

Appendix A – Vetch Masterplan Review



Vetch Masterplan Review

February 2015





Vetch Masterplan 2006

Introduction

The Design and Conservation Team has been instructed by the Regeneration Department to review the existing Vetch Masterplan (see left) which was approved as supplementary planning guidance by Cabinet in 2007.

The specific instructions were:

- To include an increased area of community open space including part, or all of the new Vetch Veg allotments.
- To include a reduced number of terraced homes
- To include scope for care home and associated garden/ parking spaces that could be developed independently
- To enlarge parking spaces in accordance with the parking supplementary planning guidance (2.6m x 4.8m)
- To retain a location for the potential community centre (approx building footprint 620 sqm)

This document explains the potential design precedents, and the layout concept and presents two potential options which differ in the amount of open space retained.

This site was been subject to significant public consultation in 2006 which fed into the original masterplan. This review masterplan has been subject to further public and stakeholder consultation during the summer of 2014. A summary of this process is set out in the consultation statement at the end of this document.

This masterplan document will be 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.



The past ...



The future?



The Vetch Field

The Sandfields area around the Vetch comprises a dense grid of interconnecting streets and terraced housing with a lack of communal green space. Traffic levels are low and some streets are used as informal HomeZones for play. The population of the area is mixed and diverse.

The 1.8ha Vetch park was laid out during 2012 as a temporary landscape scheme following the demolition of the football stands. The park layout retains the centre circle as a focal point with the majority of the space laid to grass to

allow informal recreation. The grassed areas are punctuated by trees to add interest. As part of the Cultural Olympiad a community allotment has been established in the southern part of the site. This Vetch Veg project has been highly successful and is more than an allotment. It offers a meeting place for the community away from the urban streets of the Sandfields.

The park is certainly a local resource for the Sandfields community. Although it is close to the city centre, there are



The vetch park with former centre circle in the foreground



Vetch veg allotments



The park exposes the rear boundaries of many of the surrounding properties

no direct lines of sight and it is severed from the main pedestrian areas by the Westway which is a very busy traffic route with limited pedestrian crossings. Whilst the park is 'tucked away' it will always have a symbolism to Swansea City supporters.

There is a lack of natural surveillance and as a result the park must be locked over night to deter anti-social behaviour. Furthermore the park exposes a significant number of rear gardens which may increase the risk of crime.



Typical Sandfields terraced Housing



Oakridge, Basingstoke: contemporary terraces and on street parking



Swindon Triangle: contemporary terraces overlooking open space (Code for Sustainable Homes level 4)

Design precedents

The built form of the Sandfields area is characterised by modest two storey terraced houses following strong building lines along the rear of the footways. The public realm is dominated by on street parallel parking.

The proximity of the site to the city centre makes it a highly accessible location where best use should be made of development opportunities.

Market advice has confirmed that modest terraced houses are the most appropriate form of development on this site from a commercial perspective.

Therefore the proposed design approach should be based on much needed green space, plus a contemporary update of the traditional terraced house with shared on street parking.

The example from Oakridge in Basingstoke, demonstrates how modern terraced houses can be attractive and distinctive whilst making best use of the site. It also demonstrates how on street parking can be organised along with planting areas to ensure that cars do not dominate the streetscene.

Experience has proven that it is possible to meet the mandatory sustainable building standards set by the Welsh Government (Code 3 +) with building fabric and insulation. The Swindon Triangle example by Kevin McCloud is a further



Hanham Hall, Bristol: contemporary sustainable houses (Code for Sustainable Homes level 6)

example of a contemporary terrace design with integral open space and a high level of sustainability (Code level 4). For more details of this scheme see page 6.

There is scope to make simple terraced houses more sustainable in a similar manner to the Hanham Hall development by Barratt Homes in Bristol which achieves Code for Sustainable Homes level 6. This project also includes extensive community green space such as allotments and community orchard.

There is scope to go one stage further with regard to street design and incorporate the HomeZone concept where the streets are designed as multifunctional spaces where slow speed vehicles inter mingle with children playing.

Consideration also needs to be given to the cultural and sporting significance of the Vetch and there are different ways of commemorating this history:

- Street names (there is a Promotion Close and Midfield Drive at the former ground of Sunderland)
- Public art
- Public spaces—often the centre circle is retained as open space

The indicative layout on page 7 show a standard terraced house footprint of 9.5m x 5.5m. This gives an internal floor space over two stories of 90 sqm which equates to a typical three 3 bed house with useable rooms and adequate internal storage.



Example of a HomeZone where the street is designed to allow informal play.



Swindon Triangle

The recent Swindon Triangle development completed in 2011 is a useful reference point for the Vetch.

This project comprises 16 two-bed houses, 13 three-bed houses, 7 four-bed houses, 4 one-bed apartments, and 2 two-bed flats. There are homes for shared ownership, intermediate rent and affordable rent.

The homes are arranged around a central communal green space. This green space includes natural play opportunities, seating, grass for kick about and sustainable drainage systems in the form of dry ditches. In the corners of between the terraced there is provision for local food production. This comprises poly tunnels and vegetable beds. The homes do have small rear gardens and all residents have use of the communal green and growing spaces.

The terraced houses are a modern interpretation of the traditional terrace with low energy consumption credentials. The boundaries between houses at the front are demarked by fruit trees.

Car parking is accommodated outside the homes with a shared surface design to the vehicle areas.

Images (clockwise from top left)

1. Central green space showing sustainable drainage in foreground and seating further away. Note modern interpretation of terraces.
2. Further view from central green space showing integration of three storey flats
3. The green space incorporates opportunities for natural play
4. In the corners between the terraces there is provision for local food production. In one area this takes the form of poly tunnels.
5. In another corner area there are vegetable beds with tool shed and water supply
6. The car parking is located around the edge of the green space and the street is treated as a flush shared space where people and slow speed vehicles use the same area.

Design Concept

The key design concepts that should underpin any development are as follows:

Community open space

The open space should be the focal point on site. The centre circle should be emphasised in the landscape design and the existing Vetch Veg allotments should be retained. There is scope to accommodate a range of community ideas including orchard, play provision, bee hives, more trees, public art.

Maximise pedestrian connections

Any development must be well connected to the wider community to the north, east, south and west. The layout must provide pedestrian permeability through the site following existing desire lines.

Natural surveillance

Any development must overlook the open space and new/ existing streets. Corners are especially important where two public elevations are required.

Security

New development must enclose and secure the existing rear gardens abutting the site. Frontages should incorporate buffer areas between windows and the street. Car parking should be on street in well overlooked locations that are close to the houses served.

Reduce the impact of parked cars

Given the proximity to Swansea City Centre, it is possible to reduce the parking provision to one space per house. The parking should be arranged on street in small groups which do not dominate the streetscene. Rear parking courts are not appropriate in this location.

Reducing vehicle impact

The street design should be tortuous to deter rat running, possibly incorporating HomeZone principles.

Building form

Any new buildings could be a contemporary interpretation of the terraced form to reflect the character of the area and make best use of the highly accessible site.

Mixed Uses

Provision should be made for a potential community centre and possible care home.



Key



Pedestrian desire line



Community open space



Retained allotments



Community centre site



Potential development area with frontages onto streets and open space



HomeZone street design

Community open space

The redevelopment on the northern area of the Vetch as indicated in the Masterplan will be expected to fund the enhancement of the retained area of community open space.

Policy HC24 of the Swansea Unitary Development states:

All new housing development will be required, where the level and nature of open space provision in the locality is inadequate to meet the needs of the future occupiers of the development proposed together with the needs of the existing population in the locality, to:

(i) Make provision for areas of open space either within the site or at an appropriate location in relation to the development, or

(ii) Contribute towards the provision or improvement of existing off-site facilities in the locality through a commuted payment.

Developers will be required to make appropriate arrangements for the management of these areas.

The amplification to Policy HC24 indicates that in order to satisfy the above requirements, areas of open space should be provided in accordance with the Fields in Trust (FIT) standard. The Open Space Assessment has been completed as part of the preparation of the Local Development Plan. FIT have prepared 'Benchmark Standards' for outdoor sport and play. The standard recommends an overall provision of 2.4 hectares of land for play pitches per 1000 population. The assessment of the Castle Ward indicates there is a total of 0.2 hectares per 1000 per population which equates to 2.2 hectares under the recommended FIT target which is the largest deficiency in the County. The provision of a new housing development on the site will therefore be expected to contribute towards the open space provision and the Council will seek to enter into a Section 106 planning obligation to secure either the provision of open space or a financial contribution towards providing or enhancing nearby facilities, and additionally for the future management of such areas through commuted sums payments.

Sustainability

The City and County of Swansea is committed to developing spaces and buildings which enrich our lives, offer flexible high quality living space and open 'play spaces' for young and old alike and enhance our natural environment. It is proposed that the Vetch will be an exemplar development offering highly efficient homes designed for modern 21st Century living. The redevelopment will retain much of the current green space, continuing to provide the local community with an outdoor amenity celebrating the site's iconic past.

High quality buildings and spaces - home is where the heart is

Homes play a significant role in our wellbeing as individuals and communities. In providing excellent living space the development will include the following sustainability principles:

- High energy efficient buildings using design techniques and technologies which maximise the use of daylight and other natural resources - saving money and resources.
- New homes will meet Code for Sustainable Homes Level 5 subject to viability.
- HomeZone principles will help make people, rather than cars dominant across the site, avoiding the need for barriers and linking homes to open space helping to provide safer access for all.



Healthy living - an apple a day

Our surrounding environment contributes to our health and well-being. As the only significant area of accessible green space in the Sandfields, the development will include the following sustainability principles:

- Providing valuable green space to create natural play opportunities, physical activity and growing food.
- Creating a key ecological 'stepping stone' connecting a network of wildlife sites across the city.
- Incorporating techniques like horizontal and vertical green space into building design i.e. green walls / roofs.
- Clear cycle and pedestrian permeability to enable residents to access public transport and cycle network links.

Resilience for the future - Preparing today for tomorrow

Truly sustainable developments are designed to meet the community's needs both now and in the future. To help the Vetch achieve this the development will include the following sustainability principles:

- New homes will be designed for flexible living enabling internal spaces to be adapted to changing lifestyles and needs.
- Sustainable urban draining systems including permeable surfaces and natural draining will be incorporated into the design to reduce surface water run off.
- The development should make provision for retrofitting renewables and linking up to future district heating schemes.





Potential Layout

In order to maximise community open space on site, the proposal is to contain new development in the northern part of the Vetch.

The key features of the indicative layout are:

- 0.7ha Public open space comprising:
 1. Vetch Veg allotments fully retained
 2. Additional growing areas (possible future site for community centre)
 3. Wild flower meadow on site of centre circle
 4. Community orchard and informal open space with bee hives and potential for natural play
 5. Informal open space
- Care home or flats on corner of Madoc Place and William Street
- 40 new homes arranged as short terraces
- Direct natural surveillance of park from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design.
- One car parking space per home and significant space for street planting

Note

The various community spaces (with the exception of the Veg Vetch) are shown indicatively. Whilst the site is currently grassed, much of the foundations of the football stands do still remain, so it may be necessary to explore the growing of the orchard trees in planters rather than into the ground.

Consideration should also be given to the scope for community activities to overlap on the site. For example the natural play could take place within the orchard area and the boundaries between new homes could be formed by fruit trees.

Whilst the linear terraces may appear 'bland' on first impressions, this form of development offers a multitude of opportunities for innovative and contemporary designs.

Summary of Public and Stakeholder Consultation

A 6 week public and stakeholder consultation exercise was held from 30th June to 11th August 2014 and included:-

- The Council's website displayed information about the Vetch consultation and the ability to comment on-line between 30th June and 11th August 2014.
- Notices were displayed at the Vetch site on the 'Vetch Veg' notice board during July 2014
- Press release and publicity in July 2014
- A presentation was given by officers to the Sandfields Community Association on 4th August 2014.
- A manned exhibition at the Sandfields Community Fayre on 9th August, 2014
- A display was sited in Central Library between 30th June and 11th August 2014

A form with series of questions and prompts was distributed to those who wanted to comment. This form comprised tick box elements and opportunities to expand on the views.

A total number of **112 comment** forms and 3 e-mails were received by the end of the consultation process. A detailed record of the responses received is available on request.

Community comments

Approximately half (48%) of respondents were supportive of the revised Masterplan proposals. Whereas 52% were not supportive. Of those who were not supportive of the Masterplan proposals, concerns generally related to excluding or restricting residential development and maximising greening at the site

In terms of the proposed balance of homes and open space in the revised masterplan, the written comments made by the respondents can graphically be summed up in Fig 1 which is a 'word cloud' where the larger the word, the more times it features in the responses.



Fig 1. 'Word cloud' of written responses to open question about 'what respondents would like to see' on the Vetch site.

There was support from almost 95% of respondents for the Masterplan proposals to retain the 'Vetch Veg' Community Garden and 87% of respondents supported the provision of a greater level of green space. In comparison to the 2007 masterplan.

Open space needs for the area are a consideration and it is acknowledged through an Open Space Assessment carried out to inform the LDP process that provision in Castle Ward is deficient however, Sandfields does have the best provision within the ward specifically for children and teenagers, albeit provision is significantly less than within adjoining wards. Retention of Vetch Veg and the greening proposed will help address this and provides for a broad spectrum of residents.

Whilst about a third of respondents were unhappy with the proposed public routes throughout the site, this was largely due to concerns about traffic on the proposed access road to the front of the proposed houses on the Vetch site. The revised Masterplan however advocates Home Zone principles for any new streets in the area which should address these concerns in terms of rat running and vehicle dominance.

Swansea Civic Society

Swansea Civic Society challenged the justification for the proposed reduction in residential units from the 120 in the existing masterplan to 50 homes in the masterplan review with reference to the aspirations of the Local Development Plan process and concluded that the revised proposals 'represent half a scheme, are too idealistic for the realities of the current and longer term economic climate'.

In response, the Council is required to maintain a 5 year housing land supply at all times. The current supply has dropped to 2.9 years and there is a need to bring forward additional housing land in all areas as a matter of urgency

The Local Housing Market Assessment shows a need to supply 3100 homes within the Central Area (which includes the Vetch site) by 2025, of which 58% could be affordable units. The Vetch is an existing allocation and provides a significant contribution to this supply and if the level of units is reduced then provision will have to be made elsewhere and there are limited opportunities for this within the Central area.

Response to consultation comments

Half of respondents are fully supportive of proposals and nearly everyone supported retention of Vetch Veg and the increased greening proposals relative to the 2007 masterplan.

To maintain the existing open space across the entire site would require significant unidentified capital investment and also a revenue budget that does not exist. On the other hand, if the site were retained entirely as open space, then the loss of new housing units at the site would have serious implications for the ability to maintain a 5 year land supply for the area and is not a viable option. Therefore it is considered that the masterplan review sets out a balance of much needed new homes alongside a significant retained area of open space.

Therefore there are no changes proposed to the masterplan as set out in this document the consultation process.

Appendix B – Cabinet Report – 17th March 2015

Reports of the Cabinet Member for Enterprise, Development and Regeneration

Cabinet – 17 March 2015

VETCH MASTERPLAN REVIEW

Purpose:	To seek endorsement of the Vetch Field Masterplan Review and approval to refer the Revised Masterplan to Planning Committee for adoption as Supplementary Planning Guidance
Policy Framework:	City and County of Swansea Unitary Development Plan Adopted 2008 CCS Asset Management Plan One Swansea Plan 2013 Corporate Improvement Plan 2013-17 CCS Sustainable Development Policy
Reason for Decision:	The adopted Masterplan will provide Supplementary Planning Guidance to inform future development and use of the site and to inform site marketing.
Consultation:	Legal, Finance, Planning. Corporate Building and Property Services, Community Recreation, Housing
Recommendation:	It is recommended that Cabinet: - 1) Endorses the Revised Masterplan resulting from the Vetch Field Masterplan Review and agrees that it be referred to the Planning Committee for adoption as Supplementary Planning Guidance
Report Author:	Gordon Allison
Finance Officer:	Jeffrey Dong
Legal Officer:	Christopher Allingham
Access to Services Officer:	Sherill Hopkins

1.0 Introduction

- 1.1 The Draft Vetch Masterplan Review was approved by Cabinet on 11th February 2014 as the basis for a public consultation exercise prior to a report back seeking adoption of the final Revised Masterplan as Supplementary Planning Guidance (SPG).
- 1.2 The Consultation Draft outlined revised draft proposals to the adopted Masterplan which limited the development to the northern area of the site in order to retain some of the existing green space and the popular 'Vetch Veg' community garden.
- 1.3 The stadium buildings were demolished in 2011 and a landscaping scheme was undertaken as a temporary measure whilst proposals to develop the site were identified and realised. As a result the current use of the site was designed to minimise wasted costs and was engineered assuming that development would be forthcoming in the short term. The current situation cannot continue indefinitely without significant capital investment being undertaken to address the issues below:
- The existing bund on the site of the former North Bank adjacent to Madoc Street acts as a shield for antisocial behaviour and ideally needs to be removed. Underneath this bund is demolition spoil that was left on site and covered to be reused as appropriate in the development. Furthermore only a minimal amount of topsoil cover was incorporated into the grassed area over the bund due to the anticipated life of the site. In the medium term hazardous chemicals from contaminated material under this layer may leach into the top soil, therefore further cover to these hazardous areas will be needed until the site is developed
 - The remaining gates and boundary walls will require attention/demolition due to disrepair or to enhance visibility, security and amenity.
 - The water supply to the 'Vetch Veg' community garden is via a temporary insulated hose from the mains, and to be sustainable requires the installation of an underground system.
 - Some of the footpath areas have started to lift and will require replacement in the short term
- 1.4 Should the site be retained as a park, it has been estimated that, between £270k and £400k would have to be spent, depending upon the level of improvements carried out. No budget is currently identified to meet this requirement and external grant opportunities are limited and, in any event, would require an element of CCS match funding
- 1.5 If the site is developed in accordance with the Revised Masterplan proposals then this cost is unlikely to apply as the works would either be unnecessary due to the development, or alternatively any cost is likely to be borne by a developer.

2.0 The Public Consultation process

2.1 A community consultation exercise was held from 30th June to 11th August 2014 (in excess of the 6 week standard period for draft SPG consultation) and included:-

- Press release and publicity in July 2014
- A manned exhibition at the Sandfields' Community Fayre on 9th August, 2014
- Notices were displayed at the Vetch site on the 'Vetch Veg' notice board during July 2014
- A display was sited in Central Library between 30th June and 11th August 2014
- A presentation was given by officers to the Sandfields' Community Association on 4th August 2014.
- The CCS website displayed information and the ability to comment on-line between 30th June and 11th August 2014.

2.2 A total number of 112 comment forms and 3 e-mails were received by the end of the consultation process in August 2014.

3.0 Community response to the draft amended masterplan

3.1 Approximately half of respondents stated via the comment forms that they were happy or fairly happy with the revised Masterplan proposals.

3.2 There was support from almost 95% and 87% of respondents respectively for Masterplan proposals to retain the 'Vetch Veg' Community Garden and for the provision of more green space. Of those who were not happy with the full Masterplan proposals, concerns generally related to excluding or restricting residential development and maximising greening at the site

3.3 Whilst about a third of respondents were unhappy with the proposed public routes throughout the site, this was largely due to concerns about traffic on the proposed access road to the front of the proposed houses on the Vetch site. However, the Revised Masterplan advocates Home Zone principles for any new streets in the area which should address these concerns.

3.4 In conclusion, the majority of respondents were supportive of large elements of the draft Masterplan Review and half of respondents were fully supportive. The detailed responses received via the comment forms are attached in Appendix 1.

4.0 Responses from Organisations

Swansea Civic Society

- 4.1 Swansea Civic Society challenged the justification for the proposed reduction in residential units from the 120 in the Original Masterplan to 50 in the context of the aspirations of the Local Development Plan process and concluded that the revised proposals “represent half a scheme, are too idealistic for the realities of the current and longer term economic climate”.

5.0 Housing Land Requirement

- 5.1 CCS is required to maintain a 5 year housing land supply at all times. The current supply has dropped to 2.9 years and there is a need to bring forward additional housing land in all areas as a matter of urgency
- 5.2 The Local Housing Market Assessment shows a need to supply 3100 homes within the Central Area (which includes the Vetch site) by 2025, of which 58% could be affordable units. The Vetch is an existing allocation and provides a significant contribution to this supply and if the level of units is reduced then provision will have to be made elsewhere and there are limited opportunities for this within the Central area.

6.0 Response to Consultation Feedback

- 6.1 Half of respondents were happy or fairly happy with the proposals and nearly all respondents supported retention of Vetch Veg and the greening proposals.
- 6.2 To maintain the existing uses at the site would require significant unidentified capital investment and also a revenue budget.
- 6.3 The loss of new housing units at the site would have serious implications for the ability to maintain a 5 year land supply for the area and is not a viable option.
- 6.4 Open space needs for the area are a consideration and it is acknowledged through an Open Space Assessment carried out to inform the LDP process that provision in Castle Ward is deficient. However, the Sandfields does have the best provision within the ward specifically for children and teenagers, albeit provision is significantly less than within adjoining wards. Retention of Vetch Veg and the greening proposed will help address this and provides for a broad spectrum of residents.
- 6.5 In conclusion, no material changes are proposed to the Vetchfield Masterplan Review proposals following the consultation process and accordingly the Revised Masterplan document (which can be accessed via the following link <http://staffnet/index.cfm?articleid=59193>) is recommended for adoption as Supplementary Planning Guidance.

7.0 Equality and Engagement Implications

An EIA screening has been carried out and it is considered that a full EIA report is not needed in this instance. At this stage only a framework for the development of the site is being proposed and this has been the subject of a consultation exercise from which no equality issues have arisen. Any future development of the site must comply with statutory requirements and will follow the submission of a planning application which will be subject to public consultation.

8.0 Financial Implications

8.1 The current estimated capital receipt for the site is £700k. The Sports Council of Wales (SCW) has a charge on the Vetch property/land together with 2 other sites which will require CCS to pay over any capital receipt up to the value of £2.9m received for these sites.

8.2 Also, CCS is obliged to repay a Welsh Government (WG) grant of approximately £550k for the demolition of the Vetch. However, it is likely that after the SCW has been repaid there will be nothing remaining from any capital receipt to repay WG). The repayment terms for both grants are contradictory as they require all capital receipts to be paid to both parties. In order to rectify this anomaly, WG has asked that CCS formally request permission for any proposed disposals to, detailing the proposed financial terms and request that any capital receipt be foregone by WG in lieu of the SCW charge. Should permission not be given on this basis then as there are no other allocated funds available to pay WG, proposed sales will not proceed.

8.3 As stated earlier, in paragraph 1.5 the current Capital Programme has not allocated any budget towards any possible Capital scheme arising from this Masterplan review. CCS will therefore have to rely on seeking grant and contributions from external funders to meet any capital costs.

8.4 There is no current Revenue budget for ongoing maintenance works and the works referred to in paragraph 1.4.

9.0 Legal Implications

9.1 The Revised Masterplan is proposed to be referred to the Planning Committee as per the Scheme of Delegation (or, if deemed necessary, to Council) for adoption as SPG 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.

9.2 The terms of the Revised Masterplan will then form a material planning consideration in the determination of any planning application which may be made.

9.3 SPG should be reviewed regularly to ensure that it reflects current development plan policies.

10. Conclusion

10.1 The Revised Masterplan proposals are broadly supported although there was an element of respondents who wanted no development at the site. Leaving the site as it is will not be an option as improvements will be necessary for which no funding has currently been allocated.

10.2 The level of housing proposed in the Revised Masterplan will go some way to meeting CCS's statutory obligations and furthermore the adoption of the Revised Masterplan as planning guidance will not prevent a further review in the future should development plan policies require consideration as to whether further residential development is needed.

10.3 The Revised Masterplan proposals if adopted will provide developers with more certainty about the acceptability of development proposals and will therefore allow appropriate parts of the site to be marketed at the earliest opportunity.

Background Papers: None.

Appendices: Appendix 1 – Proposed Indicative Layout
Appendix 2 - Detailed Consultation Responses

Appendix 1 – Proposed Indicative Layout



The key features of the indicative layout are:-

- 0.7ha Public Open Space comprising (as numbered and annotated on the layout drawing):
 1. Vetch Veg area fully retained
 2. Potential additional growing area for the Vetch Veg in the short term with capability to site a future community centre subject to funding becoming available.
 3. Wild flower meadow on centre circle
 4. Community orchard and informal open space and potential for natural play. (Whilst this area is currently grassed, much of the foundations of the former football stand remain, so it may be necessary to explore the growing of orchard trees in planters rather than into the ground).
 5. Informal open space
- 40 new homes arranged as short terraces
- A care home or flats on the corner of Madoc Place and William Street which could incorporate shared community facilities.
- Direct natural surveillance of the open space from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design as proposed by the Original Masterplan.
- One car parking space per home and significant space for street planting
- The potential to still reinstate gardens which have been reduced to the construction of the football stands, and to integrate developable spaces adjoining the Vetch Field as proposed by the Original Masterplan.

Vetch Masterplan- Consultation

A revised masterplan for the Vetch Field has been drafted by the Council and we wish to seek your thoughts and comments on the future development of the site.

If you have any questions or would like to receive this information in an alternative format e.g. large print, braille, another language etc. please contact Craig.Fisher@swansea.gov.uk or telephone 637266

1. About You

Name	112 (100.0%)
Address	112 (100.0%)
Email	112 (100.0%)

2. Tell us what you think of the updated plans....?

- 17 (17.0%) I am very happy with the updated plans
- 31 (31.0%) I am fairly happy with the updated plans
- 17 (17.0%) I am fairly unhappy with the updated plans
- 35 (35.0%) I am very unhappy with the updated plans

3. We have proposed the retention of some green space. Do you think this is a good idea?

96 (87.3%) Yes 13 (11.8%) No 1 (0.9%) Not sure

4. If not, what would you like to see?

39 (100.0%)

Affordable housing, childrens playarea, community centre
Affordable housing. Park for children. New community centre.
All green space
All green space. no property development on site
All of it. No more housing in Sandfields
Area for children, picnic tables, community centre.
Building houses and a road would take away the community vibe that is currently present. Sandfields is very residential and if anything needs more green space such as the veg community and childrens park.
But no development on this green space!
Could do with more green space as play/sports area for the children
Critical to have green space especially as there is little in urban areas.
Essential to maintain the current community use.
Green space and allotmetns
I am little happy because we want children play area please and more veg garden
I like see more garden other space because lots of awaiting at the moment and we want some children play area as well
I like to see more veg garden and childrens playarea. I see every day children playing so happily and also gardeners doing garden and lots of people waiting for space.
I rather the existing plans to stay as it is, as the vetch is a national treasure and this should be an open space for all the community. If developers builds on the open space then the other developers will follow.

I rather the existing plans to stay as it is, as the vetch is a national treasure, and this should be an open green for the community> If a developer builds on the green space, then the other developers will follow.
I strongly believe that all the green place should be kept and no extra houses.
I strongly believe that all the green places shold be kept and no extra houses
I think the all green space should stay. Houses and a road is definately not a good idea. The safety of the local children is at stake with this, as so many families use this space.
I wonder why there has to be houses built here? The city center is so built up and this green space is so needed in the area, the area is widely used for a space to go and kick a football, have a picnic, play on the grass.
I would like the green space to remain, as it is the only green space in the area and the community enjoy and use it.
I would like to see more garden space, on waiting list at the moment, we want childrens play area as well.
I would like to see the area remain a green space. More space offered as allotments and maybe a small five a side style football pitch in the are of the North Bank to cement the historic nature of the site.
I would like to see the small area and green area where they build the houses to stay as it is as my boys come and play football everyday also I would like to see children play park area as well
I would like to see the whole of the vetch field retained for community use, definately no housing. We don't need it, we do need green open space. This community has suffered for many years from lack of space to play and relax. So many people are enjoying the space - please leave it be. Can we have an open air lido, great for families and safe for children.
Its ok but I want this site more garden and more children area
Keep it has it is now the road will stop the children playing their and dangerous
Keep the grass areas
Leave it as it is.
More affordable homes for our children and further generations
More green play areas
More green playareas
Most important is the Direct link from Richardson St to Madoc Place and the town centre, THe building of homes over that whole area would be a retrograde step given the development of Vetch Veg. Thta movement line will greatly influence housebuildign proposals.
Nothing just keep it has it is as it be dangerous if you put roads through it when you have children around there playing.
Retention of open green space for play and relaxation. The Madoc Street play area s officially designated as an urban playground. Some of us parents fought hard for it. It is the only open play area in Sandfields how can you think of taking it away and add even more houses taking away half the vetch where are our children going to play?
This is a bit of a closed question. In my opinion the entire area should remain a green space. No new buildings should be erected at all and the land should remain in the hands of the County
We want more greenspace not anymore developments
Would like all green space.

5. We have proposed the keeping of the Vetch Veg Community Garden. Do you think this is a good idea?

105 Yes (94.6%) 3 (2.7%) No 3 (2.7%) Not Sure

6. If not, what would you like to see?

14 (100.0%)

a play area
Excellent use of space. Has really brought the community together.
I would like to see this extended
If not, what would you like to see?
Just the vetch veg community garden as it is
Most definately to be a permanate feature of the community.
n/a
n/a

Of course. Do you expect other answers?
Plans that reflect the history of Swansea thereby,pleasing to the eye and therefore also attracting visitors.I would suggest that you plans could include amodel of the townin all its glory,prior to the blitz.
please, please, please no houses
Please, please, please no houses.
The Vetch Veg Community Garden should be kept, for sure, but it should not be allowed to extend to the detriment of space that can be used by members of the Sandfields community who aren't interested in allotment use (e.g. children playing, walkers, sitters, readers, etc.). The current space is adequate enough, I feel. However, I am not suggesting that the space afforded to Vetch Veg should be reduced in any way, just that it should not become the focal point of the space.
This has proven to be a very successful project and removing it would not be acceptable
This is a unique place for a very deprived community to come together to show off their strengths of growing and talking to each other and celebrating sustainability.

7. We have proposed a number of public routes through the sites...

	Yes	No	Not sure
I am happy with the proposed routes	44 (44.4%)	33 (33.3%)	22 (22.2%)
These routes will help to connect and integrate the adjoining streets	26 (40.6%)	22 (34.4%)	16 (25.0%)

8. After looking at the new plans, is there anything we haven't thought about or any opportunities we have missed?

48 (100.0%)

(Madoc Place) The electric sub station is an eyesore and I have concern that it will continue to be a dumping ground. Parking is another issue in the area.
A balanced scheme
A small cafe or restaurant
Add a lido like Blackpill. The vetch is the only safe place that children can run around without the fear of being knocked down by traffic.
After looking at the new plans, is there anything we have...
Based on what has been set out in the plans, this site obviously has an exciting future, but the Swansea community should not be allowed to forget the significance of its past. I was therefore very glad to see that public art is mentioned in relation to the history of the site in the plans you have set out. I recently noticed that a blue plaque has been unveiled in Cwmdonkin Park for the actual physical location, rather than in memory of a person, and I think this is the bare minimum that should be done to commemorate the former home of our city's football club. Relevant street names are a must (perhaps more relevant than Sunderland's ?~Promotion Close?T, however ?" let?Ts make sure we retain that Vetch Field flavour with streets called ?~The North Bank?T, ?~The East Terrace?T, ?~The Centre Stand?T and ?~The Double Decker?T, or similar). If budget allows (and I think that it should), a collaborative effort between artists, poets, historians and local residents would ensure that the memory of the Vetch lives on. The chorus of Roger Evans?T ?~Swansea City?T could, for example, be cast in stone around the perimeter of the old centre circle, and the names of each player who pulled on the black and white shirt of Swansea and ran out at the Vetch Field could be chiselled into the stone of one of the Vetch?Ts former turnstile walls. Murals and sculptures could depict the stories of the Vetch Field, with new words written by local poets to explore the transition from football ground to community space. In addition to these possible public art ventures, a scheme similar to the newly-laid medieval landmark pavement markers on High Street would allow a free walking tour of the site for local people and visitors interested in a more detailed history of the Vetch (with markers for the dugout, the tunnel, the player?Ts entrance, the approximate position on the field where the ball left James Thomas?T foot for that glorious hat-trick goal against Hull, etc.). These are just a few ideas that I believe would enhance the experience of visiting the Vetch, as both an important historical location and a vibrant and contemporary community space. If you would like further clarification of anything that I have mentioned here, please do not hesitate to contact me: rhysoainwilliams@hotmail.co.uk. As a former Sandfields resident, a local artist who has contributed to public art schemes, and a lifelong supporter of Swansea City, I would be more than happy to conduct a more considered discussion on the points I have raised.

Children safety
childrens play area such as a small park.
Childrens play area.
Childrens playground at (2) fencing to protect garden and from cars
Coffee Shop
Do not build here - restore unused buildings instead. 1 car park per house I am sure is not enough. Have 2 per house and no street parking so there is space to play. or no gardens and only 1 bed appartments so more green space is left for the community.
Give the space permantely to people who have been squashed in with no greenery for years there are a few old commercial spaces that could be built on the bus garage, clarence terrace, vetch car sales; leonard charles warehouse etc etc. I though children's needs had to be considered by law these days.
How about developing the palace theatre instead? Why dont we attempt to develop the old neglected buildings within Swansea. Perhaps instead of chasing droams of "examplar developments" lets put what we have at present first. Just keep it green!
I think more emphasis should be placed on tailoring the green spaces, including Vetch Veg, towards children.
I think you h ave covered everything exceptional well and catered for everyne any age. Well done to the Planning Department
I would like a private development to take the project forward with private housing 2 storey, and more use of open areas as the sandfields is a large concentrated urban housing area and more recreational areas are needed, the area could involve a football pitch as it is the old vetch football site! and a large playground/ play area for younger kids. The area has a very high concentration of rented accommodation, and social housing which probably far exceeds the legislation for required percentage of social/rented properties so private housing would be my choice, with a larger area of social play areas for the residents in the area.
In my view, you haven't given enough consideration to the needs of the people who live in the community of the Sandfields. We live in a densely populated area which has a high volume of traffic. There is no safe place to play in the community. There are two primary schools within our community which only have hard areas to play on so here is an opportunity to provide us with a much needed green space. The Vetch Community Garden has been a great success in enabling people to grow their own food and to come together socially. It has also put Sandfields on the map, attracting interest and visitors from the UK and abroad. Since the Vetch has become a 'park', it is being used daily by many people. Youngsters play football regularly there, families and friends enjoy meeting up People walk to school and work through the Vetch and many people just sit and enjoy the surroundings.. St Helen's Primary has held sports there and various community groups carry out activities there. Yesterday, the second Summer Fair was held at the Vetch, organised by the Sandfields Community Association. The day was a great success and one of the most important factors was the coming together of people from the many different cultures within our community. Everyone was able to enjoy the activities and entertainment together and get to know each other, sharing cultures and experiences. The Vetch has offered us a unique opportunity to do this in the heart of our community. I urge you to consider a way that we can retain enough green space at the Vetch to continue to develop these opportunities and enable us to grow as a community and ensure the well being of everyone in the Sandfields.
It wont be safe for the children to play if there is a road built.
Keep all green space and wait for T.A. Centre to move and build there.
keeping the Vetch Field as a green space in the city. It attracts new and past visitors daily of the old vetch site. It is also a place for the local children to go and play safely.
Kids play areas
Making new house in this area will damage Sandfields
Making new house in this area will damage Sandfields.
more allotments, me and my family use the open space a lot and it would be a shame to add buildings to the site, its peaceful and tranquil in the town centre.
More open space
no
No not sure
Not happy with the road going through.
Not much if anything seems to acknowledge and commemorate the old Vetch Field aside from a wildflower meadow where the centre circle used to be. I would, as a Swans fan who spent many a year growing up watching the Swans at the Vetch, like to see some form of permanent reminder and a memorial to the many fans etc who attended matches, or whose ashes were even scattered on the site.
Not sure
Overall I am happy with the proposal. I think the veg patch should be expanded to include area 2, the proposed area

for the community centre.
Play area for the children, toilet facilities, bandstands open air concerts, local coolery and farm activities.
Play area for the children, toilet facilities, sandstands - open air concerts, local cookery and farm activities.
Play area where children and young could come and play and green area for older children. Parents have picnic and other school activities gets taken on the green area.
Public space is poor; backs of Williams Street homes still facing park. 'Bombs' is unfinished. MAke that row of houses complete. The 'potential care home, exposes backs and parking to the new space. The arrangement of space is very poor. The backs of Williams street.
renewable utilities and pooled supply, cheaper costs for all tenants, not sure about the care home, why not a better mix of people and places, small block of flats, detached houses , semi detached suitable for both young familes and more mature residents givingt a better mix of people benfiting from the site
Safety
Safety aspect of the site is an issue as a lot of undesirables come in during the day/night before the gates are locked.
Small 5 a side football pitch along side North Bank. CCTV to stop antisocial issues.
The community
To put some play equipment in for the children.
We were told a new community centre would be built on site. It seems that housing has taken priority over everything else.
Would be missing an opportunity to build on the success of vetch community garden by building on the vetch.
yes children play area
Yes it is a green space for children and the people of the Sandfields not for cars racing through dont you ever think of the people and what they want.
Yes plenty
Yes,you appear to want to copy other areas in England instead of composing your own individual and unique plans.Swansea is a beautiful city and planning should be of a far more sensitive nature.
You have missed the opportunity to keep this as a total greenspace for children and the community.

9. If you would like to make any specific comments on any of the aspects of the updated plan please specify below:

41 (100.0%)

Please avoid building on this green space - renovate unused buildings with the money instead. Imagine is you lived on a nearby street - please do not take this amazing space away from the people who live there
Business over community - not good.
Definitely we need keep green area in the centre and also this community garden gives a great opportunity to many people to contact and increase social life as nowadays it is very important.
Definitely we need keep green area in the centre and also this community garden gives a great opportunity to many people to contact and increase social life as nowadays it is very important.
Expand the veg community garden. Kee p the space for the community to come together and socialise and for picnics etc.
I fully support the continuation of the Vetch Community Garden, the wildflower meadow, the orchard and the bee hives. I think it would be possible to provide a care home/sheltered housing and a future community centre and still have enough green space to enable us to have our green space. I do not support the building of any other housing on the site, nor any roads through the site.
I hope that the plan layout (1) (2) (3) (4) will retain and tidy looking fence for the vetch Veg
I like growing my chinese vegetable at the vetch. Please dont change anything.
I think the community garden should stay as it is
I think the vetch is best left alone. Its perfect the way it is now as a park
I'm sorry. This is the first time I have seen the plan. Thought I had better comment. Too much to say now. Our work with the community back in mid 2000s has been largely ignored. I am really very sorry to be so negative. I would be happy to discuss further. The plan could be so much better. For housing - key is rear of Madoc Street, the 'Bombs' and the backs of Williams Street. Key route I have mentioned - makes the whole space work on a much wider basis. HTere is no scope for future possibilites. THE residual space is poor. And the criteria we set out in the earlier report are simple and so important. Ahh sorry again.

It is unlikely you will get a 3 or 4 storey housing built without it over shading the neighboring properties. It should be maintained at a 1 or 2 storey building. The area for the care home/flats and the plot above it should be on a 20/30 year lease as a care home then flats afterwards.
Its healthier to eat fresh grow vegetables
Keep the green space
Keep the vetch field as it is, solar panel lights, street pavements, local community events.
Keep the vetch field as it is, solar panel rights, street pavements, local community events.
no
not happy with the planned road!
Please leave this greenspace alone and let it develop into a tranquil place for children to play without any worry.
Road through vetch means grass area will be fenced off to stop children getting run over.
The access road through the vetch field needs to be rerouted or the areas 1-2 and 4 should be fenced off. A larger play area should be available for kids to have a more open space.
The access road through the vetch field needs to be rerouted or the areas 1-2 and 4 should be fenced off. A larger play area should be available for kids to have a more open space.
The green space adds social value and enhances an otherwise drab space in the city centre which risks falling into an HMO sink hole.
The road is of concern. There should be plenty of green space, as it is being well used. Is there going to be any fencing between the road and the green area making it a safe area for children to play away from the cars.
the Sandfields deserves its green space after putting up with us football fans for decades!
The Sandfields is already an over-built up area. The last thing that is needed is social housing. Swansea is an area that is over-subscribed by social housing.
There are also areas of anti-social behavior in the area ie the vetch mound, that needs addressing. This involves drug use by users, and needles being discarded in the area and surrounding streets, so the scheme must try to eradicate this growing threat.
There is some old commercial sites that could be regenerated into housing without building on the only green space in the sandfields area.
There seems to be a false claim that by developing the site, crime will be reduced? This seems irrelevant considering other open spaces exist (Singleton, Brynmill, Cwmdonkin etc) - hardly hotbeds of crime> I'd like to see the statistics. How much would these houses cost? Who would buy them? Would they only be of interest to housing associations.
This looks like a great design, utilising the space efficiently, retaining a great community aspect, green space which is important and retaining the Vetch Veg plot. A great amendment to the plans over all.
We really don't need any more housing in Sandfields. We do need open space. Many family sized homes will be released for rent/purchase when students start moving away to new SA1 location.
We would like to keep the vetch as the same as it is.
We would like to keep the vetch as the way it is.
With the sites mentioned above and more why does the Council think we need even more houses and even less space.
Would be nice if any planting in green space is of native species instead of the usual amenity planting which does not appeal to wildlife. Will the community centre be replacing St Phillips Community Centre by bus garage.
would like to keep green space.
Would like to keep the community garden as it is
Would like to keep the community garden as it is.
would not like to see houses OR a nursing home on the site why not build on the old VOSA building at parc tawe instead!
Would rather just have green space and no houses.
You should not build any houses on this important green space

Tell us a little about you: We will use this information to see if we have gathered a range of view across the city and to find out if any proposal impacts on one group of people more than another. You do not have to answer these you don't want to.

- 10. Are you ..**
 43 (41.3%) Male
 61 (58.7%) Female
- 11. Is your gender identity the same as you were assigned at birth(if.e.g.. born male and currently living as a man or born female and currently living as a woman)?**
 92 (94.8%) Yes
 5 (5.2%) No
- 12. How old are you...**
- | | | | |
|------------|----------|------------|---------|
| 0 (0.0%) | Under 16 | 18 (17.5%) | 46-55 |
| 0 (0.0%) | 16-25 | 20 (19.4%) | 56-65 |
| 17 (16.5%) | 26-35 | 16 (15.5%) | 66-75 |
| 24 (23.3%) | 36-45 | 8 (7.8%) | Over 75 |
- 13. What is your sexual orientation?**
 2 (2.1%) Bisexual
 5 (5.3%)
 79 (83.2%) Heterosexual / Straight
 8 (8.4%) Prefer not to say
 1 (1.1%) Other (please write in)
 1 (100.0%)

Tell us a little about you: We will use this information to see if we have gathered a range of view across the city and to find out if any proposal impacts on one group of people more than another. You do not have to answer these you don't want to.

- 14. What is your ethnic group? (please cross one box)**
 80 (76.2%) White - British, any other White background
 3 (2.9%) Mixed - White & Black Caribbean, White and Black African, White & Asian, any other Mixed background
 15 (14.3%) Asian or Asian British- Indian, Pakistani, Bangladeshi, any other Asian Background
 1 (1.0%) Black or Black British - Caribbean, African, any other Black background
 6 (5.7%) Chinese or Other ethnic group
- 15. What is your religion or (non) belief, even if you are not currently practising? (Please cross one box or write in)**
- | | | | |
|------------|--|----------|--------|
| 37 (37.0%) | No religion / belief | 1 (1.0%) | Jewish |
| 45 (45.0%) | Christian (including Church of England, Catholic Protestant and all other Christian denominations) | 9 (9.0%) | Muslim |
| 2 (2.0%) | Buddhist | 0 (0.0%) | Sikh |

1 (1.0%) Hindu 5 (5.0%) Prefer not to say
Any other religion/ belief system 6 (100.0%)
(please write in)

16. Can you understand, speak, read or write Welsh? (Please cross all that apply)

11 (10.5%) Understand spoken Welsh
5 (4.8%) Speak Welsh
9 (8.6%) Read Welsh
4 (3.8%) Write Welsh
18 (17.1%) Learning Welsh
68 (64.8%) None of these
3 (2.9%) Prefer not to say

17. Which languages do you use from day to day? (Please cross all that apply)

100 (100.0%) English
2 (2.0%) Welsh
0 (0.0%) British Sign Language
Other (please write in) 10 (100.0%)

18. Do you have any long-standing illness, disability or infirmity? By long-standing we mean anything that has troubled you over a period of time or that is likely to affect you over time. This could also be defined Under the Equality Act 2010 as: "Having a physical or mental impairment which has a substantial and long term adverse effect on your ability to carry out normal day to day activities."

19 (18.6%) Yes
83 (81.4%) No



President - Professor Prys Morgan, Vice President - Professor David Herbert, Chair of the Executive - John Steevens, Treasurer - Tony Lamb, Secretary - Eileen Walton, Membership Secretary - Audrey Tribe, Newsletter & Website Manager - Margaret Lamb

10th. August 2014

Vetch Masterplan Review Consultation

In view of the site's prominence both as a part of the City centre and as the home of Swansea's football, we have given careful consideration to the revised Masterplan as briefly set out in the documentation available.

The proposals do give rise to some serious concerns and also to a number of strategic contradictions, when viewed against other actions currently being discussed across the city. In brief the following summarises our concerns.

Timeline

The original Masterplan for the Vetch, of 2007 was arrived at following a similar consultation process. Why was this not implemented once the demolition was completed? A slow economic climate is no reason to spend further time and money on a further process.

Amendments to the 2007 Masterplan

The original proposals included:

- a. 120 No. 2, 3 & 4 storey family housing and flats (reduced to 50 No.)
- b. A landmark community centre (only a special provision is mentioned)
- c. Reinstatement of gardens compulsorily acquired for extended football stands (omitted)

In our view the new Masterplan fails to justify these significant changes and departure from the City's original commitments to the local community.

The Vetch Veg. Project

This has been widely acclaimed as a successful community project with a number of awards to its name. There have also been a number of highly flattering photo opportunities as a result.

The success of this project is to be commended and should be allowed to continue, however there does need to be a "reality check" on what is identified as a "temporary community garden".

An on-line check has failed to locate a planning consent for the current arrangement, which is no longer technically temporary and included structures that should be subject to a consent. Any visitor to the Vetch from October to March would be met with a site of abandoned desolation, poly-tunnels and recycled pallets. Surely this landscape is not compatible with the stated objective of "high quality buildings and spaces".

Current Financial Constraints

We have been repeatedly informed of the hard choices to be made across the City in order to meet the spending shortfall for this and future years which is reported as £45m rising to £75m. If this is

truly the future for Swansea, this revised Masterplan appears to fail to recognise it and does little to maximise the economic potential of the site.

The Contradictions

We believe that answers need to be provided to justify the significant contradictions between this Masterplan and the actions of the Authority elsewhere.

- a. If the policy is to re-populate the city centre, a reduction from 120 to 50 units cannot be supported.
- b. The LDP sets out to maximise the use of “brown field sites” to meet the required increase in housing stock, a reduction from 120 to 50 units is contrary to this policy.
- c. The administration has to maximise it’s available resources to reduce the impending deficit. While selling off school grounds is deemed a necessity, surely under-utilising the value that the Vetch represents cannot be justified.
- d. The Masterplan states that “The City and County of Swansea is committed to developing spaces and buildings and open “play spaces” for young and old alike”. A commendable sentiment, but not when viewed against the City’s legal challenge to the local communities efforts to preserve the existing Recreation Ground at St. Helens. It is indefensible to allocate over 50% of the Vetch Field site to a “Community Orchard”, an “Informal open space alongside Madoc Place” and the Vetch Veg community project as is and extended when actively removing similar existing amenities elsewhere in the city.

Conclusion

It is our considered opinion that the current proposals represent half a scheme, are too idealistic for the realities of the current and longer term economic climate.

It has taken seven years and no doubt, significant resources to arrive at a watered down proposal for this key city centre site.

We would welcome the opportunity to discuss the Masterplan in more detail with the appropriate Council officers and would be pleased to hear from them in the near future.

In the interim, we would request an acknowledgment of the receipt of this consultation response together with responses to the key issues raised.

Yours sincerely,

John Steevens

(Chair to the Executive)

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Appendix C – Cabinet Report – 11th February 2014

Agenda Item 10.a

Report of the Cabinet Member for Regeneration

Cabinet – 11 February 2014

VETCH MASTERPLAN REVIEW

Purpose:	To seek authority to undertake a public consultation exercise on a revised masterplan for the development of the former Vetch Field Stadium site.
Policy Framework:	City and County of Swansea Unitary Development Plan Adopted 2008 CCS Asset Management Plan One Swansea Plan 2013 Corporate Improvement Plan 2013-17 CCS Sustainable Development Policy
Reason for Decision:	Subject to full public consultation the masterplan review will be used as planning guidance to inform prospective developers, the local community and other interested parties about the future land use.
Consultation:	Legal, Finance, Planning, Corporate Building and Property Services, Community Recreation, Housing.
Recommendations:	It is recommended that Cabinet: - 1) Approves the principles of the draft review of the Vetch Masterplan and approves the revised Masterplan as a basis for public consultation following which, the outcome will be reported with recommendations to Cabinet for approval.
Report Author:	Gordon Allison
Finance Officer:	Steve Matthews
Legal Officer:	Nigel Havard
Access to Services Officer:	Kirsty Roderick

1.0 Introduction

- 1.1 In 2007, Cabinet approved the adoption of a Masterplan as Supplementary Planning Guidance to inform the future development of the Vetch site which is owned freehold by the Council. At that time the site was still occupied by the vacant stadium buildings.
- 1.2 The key components of the Masterplan for the Vetch were:
- The optimisation of the housing development potential through a series of 2/3/4 storey terraces (approx 120 units) integrated into the surrounding pattern of streets providing both family housing and some flats at an overall density of 50 properties per hectare
 - The development of a landmark community centre to include a multi functional local public open space at the centre to emphasise its association with football, incorporating open space and children's play, enclosed by 3 and 4 storey terraces;
 - The organisation of streets and spaces as a safe but accessible 'home-zone' allowing only slow vehicle speeds;
 - The creation of permeability through seven limited gateways into the development for vehicles and pedestrians;
 - The reinstatement of gardens which have been reduced to the construction of the football stands;
 - The integration of developable spaces adjoining the Vetch Field
- 1.3 The Vetch Field site was marketed for development in accordance with the masterplan aspirations between November 2009 and March 2010, however only one bid was submitted, the terms of which were unacceptable to the Council. The poor response was attributed to a number of factors including the economic downturn, the subsequent lack of availability of development funding, the necessity to fund the construction of the community centre at the commencement of the project and the impact of the cost of demolishing the stadium upon the development costs.
- 1.4 Following the disappointing market response, the Council applied to the Welsh Assembly Government as it was at the time, for a £700k SRA grant to demolish the stadium and provide a temporary landscaped area for public use. The grant was accepted and the landscaped site was opened to the public in September 2012.
- 1.5 Part of the site has since been occupied as a temporary community garden, originally as part of an art project linked to the Cultural Olympiad. This project (known locally as Vetch Veg) was embraced by the local residents with over 100 participants from all sections of the Sandfields' community. As a result, once the Olympiad project ended, the Vetch Veg remained and became independently constituted by the community which holds a 7 year lease (subject to earlier termination by either party subject to notice) from the Council to operate the site for the growing of

vegetables. Whilst initially conceived as a short term project, the Vetch Veg is now established and has won both a Sustainable Swansea Community Project Award and a Tidy Wales Urban Regeneration award. The Vetch Veg participants also currently act as volunteer key holders for the adjoining landscaped area, opening and closing the gates, morning and evening, on a daily basis.

- 1.6 Any future capital receipt from the sale of the site would firstly be required towards the repayment of a £2.9M Sports Council for Wales grant that was used in connection with the funding of the Liberty Stadium, and the £700k SRA grant used for the demolition.

2.0 Background Context to the Review of the Vetch Masterplan

- 2.1 The site is 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, which was based on the principles of the original masterplan. The revised principles in the Masterplan Review are likely to reduce the number of dwellings at the site by more than half the previously estimated figure.

- 2.2 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. The submission proposes the site be considered for residential and community facilities, with the number of proposed dwellings unspecified. 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 Summer 2015 for public consultation purposes.

- 2.3 The Vetch site is still on the Council's Disposal Programme to be disposed of for development, however whilst the demolition of the stadium building has improved the site's development potential and property market conditions are improving, the aspirations of the existing masterplan are deemed to be unrealistic. In particular it is considered unviable for any developer of the site to fund the up-front provision of a community centre (the construction cost would be in excess of £1M). Even under improved market conditions private developments that require significant up front capital costs are extremely difficult to fund, as traditional funding sources favour less risky schemes which can progress with manageable phased costs which can be recouped in the short term.

- 2.4 In addition the local community has welcomed the green space provided by the Vetch landscaping scheme and the opportunities provided by the Vetch Veg Project. The recent Sandfields Area Neighbourhood Renewal Assessment report carried out for the Council by Opinion Research Services (ORS), in partnership with Lavender and Wilson, stated that the existing built environment in the area does 'create a 'closed in' feel to the environment. However, this is offset to a degree by the proximity of the

beach and other public amenities and recently by the open space created at the Vetch Field. Whilst redevelopment options for the Vetch Field were not appraised in the report, residents expressed clear and strong views about the retention of at least some open space and the site.

2.5 The ORS report also stated that whilst 'an appraisal of the development options for the Vetch Field is outside the scope of this report, several comments can be made in the light of the physical and environmental surveys and in particular of the public consultation.

- The existing density in the study area is high at an average of 58 dwellings per hectare laid out in a tight grid pattern. Any new development should be at a density which does not add to the 'enclosed' feel of the area.
- When considering the retention/provision of open space (and future maintenance obligations), a significant criterion taken into account is the availability of open space for informal exercise within 5 minutes walk. In Sandfields, this is generally the case as the promenade and beach is relatively close. For residents on the Western side, Victoria Park is also close. However, against this should be balanced the high dwelling density in the area with most properties back on pavement, the lack of greenery on the street scene and the fact that rear gardens are generally small.
- There are already significant problems with traffic flow through the area. The Masterplan did propose the incorporation of Homezone principles to reduce speeds and also speed limit buffer zones in the surrounding existing streets. It would be appropriate for revised proposals to incorporate such principles. Development on a less intense scale would lessen the impact of the new development in terms of traffic. This report does suggest that the traffic arrangements within the existing area are reviewed to overcome the problems created by the measures taken to deal with the former match day traffic.
- The Masterplan proposed 49 houses of 3 storeys, 3 townhouses of 4 storeys, 6 flats on 3 storeys and 8 flats on 4 storeys. The report pointed that the rooflines of the buildings would be below the previous height lines of the former football stadium, but acknowledged that they could be 'seen or glimpsed' from all seven entry points to the area. There are some existing 3 storey buildings in the study area and some four storey properties just outside on Oystermouth Road. HM Prison is also a high building but the great majority of dwellings in the immediate vicinity of the Vetch Field are 2 storey and it may be preferable for revised proposals to reflect this. To be commercially viable, any older person accommodation is likely to be over 2 storeys.

- The Masterplan referred to a proportion of affordable dwellings but there was no specific reference to provision of dwellings for older residents. This was a clear priority of residents expressed at both public and steering group meetings. Any new development should take account of the potential demand for such accommodation subject to financial viability.’

3.0 Summary of the Vetch Masterplan Review Proposals

3.1 The internal review has focussed upon providing a flexible framework for the phased development of the Vetch site, to improve development viability and retain as many of the key aspirations of the original masterplan as possible, whilst maximising community open space on the site and having regard to the comments arising from the ORS report.

3.2 In order to maximise community open space on site, the proposal is to contain development in the short term to the northern part of the Vetch site. Whilst the provision of the community open space is desirable at this stage, the potential (at least in theory) to develop the remainder of the site would remain.

3.3 An indicative layout has been prepared and is attached as Appendix 1. The key features of the indicative layout are:-

- 0.7 ha Public Open Space comprising (as numbered and annotated on the layout drawing):
 1. Vetch Veg area fully retained
 2. Potential additional growing area for the Vetch Veg in the short term with capability to site a future community centre subject to funding becoming available.
 3. Wild flower meadow on centre circle
 4. Community orchard and informal open space and potential for natural play. (Whilst this area is currently grassed, much of the foundations of the former football stand remain, so it may be necessary to explore the growing of orchard trees in planters rather than into the ground).
 5. Informal open space
- 40 new homes arranged as short terraces
- A care home or flats on the corner of Madoc Place and William Street which could incorporate shared community facilities.
- Direct natural surveillance of the open space from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design as proposed by the original masterplan.
- One car parking space per home and significant space for street planting
- The potential to still reinstate gardens which have been reduced to the construction of the football stands, and to integrate

developable spaces adjoining the Vetch Field as proposed by the original masterplan.

- 3.4 Sustainable development will form one of the core guiding principles for any future proposals for the site. It is also proposed that any development will be designed with the capability to connect to any future district heating.
- 3.5 The proposed increase in the provision of public open space will of course impact the developable area and the potential capital receipt that could be derived from the sale of the site for development. It is estimated that the potential loss would be in the region of £0.5M. However as previously stated any capital receipt would have to be allocated to the repayment of the SRA and Sports Council for Wales grants.

4.0 Conclusion

- 4.1 The existing masterplan is neither deliverable nor meets the needs of the local community and requires updating.
- 4.2 The form of development shown indicatively on the layout plan, following a review, offers a multitude of opportunities for innovative and contemporary designs moving forward, whilst providing flexible community space within the site.
- 4.3 The proposed residential development is believed to be deliverable in current market conditions and the site has the potential to become an exemplar scheme which demonstrates the Council's commitment to sustainable development. It is however evident that no matter what future scheme is developed at the Vetch the likelihood of securing a capital receipt for the site is very low.
- 4.4 The draft proposals will need to be subject to a full consultation exercise with the local community and appropriate stakeholders to confirm their views. Its future adoption will provide developers with more certainty about the acceptability of development proposals.

5.0 Equality and Engagement Implications

Approval has been obtained from Access to Services following the completion of an Equality Impact Assessment Screening Form. In terms of consultation and engagement requirements, responses from the public will be considered in during the proposed consultation process.

6.0 Financial Implications

- 6.1 The Sports Council of Wales has a charge on the Vetch property/land together with 2 other sites which will require the Authority to pay over any capital receipt up to the value of £2.9m received for these sites. Also, the Authority is obliged to repay the SRA grant for the demolition of the Vetch. However, it is likely that after the Sports Council has been repaid there will be nothing remaining from any capital receipt to repay WG.
- 6.2 The current Capital Programme has not allocated any budget towards any possible Capital scheme arising from this Masterplan review. The Authority will rely on seeking grant and contributions from external funders to meet any capital costs.
- 6.3 There is no current Revenue budget for ongoing maintenance works.

7.0 Legal Implications

- 7.1 Any proposed amendments to the masterplan following the consultation process will need to be reported to Cabinet for endorsement then referred to Council for adoption as Supplementary Planning Guidance.
- 7.2 The terms of the strategy will then form a material planning consideration in the determination of any planning application which may be made.
- 7.3 Supplementary Planning Guidance (SPG) should be reviewed regularly to ensure that it reflects current development plan policies.
- 7.4 Paragraph 1.6 above is noted and the Head of Legal and Democratic Services and Procurement should be instructed immediately to undertake a comprehensive Report on Title to ascertain what possible other Charges or Clawback may affect the site as well as reporting on the rights of any current occupiers and public open space issues.

Background Papers: Cabinet report 5th April 2007

Appendices: Appendix 1 - Proposed Indicative Layout
Appendix 2 – Existing Vetch Field Masterplan

Appendix 1 – Proposed Indicative Layout



The key features of the indicative layout are:-

- 0.7 ha Public Open Space comprising (as numbered and annotated on the layout drawing):
 1. Vetch Veg area fully retained
 2. Potential additional growing area for the Vetch Veg in the short term with capability to site a future community centre subject to funding becoming available.
 3. Wild flower meadow on centre circle
 4. Community orchard and informal open space and potential for natural play. (Whilst this area is currently grassed, much of the foundations of the former football stand remain, so it may be necessary to explore the growing of orchard trees in planters rather than into the ground).
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- Direct natural surveillance of the open space from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design as proposed by the original masterplan.
- One car parking space per home and significant space for street planting
- The potential to still reinstate gardens which have been reduced to the construction of the football stands, and to integrate developable spaces adjoining the Vetch Field as proposed by the original masterplan.

Item No. 5 (B) (1)

Report of the Cabinet Member for Economic and Strategic Development

Cabinet – 5th April 2007

VETCH MASTERPLAN

Summary

Purpose:

To advise on the consultation undertaken in the development of the draft Vetch Masterplan. To seek agreement that a new community facility be provided as part of the redevelopment of the site. As a consequence of this, the existing St Phillips centre be closed and that site be marketed for development.

Reason for Decision:

To allow adoption of the Final Report as Supplementary Planning Guidance. To obtain authority to progress the provision of a community facility within the redevelopment scheme.

Policy Framework:

Swansea Community Plan – Prosperity theme. Corporate Plan – regeneration of our local communities. Swansea Local Plan Review No.1 Policy H2

Consultation:

Financial Services; Legal Services; Community Regeneration; Economic & Strategic Development; Corporate Property; Planning Services

Recommendations: that

- the Vetch Masterplan be adopted as Supplementary Planning Guidance to Swansea Local Plan Review No.1 Policy H2
- the Vetch site be marketed in line with the Masterplan
- a new community facility be provided by the successful developer as part of the redevelopment at a cost not exceeding £1m and that a specification be agreed and included in the marketing brief.
- developers be given the option of bringing forward for consideration a design solution for a new community facility based on a mixed use building unit.
- the Head of Community Regeneration engages with the community in the development of the specification for this facility
- St Phillips Community Centre be closed as a consequence of this, on completion of the new facility, and that the site be marketed for redevelopment
- authority be given to submit any planning or other applications necessary to allow development of the site to proceed
- the target for Asset Disposals and the Capital Programme be adjusted to reflect a reduced capital receipt for the premises

1. Introduction

- 1.1 Hyder Consulting was appointed in December 2005 to produce a Masterplan for the Vetch site which is owned by the Council. The objectives of the study were to: identify appropriate uses for redevelopment of the site; engage the community, balancing their aspirations with a developable package; apply the principles of Homes Zones; and to resolve the issues relating to Flooding with the Environment Agency.
- 1.2 The Head of Corporate Property has indicated that the Council could have expected a capital receipt of approximately £3.1m for a cleared site. However a Physical Regeneration Fund application to fund the demolition of the stadium was unsuccessful and the Council is liable to repay a Sportlot Grant (see para 5.3). Therefore the net receipt for the site is estimated at £2.1m.

2. Summary of Masterplan Proposals

- 2.1 Draft proposals were prepared which were subject to extensive public, external organisation and internal departmental consultation and this report summarises this consultation exercise and recommends the attached Masterplan be referred to Council for adoption as Supplementary Planning Guidance for the area. A copy of the Final Masterplan is being circulated with this report. Appendix A provides a comprehensive assessment of the consultation undertaken in developing the Masterplan.
- 2.2 The key components of the Masterplan for the Vetch are:
 - The optimisation of the housing development potential through a series of 2/3/4 storey terraces (approx 120 units) integrated into the surrounding pattern of streets providing both family housing and some flats at an overall density of 50 properties per hectare.
 - The development of a landmark community centre which will include a multi functional local public open space at the centre which emphasises its association with football, incorporating open space and children's play, enclosed by 3 and 4 storey terraces;
 - The organisation of streets and spaces as a safe but accessible 'home-zone' allowing only slow vehicle speeds;
 - The creation of permeability through seven limited gateways into the development for vehicles and pedestrians;
 - The reinstatement of gardens which have been reduced to the construction of the football stands;
 - The integration of developable spaces adjoining the Vetch Field

3. Planning Policy Framework

- 3.1 The UDP (Pre Inquiry Modifications version) identifies the land for housing in association with community/recreation use (Policy HC1 62 refers) and includes the adjoining Madoc Street site. In terms of the adopted Swansea Local Plan Review No.1, there is no site specific allocation for the Vetch. The area is covered by Policy CC11 - which seeks to resist proposals to expand commercial activity within the Sandfields/ Brunswick area. It is recommended that the Masterplan be

adopted as Supplementary Planning Guidance on the basis that it provides an expansion to Policy H2 – Infill and Windfall housing sites.

4. Provision of New Community Centre

- 4.1 The consultation exercise in respect of the draft masterplan clearly indicated that there is local dissatisfaction of St Phillips as a “local” community centre which it is considered serves the whole of Swansea and beyond. There is a clear expectation from the Sandfields community that the redevelopment of the Vetch will provide a community centre to serve local needs.
- 4.2 To inform a decision on the provision of facilities in the area, the Head of Community Regeneration has undertaken a community consultation exercise to identify what current provision exists for community activities within the Sandfields area, the number of local residents accessing these facilities and the demand for a new facility.
- 4.3 The consultation exercise indicated that the Sandfields community would like to have a community facility on the site of the Vetch Field. The ideal facility would incorporate a multi purpose hall, kitchen and meeting rooms. It is proposed however that options are put forward which reflect both the ideal and a more modest facility. Full details will have to be prepared following further engagement with the community and stakeholders as part of the design process. 34% of those who replied stated that they would be prepared to be involved in the running of a community facility.
- 4.4 A condition survey of the St Phillips centre indicates that the Centre is in poor condition and is in need of significant investment to bring it up to an acceptable standard. The estimated cost of these maintenance works is approximately £750,000. If it is agreed that a new centre be provided on the Vetch site and that St Phillips be closed, then provision will need to be made for existing users of St Phillips to be relocated to the new facility and to other facilities in the area. A capital receipt of £150k could be expected from the sale of the St Phillips site for a residential development.
- 4.5 It is recommended that a new community facility, be provided as part of the Vetch Field redevelopment at a maximum cost of £1m. It is recommended that this be provided by the successful tenderer for the site, and that a specification be agreed and included in the marketing brief. It is possible also that financial savings will be made if the community facility is provided as part of a mixed use centre, possibly including residential units (subject to satisfactory noise attenuation etc) or health centre (doctors surgery etc). It is considered that the developer be given the option to bring forward a solution for consideration on this basis.
- 4.6 Once this facility has been provided St Phillips will be closed and the site redeveloped. If this course of action is agreed the Head of Community Regeneration will engage with the community to develop specification options.

5. Legal Implications

- 5.1 The Strategy will be reported to Cabinet for endorsement then referred to Council for adoption as Supplementary Planning Guidance to Swansea Local Plan Review No.1 Policy H2.
- 5.2 The terms of the strategy will then form a material planning consideration in the determination of any planning application which may be made.
- 5.3 Supplementary Planning Guidance (SPG) should be regularly reviewed to ensure that it remains reflective of the current development plan policies. If the master plan has not been implemented by the time the UDP is adopted it will be necessary to carry out a review of this SPG.
- 5.4 Title Information. With reference to the Vetch Field, the Council's freehold title is registered. Two entries on the Charges Register affect the Council's use of the site:
 - a. a perpetual yearly rentcharge of £472 created by the deed of 1st June 1900 affects the greater part of the site. The Head of Corporate Property is dealing with the repayment, surrender or otherwise extinguishment of the charge.
 - b. a charge in favour of the Sports Council for Wales dated 11th February 2005. The charge also relates to St Helens Ground and part of the Morfa redevelopment. The grant was made for the distribution of Lottery funds for Sports in Wales. The charge provides that the grant payment "shall be repaid in whole or in part should the properties (i.e Vetch, St Helens and part of Morfa) be sold, leased transferred or disposed of whereupon the amount to be repaid to Sportlot shall be that proportion of the net value of proceeds of sale of the properties at the date when the money becomes repayable. Furthermore, the Council must seek the consent of Sportlot to any change "in purpose or ownership during the project or within twenty one years of its completion". Sportlot's approval is not to be unreasonably withheld or delayed but if consent is not sought, this failure could trigger repayment of the grant. If the Council applies for change of use to any of the Properties, then it must obtain the prior consent of Sportlot. A release from this charge must therefore be sought from Sportlot.
- 5.5 With reference to the St Phillips Community Centre, there is no restriction on the Council's freehold title.

6. Financial Implications .

Capital

- 6.1 The Council could expect a net capital receipt of approximately £2.1m from the sale of the Vetch and if Members are minded to support a new community centre then a commitment is required to funding the new facility as a cost to this receipt. If the closure of St Phillips is agreed a capital receipt of approximately £150k could be expected from the disposal of the site for redevelopment and a saving of £750k would be made on the essential repairs and upgrading.. No additional costs are currently identified however large financial contributions from the developer towards any planning obligations arising from the development may have an impact on the level of capital receipt for the

site. The cost of providing the community facility can be met by the successful developer with a reduced receipt for the Council but with no additional call on Council capital budgets. This would require an adjustment in the corporate asset disposal programme to reflect the reduced capital receipt from this site.

Revenue

- 6.2 St. Phillips Community Centre currently receives a grant from Council towards utility costs of £2,669 p.a. This funding would transfer to the new facility when St Phillips closes. The closure of St Phillips and the provision of a new facility would also address the outstanding maintenance requirement of £750,000. There is no further revenue budget allocated to support the facility. A business plan will be prepared to confirm that the facility is financially sustainable. The business plan will need to demonstrate that the cost of maintaining the premises can be supported by the project, throughout its life. This includes both the new community centre and public open space.

7. Recommendations

It is recommended that:

- the Vetch Masterplan be adopted as Supplementary Planning Guidance to Swansea Local Plan Review No.1 Policy H2
- the Vetch site be marketed in line with the Masterplan
- a new community facility be provided by the successful developer as part of the redevelopment at a cost not exceeding £1m and that a specification be agreed and included in the marketing brief.
- developers be given the option of bringing forward for consideration a design solution for a new community facility based on a mixed use building unit.
- the Head of Community Regeneration engages with the community in the development of the specification for this facility
- St Phillips Community Centre be closed as a consequence of this, on completion of the new facility, and that the site be marketed for redevelopment
- authority be given to submit any planning or other applications necessary to allow development of the site to proceed
- the target for Asset Disposals and the Capital Programme be adjusted to reflect a reduced capital receipt for the premises

Contact Officer: Neil Ranft
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Appendix A Report of Consultations

1. Introduction

- 1.1 The draft masterplan and options were presented to the public in the form of an exhibition, manned by Council officers and consultants, at the Salvation Army Swansea Citadel on May 18th and 19th 2006.
- 1.2 Invitations to the event were sent to all key stakeholders and those consulted during the early stages of the study. Approximately 160 people (representing largely local residents) attended the exhibition and were invited to complete a comments form. Following the exhibition, the panels were displayed in the foyer of County Hall for a further two weeks.
- 1.3 82 comments sheets were returned, the results of which are detailed below. During the exhibition verbal conversations were also recorded to ensure opinions that were not written down were still acknowledged.
- 1.4 The proposals were generally well received. However a clear message from the public consultation exercise was that many residents felt that St Phillips Community Centre was not a community centre for the Sandfields and served an all Swansea role. Many respondents indicated that they didn't use St Phillips because the centre was always fully utilised. Therefore local groups and residents had nowhere to go. The consultation indicated that there is a need for new or improved community facilities whether in a refurbished or new building. The adequacy of the proposed children's play space was also a key issue with detailed representations made regarding the need for greater provision of play space than currently planned.

2. Housing

- 2.1 Comments received regarding the proposed housing scheme were generally positive.
- 2.2 31% of respondents strongly supported private market housing for the site although support was stronger for affordable housing which was supported by 80% and 48% of respondents named affordable housing as one of their top three priorities for the area.
- 2.3 The provision of sheltered housing on the site raised the most concern with 33% of respondents against the idea. There were fears that this may reduce the residential amenity, and could create anti-social behaviour problems. One respondent believed the area was saturated with rental accommodation already.
- 2.4 The size of the homes was also a concern with respondents indicating there were not enough affordable 3-bedroom homes in the area. Three respondents did not think that four-storey townhouses are a good idea indicating that the buildings would look claustrophobic. The development of 3 and 4 storey townhouses behind properties on William Street was also a concern for local residents in terms of 'overlooking'.

- 2.5 The design of new housing was important for one respondent who suggested the developments should reflect SA1 waterfront. Another emphasised avoiding the standard volume house builder style homes.
- 2.6 With regards to existing residential property, returning garden spaces previously taken by the stadium development was well received. Specific reference was made to returning garden space to 17 Madoc Street, and the last 2-3 houses on Williams Street. The possibility of creating rear access to properties along Williams Street was also mentioned.

3. Public Open Space

- 3.1 The proposed central open space and grassed area was supported by 85% of respondents; with 72% of respondents strongly supporting the proposal and 53% identified it as their top priority for the masterplan.
- 3.2 Comments received not only identified the fact that there should be an emphasis on creating new space but specifically what this space should be used for. Suggestions included: a Lido to perhaps reflect a sea/water theme, 'boules' area, a non-specific multipurpose youth activity area and even an ice rink. Themes evident throughout these comments were the importance of an area the children will be able to use safely and ensuring green space was a central theme to the masterplan.
- 3.3 The multipurpose play area was strongly supported by 59% of respondents with 31% of respondents identifying the multipurpose play area as one of the three priorities for the area. 32% of respondents also supported the potential for a youth shelter.
- 3.4 A criticism of the masterplan is the apparent loss of existing play areas and their replacement with insufficient new play space. One such comment identified an overcrowding of the whole area and needing more space for children than currently proposed.

4. Home Zone

- 4.1 Respondents positively welcomed the concept of introducing a home zone. Some suggested this should be extended from the Vetch Field into nearby streets such as Spring Terrace and Western Street which include areas surrounding local schools. Reference was made specifically to the need for speed restrictions on Richardson and Western Streets. One respondent believed the restriction will be impossible to enforce with 'boy racers intent on speeding through the area'. Another criticism included home zones creating a potential problem for emergency services accessing properties and the corner of William Street was identified as a likely area for a road traffic accident.

5. St Philips Community Centre

- 5.1 This was identified as a major issue for the masterplan based upon dissatisfaction with St Phillip's as a "local" centre and the communities desire for a new centre to meet local needs. The potential for environmental improvements to the setting of St. Phillips Community Centre was supported by 53% of the respondents (31% strongly supported and 23% supported). The refurbishment of the Centre was supported by 47% with 27% disagreeing with this option. Just under 30

% of respondents supported the creation of a new car park on the Recorder Street site to serve the needs of the Centre.

5.2 Respondents expressed a range of views regarding the need to replace or renovate the existing centre.

- § The community centre by implication should be located in the centre and not the periphery of Sandfields.
- § St. Philips is already overused and too small. Youth clubs are looking for a building where you can play 5-a-side football, have boxing classes and play basketball.
- § The existing community centre is located too close to a dual carriageway and the majority of pedestrians are not willing to go through the underpass to access it.
- § Pedestrian access to St. Philips community building does not suite elderly, disabled or mothers with prams.

6. Landmark Building - Community Facility

6.1 There is strong community expectation that the redevelopment of the Vetch will provide a landmark community building to meet the various needs of the Sandfields community. 24% of respondents put the landmark building with community related uses in their top three priorities. Respondents emphasised the need to develop an area that stood out in terms of design and layout. Three members of the public suggested the need for a landmark that converts the Vetch Field into 'a state of the art, innovative and show case area, the rest of Swansea can be proud of.'

6.2 Whilst one respondent believed the a landmark building needed to be a historical monument that portrayed the history of the Vetch site, another respondent indicated the landmark should be a building that could be the benchmark to sustainability in the area using alternative energy sources and sustainable materials. Other comments received included:

- § The centre needs to have an innovative and fresh approach.
- § The need to develop a sustainable building that includes solar panels.
- § Need for a community building must be considered in relation to existing provision such as at Christchurch.
- § Childcare facilities must be incorporated into the building.
- § Requires a clinic/doctor's surgery as other facilities are too far away
- § To have a building which served the city as a whole because the residential area is so close to the city centre.

7. Transport

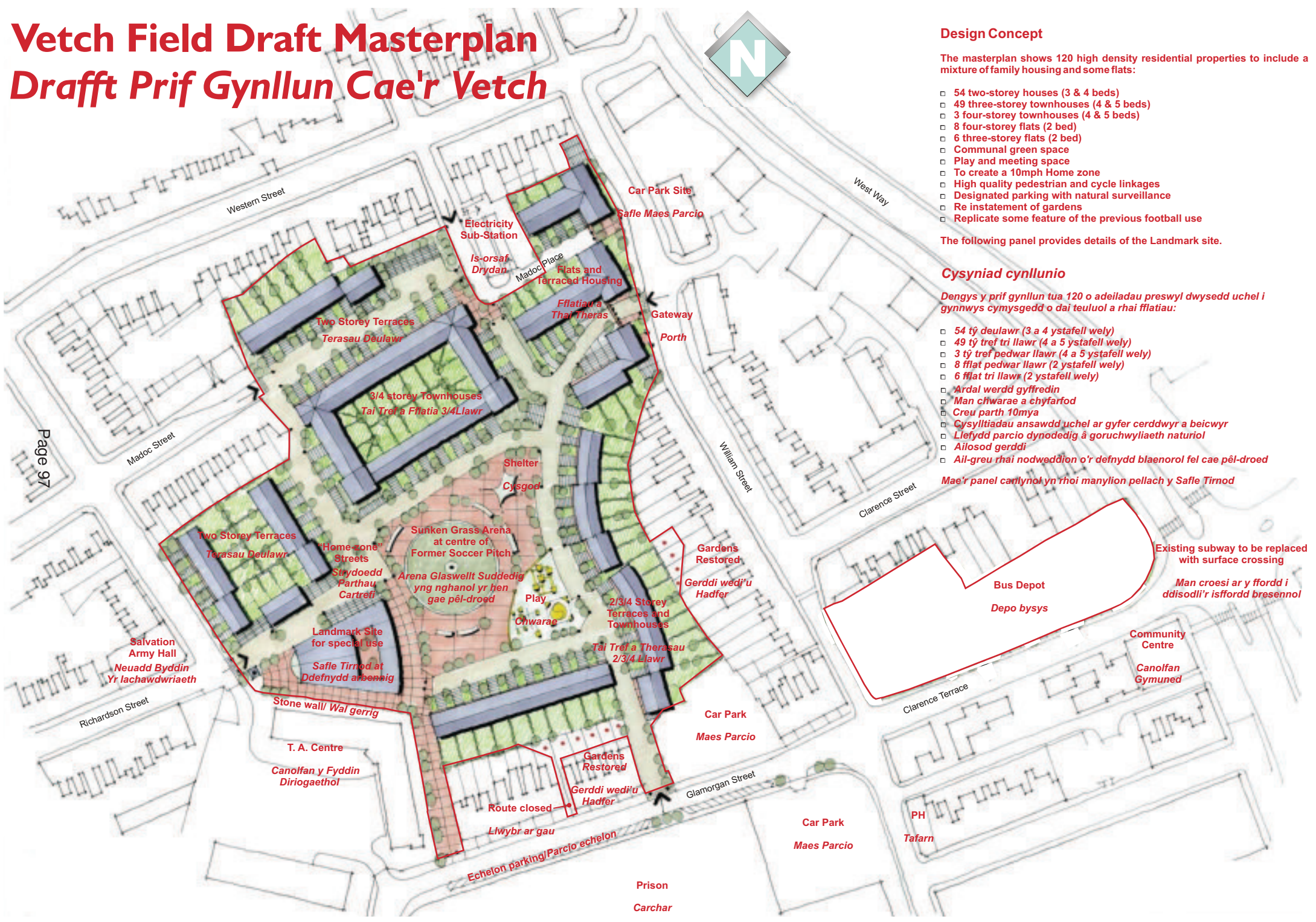
7.1 The main issues raised by individuals can be summarised as follows:

- § The bus station is some distance from the area – a problem for people with restricted mobility.
- § On street car parking conflicts exist with employees of nearby offices.
- § Existing car parking extremely limited for St Philips Community Centre.
- § Proposals for reduced speed restriction in the area have been well received and it is suggested to extend it further out of the masterplan area.

- § Concerns of an increase in traffic congestion in the surrounding area for example on Clarence Terrace.
- § Parking and access must be integrated with housing – proposals do not account for this.
- § Not enough parking spaces proposed per ratio of housing.

Vetch Field Draft Masterplan

Drafft Prif Gynllun Cae'r Vetch



Design Concept

The masterplan shows 120 high density residential properties to include a mixture of family housing and some flats:

- 54 two-storey houses (3 & 4 beds)
- 49 three-storey townhouses (4 & 5 beds)
- 3 four-storey townhouses (4 & 5 beds)
- 8 four-storey flats (2 bed)
- 6 three-storey flats (2 bed)
- Communal green space
- Play and meeting space
- To create a 10mph Home zone
- High quality pedestrian and cycle linkages
- Designated parking with natural surveillance
- Re instatement of gardens
- Replicate some feature of the previous football use

The following panel provides details of the Landmark site.

Cysyniad cynllunio

Dengys y prif gynllun tua 120 o adeiladau preswyl dwysedd uchel i gynnwys cymysgedd o dai teuluol a rhai fflatiau:

- 54 tŷ deulawr (3 a 4 ystafell wely)
- 49 tŷ tref tri llawr (4 a 5 ystafell wely)
- 3 tŷ tref pedwar llawr (4 a 5 ystafell wely)
- 8 fflat pedwar llawr (2 ystafell wely)
- 6 fflat tri llawr (2 ystafell wely)
- Ardal werdd gyffredin
- Man chwarae a chyfarfod
- Creu parth 10mya
- Cysylltiadau ansawdd uchel ar gyfer cerddwyr a beicwyr
- Llefydd parcio dynodedig â goruchwyliaeth naturiol
- Ailiosod gerddi
- Ail-greu rhai nodweddion o'r defnydd blaenorol fel cae pêl-droed

Mae'r panel canlynol yn rhoi manylion pellach y Safle Tirnod

Existing subway to be replaced with surface crossing

Man croesi ar y ffordd i ddisodli'r isffordd bresennol