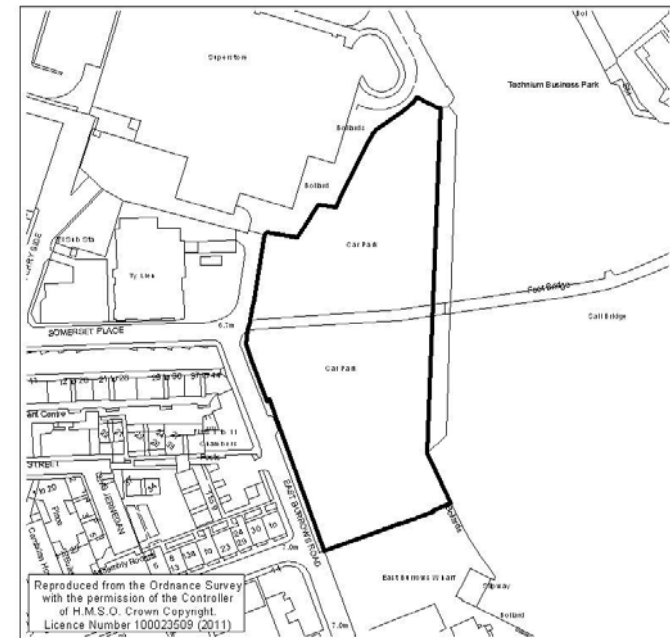


PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>CA012</b>
<b>Name</b>	<b>Sailbridge Site, East Burrows Rd [CCS Site]</b>
<b>Description</b>	Elongated, level, featureless river frontage site on west side of River Tawe straddling the Sailbridge. Site extends from rear of Sainsbury's in the north, across frontage of Dylan Thomas Centre to Yacht Club in the south and extends up to East Burrows Rd to the west. It is currently used as a car park and for temporary storage and is centrally dissected by the continuation of the link to the Sailbridge. Needs to be considered within the context of the City Centre Strategic Framework Review and re-plan of the SA1 masterplan. Site is within the City Centre Strategic Site Boundary.
<b>Size</b>	1.037 Hectares
<b>Existing Land use</b>	Car Park
<b>Proposed Land Use</b>	Mixed Use - Residential / Office / Hotel / Leisure A3 Use Class / Public Square
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices which raised the following points summarised below.

2 letters of objection received:

1. Further development will detract from the historical buildings in the area.
  - Focus should be maritime activities
  - Adverse impact on visual amenity
  - A series of public squares would encourage tourism and long term investment.

1 letter of support received:

- Should be developed for leisure purposes and maritime uses.
- Area needs children's play facilities.
- Development must be in keeping with the character of the area.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Representations**

- This is a longstanding development site which will serve a key role in the regeneration of the City Centre and is an important connection point/destination between the central area and SA1.

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- Any development at this location must respect the context of the adjoining Conservation Area and maritime location which should be reflected in its built form as well as the quality of the new public realm (open spaces) it would create  
This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, built form, etc, are issues for consideration at any future planning application stage.

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions</u>: City centre traffic congestion is experienced and on street parking in this vicinity is an issue.</p> <p><u>Accessibility</u>: There is a 10 min frequency within 300m of the site and a 2 hourly service past the site.</p> <p><u>Wider Issues / Combined effect</u>: Development affect on existing congestion and parking congestion will need to be considered</p> <p><u>Restrictions</u>: Any affect on car parking displacement will need careful consideration.</p> <p><u>Transport Proposals</u>: There are no planned schemes that would physically affect the site.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	No issues
CCS Environmental Health	Adj sites 174 former North Dock & 184 Shipbuilding & Eng Works/Dry Dock

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CCS Education	<p><u>St. Helen's Primary</u>: is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
<b>External Stakeholder</b>	<b>Comments</b>
NRW	<p>Site adjacent to River Tawe. Some scrub/trees on the north western boundary. Advise a 7 metre buffer zone between any development and the river. Possible use by bat species. We advise that a survey is carried out at an appropriate time of year by a suitably qualified individual.</p> <p>Site is partially DAM C2, NRW Floodzone 2/3. Impacts of Climate Change (CC) need to be considered. No highly vulnerable development (including hotel proposal) should be allocated at this location.</p> <p>Potential contamination from historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p>

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	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by numerous public sewers for which protection measures, either in the form of easement and / or diversion may be required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

**Stage 3A: Assessment Against LDP Objectives**

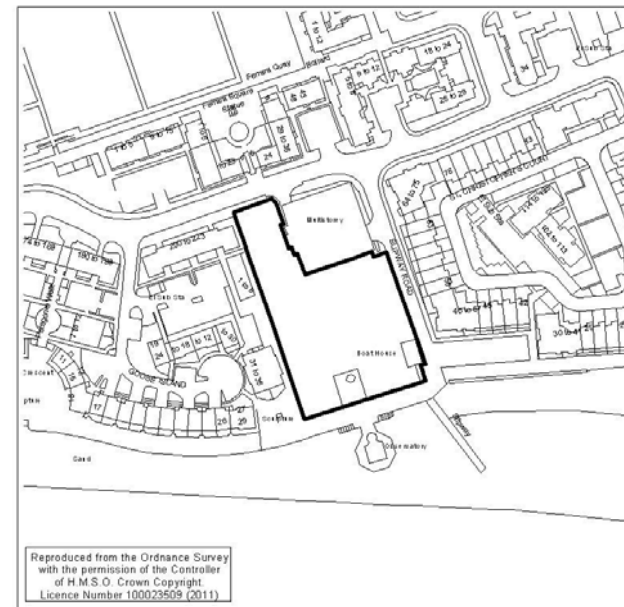
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	+1	+1	n/a	?	+1	n/a	+1	+2	+1	n/a	+2	+1	0	?	+1	?	+1	0	n/a	?	+1	+1

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	+/-	?	+	0	+	+	0	?	+	0	?	?	-	+	x	+	?	?	0	?	?

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<b>Reference</b>	<b>CA013</b>
<b>Name</b>	<b>Site 9, Trawler Road, Marina [CCS Site]</b>
<b>Description</b>	Longstanding UDP allocation for residential development (HC1(82) refers for 55 units). Last remaining development site along Maritime Quarter beach frontage. Site extends to rear of multi-storey car park on Trawler Rd through to Observatory on Promenade. Needs to be considered within the context of the City Centre Strategic Framework Review. Site is within the City Centre Strategic Site Boundary.
<b>Size</b>	0.421 Hectares
<b>Existing Land use</b>	Green space
<b>Proposed Land Use</b>	Residential / Recreation / Leisure / Small Scale Retail
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices. The issues raised are summarised below.

1 x 265 signature petition of objection received:

- Site should be retained as park/village green
- Well used recreational area
- Heavily developed area

4 letters of objection received:

- Densely populated area
- Loss of green space
- Adverse impact on light, noise and general comfort
- Loss of privacy
- Adverse impact on the character of the area
- Inadequate road infrastructure

1 letter of support received:

- Strip of grass should be left as a village green

1 letter of comment received:

- Petition submitted for village green designation
- Beneficial to residents/visitors to retain this green space in a considerably built up area
- Used as recreational area
- Would benefit from landscaping and seating area

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

6 letters of objection received:

- Loss of green space
- Area used by families and dog walkers
- Lack of gardens in residential developments in the marina
- Deficiency of play areas in the area
- Densely populated and developed area, which needs greenspace
- Beach is not available to dogs in the summer.

### **Response to Representations**

- This is a long standing development allocation and part of the original Marina redevelopment proposals. Whilst informally used as a recreational area it is not public open space - although any development would be required to include open space provision most likely centrally or fronting onto the promenade.
- A development of similar or less densely development nature to that of the existing adjoining flat and townhouse developments would not have an adverse impact on the character of the area.
- The Highways Authority have no objection – residential development would not be a high traffic generating use.
- Development would need to comply with adopted design standards/policy and respect the visual and residential amenities of adjoining occupiers.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, built form, etc, are issues for consideration at any future planning application stage.



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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions:</u> City centre traffic congestion is experienced and parking demand is an issue. Access is limited to one junction with very limited capacity.</p> <p><u>Accessibility:</u> There is a 60 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect:</u> Development affect on existing congestion and parking congestion will need to be considered.</p> <p><u>Restrictions:</u> A high traffic generating use would not be acceptable due to local congestion and limited access.</p> <p><u>Transport Proposals:</u> There are no planned schemes that would physically affect the site.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	No issues
CCS Environmental Health	part over site 182 TIMBER YARD [W SOUTH DOCK]: site investigation condition
CCS Education	<p><u>St. Helen's Primary:</u> Is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive:</u> All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>

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<b>External Stakeholder</b>	<b>Comments</b>
NRW	<p>No ecology comments made.</p> <p>Site is on boundary of DAM B/C2 &amp; NRW Floodzone 2/3. Impacts of CC need to be considered.</p> <p>Potential contamination from historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>
Coal Authority	<p>No coal mining legacy features identified by the Coal Authority.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

**Stage 3A: Assessment Against LDP Objectives**

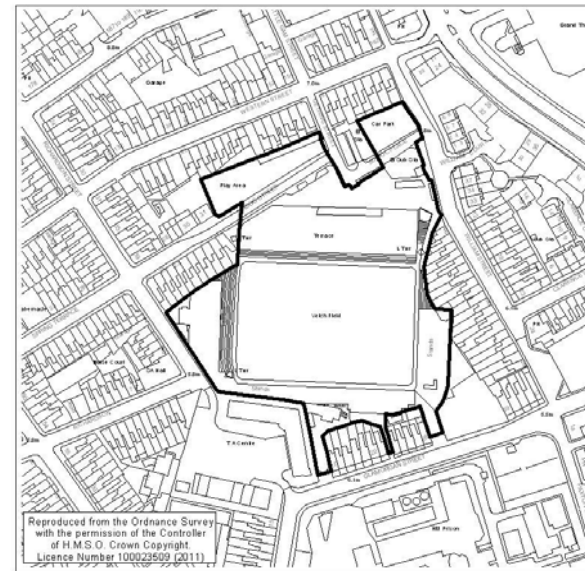
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	+1	+1	n/a	?	+2	n/a	+1	+1	0	n/a	+1	+1	0	?	+2	?	+1	+1	n/a	?	+1	+1

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	++	?	+	0	+	+	0	?	++	0	?	?	+	+	x	+	?	?	0	0	0

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<b>Reference</b>	<b>CA014</b>
<b>Name</b>	<b>Vetch Field, Glamorgan St [CCS Site]</b>
<b>Description</b>	Former football ground of Swansea City FC now demolished and landscaped with an area for allotments (known locally as Vetch Veg). Allocated in UDP for residential purposes HC1(62 refers). Also includes car park areas on Madoc St and Madoc Place. Area connects William St, Glamorgan St, Richardson St and Madoc St. Wraps around electricity substation on northern boundary. Located close to the City Centre Strategic Site.
<b>Size</b>	2.104 Hectares
<b>Existing Land use</b>	Vacant and cleared site – partly public open space and partly allotments
<b>Proposed Land Use</b>	Residential / Community Facility
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### **Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices.

No letters of objection received.

No letters of support received.

1 letter of comment received:-

- Would like to see green space created within any new development and a children's play area to support the local community.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to representations**

- The proposed revised masterplan for the site includes green/play space

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**Key Stakeholder Consultations**

<b>Internal Stakeholder</b>	<b>Comments</b>
CCS Transportation	<p><u>Means of Access</u>: There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions</u>: City centre traffic congestion is experienced and parking demand is an issue in this area.</p> <p><u>Accessibility</u>: The site is 340m from the central bus station and therefore accessible to public transport.</p> <p><u>Wider Issues / Combined effect</u>: Development affect on existing congestion and parking congestion will need to be considered.</p> <p><u>Restrictions</u>: A high traffic generating use would not be acceptable due to local congestion and Parking implications.</p> <p><u>Transport Proposals</u>: There are no planned schemes that would physically affect the site.</p>
CCS Housing	The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.
CCS Biodiversity	No issues
CCS Environmental Health	No issues
CCS Education	<p><u>St. Helen's Primary</u>: Is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
<b>External Stakeholder</b>	<b>Comments</b>
NRW	Possible use by bat species. We advise that a survey is carried out at an appropriate time of year by a suitably qualified individual.

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Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by a public sewer for which protection measures, either in the form of an easement and/ or diversion may be required.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

**Stage 3A: Assessment Against LDP Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	+2	+2	+2	n/a	?	n/a	n/a	+2	0	n/a	+1	+2	+2	n/a	n/a	+1	+1	+1	+1	n/a	?	+2	+2

# PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

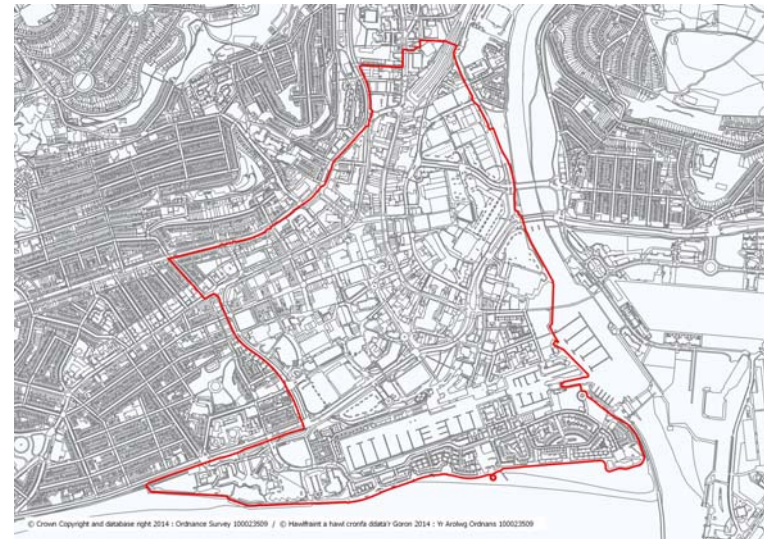
## Stage 3B: Assessment Against SEA/SA Objectives

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Score	+/-	++	?	++	0	+	+	0	?	++	+/-	?	?	?	+	x	++	?	?	0	+



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<b>Reference</b>	<b>CA022</b>
<b>Name</b>	<b>Central Area and Waterfront strategic site</b>
<b>Description</b>	The Central Area and Waterfront strategic site encompasses the City Centre, maritime quarter and the area around the Civic Centre. It therefore covers a mix of uses, ranging from the main retail core of the City Centre, offices uses in the Mansel Street/Walter Rd area, leisure uses around Wind St/Castle St, residential above shop premises in the core area, and predominantly residential areas in the Maritime Quarter.
<b>Size</b>	120 Ha
<b>Existing Land use</b>	Mixed uses
<b>Proposed Land Use</b>	Mixed use regeneration development proposals will arise out of the ongoing City Centre Framework Review Project.
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### **Candidate Site Public Consultation: Summary of Representations**

This is a new site and was consulted upon in the December-January 2014-15 Draft LDP Proposals Map Consultation.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Representations**

No representations received.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><b>Comments awaited on the new site boundary.</b></p> <p><u>Means of Access:</u> Large parts of the site are in the City Centre Core (Zone 1), where no on site parking is required and therefore no vehicular access is required.</p> <p><u>Local Highway Conditions:</u> Usual city centre congestion at peak times.</p> <p><u>Accessibility:</u> There is a better than 10 minute frequency service.</p> <p><u>Wider Issues / Combined effect:</u> In the City Centre Core (Zone 1), sites are suitable for non car using residents only therefore no highway impact is likely.</p> <p><u>Restrictions:</u> Development in the City Centre Core (Zone 1), needs to be restricted to no car use residents.</p>
CCS Housing	<p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p>
CCS Biodiversity	<p>Possible need for bat surveys. Nesting bird presence. Ecology possibly moderate constraint (MW 09/12/14)</p>
CCS Environmental Health	<p><b>Comments awaited on the new site boundary.</b></p> <p>Potential Air Quality concerns as part of this site is within or in close proximity to an Air Quality Management Area. Further consultation from Pollution Control required depending on proposed site use.</p> <p>Potential Noise Nuisance concerns due to the close proximity to an Industrial Site and/or Site of Potential Traffic/Rail Noise. Further consultation from Pollution Control required depending on proposed site use.</p>

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	<p>Parts of the site overlay potentially contaminated land e.g. sites 103 engine shed &amp; sidings [w south dock]; 81 engine shed &amp; sidings [w south dock]; 182 timber yard [w south dock]; 174 north dock former &amp; 184 shipbuilding &amp; eng works / dry dock; 108 Swansea gas works; 287 Swansea victoria station &amp; yard: Site investigation condition according to specific development proposal / potential use conflicts: Individual applications to be considered in isolation.</p>
<p>CCS Education</p>	<p><u>St. Helen's Primary</u>: On an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Waun Wen Primary</u>: There is some surplus capacity; however there are concerns over condition and suitability.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
<p><b>External Stakeholder</b></p>	<p><b>Comments</b></p>
<p>Natural Resources Wales</p>	<p>Swansea Bay STW - possible local sewerage issues (misconnections etc.)</p> <p>If any buildings are to be demolished, they should be assessed for the presence of bats, prior to any work being carried out.</p> <p>Site is partially DAM C2, NRW Floodzone 2/3. Impacts of CC need to be considered. No highly vulnerable development (including upper level flats) should be allocated at this location</p>

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	<p>Main river Tawe along eastern boundary of site. 7m minimum development free buffer required to allow for access for maintenance.</p> <p>Potential contamination from historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth
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**Stage 3A: Assessment Against LDP Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	+2	0	+2	+1	?	0	n/a	+1	+2	+2	+2	+2	+1	n/a	n/a	+2	+2	0	0	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	+/-	?	+	0	+	++	0	?	++	0	+	?	+/-	+/-	X	++	?	?	?	0	?

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<b>Reference</b>	<b>LA001</b>
<b>Name</b>	<b>Land at 66-70 Morfa Road, Swansea</b>
<b>Description</b>	<p>Land is owned and occupied by Swansea Industrial Components who propose development of the site for mixed use: commercial, retail, residential, leisure with any residential element to be agreed as part of the overall mixed use scheme.</p> <p>The site is part of the Tawe Riverside Corridor Study Area which envisages a mix of uses across a number of sites within the study area.</p>
<b>Size</b>	1.8 Ha
<b>Existing Land use</b>	Industrial
<b>Proposed Land Use</b>	Mixed Use
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### **Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices.

1 letter of objection was received which is summarised below:

- South Wales Patent Metal Box Co. Ltd office block should be removed from the site plan as it is of historic importance Memorial stone on the building to the fallen in the two world wars and possible need for consent from War Graves Commission or War Memorial Trust. Remainder of site could be developed.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

1 representation was received on the draft Proposals Map which relates to this site in the context of the wider Swansea eastside area.

- Consultants, Trilein Ltd, are currently conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. The work will consider the banks of the Lower Tawe on both sides and issues of connectivity with the wider city as well as taking into consideration flood alleviation measures. The work is due for completion on 31st March 2015.

1 letter of objection was received to the candidate site which raised the following point

- On behalf of the owner of the land at 66-70 Morfa Road (the "Site"), Swansea, the owner knows nothing of there being a war memorial on site, despite having occupied the Site for in excess of 45 years. Consequently, the owner disputes the existence of a war memorial on the Site and has not previously been made aware of such. In the event that a war memorial was found to exist on the Site, having spoken with the War Memorial Trust (the "Trust"), the permission of the Trust is not required for the removal of a memorial. Instead, the war memorial is the exclusive responsibility of the owner.



## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### Response to Representations

- The war memorial referred to is a marble plaque located above the door of what is now the Dragon Centre. The Dragon Centre and adjacent car park are within the site boundary for 66-70 Morfa Road. War Memorials are indeed the responsibility of the site owner. Whilst permission is not required from the Trust, they do provide advice on best practice for the removal or relocation of war memorials. The Trust is particularly interested in retaining public access to memorials. The obligation on the site owner is therefore more of moral obligation, to make provision to treat the memorial with appropriate respect, should development require its removal from the site. Ideally it would be retained on site and incorporated into development in order that it may remain publically available at or near its original location.
- Work on the Swansea Eastside Connections Strategy is supported and welcomed.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, etc, are issues for consideration at any future planning application stage.

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access from Morfa Road is possible.</p> <p><u>Local Highway Conditions:</u> Morfa Road is currently below standards and is to be upgraded.</p> <p><u>Accessibility:</u> There is a 10 min frequency bus service over 460m from the site (Neath Road)</p> <p><u>Wider Issues / Combined effect:</u> Substandard access road and junction with New Cut Road may require improvements to be undertaken.</p> <p><u>Restrictions:</u> The site should not be developed until such time as the Morfa Distributor road has been constructed.</p> <p><u>Transport Proposals:</u> There is a scheme to upgrade Morfa Road to a distributor Road.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains linear semi natural vegetation as classified under the SINC guidance, which runs along side the river. This feature should be maintained through any activities on the site.</p> <p>NRW have highlighted that the eastern boundary of the site is adjacent to the river Tawe where there appears to be a small strip of bankside vegetation. They advise that this should be retained and enhanced, if possible. Should any buildings be demolished, they should first be assessed/surveyed for their suitability for bats. Consideration also needs to be given to otter and the need to protect fish within RiverTawe. Waterframework Directive category = moderate.</p>
CCS Environmental Health	<p>On site ref 157 Hafod Isaf Cobalt-Nickel Works: Site investigation condition: potential conflict if any residential use proposed with commercial industrial use</p>
CCS Education	<p><u>Trallwn Primary</u>: There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Constraints: Flooding / contamination.</p> <p>The eastern boundary of the site is adjacent to the river Tawe and there appears to be a small strip of bankside vegetation. This should be retained and enhanced, if possible. Should any buildings be demolished, they should first be assessed/surveyed for their suitability for bats. Consideration also needs to be given to otter.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided.</p>

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	<p>Need to protect fish within Tawe.</p> <p>Site is within the flood plain. Zone C1, adjacent to river Tawe</p> <p>Land extensively contaminated and welcome redevelopment to address this issue. WFD moderate.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.
GGAT	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.

**Stage 3A: Assessment Against LDP Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+2	+2	?	+0	n/a	+2	+1	+1	n/a	n/a	+1	+0	n/a	+2	?	+1	+2	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	+/-	?	+	0	+	+/-	0	?	+/-	0	+	?	?	+/-	x	+/-	?	?	0	+/-	++

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<b>Reference</b>	<b>LA002</b>
<b>Name</b>	<b>Land at former Unigate Dairy, Morfa Way, Swansea</b>
<b>Description</b>	This land is submitted by Rainbow Group Services Ltd. The site is included within a wider area for redevelopment for mixed development, the 2006 Tawe Riverside Corridor Study which identifies the site for light industrial/office uses. However, the submission highlights the credentials of the site for residential uses. The submission asserts that market changes since the publication of the study will result in the need for a larger area of housing land to be considered.
<b>Size</b>	1.5 Ha
<b>Existing Land use</b>	Industrial
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices.

No representations were received.

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

1 representation was received on the draft Proposals map which relates to this site in the context of the wider Swansea eastside area.

- Consultants, Trilein Ltd, are currently conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. The work will consider the banks of the Lower Tawe on both sides and issues of connectivity with the wider city as well as taking into consideration flood alleviation measures. The work is due for completion on 31st March 2015.

No comments were received on the candidate site consultation specifically regarding this site.

**Response to Representations**

- Work on the Swansea Eastside Connections Strategy is supported and welcomed.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

**Key Stakeholder Consultations**

<b>Internal Stakeholder</b>	<b>Comments</b>
CCS Transportation	<p><u>Means of Access</u>: Access from Morfa Road is possible.</p> <p><u>Local Highway Conditions</u>: Morfa Road is currently below standards and is to be upgraded.</p> <p><u>Accessibility</u>: There is a 10 min frequency bus service over 460m from the site (Neath Road)</p> <p><u>Wider Issues / Combined effect</u>: Substandard access road and junction with New Cut Road may require improvements to be undertaken.</p> <p><u>Restrictions</u>: The site should not be developed until such time as the Morfa Distributor road has been constructed.</p> <p><u>Transport Proposals</u>: There is a scheme to upgrade Morfa Road to a distributor Road.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains linear semi natural vegetation as classified under the SINC guidance, which runs along side the river. This feature should be maintained through any activities on the site.</p>
CCS Environmental Health	<p>conflict between RESIDENTIAL use &amp; MIXED use proposed on adj site: site investigation condition required</p>
CCS Education	<p><u>Trallwn Primary</u>: There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>

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<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Constraints: Flooding / contamination.</p> <p>The eastern boundary of the site is adjacent to the river Tawe and there appears to be a small strip of bankside vegetation. This should be retained and enhanced, if possible. Consider presence of otter. Should any buildings be demolished, they should first be assessed/surveyed for their suitability for bats.</p> <p>Need to protect fish within Tawe.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided.</p> <p>Site is within the flood plain. Zone C1, adjacent to river Tawe.</p> <p>Land extensively contaminated and welcome redevelopment to address this issue. WFD moderate.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u> Initial Comments for Candidate Sites in the Ward: DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p>



**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth.
Glamorgan Gwent Archaeological Trust	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

**Summary of Strategy (extract pg16)**

**Morfa Distributor Road**

The introduction of a new road between the A4067 (Hafod Site) to the Strand and New Cut Road (Morfa Road site) to have a “distributor route” function to serve development in the area, enabling maximum development opportunities with minimum environmental impact, particularly on industrial heritage;

**Morfa Road Area**

Altering the balance of uses in the Morfa Road area from light and heavy industry and dereliction, which ignores the river frontage, to a high quality mixed area of residential, commercial and light industrial uses. The development would thus capitalise on the superb riverside setting, the proximity of the area to the City Centre and waterfront and also celebrate and interpret the heritage of the area.

**Stage 3A: Assessment Against LDP Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+2	+2	?	0	n/a	+2	+1	+1	n/a	n/a	+1	0	n/a	+2	?	+1	+2	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	+/-	?	+	0	+	+/-	0	?	+/-	0	+	?	?	+/-	x	+/-	?	?	0	+/-	++

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<b>Reference</b>	<b>LA005</b>
<b>Name</b>	<b>Former Hafod Copperworks Area 1</b>
<b>Description</b>	Land is council owned site and lies within the wider Tawe Riverside Corridor Study Area. Site is currently the subject of the Hafod-Morfa Copperworks Regeneration Project
<b>Size</b>	2.7 Ha
<b>Existing Land use</b>	Vacant Former Industrial Land
<b>Proposed Land Use</b>	Mixed Use - Residential / Leisure / Hotel / Use Class A3 / Park and Ride Site
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### **Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices.

1 letter of objection was received which is summarised as follows:

- Site should be developed as a heritage, tourist, educational and modern green technology site and hub for celebration of heritage, innovation and manufacturing in the 21st Century
- Selling this site for bars, hotels and A3 uses cannot do justice to the listed structures and ancient monuments on site
- Site should not be ceded outside municipal and democratic control

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

1 representation was received on the draft Proposals map which relates to this site in the context of the wider Swansea Eastside area.

- Consultants, Trilein Ltd, are currently conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. The work will consider the banks of the Lower Tawe on both sides and issues of connectivity with the wider city as well as taking into consideration flood alleviation measures. The work is due for completion on 31st March 2015.

No representations were received specifically regarding this site.

## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### Response to Representations

- Please see the section above re the Hafod Copperworks Regeneration Project. The council have entered into a Memorandum of Understanding with Swansea University to explore regeneration opportunities for the site. Work has already been carried out to improve safety and access at the site and to provide visitor information and interpretation re the cultural heritage of the site and listed buildings. Work is ongoing to establish viable and deliverable uses for the site.
- Work on the Swansea Eastside Connections Strategy is supported and welcomed.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: It is unclear how this site may be developed following the construction of the Morfa Distributor Road which traverses the site.</p> <p><u>Local Highway Conditions</u>: Congestion and air quality issues on Neath Road have brought about a need for a new distributor road through this site.</p> <p><u>Accessibility</u>: There is a 10 min frequency bus service over past the site.</p> <p><u>Wider Issues / Combined effect</u>: Affect on Neath Road congestion and air quality issues will need to be considered.</p> <p><u>Restrictions</u>: The site should not be developed until such time as the Morfa Distributor road has been constructed.</p> <p><u>Transport Proposals</u>: There is a scheme to upgrade Morfa Road to a distributor Road.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>The site contains; Diverse scrub and Relatively Species-rich Neutral grassland.</p> <p>Priority species recorded on the site are; Herring Gull, Black-headed Gull. Bullfinch, Song thrush and Dunnock</p>
CCS Environmental Health	<p>On site ref 147 Morfa Copper Works: Possible conflict of Residential with railway noise: site investigation condition required</p>
CCS Education	<p><u>Trallwn Primary</u>: There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>LA006 - lies within flood plain.</p> <p>The sites contain a mixture hardstanding and of woodland/scrub. The southern boundary of one of the sites is also adjacent to the river Tawe. Consider presence of otter.</p> <p>Need to protect fish within Tawe.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided. Potential contamination on both sites.</p> <p>Site LA005 is near edge of Zone C1. Site LA006 lies in flood plain within Zone C1, next to the Tawe.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth
Glamorgan Gwent Archaeological Trust	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.



**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

**Stage 3A: Assessment Against LDP Objectives**

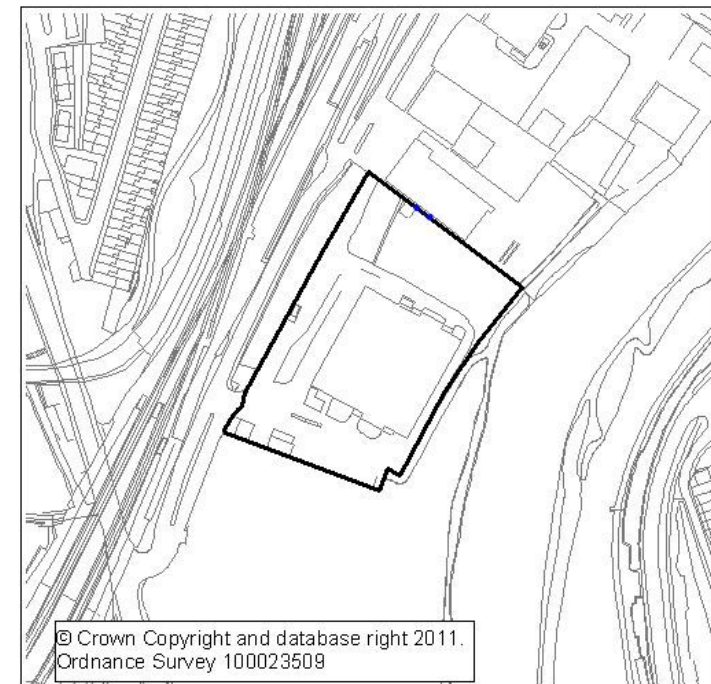
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	+1	+1	?	?	+1	n/a	?	+1	n/a	?	+2	?	n/a	?	+1	+2	+1	+1	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	-	?	+	+	+	+	0	?	+/-	+	?	+/-	?	++	x	+	?	?	?	++	++

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<b>Reference</b>	<b>LA007</b>
<b>Name</b>	<b>Pipehouse Wharf Council Depot</b>
<b>Description</b>	Council Depot on west bank of River Tawe located within the Tawe Riverside Corridor Study (TRCS) Area where the principle of redevelopment and enhancement of uses has been established through the adoption of the Study as Supplementary Planning Guidance
<b>Size</b>	1.43 Ha
<b>Existing Land use</b>	Industrial
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### **Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices.

No representations were received.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Representations**

No representations received.

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access is established from Morfa Road</p> <p><u>Local Highway Conditions:</u> Congestion and air quality issues on Neath Road have brought about a need for a new distributor road past the site. Morfa Road is currently sub standard as is the junction with New Cut Road.</p> <p><u>Accessibility:</u> There is a 10 min frequency bus service 750m from the site (Neath Road).</p> <p><u>Wider Issues / Combined effect:</u> Affect on Neath Road congestion and air quality issues will need to be considered.</p> <p><u>Restrictions:</u> The site should not be developed until such time as the Morfa Distributor road has been constructed. A transport assessment will need to be submitted.</p> <p><u>Transport Proposals:</u> There is a scheme to upgrade Morfa Road to a Distributor Road.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>No study required.</p>
CCS Environmental Health	<p>On site 161 - Wharves: site investigation condition: possible conflict &gt; Railway noise/ adjacent site use?</p>
CCS Education	<p><u>Trallwn Primary:</u> - There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive:</u> - Cefn Hengoed has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Site adjacent to Tawe. Lies within flood plain-on edge of Zone C1.</p> <p>The eastern boundary of the site is adjacent to the river Tawe and there appears to be a small strip of bankside vegetation. This should be retained and enhanced, if possible. Consider otter and bats. Should any buildings be demolished, then they should first be assessed/surveyed for their suitability for bats.</p> <p>Need to protect fish within Tawe.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided.</p> <p>Part of the site lies on edge of Zone C1.</p> <p>Potential contamination on site.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.
Glamorgan Gwent Archaeological Trust	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.

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**Stage 3A: Assessment Against LDP Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+2	+2	?	0	n/a	+2	+1	+1	n/a	n/a	+1	0	n/a	+2	?	+1	+2	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	+/-	?	+	0	+	+/-	0	?	+/-	0	+	?	?	+/-	x	+/-	?	?	0	+/-	++

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<b>Reference</b>	<b>UP004</b>
<b>Name</b>	<b>Llwyn Y Bryn Campus</b>
<b>Description</b>	The Llwyn y Bryn Campus is situated within the Uplands area of Swansea and the site is enclosed on three sides by properties on Walter Road and Westbury Street and is overlooked by the residential properties along Bryn y Mor Road. The main building dates from 1909 and whilst not listed retains its architectural features and the frontage along Bryn y Mor Road constitutes a local land mark feature. The principal access is from Walter Road, which constitutes the only vehicular access and there is also a narrow gated entrance on the south west boundary which opens onto Bryn y Mor Road (which is currently disused but has potential for pedestrians access).
<b>Size</b>	1.04Ha
<b>Existing Land use</b>	Further Education College
<b>Proposed Land Use</b>	Residential/Extra Care Facility
<b>Location Plans</b>	OS Plan and Aerial (not to scale)





## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### **Candidate Site Public Consultation: Summary of Representations**

Not submitted as a Candidate Site at this initial stage.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Representations**

No representations received.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

**Key Stakeholder Consultations**

<b>Internal Stakeholder</b>	<b>Comments</b>
CCS Transportation	<p>Comments on 2011/0184: I recommend that no highway objections are raised to the proposal subject to:</p> <ol style="list-style-type: none"> <li>1. The provision of parking (car, motorbike and cycle) in accordance with our adopted parking standards (March 2012) in an appropriate layout to appropriate levels.</li> <li>2. Upgrades to the access/Walter Road junction to provide a signalised junction incorporating full access/egress for development traffic, replacement of existing signalised pedestrian crossing on Walter Road with pedestrian phase in the new signalised junction, elongation of the right turn lane into the site, the implementation of TRO's on the access road to allow two way flow and the resurfacing of the access road and footway under a section 278 Agreement with the Highway Authority. The bus stop will also need to be relocated at cost to a location as agreed by CCS, again under a section 278 agreement.</li> <li>3. I recommend therefore that if consent is granted, that the applicant be required to submit a Travel Plan for approval within 12 months of consent and that the Travel Plan be implemented prior to the beneficial use of the dwellings commencing.</li> </ol>
CCS Housing	There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	Would need an extended phase 1 survey including a bat survey if building were to be demolished. A site with several trees possible ecological constraint.
CCS Environmental Health	No comments made on this site by Environmental Health
CCS Education	Awaiting comments
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	The site includes a number of mature trees and provides connectivity along Brynymor Road and beyond. Possible use by bats species.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development. Further confirmation has been obtained from DCWW if this site is affected as follows: the flooding incidents appear to be in locations so as they would not be exacerbated by the proposed development of this site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<p>Glamorgan Gwent Archaeological Trust</p>	<p>Information in the Historic Environment Record curated by the Trust notes that the original house of Llwyn y Bryn is shown on the first edition OS map of 1879, set within gardens which include formal, lawned and wooded areas as well as glasshouses. The early series OS map of 1830 does not show the house, so it dates from between 1830 and 1879, and was one of a number of villas established in the western area of Swansea in the mid 19<sup>th</sup> century, following the pattern of those such as the nearby Bryn y Mor (Stella Maris Convent) of the 1820's. As the use of the building changed in the late 1880's, alterations and extensions have occurred, but the essential core of the house is retained in the current campus.</p> <p>The buildings do not benefit from any level of statutory protection, however, as noted, the core is the mid 19<sup>th</sup> century house. If the buildings will be demolished in order to facilitate the development, in order to both mitigate the demolition and elucidate further detail of the building, information on its construction, details of its architectural features and a history of its development should be made and recorded prior to the undertaking of the development. There are no other recorded archaeological features shown on the Historic Environment Record and we therefore do not have any objections to the granting of the application on archaeological grounds.</p> <p>It is our opinion that the standing building is of historic importance by virtue of its architecture, history and cultural significance within the area; therefore a full record of the structure both by the means of a drawn and photographic record should be made, prior to any works being undertaken.</p> <p>In order to ensure that the work is undertaken we recommend that a condition should be attached to any planning consent.</p>
<p>Cllr J. Bayliss</p>	<p>I would like to see the site developed in a manner that's sympathetic to the local area and the Ffynone Conservation area. I would also like to see any greenery and trees protected for the benefit of nearby local residents and future occupiers.</p>

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

**Stage 3A: Assessment Against LDP Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	n/a	+2	n/a	?	+1	n/a	n/a	n/a	n/a	n/a	n/a	+2	n/a	n/a	+2	+2	-1	0	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	-	?	0	0	+	0	0	?	++	0	-	?	++	++	x	+	?	?	0	+/-	+/-

## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>UP005</b>
<b>Name</b>	<b>Townhill Campus, Townhill</b>
<b>Description</b>	<p>Existing education use may end as part of the development of new facilities for University of Wales Trinity Saint David (UWTSD) at SA1. Site fronts onto corner of Townhill Rd and Pantycelyn Rd and slopes down from north to south (steeply in part) and enjoys a panorama over Swansea Bay. Surrounded by residential properties on all sides apart from the eastern boundary which links into the wider greenspace system. Northern part of the site is densely developed whilst the southern, sloping part of the side is covered with mature vegetation.</p> <p><i>*Although proposed for both residential and retail use, only residential is considered as part of this assessment as retail use at this location would be contrary to the Council's corporate policy for protecting the City Centre and district centres.</i></p>
<b>Size</b>	1.3ha
<b>Existing Land use</b>	Existing education campus with student accommodation and support services
<b>Proposed Land Use</b>	Mixed use (residential and retail *)
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

Not consulted upon at this stage

**LDP Preferred Strategy Consultation: Summary of Representations**

Not consulted upon at this stage

**LDP Draft Proposals Map Consultation: Summary of Representations**

21 letters of objection received which can be summarised as follows:

- negative effect on the local community /quality of life
- Contrary to LDP Preferred strategy
- Development of a green field site
- Loss of recreation space/woodland/need to protect trees on site
- Impact on nature reserve/wildlife
- Additional traffic/congestion/unsuitable access/parking conflicts/highway safety
- Development of an area with no existing facilities to support (schools, shops, etc)
- being at the top of a steep hill, the site will require additional public transport which will not be able to access the site
- original building erected in 1912 is a listed building/possible covenants relating to the site
- Trees around perimeter need to be protected
- Devaluation of property/loss of view/loss of privacy
- Issues with steepness of the site
- Noise pollution
- Loss of local features
- Impact on local employment

## Response to Representations

- This is a brownfield site. The LDP Preferred Strategy seeks to maximise the use of appropriate Brownfield land
- The site is not suitable for retail use
- Residential use focussed on the reuse or redevelopment of the existing buildings/footprint is acceptable in principle under current local and national policy and this position will not change through the adoption of the LDP. The building is not currently listed, but if it becomes listed conversion and extension would still be possible
- The gradient of the site will likely limit the development area to the northern part of the site although this would be a matter for detailed investigation at planning application stage
- Highways have no objection subject to highway improvements that would need to be carried out with the only access from Pantycelyn Rd not through the adjoining Lons
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- Devaluation of property is not a material planning consideration. There are no rights of open access or views over across other property
- Public transport already serves the site which is at a sustainable location in relation to local facilities
- An extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage.
- Woodland areas and key features should be retained as part of any development proposal and used to form natural defensible boundaries
- The proposal identifies an alternative use for the land should the University relocate.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, etc, are issues for consideration at any future planning application stage.



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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site has 2 existing access points. Pant y Celyn and Townhill Road. The Townhill Road access needs to be blocked off.</p> <p><u>Local Highway Conditions:</u> Some congestion issues locally during peak periods.</p> <p><u>Accessibility:</u> There is a 5 min frequency bus service 300m from the site.</p> <p><u>Wider Issues / Combined effect:</u> Increase in congestion at Cockett Road is likely.</p> <p><u>Restrictions:</u> A transport assessment would be necessary together with access improvements and removal of the Townhill Road access for safety reasons. Site gradients may restrict the amount of development that can be accommodated.</p> <p><u>Transport Proposals:</u> There is a likely improvement scheme at the Townhill Road/Cockett Road junction and beyond.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	Would need an extended phase 1 survey including a bat survey if building were to be demolished. A site with several trees will be ecological constraint
CCS Environmental Health	No comments
CCS Education	If the development were houses, 47 Primary & 33 Secondary pupil places would potentially be generated [based on 150 residential units]
External Stakeholder	Comments
Natural Resources Wales	A significant proportion of the site is composed of woodland and mature trees. Possible other BAP habitats. Possible use by bat species. Provides good connectivity with adjacent woodland.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently space transformation capacity at each of the substations which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<p>Cllr J. Bayliss</p>	<p>I wish to see all trees and greenery retained for the benefit of local residents and future generations. Any move to develop the entire site would undoubtedly threaten vegetation and any wildlife that may inhabit the site. If this site is to be included in the LDP I would like to see additional protection given to the woodland area to the south of the site (e.g. more TPOs). Furthermore, the site is in close proximity to the Ffynone Conservation area and any major changes to the site through development could possibly have a visual impact over that special area, of which needs protecting at all costs.</p> <p>Additionally, I have concern about any potential traffic access being created via Lon Bryngwyn, Lon Cwmgwyn, Lon Gwynfryn or Lon Illtyd. I fear any additional access created via these roads could create a rat-run effect on these streets, turning them into through roads rather than the quiet residential streets they are now.</p> <p>The report notes the impact on primary and secondary school places. The two primary schools in Uplands (Brynmill &amp; Bryn Y Mor) are at capacity – any additional places will have to be funded by any developer via S106 monies.</p>
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**Stage 3A: Assessment Against LDP Objectives**

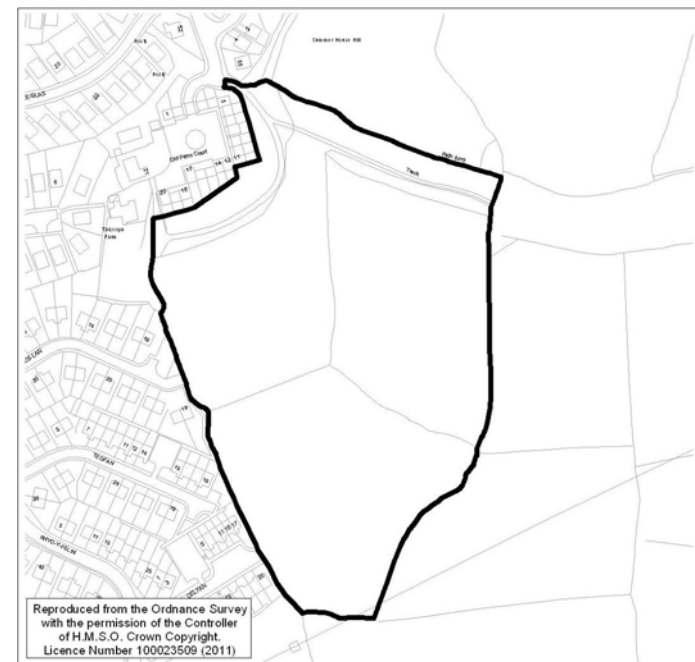
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	n/a	+2	n/a	?	+1	n/a	n/a	n/a	n/a	n/a	n/a	+2	n/a	n/a	+2	+2	-1	0	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	-	?	+	0	+	+/-	0	?	++	+/-	+	?	++	+	x	+	?	?	0	+/-	+/-

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>LS008</b>
<b>Name</b>	<b>Talycoppa Farm, Llansamlet</b>
<b>Description</b>	The site is on the edge of the existing settlement form and is bounded to the north and west by residential properties. It is currently designated as being part of the Green Wedge and is positioned within Swansea Urban Woodland. The wider periphery of the site is overlapped by National Grid Pylon whilst there is a gentle gradient to the north
<b>Size</b>	4.56 Ha
<b>Existing Land use</b>	Agriculture
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

### Candidate Site Public Consultation: Summary of Representations

The Candidate Site application was advertised on site in the form of site notices.

4 letters of objection received:

- Green belt
- Loss of recreational space
- Urban creep
- Loss of agricultural land

No letters of support/comment received.

### LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

### LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site.

### Response to Representations

- Green Wedges unlike Green Belts are only temporary in nature and around 40% the new housing to be allocated in the LDP will have to be on land currently designated as green wedge, as there is insufficient land available within existing settlement boundaries to meet all future demand. Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew
- Site is not green belt and the current green wedge designation at this location has been reviewed and is to be omitted from the LDP. Settlement boundaries have also been reviewed as part of the development plan process and the land is proposed to be incorporated within the settlement boundary. Development of this site would not set a precedent for further release

## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

- Any loss of recreational/open space will need to be addressed through compensatory provision within the proposed development or nearby. Any existing deficiency of 'Fields in Trust' (FiT) or accessible natural greenspace (ANGS) provision will also need to be addressed through new development
- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land. The site is low quality (grade 4) agricultural land which makes no significant contribution to the local economy

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

**Key Stakeholder Consultations**

<b>Internal Stakeholder</b>	<b>Comments</b>
CCS Transportation	<p><u>Means of Access:</u> It is assumed access would be from Maes yr Haf</p> <p><u>Local Highway Conditions:</u> General traffic volume and safety issues on surrounding residential streets</p> <p><u>Accessibility:</u> There is a 10-15 min frequency service 35m from the site entrance</p> <p><u>Wider Issues / Combined effect:</u> There would be a need to consider affect on local congestion issues at peak times</p> <p><u>Restrictions:</u> Safety improvements may be required on adjacent highways and consideration of traffic impact from a site of this size. A transport assessment is likely to be required</p> <p><u>Transport Proposals:</u> None identified</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period
CCS Biodiversity	This site contains Lowland Heath and Diverse scrub and may contain semi-natural grassland and potentially important Hedgerows protected under the Hedgerow Regulations (1997). An extended phase1 habitat survey and Hedgerow assessment would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey
CCS Environmental Health	No comments obtained
CCS Education	<p><u>Talycoppa Primary:</u>. There is no surplus capacity at Talycoppa and no scope to extend the buildings</p> <p><u>Cefn Hengoed.Comprehensive:</u> Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Possible sewer network issue. Appears to fall outside DCWW sewer catchment area</p> <p>The site appears to be composed of rough grazing / semi-proved grassland, with scattered trees along boundary and derelict hedgerows</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	Possibly areas of site have been subject to waste disposal in past
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	No coal mining legacy features identified by the Coal Authority



**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

National Grid	<p>LS008, Llansamlet allocated for housing is crossed by VE 275 kV overhead transmission line</p> <p>Subsequent Site Specific Comments on the Draft Proposals Map: Policy to retain our existing overhead lines in-situ.</p> <ul style="list-style-type: none"> <li>• Preference that buildings not built directly beneath overhead lines due to amenity of potential occupiers and need easy access for maintenance.</li> <li>• Statutory safety clearances must not be infringed. To comply with statutory safety clearances overhead power lines are designed to minimum height above ground.</li> <li>• National Grid encourages high quality and well planned development in vicinity of overhead lines. Produced 'A Sense of Place' guidelines.</li> <li>• - Do not object to development in area surrounding substation sites, take this opportunity to highlight that substations are vital to the efficient operation of our electricity network</li> </ul>
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**Stage 3A: Assessment Against LDP Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	+1	+1	n/a	?	-2	n/a	+1	+1	n/a	n/a	n/a	+2	0	n/a	-1	0	-1	-1	n/a	?	+1	+1

**Stage 3B: Assessment Against SEA/SA Objectives**

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Score	+/-	-	?	+	0	+	+	0	?	+	-	?	?	+	+/-	x	+	?	?	--	+	-