

## **Report of the Head of Economic Regeneration and Planning**

**Planning Committee – 12 May 2015**

### **REFERRAL OF THE VETCH MASTERPLAN REVIEW FOR ADOPTION AS SUPPLEMENTARY PLANNING GUIDANCE FOLLOWING CABINET ENDORSEMENT**

#### **1.0 Background**

- 1.1 In 2007, Cabinet approved the adoption of a Masterplan as Supplementary Planning Guidance to inform the future development of the then Vetch Field Stadium site. Since this time the stadium buildings have been demolished and a temporary landscaping scheme laid out on most of the site, with the remainder used as a community garden (known locally as Vetch Veg).
- 1.2 On 11<sup>th</sup> February 2014 Cabinet approved (Cabinet Minute 201) the principles of a review of the adopted Vetch Field Masterplan as a basis for a public consultation exercise. The review was necessary in order to improve the viability of future development and the availability of community open space in the area over the level envisaged in the original masterplan.
- 1.3 Following the completion of the consultation exercise on 17th March 2015, Cabinet endorsed (Cabinet Minute 197) a revised masterplan and approved the its referral to Planning Committee for adoption. A copy of both the 2014 and 2015 Cabinet Reports are appended to this report as Appendix C and B respectively, together with the Vetch Masterplan Review proposals approved by Cabinet (Appendix A).

#### **2.0 Main Issues**

- 2.1 The site is currently allocated in the City and County of Swansea UDP for housing development (Policy HC1, Site 62 refers). The UDP gives an estimated figure of 120 dwellings to be developed at the site.
- 2.2 The proposals contained in the Vetch Masterplan Review reduce the housing provision estimate to 40 new homes plus a new care home or flats. In addition c0.7 ha of Public Open Space can now be accommodated including the retention of the 'Vetch Veg' Community Garden. The March 2015 Cabinet Report sets out the impact of these changes upon the current Housing Land requirements and public open space provision. The report also summarises the outcome of the Community Consultation exercise.

2.3 The site was submitted to the Local Planning Authority (LPA) by the Council's Property Development Project Team for consideration as a Local Development Plan (LDP) Candidate Site (ref CA014). The submission proposes the site be considered for residential and community facilities, with the number of proposed dwellings, 40, reflecting the latest masterplan. The LPA is undertaking a process of assessment on all Candidate Sites it has received with a view to allocating sites considered suitable within the Deposit LDP, which is currently anticipated for publication in Autumn 2015 for public consultation purposes.

### 3.0 Recommendation

3.1 It is recommended that:

The Vetch Masterplan Review attached as Appendix A is adopted as Supplementary Planning Guidance to policies EV1, EV2, EV3, EV4, HC1(62), HC2, HC3, HC23, HC24, AS2 of the adopted City and County of Swansea Unitary Development Plan and future policies that will be drafted as part of the emerging Local Development Plan.

### BACKGROUND PAPERS

None

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