferred Strategy, the second stage of the Candidate Site Assessment process has been completed and sites have been categorised according to their suitability for inclusion in the Deposit LDP. This process has identified sufficient land for 17,100 dwellings on sites of varying scale, but which are each capable of accommodating more than 10 units. This includes existing commitments (i.e. sites built since 2010 or subject of extant planning permission). At least one housing site is identified in each ward.

3.2 The distribution of this growth has been amended slightly from that originally proposed to reflect physical and environmental capacity issues arising, as well as land availability/deliverability considerations. The main change is within the Greater North West Housing Policy Zone - which is the largest zone and has the greatest amount of available land - where an additional 1100 dwellings to that originally proposed have been identified. This counter-balances the 1100 under-supply within the City Centre which is almost built out and dependant upon windfall (redevelopment) schemes. Table 1 shows that commitments already contribute 6000 dwellings towards the total in a roughly 50:50 split (between sites built out and those with planning permission). Figure 3 shows the distribution of the Strategic Housing Policy Zones.

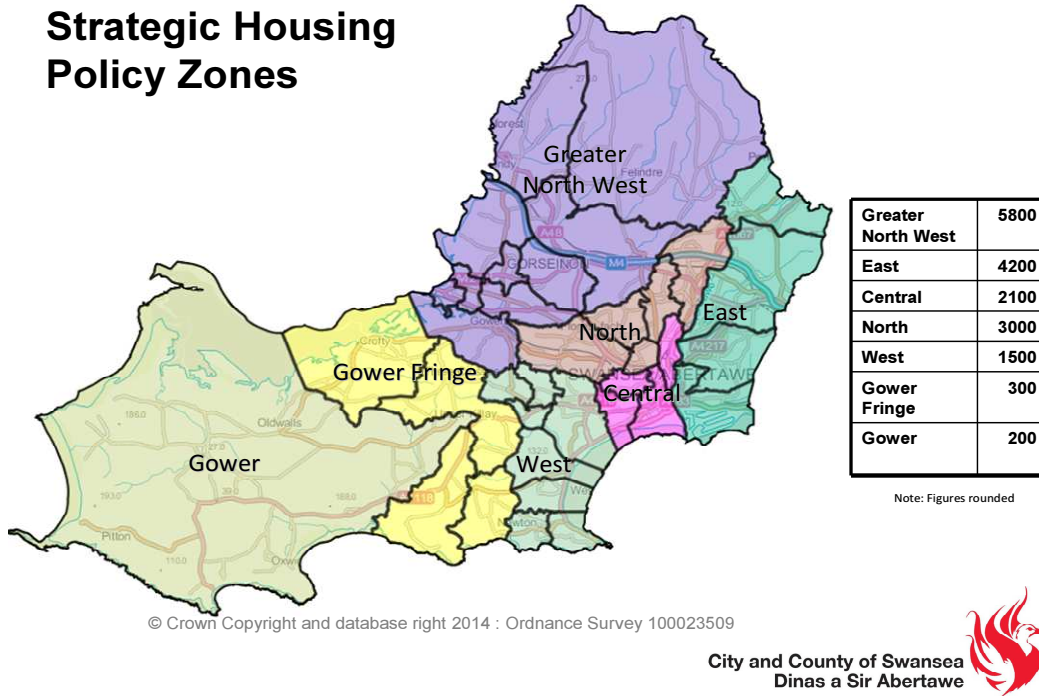
Table 1: Distribution of Housing Sites following Candidate Site Assessment

Strategic Housing Policy Zone (SHPZ)	Commitments	Proposed Allocations	Total
East	3000	1200	4200
North	300	2700	3000
Central	700	1400	2100
West	400	1100	1500
Greater North West	1500	4300	5800
Gower	0	100*	100*
Gower Fringe	0	100*	100*
Total	6000	11100	17100

* Additional land for 300 dwellings will be brought forward as rural exception sites

Note: figures rounded

Figure 3: LDP Preferred Strategy: Proposed Housing Distribution



3.3 All Candidate Sites have been assessed and categorised according to their suitability for inclusion in the LDP having regard to the agreed site assessment methodology. Each site has been assessed against:

- Local context and character
- Regeneration opportunities/community and physical infrastructure
- Environmental impact/mitigation
- Accessibility considerations
- Deliverability constraints (flood risk, viability, etc)

3.4 From over 600 Candidate Sites put forward for consideration, around 100 sites have been identified as being suitable for allocation in the LDP (referred to as A-list sites). However around a quarter of these are either sites that the Council has identified for inclusion post consultation on the Candidate Sites (for example through asset disposal), or are amendments to originally proposed sites. It is anticipated that these sites will give rise to further objection even though they have largely been identified for release through other corporate strategies and initiatives. It would be inappropriate to publish a schedule of included sites without prior consultation on these additional sites, which is a key reason for the recommendation to publish a Draft Deposit Stage later this year.

3.5 There is ongoing, without prejudice, discussions with developers and landowners to demonstrate the deliverability and viability of proposed A-list sites. Inevitably not all these sites will make it through to the final version of

the Plan; consequently, there is also an ongoing process of addressing where possible the barriers to delivery of B-list sites. These are sites where there is development potential but development constraints are currently such that they are unlikely to be brought forward during this Plan period and/or are ultimately less favoured as allocations. However should there be any loss of A- list sites, then compensatory B-list sites will need to be brought forward within the same Strategic Housing Policy Zone to make up the shortfall. There remain over 300 sites on the B-list. The remainder (around 180 sites) are classified as C-list. C-list sites are subject of fundamental constraint, not of sufficient scale to be allocated within the Plan (less than 10 units), have been withdrawn in full for various reasons, or have been rejected/withdrawn in part. The schedule of these sites is attached as Appendix A. These C-list sites will not feature as allocations in the LDP.

- 3.6 Notwithstanding any gains or losses going forward, the target for large site allocations and commitments must remain at 17,100. The balance to achieve the higher WG target can be met from other sources. Unallocated small sites (i.e. less than 10 units) will contribute around 1,700 dwellings over the Plan period (112 per annum). In addition, an anticipated 15% contribution from Windfall sites (large redevelopment sites >10 units granted planning permission post LDP adoption and not specifically allocated in the Plan) should deliver 2,300+ dwellings.

4.0 The Way Forward

- 4.1 It would be inappropriate to confirm the A and B-list sites at this stage, as there is still more detailed assessment to be carried out which may change the categorisations. Furthermore, it may trigger the submission of planning applications by developers/landowners not on the A-list given that the housing land supply is shortly expected to be confirmed by the Planning Inspectorate as being below the statutorily required 5 year minimum. Measures are therefore being undertaken to try to increase the available housing supply, however the only long-term solution is getting the LDP adopted.
- 4.2 Drop-in sessions for Members were held during June to discuss the categorisation of Candidate Sites. Whilst there is no requirement to reach any immediate decision on these sites, the position is that agreement must be reached before placing the LDP on Deposit as there is no scope to amend or exclude sites through that process in response to objections received. Petitions will therefore need to be heard before the Deposit Plan is finalised.
- 4.3 It is therefore proposed that a skeleton version of the Deposit LDP is produced that focuses primarily on sites to be allocated and revised settlement boundaries. This will enable discussion of the merits of sites before they are confirmed in the Deposit Plan. This is an additional stage to the plan preparation process outlined in Figure 1; however it will achieve greater consensus and should speed up the final stages of plan preparation.

5.0 Financial Implications

- 5.1 The document production, consultation and publication costs are accounted for within the LDP budget, including the additional cost of producing a skeleton Deposit Plan estimated at up to £5,000.
- 5.2 Whilst there are no immediate financial implications arising from adoption of the LDP, acceptance of the Strategy could result in additional expenditure at a future time. Acceptance of the Strategy does not mean that additional resources will be made available and it should be assumed that future spending needs will need to be contained within existing budget provision.

6.0 Legal Implications

- 6.1 The LDP is to be prepared under the legislative framework of the Planning and Compulsory Purchase Act 2004. Part 6 of this Act requires each authority in Wales to prepare a LDP for its area. The preparation of the LDP is regulated by complex requirements and guidance and subject to a tight timetable which is subject of a binding agreement with the WG.
- 6.2 Adoption of a Preferred Strategy is the first formal stage of the LDP preparation process. There is also a legal duty on the local authority to promote sustainable development.

7.0 Equality and Engagement Implications

- 7.1 The Council has carried out an Equality Impact Assessment scoping exercise in which it was highlighted that a full Assessment will have to be completed once LDP preparation reaches Deposit stage. Following discussions with the Access to Services Team, it is proposed that the Assessment will be produced as a background document to the Deposit Draft LDP where it will be subject to a consultation period and any comments received will be taken into consideration. In the meantime the Access to Services Team are directly involved in the initial Plan preparation process (e.g. in the undertaking of the Strategic Environmental Assessment/Sustainability Appraisal) and the range of baseline information gained/monitored will help inform the production of the final Assessment.

Background Papers:

- LDP Candidate Sites Assessment Methodology (Sept 2010)
- LDP Draft Preferred Strategy (Aug 2013)
- CCS LDP Preferred Strategy Welsh Government Response (October 2013)
- Planning for Population and Housing Growth Population and Household Projections Update Paper (May 2014)

Appendix:

Appendix A – Schedule of C list (rejected and withdrawn) sites

Appendix A: Schedule of C-list (rejected and withdrawn) sites

Ward	Site Ref	Site Name
Bishopston	BI003	Land adjacent Pwll Ddu Lane, Bishopston
Bishopston	BI005	Land off Manselfield Road, Murton
Bishopston	BI006	Land off Manselfield Road, Murton
Bishopston	BI007	Land adjacent to Brandy Cove Lane, Bishopston
Bishopston	BI009	Land adjacent to Brandy Cove Lane, Bishopston
Bishopston	BI011	Field at rear of Ridley Way, Bishopston
Bishopston	BI012	Land off Reigit Lane, Manselfield
Bishopston	BI013	Land adjacent Pwll Ddu Lane, Bishopston
Bishopston	BI014	Land at rear of Ridley Way, Bishopston
Bishopston	BI015	Land at rear of 101 Bishopston Road, Bishopston
Bonymaen	BM010	Lower Glan-y-Wern Farm, Llansamlet
<i>Bonymaen</i>	<i>BM014</i>	<i>Land opposite numbers 376 -400 Jersey Road,</i>
<i>Bonymaen</i>	<i>BM015</i>	<i>Land to rear of numbers 84-126 Jersey Road,</i>
<i>Bonymaen</i>	<i>BM016</i>	<i>Land at Pentre'r Gaseg, Jersey Road, Bonymaen</i>
<i>Bonymaen</i>	<i>BM022</i>	<i>Land at Cwm Chapel Road</i>
<i>Bonymaen</i>	<i>BM024</i>	<i>Land at Mansel Road, Winch Wen</i>
Bonymaen	BM027	Lower Glan-y-Wern Farm, Llansamlet, Area 2
Bonymaen	BM028	Lower Glan-y-Wern Farm, Llansamlet, Area 3
Castle	CA019	68 - 71 High Street
Clydach	CL001	Land off Hebron Road, Clydach
Clydach	CL002	Land to the North West of Gellionnen Road
Clydach	CL004	Land to the North of Gellionnen Road, Clydach
Clydach	CL016	49/51 Western St
Cockett	CO001	Land adjacent to Woodside Park, Waunarlwydd
Cockett	CO008	Mynydd-bach-y-glo, Ystrad Rd
Cockett	CO009	Mynydd-bach-y-glo, Ystrad Rd
Cockett	CO010	Land west of Hospital Rd (Part)
<i>Cockett</i>	<i>CO016</i>	<i>Land at Caergynydd Road</i>
<i>Cockett</i>	<i>CO017</i>	<i>Land Adjacent to Hillcrest, Cockett</i>
<i>Cockett</i>	<i>CO019</i>	<i>Land at Waunarlwydd Road</i>
<i>Cockett</i>	<i>CO020</i>	<i>Land at Geiriol Gardens, Townhill</i>
<i>Cwmbwrla</i>	<i>CW002</i>	<i>Land at Penlan Slopes</i>
<i>Cwmbwrla</i>	<i>CW003</i>	<i>Eaton Road, Brynhyfryd</i>
<i>Dunvant</i>	<i>DU001</i>	<i>Land rear of 23 Fairwood Rd</i>
Dunvant	DU002	Land at Killan Fach, Dunvant
Dunvant	DU004	Killan Fawr Stud Farm, Killan Rd
Dunvant	DU007	Land adjacent to 6 Brynaeron Court, Dunvant
Fairwood	FA001	Land off Cilonnen Road, Three Crosses
Fairwood	FA002	The Abattoir, Wern, Three Crosses
Fairwood	FA003	Field west of Uplands Rugby Club
Fairwood	FA004	Land west of Gowerton Rd, Three Crosses
Fairwood	FA005	Land to the south of Three Crosses
Fairwood	FA006	Cwm Mawr Uchaf Farm, Three Crosses
Fairwood	FA007	Cefndraw Farm, Three Crosses
Fairwood	FA009	Cwm Mawr Isaf, Gowerton Rd, Three Crosses

Fairwood	FA012	Land off Tirmynydd Rd, Three Crosses
Fairwood	FA013	Land off Tirmynydd Rd, Three Crosses
Fairwood	FA015	Land adjoining Tirmynydd Rd (Part)
Fairwood	FA016	Land adjoining Joiners Road, Three Crosses
<i>Fairwood</i>	<i>FA017</i>	<i>Swansea Uplands RFC, Upper Killay</i>
Fairwood	FA020	Land adjoining Dunvant Road, Three Crosses
Gower	GW004	Land at Willow Cottage/Rocklea, Llanrhidian
Gower	GW005	Coed Y Dwr, Oldwalls
Gower	GW006	Land at Oldwalls
<i>Gower</i>	<i>GW008</i>	<i>The Countryman Hotel, Scurlage</i>
Gower	GW012	Land at Scurlage
<i>Gower</i>	<i>GW019</i>	<i>Land at Nicholaston</i>
<i>Gower</i>	<i>GW021</i>	<i>Filed 3855 Moor Lane, Llangennith</i>
Gowerton	GT001	Field No.0011, Cae Mansel Lane, Gowerton
Gowerton	GT005	Former Cefn Gorwydd Colliery, Gorwydd Rd (Part)
Gowerton	GT002	Land to south of 46 Cae Mansel Road, Gowerton
<i>Gowerton</i>	<i>GT008</i>	<i>Land at Park Road, Gowerton</i>
Killay North	KN002	Land at Cwm Llwyd, north of Hendrefoilan Road
Killay North	KN003	Land north of Hendrefoilan Road
Killay North	KN007	Craig y Bwldan Farm
Killay South	KS001	Land off Gower Rd (Part)
Kingsbridge	KB002	Land north of Garden Crescent (Part)
Kingsbridge	KB008	Land at Stafford Common, Gorseinon
Kingsbridge	KB009	Land south of A484, north of B4020
Kingsbridge	KB013	Land at Bryn Dafydd
Landore	LA003	Land between 182 - 204 Trewyddfa Road, Morriston
Landore	LA004	Land between 182 -204 Trewyddfa Road, Morriston
<i>Landore</i>	<i>LA009</i>	<i>Land at Cwm Level Tip, Cwm Level Road</i>
<i>Landore</i>	<i>LA010</i>	<i>Land at rear of Dinas Street</i>
Llangyfelach	LF003	Gors Wen Farm, Pantlasau
Llangyfelach	LF006	Land off Bryntywod
Llangyfelach	LF007	Land adjoining Cwm yn Llech, Pontlliw
<i>Llangyfelach</i>	<i>LF013</i>	<i>Land at Y Llwyni, Llangyfelach</i>
Llangyfelach	LF014	Pontarddulais Golf Club, Pontlliw
<i>Llansamlet</i>	<i>LS007</i>	<i>Six Pit, Nantyffin South</i>
Llansamlet	LS011	Land at Birchgrove Road, Birchgrove
Llansamlet	LS012	Land at Heol Las, Birchgrove
Llansamlet	LS014	Land at Tyn y Cae Road, Trallwn
<i>Llansamlet</i>	<i>LS017</i>	<i>Land at Rhyd-y-Felin, Trallwn</i>
Llansamlet	LS024	Petrol Station, Trallwn Road
Lwr Loughor	LL002	Land off The Croft, Castle Street
<i>Mawr</i>	<i>MA001</i>	<i>Ffordd Ellen, Craig Cefn Parc</i>
<i>Mawr</i>	<i>MA009</i>	<i>Land at Lon Y Felin, Garnswllt</i>
Mayals	MY001	Land south of Brynau Drive
Mayals	MY002	Land south of Clyne Farm
Mayals	MY003	Land at Clyne Wood
Mayals	MY007	Land at 3 Westport Avenue
Morriston	MR001	Land at Gwernfadog, north of Dee Place
Morriston	MR002	Land at Pant Lasau Rd, Holly House Farm

Morryston	MR003	Land at Heol Maes Eglwys, Holly House Farm,
Morryston	MR005	Land at Cawsi Farm, east of Morryston Hospital
Morryston	MR012	Land south of Pont Lasau Isaf Farm, Rhydypanyd
Morryston	MR014	Land at Plas Bach Cottage, Ynysforgan
Morryston	MR016	Land at former Bwllfa Quarry, Clydach Rd
Mynyddbach	MB002	Land rear of Crwys Terrace / Knoyle Street
Mynyddbach	MB003	Land near Mynydd Garnllwyd Rd
Mynyddbach	MB008	Land at Leadfield, Caemawr Road
Newton	NE001	Land at Lady Housty House, Murton Lane
Newton	NE002	Land at Lady Housty House, Murton Lane
<i>Newton</i>	<i>NE010</i>	<i>Clifflands Nursing Home, Langland Road</i>
Oystermouth	OY011	Land at Higher Lane
Oystermouth	OY017	Land at Higher Lane
Oystermouth	OY018	Land at Higher Lane
Oystermouth	OY019	Land at Higher Lane
Penclawdd	PC002	Land off Church Lane
Penclawdd	PC003	Land off Hendy Road
Penclawdd	PC004	Land rear of football field, Gowerton Road,
Penclawdd	PC006	Land at New Road and Station Road, Llanmorlais.
Penclawdd	PC007	Land off New Road, Llanmorlais.
Penclawdd	PC008	Heol Las Field, Blue Anchor
Penclawdd	PC009	Fields at Wernffrwd, Llanmorlais
Penclawdd	PC010	Land adjoining 2 Hillside.
Penclawdd	PC011	Land at Ferndale House, Llanmorlais
<i>Penderry</i>	<i>PD022</i>	<i>Land at Caeconna Road</i>
<i>Penderry</i>	<i>PD031</i>	<i>Land at Mewslade Avenue</i>
<i>Penderry</i>	<i>PD035</i>	<i>Land at the Ravine, Portmead</i>
Penderry	PD037	Mynydd Cadle Common
Penllergaer	PG007	Land at Keepers Lodge, Penllergaer (Area 1)
Penllergaer	PG010	Land at Keepers Lodge, Penllergaer (Area 2)
Penllergaer	PG012	Mynydd Garngoch, off Gorseinon Road
Pennard	PN005	Land off Pennard Road and Old Kittle Road
Penyrheol	PY001	Land adj to 211 Pentre Road
Penyrheol	PY002	Land at Gwynfaen Farm
Penyrheol	PY003	Land at Pentrebach
Penyrheol	PY005	Land at Coalbrook Road
Penyrheol	PY006	Land adjacent to 19 Llannant Road
Penyrheol	PY008	Land adjacent to Coalbrook Road,
Penyrheol	PY009	Land off Pentre Road
Penyrheol	PY010	Land rear of Ty Rhosyn/ Long Oaks
Pontarddulais	PT001	Land Off Highland Terrace
Pontarddulais	PT003	Land off Glynhir Road
Pontarddulais	PT004	Land off Glynhir Road / Dantwyn Road,
Pontarddulais	PT005	Land off Dantwyn Road
Pontarddulais	PT009	Land west of Glynhir Rd
Pontarddulais	PT012	Land at Glynhir Road
Pontarddulais	PT013	Goppa Hill off Highland Terrace
Pontarddulais	PT014	'Gwaun Camffrwydd', Cefn Drum
Pontarddulais	PT016	Land off Bolgoed Road

Pontarddlais	PT018	Land south of Bolgoed Road
<i>Sketty</i>	<i>SK001</i>	<i>Bible College (Site A)</i>
<i>Sketty</i>	<i>SK002</i>	<i>Bible College (Site B)</i>
Sketty	SK016	Former Emmanuel School Playing Fields
Sketty	SK022	Hill House Hospital, Cockett Road
Sketty	SK026	Clyne Valley Country Park (Part)
Sketty	SK030	Land at Ty Nant, Cwm Farm Lane
<i>Sketty</i>	<i>SK032</i>	<i>Former Sketty Primary School</i>
<i>Sketty</i>	<i>SK033</i>	<i>Land off Bryn Derwen</i>
Sketty	SK034	Hill House, Cockett Road
<i>St Thomas</i>	<i>ST008</i>	<i>Margaret St Nursery</i>
St Thomas	ST016	Burrows Yard, north of Fabian Way
Townhill	TH002	Pentyla Playing Fields (Part)
<i>Townhill</i>	<i>TH004</i>	<i>Land at Seaview Primary School, Townhill</i>
<i>Townhill</i>	<i>TH005</i>	<i>Land at Heol Y Gors</i>
Upr Loughor	UL001	Fields 0053, 0062 & 1065 east of Waun Road
Upr Loughor	UL003	Land off Waun Road
Upr Loughor	UL005	Land off Waun Road
Upr Loughor	UL007	Land part of Fernol Ganol, Culfor Road
Upr Loughor	UL009	Land off Culfor Road
Upr Loughor	UL0011	Land off Waun Road
Upr Loughor	UL0012	Land between 20 and 26 Waun Road
Upr Loughor	UL0013	Land off Gwynfe Road
<i>Upr Loughor</i>	<i>UL0016</i>	<i>Gorseinon College, Ty Newydd</i>
<i>West Cross</i>	<i>WC001</i>	<i>Land at Castle Acre</i>
<i>West Cross</i>	<i>WC002</i>	<i>Land at Cedar Crescent</i>
<i>West Cross</i>	<i>WC003</i>	<i>Land at Heathwood Road</i>
<i>West Cross</i>	<i>WC004</i>	<i>Clyne Common (Part)</i>

Withdrawn sites highlighted in italics
Part = part of site rejected/withdrawn