

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	LS009
Name	Land adjacent to Heol Las, Birchgrove
Description	Edge of settlement, agricultural land which fronts onto Heol Las. It is adjoined by frontage properties to the east and south and a detached property to the north west. It is currently designated as an area of Greenspace Protection and is adjoined by an area of Environmental Enhancement
Size	1.6Ha
Existing Land use	Agriculture
Proposed Land Use	Residential
Location Plans	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.

22 letters of objection received:

- Greenfield site
- Adverse impact on character and amenity
- Adverse visual impact
- Inadequate sewerage system
- Increased pollution
- Highway safety
- Road infrastructure unable to accommodate increased traffic
- Coalescence of communities
- Lack of local services e.g. medical facilities
- Local schools oversubscribed
- Inadequate drainage/flood risk
- Loss of agricultural land
- Adverse impact on wildlife/loss of habitat

2 letters of support received:

- Small development which would not impact on traffic density or resources
- Could result in more environmentally/energy efficient homes

LDP Preferred Strategy Consultation: Summary of Representations

1 letter of support was received:

- The Authority should not rely on windfall sites to deliver the housing requirement. Instead they should allocate additional sites promoted through the Candidate Site process including Land at Heol Las, Birchgrove

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site

Response to Representations

- The LDP is based on sustainability principles which seek to maximise the use of vacant and underdeveloped land within existing settlements provided satisfactory standards of open space/recreational space are retained within those communities
- Loss of view is not a material planning consideration. There are no rights of open access or views over the countryside adjoining existing settlements. A full consideration of the visual impact would take place at the formal planning application stage
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. DCWW have an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site.
- The LDP seeks to safeguard against coalescence and development must respond to the character of existing settlements. Considerable areas of accessible open space are proposed as part of new development and green barriers are to be incorporated into scheme layouts to mark and ensure separation between existing and planned expanded communities
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers

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- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run-off will be achieved. No increase in surface water run-off would be permitted
- Vulnerable development such as residential may not be allocated in flood risk zones. All flood risk areas have been identified and excluded from consideration for development purposes. Incidents of localised surface water flooding have also been identified and any sites allocated at or near such areas will be required to incorporate appropriate remedial measures. Sustainable urban drainage scheme (SUDS) will be incorporated into development scheme as necessary. New development must demonstrate greenfield run off - no increase in surface water run-off will be permitted
- 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 grade agricultural land - loss would not affect viability of agricultural holding
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites 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. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access is possible from Heol Las</p> <p><u>Local Highway Conditions</u>: General traffic volume and safety issues on surrounding residential streets during peak times. The junction with Birchgrove Road is below standard and may require upgrading</p> <p><u>Accessibility</u>: There is a 30 min frequency service past the site</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>: None identified at present</p> <p><u>Transport Proposals</u>: None identified</p>
CCS Housing	<p>The SHMA identifies that around 4,200 are needed within this strategic housing policy zone over the LDP period</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</p>
CCS Biodiversity	<p>This site contains potentially important Hedgerows protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerows quality</p>
CCS Environmental Health	<p>Directly adjacent site 088 ex Birchgrove steelworks - unexpected contamination condition</p>
CCS Education	<p><u>Birchgrove Primary</u>: There is some surplus capacity and scope to extend the school due to the large site.</p> <p><u>Birchgrove Comprehensive</u>: There is surplus capacity at the school to take increased pupils; however, the school is currently under review as part of the Secondary Stakeholder Forum</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible flood risk</p> <p>Site falls south of Nant Bran. Moderate WFD</p> <p>Eastern part of site falls within Zone C1</p>

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	Lies in groundwater vulnerability zone
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> 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

Stage 3A: Assessment Against LDP Objectives

Objection	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	1	n/a	?	1	n/a	1	0	n/a	n/a	n/a	2	0	n/a	-1	0	-1	-1	n/a	?	2	2

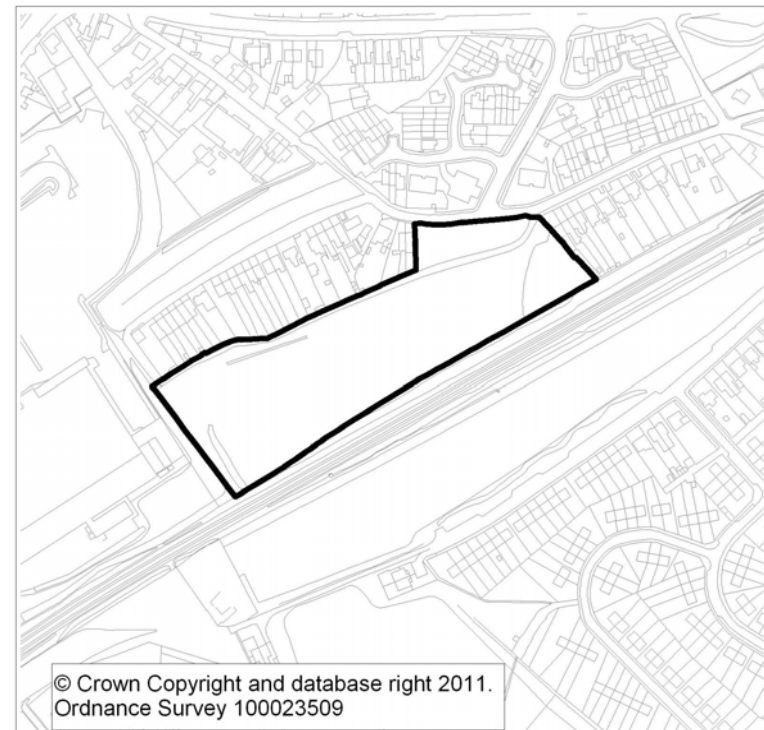
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Stage 3B: Assessment Against SEA/SA Objectives

Objection	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	+	?	?	++	+	?

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Reference	LS015
Name	Land at Midland Place, Llansamlet [CCS Site]
Description	This roughly rectangular site is adjoined by the main London Paddington to West Wales Railway Line to the south east, by the rear of residential properties to the north west, the end of a residential terrace to the north east and Tesco Supermarket to the south west. It is designated within the UDP as an environmental enhancement area. The southern portion of the site contains scrub and nature trees
Size	2.0Ha
Existing Land use	Urban Greenspace
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

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

3 letters of objection received:

- Already subject to extra traffic/noise/litter and light pollution from the nearby Tesco development
- Highway safety
- Loss of amenity
- Adverse impact on ecology and habitats
- Right of way across site
- Existing UDP allocations and planning consents not implemented in Swansea East and Swansea North
- Loss of green space

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

Comments were received from statutory bodies

Response to Representations

- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site

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- 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. The site is covered by environmental enhancement not greenspace protection policy in the current UDP. This permits development to be brought forward and also improve the amenity value of the land. Existing nuisance issues would be mitigated wherever possible
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites 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. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. Ecological survey work would need to be undertaken at planning application stage, and appropriate mitigation measures and controls over siting of development applied
- Any rights of way /links through the site would need to be retained
- Upon commencement of preparation of a new development plan (LDP process currently underway) all existing policies and allocations are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. If allocated sites have not been brought forward then there are either physical or market constraints and more deliverable sites need to be identified instead
- 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

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access would need to be restricted to Ffordd Llundain</p> <p><u>Local Highway Conditions:</u> General traffic volume and safety issues on surrounding residential streets during peak times</p> <p><u>Accessibility:</u> There is a 30 min frequency service within 140 m of the site</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> Precise access details will need to be considered. Access needs to be restricted to Ffordd Llundain only, this may require off-site traffic management works</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	The area contains scrub and mature trees, which may fall into the SINC category of Diverse scrub. Scrub, mature trees and Hedgerow habitats have the potential for associated protected flora and fauna. An extended phase 1 habitat survey would need to be undertaken to determine the habitats, species and their protected status
CCS Environmental Health	Ref general noise complaints from residents in Midland place. Railway?
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>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible railway contamination</p> <p>Possible BAP Habitat. The site is composed of woodland, grassland and scrub. The site would provide a valuable corridor, adjacent to the railway tracks. Records for Barn Owl and bat species, within the wider area</p>

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	Possible railway contamination. Possible pollution strategy-linked to possible railway waste
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. The proposed development 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>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

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Stage 3A: Assessment Against LDP Objectives

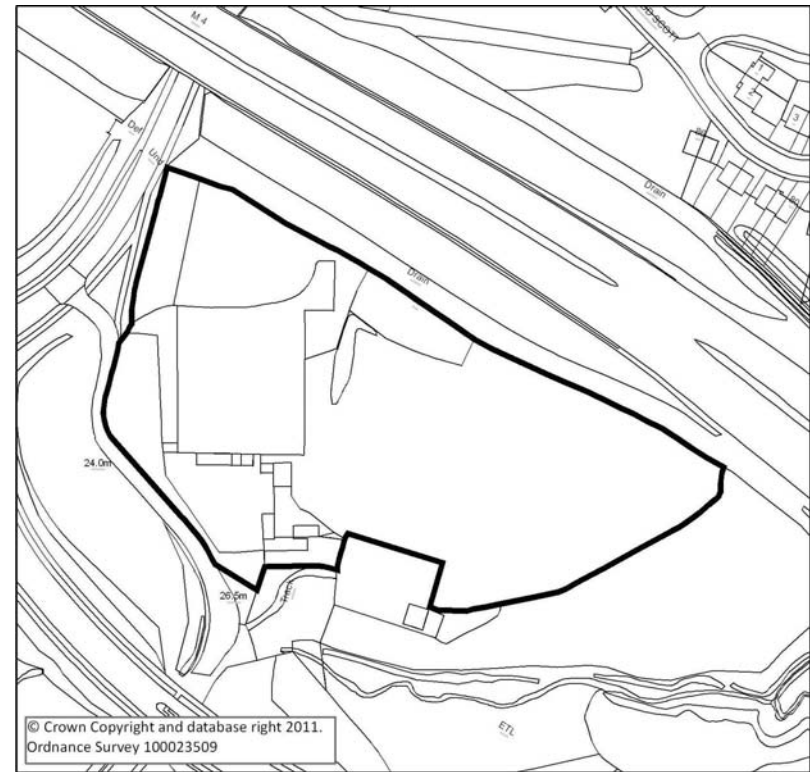
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	1	n/a	-1	1	n/a	?	-1	n/a	1	0	n/a	n/a	n/a	+/-	0	n/a	-1	0	-1	-1	n/a	?	-1	-1

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	+	-	x	?	-	-	?	?	-	+/-	x	+	?	?	-	0	-

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	LS022
Name	Gwernllwynchwyth House, Llansamlet
Description	The site is bounded by the Swansea Vale Link Road and the M4 Motorway. There are still remnants of Gwernllwynchwyth House clear to see on site but the wider area it is mostly overgrown. It is currently designated as a Housing Allocation and is adjoined by an area of Greenspace Protection
Size	1.8Ha
Existing Land use	UDP Allocation
Proposed Land Use	Residential
Location Plans	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

8 letters of objection were received which are summarised below:

- Potential future heritage site
- Poor choice for residential development as backs on to the motorway
- Important local history
- Adverse impact on wildlife/loss of habitat
- Lapsed consent dating from 1985. Whilst the site could have been classified as brownfield site has now blended into the landscape as a result of natural regeneration
- Presence of overhead cables reduces the area available for development
- Not connected to existing settlement and adjacent M4, air and noise pollution may therefore constrain development
- Lack of local services
- Inadequate drainage/flood risk
- Highway safety
- Road infrastructure unable to accommodate additional traffic
- Inadequate sewerage infrastructure
- Local schools at capacity

1 letter of support was received which is summarised below:

- Hourly bus service and train station approximately 1 mile away
- Not liable to flooding
- Adjacent J44 of M4
- Overgrown and unsafe
- Good transport links to enterprise zone, shops, schools, library and medical facilities
- Would object to use as a traveller site but support residential housing

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site

LDP Draft Proposals Map Consultation: Summary of Representations

3 representations received from statutory bodies

1 objection received regarding the following:

- Site adjacent to Ancient Semi Natural Woodland

Response to Representations

- No historical/heritage features worthy of preservation have been identified
- Nearby development is in equally close proximity to the M4 and the design of the development (soundproofing, etc) could mitigate any nuisance issues arising
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites 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. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. An extended phase1 habitat survey would need to be undertaken and important features highlighted may require further survey work at planning application stage and appropriate mitigation measures applied. Would not preclude development
- Overhead power lines abut the site but do not constrain the developable area
- The impact on the proposal from potential noise pollution sources perspective is a matter that would be addressed through the detailed site layout at the application stage.

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- All relevant utility providers have been consulted and no significant utility constraints have been identified
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- Site is closely associated with adjoining Swansea Vale strategic site and within walking distance of local services and facilities at Birchgrove and Llansamlet
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. There is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements. There have been drainage capacity issues within the area in the past, however these are in the process of being addressed and Dwr Cymru/ Welsh Water as statutory undertaker is required to plan for additional needs arising from LDP allocations. There are no flooding issues associated with this site. It is not within a flood risk zone
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site. Highways Authority have no objection subject to some minor modification works

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established access to the site which will need modification</p> <p><u>Local Highway Conditions</u>: Some congestion issues on approach roads</p> <p><u>Accessibility</u>: There is a 120 min frequency service north of the site and a 20 min frequency service 700m south of the site (Peniel Green Road)</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>: Assessment of impact may be required depending on details</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	The area contains scrub and mature trees which have the potential for associated protected flora and fauna. An extended phase1 habitat survey would need to be undertaken to determine the habitats, species and their protected status. Important features highlighted may require further survey
CCS Environmental Health	Refer to M4 noise
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>
External Stakeholder	Comments
Natural Resources Wales	<p>BAP Habitat. The site is made up of woodland scrub and grasslands. Despite being surrounded by roads, the site is likely to support</p> <p>Local watercourses on site. Seek LA engineers advice</p> <p>Lies within groundwater vulnerability zone</p>

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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 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> 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
National Grid	Llansamlet allocated for housing is within close proximity (approximately 25 meters) to VE 275 kV overhead transmission line

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	0	n/a	?	+2	n/a	+1	n/a	n/a	n/a	n/a	0	0	n/a	-1	0	-1	-1	n/a	?	-1	-1

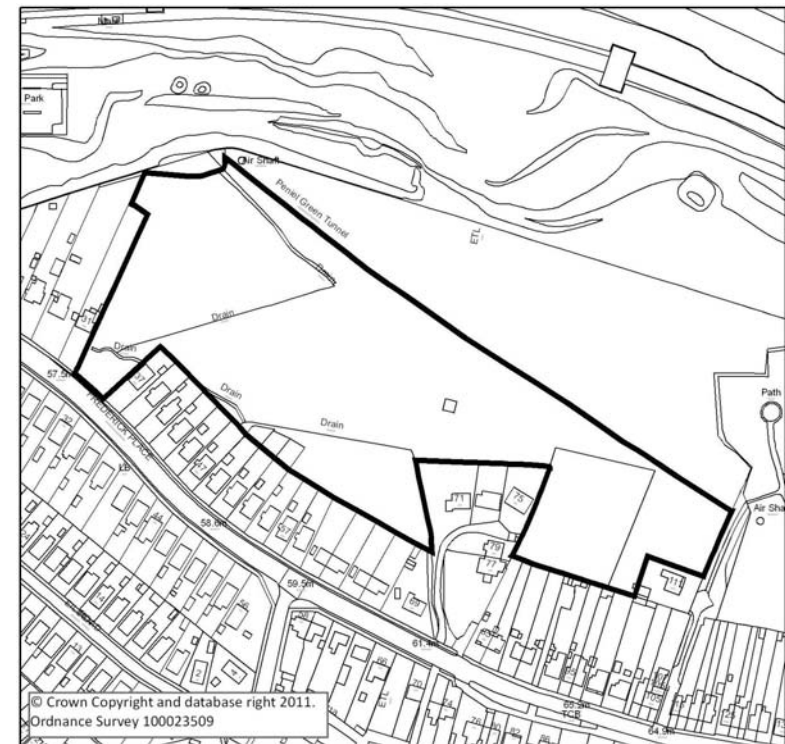
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Stage 3B: Assessment Against SEA/SA Objectives

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	?

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Reference	LS023
Name	Fredrick Place, Llansamlet
Description	The site is bounded by residential properties along Frederick Place to the south, Peniel Green Railway Tunnel and an area of Greenspace Protection to the north and an area of community recreation to the east. The site is currently defined as a Housing Allocation in the UDP. Potential to expand site to the north provided access could be achieved over tunnel
Size	3.2Ha
Existing Land use	UDP Allocation – residential
Proposed Land Use	Residential
Location Plans	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

1 x 19 signature petition of objection was received which is summarised below:

- The back of Frederick Place is a green belt let's keep it

15 letters of objection were received which are summarised below:

- Very intrusive, adverse impact on privacy
- Very wet, boggy ground prone to flooding, would exacerbate current issues
- Highly developed area
- Adverse impact on wildlife/loss of habitat
- Adverse visual impact
- Loss of agricultural land
- Increased traffic, road infrastructure could not cope
- Increased noise and air pollution
- Green belt
- Lack of local services
- Erosion of quality of life
- Inappropriate site access
- Development is in close proximity to the underground railway line, a ventilation shaft and the main Swansea to London line
- Local schools at capacity
- Inadequate sewerage system

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

- Site is a long-standing allocation for residential development, and allocated for 20 dwellings in the current UDP (HC1 (14) refers). The principle of residential development has therefore been established at this location
- The site is not greenbelt. Land further north is part of the greenspace system, and although development of that area is not precluded the intervening railway tunnel/development buffer zone means that it is unlikely
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites 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. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. The site contains some habitats of ecological importance and a detailed survey would need to be undertaken at planning application stage and appropriate mitigation measures put in place
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers

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- 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 land is not classified as agricultural and its loss would not affect the viability of any holding
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site. Highway Authority have no objection
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. There is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements. There have been drainage capacity issues within the area in the past, however these are in the process of being addressed and Dwr Cymru/ Welsh Water as statutory undertaker is required to plan for additional needs arising from LDP allocations
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted. Vulnerable development such as residential may not be allocated in flood risk zones. All flood risk areas have been identified and excluded from consideration for development purposes. Incidents of localised surface water flooding have also been identified and any sites allocated at or near such areas will be required to incorporate appropriate remedial measures. Sustainable urban drainage scheme (SUDS) will be incorporated into development scheme as necessary. New development must demonstrate greenfield run off - no increase in surface water run-off will be permitted. Not a flood risk zone, but local surface water flooding issues would need to be addressed as part of any development

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- Any development proposal will need to comply with the Council’s adopted design guidance for new residential development and respect the density, scale and character of adjoining development and the visual and residential amenities (e.g. privacy) of adjoining occupiers.
- Noise during construction is not a material planning consideration and development will not cause pollution
- Site is within walking distance/ will help sustain and /or improve local facilities and there is good access to bus and train services

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed from Frederick Place</p> <p><u>Local Highway Conditions:</u> Some congestion issues on approach roads and there may be speed related issues on Frederick Place</p> <p><u>Accessibility:</u> There is a 10-15 min frequency service past the site.</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> Assessment of impact may be required depending on details and speeding issues may guide the form of access treatment 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; Species-rich Purple Moor-grass and Rush pasture which is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006)
CCS Environmental Health	Adjacent to Peniel Green tunnel?

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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>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible contamination from disused air shaft</p> <p>BAP Habitat, including scattered mature trees, the majority of which follow the drains and ditches which cross the site. Ditches should remain open and should not be culverted. The Phase 1 map identifies that site as semi-improved grassland</p> <p>Land drain through site</p> <p>Disused air shaft on site. Peniel railway tunnel lies below site</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><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>:</p> <p><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	Mining legacy - Shallow – Recorded shallow coal workings

Stage 3A: Assessment Against LDP Objectives

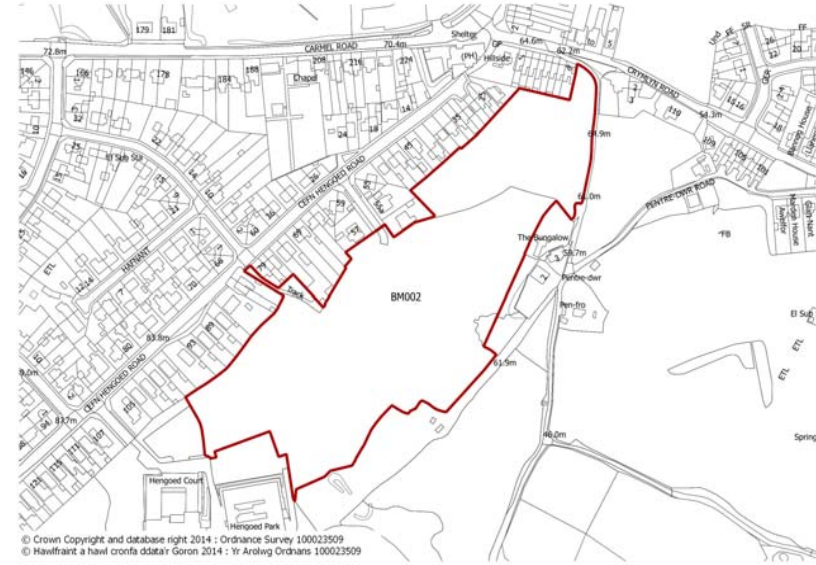
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	?	-1	-1	n/a	?	+1	+1

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	+	?	?	++	0	?

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Reference	BM002
Name	Land Between Bog Road and Cefn Hengoed Road, Llansamlet
Description	The site is situated on the south eastern edge of Bonymaen, between Cefn Hengoed Nursing Home and Crymlyn Road. It comprises an area of grassland that falls gradually down in a south easterly direction. The land is overgrown in part by scrubby trees. To the north west the land is bounded by the residential properties along Cefn Hengoed Road, whilst the northern boundary is formed by the rear gardens of older terraced properties of Crymlyn Road. To the east the site falls down to Bog road, a rural lane linking Bonymaen with Llansamlet and in part abuts a group of residential properties fronting Bog Road. The south of the site adjoins a landscaped area that is part of the Cefn Hengoed nursing Home development. The western boundary is formed by Cefn Hengoed Nursing Home. Originally only the easternmost part of the site was submitted as a candidate site (Reference BM002a) with the remainder of the site submitted separately (reference BM006). These two candidate sites have been merged into one large site (Reference BM002) and the original BM006 has been withdrawn.
Size	4.2 Ha
Existing Land use	Grazing Land
Proposed Land Use	Residential
Location Plans	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.

87 letters of objection were received which are summarised below:

- Insufficient road infrastructure and unsuitable site access
- Negative impact on current infrastructure e.g. roads and sewerage
- Increased pressure on local community and services
- Negative impact of the quality of life, living standards, age ratios etc on an established and well balanced community
- Site is in very close vicinity to Crymlyn Bog nature area. In our view construction would have an impact on this environment and local flora and fauna
- Land classified as green belt/green wedge
- Increased Traffic emissions and noise pollution
- Local schools are not adequate/lack of capacity
- Negative effect on house prices
- Loss of safe area for children to play

LDP Preferred Strategy Consultation: Summary of Representations

HRA recommends that the Preferred Strategy specifies that this site will be served by Cefn Hengoed Road and not Carmel or Bog Road

LDP Draft Proposals Map Consultation: Summary of Representations

2 letters of objection were received which reiterated previous comments and made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites

1 letter of support was received.

Response to Representations

- Local highway improvements required (which could be funded through development)
- Welsh Water has confirmed that there are no problems envisaged with the public sewerage system for domestic foul discharge from this proposed development site
- The Strategic Housing Market Assessment has identified the need around 4,200 homes within the east strategic housing policy zone over the LDP period
- Proposal may improve quality of life for existing community through the provision of new homes to meet the assessed level of need
- The provision of homes for the elderly would allow for families to move into currently under-occupied homes vacated by older persons
- New development in the area should help to maintain or improve local services
- No biodiversity issues have been identified that would represent a significant constraint to development. The impact on Crymlyn Bog (European protected site) will be fully assessed as part of the Habitat Regulations Assessment (HRA)
- Site is not green belt.
- All UDP green wedges to be reviewed as part of the LDP preparation process
- No indication of significant pollution (including noise) issues. The planning application process would not permit development that would result in harmful levels of pollution.
- Limited capacity available in the schools, as existing. A contribution towards education provision will be required
- Devaluation of property is not a material planning consideration
- Development of this site will not involve the loss of FiT land. Application of the open space standard will ensure that there is adequate provision of safe areas for children to play
- Specifying access roads is too much detail for a Preferred Strategy
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as white land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access is indicated from a cul de sac off Cefn Hengoed Road. The road is partially adopted and is below acceptable standard in terms of width.</p> <p><u>Local Highway Conditions:</u> The access road is below the recommended 5.5m width. Bog Road at the rear of the site is narrow and single width along most of its length. The road would benefit by widening of the highway to full 5.5m width. There are level differences between the site and the road and in places forward visibility is restricted.</p> <p><u>Accessibility:</u> There is bus provision at 10-15 minute frequency within 400m of the site.</p> <p><u>Wider Issues / Combined effect:</u> It is likely that the development of this site for residential purposes will require a financial contribution to upgrade the junction improvements identified as being required at the Carmel Road/Crymlyn Road Junction. In addition the provision of a widened 5.5m carriageway on the access cul de sac will be required. It is also likely that junction improvements to the existing Bog Road/Crymlyn Road junction may be required.</p> <p><u>Restrictions:</u> Subject to detailed transport assessment</p> <p><u>Transport Proposals:</u> Planned upgrade of Carmel Road/Crymlyn Road Junction. Upgrade of footways and carriageway along Bog Road fronting the site to 2m and 5.5m minimum widths. Upgrade of Bog Road/Crymlyn Road junction.</p> <p><u>Further Information:</u> A transport statement has been submitted for preliminary consideration. This is acceptable but will need to be expanded into a transport assessment if and when the site comes forward.</p>
CCS Housing	<p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Contains relatively species-rich neutral grasslands, which could be classified as Lowland Meadow under the SINC guidance.</p> <p>Priority species recorded on the site are; Herring gull, House Sparrow, Linnet, Starling, are species of principal importance for the conservation of biological diversity in Wales under NERC</p>

PLANNING COMMITTEE – 1ST JUNE 2015

	<p>Extended phase1; grassland habitat classification and species presence and the presence of any protected species. Any such species identified would need follow-up surveying for those specific features.</p> <p>Further comments on extended area - From the survey submitted appears to be of relatively low ecological value it was though carried out in November when many grassland species are not visible, the areas of higher value that are contained within the Pentredwr Grasslands SINC don't fall inside the site boundary. I think the ecological constraints are likely to be low.</p>
CCS Environmental Health	No issues
CCS Education	<p><u>Cwm Glas Primary</u>: Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</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>
External Stakeholder	Comments
Natural Resources Wales	<p>The Phase 1 map identifies the field as being semi-improved grassland. Aerial photographs show large sections of scrub towards the north of the site. We would refer you to our comments in relation to BAP Habitat (made in the letter dated 15th January 2015). Nearby records of bat activity.</p> <p>Close to Historic Landfill (Demolition Waste).</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><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>

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	<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, whether 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> <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. 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, wither in the form of an 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	Mining legacy - PRUG – Unrecorded probable historic underground workings and Mine Entry at south.

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Stage 3A: Assessment Against LDP Objectives

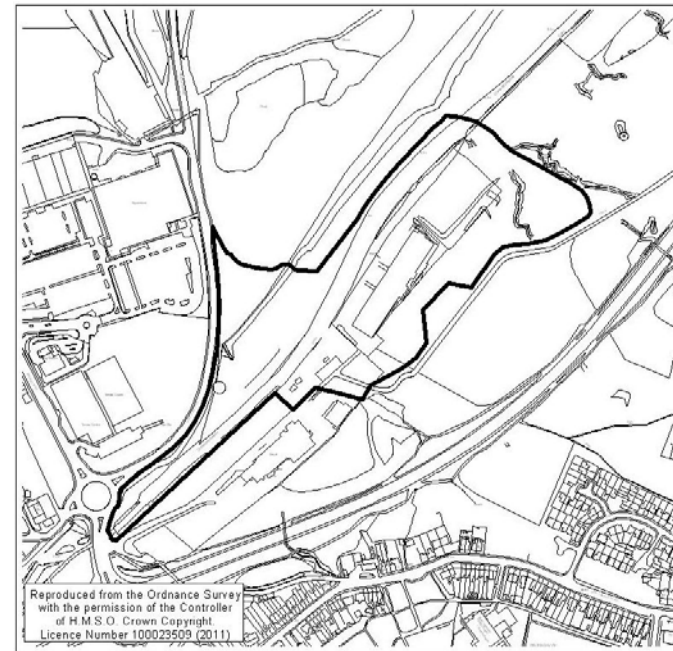
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	n/a	n/a	+1	0	n/a	n/a	n/a	+1	n/a	n/a	-1	0	-1	-1	n/a	?	+2	+2

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	+	+	0	?	++	--	?	?	+	++	x	+	?	?	--	0	?

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	BM007
Name	Land at Upper Bank, Nantong Way
Description	This is a council owned site which is allocated for residential in the UDP – Site HC1 (76). The site was formerly railway land and contains industrial buildings Site is part of the Tawe Riverside Corridor Study Area. Development has already commenced on the first phase
Size	7.34 Ha
Existing Land use	Former Railway & Industrial
Proposed Land Use	Residential & Community Use
Location Plans	OS Plan and Aerial (not to scale)



PLANNING COMMITTEE – 1ST 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 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

Response to Representations

No representations received.

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> The main access to the site is off Nantong Way with a secondary access off Brunel Way. Consent has already been granted for outline residential development with the access being off a new roundabout constructed on Nantong Way. A Transport Assessment was provided to support Phase 1 of the overall scheme for in the region of 200 houses.</p> <p><u>Local Highway Conditions</u> The Brunel Way access will be left in left out and is only suitable to support a limited number of dwellings. Upon occupation of the 81st dwelling the roundabout access to the north will need to be open for traffic which will also be the access point for the future development to the north.</p> <p><u>Accessibility</u> There is bus provision at 30 minute frequency within 400m of the site.</p> <p><u>Wider Issues/Combined Effect</u> The site has the benefit of partial planning permission already and monies have been acquired for improvements to safe routes to school, cycle/pedestrian routes and a pedestrian crossing on Nantong Way. Development of the residential part of the site may require an upgrade to Nantong Way.</p> <p><u>Restrictions</u> The Brunel Way access as indicated is not suitable to support any additional development. The roundabout on Nantong Way will be required to facilitate access to the north of the site.</p> <p><u>Transport Proposals</u> Schemes to address congestion on the major arterial routes in the area could be necessary to support any significant development by virtue of upgrading the existing Nantong Way.</p> <p><u>Further Information</u> A Transport Assessment will be required.</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 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Contains potentially important Hedgerows under HR.</p> <p>Hedgerow assessment to determine the hedgerows quality</p>

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<p>CCS Environmental Health</p>	<p>Site is on/adj sites:</p> <p>139 Upper Bank Tips/ Pluck lake;</p> <p>138 Cwm Sidings/Llansamlet Copper & Arsenic works;</p> <p>152 Eroded land Upper bank:</p> <p>Site investigation regarding condition of site required</p>
<p>CCS Education</p>	<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 Secondary:</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>
<p>External Stakeholder</p>	<p>Comments</p>
<p>Natural Resources Wales</p>	<p>Although parts of the site have been previously developed (brownfield) there remain significant areas of scrub/woodland of habitat value. We would refer you to our previous comments in relation to BAP Habitat and Species. There are records for the following species in the area: Barn Owl, Tounge-leaf Copper-moss, Numerous species of butterfly and moth, as well as bat species.</p> <p>WFD moderate.</p> <p>Potential for contamination to be present from previous/historic uses.</p>
<p>Dwr Cymru</p>	<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>

PLANNING COMMITTEE – 1ST JUNE 2015

	<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> <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> <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 and mine entry at south.

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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	+2	+1	+2	+1	?	-1	n/a	+2	+1	n/a	n/a	+1	+2	0	?	+2	+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	+	?	?	-	?	+

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	BM012
Name	Land North of Cefn Hengoed School
Description	Former school playing fields, but now rough grazing land. Site slopes down from SE to NW. Designated as open countryside/green wedge in UDP. Developed around three sides including Cwm Glas primary school to the west and adjoined to the south on the opposite side of Cefn Hengoed Rd by in part Bonymaen RFC and part open countryside
Size	4.57 Ha
Existing Land use	Greenspace/Grazing
Proposed Land Use	Residential
Location Plans	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.

202 letters of objection were received which are summarised below:

- Inappropriate size and scale
- Adverse impact on character and amenity
- Inadequate road infrastructure and site access
- Adverse impact on privacy, noise and pollution
- Inadequate sewerage system
- Loss of green space
- Inadequate water system, would exacerbate existing problems
- Local schools at capacity
- Adverse impact on crime levels
- Inadequate drainage, would exacerbate existing flooding issues
- No local facilities for children
- Adverse impact on environment
- Adverse impact on standards of living
- Adverse impact on wildlife and habitat
- Adverse visual impact
- Building near pylons inappropriate
- Building would be above skyline recommendations
- Loss of sports area for school
- Inadequate utilities systems
- Area has mining implications
- Details submitted on form are inaccurate
- Green belt site
- Over intensification of a heavily populated area
- Against current policy
- Local area some of the most deprived in Wales

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of support was received.

2 letters of objection were received which reiterated previous comments and made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites (needs response)

Response to Representations

- The Strategic Housing Market Assessment (SHMA) has identified that in Swansea East there is a need for up to 4200 houses
- The development will include an appropriate level of affordable housing to contribute to meeting local needs
- Development of this site would represent a logical infill of development within the existing settlement pattern in keeping with the character of the area.
- Insufficient information to be able to judge density and scale – this is a matter for planning application stage. Any development would need to be in keeping with context of adjoining development
- Local highway improvements required, which could be funded through development.
- Privacy issues can be resolved at the detailed design stage.
- No indication of significant pollution (including noise) issues. The planning application process would not permit development that would result in harmful levels of pollution.
- Development of this site will involve the loss of 'Fields in Trust' (FiT) land (although not currently used for such purposes) and is also within an area deficient in accessible natural greenspace (ANGS). Therefore accessible greenspace/recreation space to a satisfactory level will need to be incorporated within any development proposal. This should not affect the viability of the site.
- Limited capacity available in the local schools, as existing. A contribution towards education provision will be required and a physical link between the schools would need to form part of any development proposal

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- South Wales Police will be fully consulted during the LDP preparation process - crime prevention measures will be considered as part of the design process <http://www.swansea.gov.uk/spg>
- No constraints identified with regard to flooding/surface water drainage. All new development needs to demonstrate greenfield run –off. No increase in surface water run-off would be permitted
- No biodiversity issues have been identified that would represent a significant constraint to development. The impact on Crymlyn Bog (European protected site) will be fully assessed as part of the Habitat Regulations Assessment (HRA)
- It is hoped that by providing new homes in the area to meet the assessed level of need, living standards would improve. In addition new development should add to the vitality/viability of the existing settlement and stimulate the development of existing housing allocations that remain undeveloped.
- The site fits in well with the existing settlement pattern and should not have a damaging visual impact or extend beyond the skyline.
- A minimum clearance distance for pylons and overhead cables will need to be satisfied.
- All relevant utility providers are consulted as part of the LDP preparation process and no significant utility constraints have been identified
- As part of any development proposal being brought forward, a ground conditions survey would need to be undertaken on this site in order to ensure all evidence of ground instability/former mining activity is identified.
- Not part of a green belt
- Information presented in the candidate site form is checked for accuracy and the assessment is based on extensive additional evidence gathered by the local planning authority
- Upon commencement of preparation of the a new development plan (LDP process currently underway) all existing policies and previous decisions, e.g. current UDP Inspector’s findings, are the subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016.
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as white land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> The main access to the site is off Cefn Hengoed Road.</p> <p><u>Local Highway Conditions</u> Cefn Hengoed Road is single carriageway with one footpath along the development land side.</p> <p><u>Accessibility</u> There is bus provision at 10-15 minute frequency but it is unclear how close this is to the site.</p> <p><u>Wider Issues/Combined Effect</u> Identified need for upgrade at Carmel Road/Crymlyn Road. Plus Cefn Road/Cefn Hengoed Road.</p> <p><u>Restrictions</u> Possible restricted access to public transport provision.</p> <p><u>Transport Proposals</u> It is likely that the development of this site for residential purposes will require a financial contribution to upgrade the junction improvements identified as being required at the Carmel Road/Crymlyn Road Junction. In addition there are concerns regarding the junction of Cefn Road and Cefn Hengoed Road regarding lack of footways and inadequate carriageway widths so improvements may be required there also.</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	No issues.
CCS Environmental Health	<p>Former waste disposal site on other side of Cefn Hengoed Rd to the SE- site 235 Llanwilks Farm</p> <p>Site investigation/gas condition to be applied</p>
CCS Education	<p><u>Cwm Glas Primary</u>: Cwm Glas Primary has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years</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 – 1ST JUNE 2015

External Stakeholder	Comments
Natural Resources Wales	Area marked as playing fields, with occasional mature trees along the boundary of the site. Records of bat species close to the site.
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> <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 developments 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. Swansea Bay Waste water treatment works capacity – ok.</p>

PLANNING COMMITTEE – 1ST JUNE 2015

Western Power	There is currently spare transformation capacity at each of the substation, which may be able to accommodate future load growth
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings

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	+1	n/a	?	-2	n/a	+2	0	n/a	n/a	n/a	+2	n/a	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	0	?	+/-	-	?	?	?	+	x	+	?	?	--	0	?

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	BM013
Name	Land at Jersey Road, Opposite Numbers 16 - 38
Description	L-shaped overgrown area of land located on fringe of larger designated urban greenspace area. Surrounded by built urban area on three sides. Community buildings form SE corner school abuts northern boundary and residential to SW
Size	0.6849 Ha
Existing Land use	Urban greenspace
Proposed Land Use	Residential
Location Plans	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.

5 letters of objection were received which are summarised below:

- Green space
- Adverse impact on wildlife
- Loss of recreational space
- Possible overlooking
- Inadequate road infrastructure
- Possible adverse impact on anti-social behaviour

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of objection was received which made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites

Response to Representations:

- Site is part of wider greenspace/informal recreational space system, but loss of this small part considered to have minimal impact in an area where there is surplus open space provision
- There is no Highway Authority objection to development at this location
- Any new development would be required to be designed to minimise impact on the visual and residential amenity of adjoining occupiers (e.g. in terms of overlooking, loss of privacy, etc)

PLANNING COMMITTEE – 1ST JUNE 2015

- No significant ecological features identified , but further survey work would be required at planning application stage and appropriate mitigation measures undertaken
- Any new development would be designed to make the area safer not cause anti-social behaviour
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as ‘white’ land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> The access to the site is off Jersey Road.</p> <p><u>Local Highway Conditions</u> Jersey Road is single carriageway with footpaths along each side. Adequate access/turning and parking will be required within the site.</p> <p><u>Accessibility</u> There is bus provision at 10-15 minute frequency within 400m of the site. There is a bus stop outside the site so the access will have to take this into consideration.</p> <p><u>Wider Issues/Combined Effect</u> N/A</p> <p><u>Restrictions</u> N/A</p> <p><u>Transport Proposals</u> N/A</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	Relict area of Species poor Purple Moor-grass and Diverse scrub.
CCS Environmental Health	On fringe of former industrial area/ reclaimed land. Overlays site 137 Valley Side/Stevens Landfill. Site investigation condition

PLANNING COMMITTEE – 1ST JUNE 2015

CCS Education	<p><u>Cwm Glas Primary</u> :Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</p> <p><u>Cefn Hengoed</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>
External Stakeholder	Comments
Natural Resources Wales	<p>Aerial photographs indicate an area consisting of scrub, woodland and grassland. We would refer you to our comments in relation to BAP Habitat. We are aware of nearby records for bats and barn owl.</p> <p>Close to Historic Landfill.</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>Subsequent 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 – 1ST 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>Subsequent Site Specific Comments on the Draft Proposals Map:</u> No problems envisage 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. Secondary coal resource.

Stage 3A: Assessment Against LDP Objectives

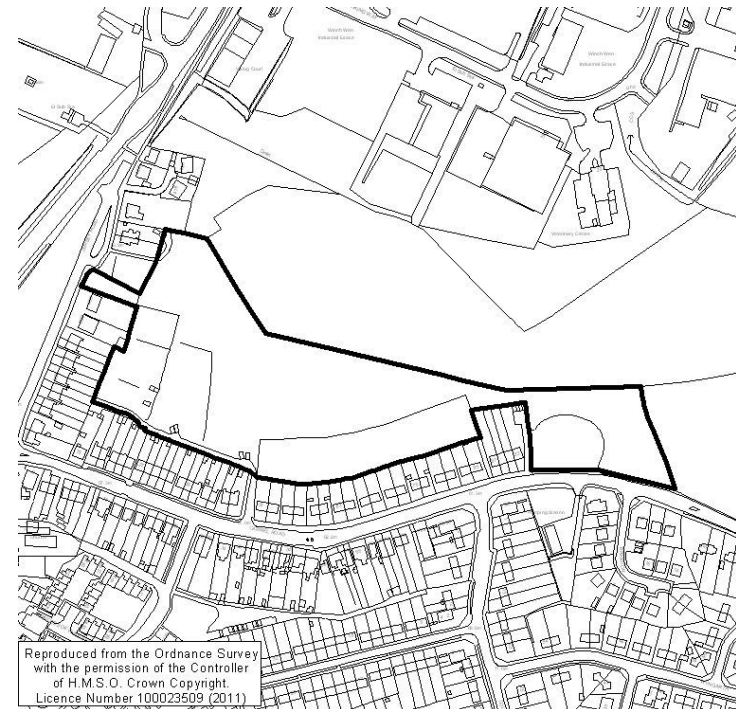
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	-1	+1	?	-1	n/a	+1	+1	0	n/a	+2	+2	0	n/a	-1	+2	-1	-1	n/a	?	+1	+1

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	?	+	+/-	?	?	++	++	?	++	?	?	?	--	+	?

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	BM017
Name	Land at rear of 17-93 Carmel Road, Winch Wen
Description	Backland site, part of urban greenspace system in UDP. Can be accessed from Carmel Rd to the south and Jersey Rd to the west. Primarily scrub and grassland which continues to the north and east and provides a buffer to the industrial estate further north
Size	3.452 Ha
Existing Land use	Greenspace
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



PLANNING COMMITTEE – 1ST JUNE 2015

Candidate Site Public Consultation: Summary of Representations

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

11 letters of objection were received which are summarised below:

- Woodland acts as a barrier between the link road protecting against traffic pollution and noise
- Adverse impact on wildlife
- Loss of green space
- Adverse impact on health
- Inadequate road infrastructure
- Loss of recreational space
- Inadequate drainage, would exacerbate current flooding issues

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

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

- The UDP allocated 210 units all of which were included in category 3 for JHLAS purposes. A proposed allocation of 550+ units is totally inappropriate as this is not an area that is attractive to housebuilders and if adopted the units will suffer the same fate as the UDP allocations

Response to Representations

- The development would result in a loss of currently designated informal open greenspace/ recreational space, however there is a surplus of such provision in the locality and sufficient greenspace would be retained to meet future needs

PLANNING COMMITTEE – 1ST JUNE 2015

- No flood risk, only low risk of surface water flooding according to latest data (April 2014). Further survey work would need to be carried out at planning application stage and appropriate remedial measures undertaken if necessary
- There are some habitats and species of importance in the locality and more detailed assessment work would be needed at planning application stage to identify their extent and mitigation measures required
- No Highway Authority objection subject to local improvements (which could be funded through development)
- Access through the site to adjoining informal recreational/greenspace areas would need to be retained and improved as appropriate. There should be no net detrimental affect on health and well-being through loss of access to open space
- The ‘woodland barrier’ to the west of the properties on Jersey Rd would not be affected by the proposal
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as ‘white’ land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> can be gained off Jersey Road; also there is the potential of an access off Carmel Road although there may not be adequate width to provide a road to fully adopted standards.</p> <p><u>Local Highway Conditions</u> Adequate access/turning, layout and parking will be required within the site.</p> <p><u>Accessibility</u> There is bus provision at 120 minute frequency within 400m of the site.</p> <p><u>Wider Issues/Combined Effect</u> We will seek a contribution towards the upgrade of Llansamlet Square.</p> <p><u>Restrictions</u> Restricted width of the plot off Carmel Road may mean that only one access off Jersey Road can be achieve, would be preferable to have a through route across the site.</p> <p><u>Transport Proposals</u> We will seek a contribution towards the planned upgrade at Llansamlet Square. Will need a full Transport Assessment.</p>

PLANNING COMMITTEE – 1ST JUNE 2015

CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	<p>Contains; Species rich Purple Moor-grass and rush pasture, relatively species-rich neutral grasslands, Diverse scrub and Semi-natural woodland with a mixed deciduous woodland component.</p> <p>Lowland Fen and Purple Moor-grass and rush pasture is a habitat of principal importance for the conservation of biological diversity in Wales under NERC.</p> <p>Priority species recorded on the larger part of this site; Black-headed Gull, Bullfinch, Herring Gull, House Sparrow and Reed Bunting are species of principal importance for the conservation of biological diversity in Wales under NERC.</p> <p>Species of contributory concern recorded; Goldcrest and Stonechat</p>
CCS Environmental Health	No known land contamination
CCS Education	<p><u>Cwm Glas Primary</u>: Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</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>
External Stakeholder	Comments
Natural Resources Wales	The Phase 1 map identifies parts of the site as being semi-improved/marshy grassland. Aerial photographs also show scattered tree and scrub. We would refer you to our previous comments in relation to BAP Habitat. Nearby records include bat and numerous bird species (including crossbill - Schedule 1 species).

PLANNING COMMITTEE – 1ST JUNE 2015

<p>Dwr Cymru</p>	<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>Subsequent 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> <p><u>Subsequent 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> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
<p>Western Power</p>	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth</p>

PLANNING COMMITTEE – 1ST JUNE 2015

Coal Authority	Mining legacy - mine entry at north.
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Stage 3A: Assessment Against LDP Objectives

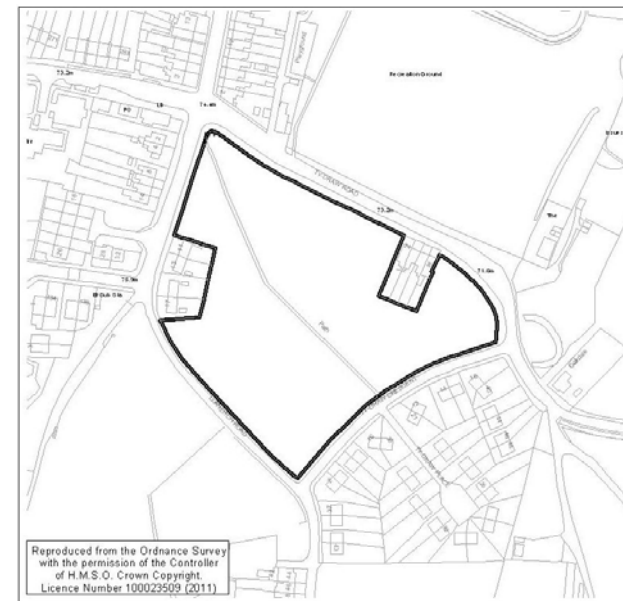
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+2	0	n/a	-1	0	-1	-1	n/a	?	+1	+1

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	0	?	+	-	?	?	?	?	x	+	?	?	--	+	?

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	BM025
Name	Land at Ty Draw Road and Llanerch Road
Description	Council –owned former housing site now part of designated open countryside at this urban fringe location bounded by Ty-Draw rd, Ty Draw Crescent and Llanerch Rd. Surrounded by development to east and west and playing fields to the north and the edge of Swansea Urban Woodland to the south. Used for informal access between small isolated housing development and existing settlement. Designation in UDP is incorrect and the land should more accurately form part of the urban greenspace system and be incorporated within the settlement boundary
Size	1.794 Ha
Existing Land use	Open countryside/urban greenspace
Proposed Land Use	Residential
Location Plans	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.

27 letters of objection were received which are summarised below:

- Loss of green space
- Possible adverse impact on anti-social behaviour/crime levels
- Previous houses demolished due to subsidence
- Inadequate drainage, would exacerbate current flooding issues
- Increase in levels of traffic
- Green belt
- Old mines in this area

2 letters of support were received but no representations made.

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of objection was received which made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites (needs response)

2 letters of support were received (NRW & DCWW)

Response to Representations

- Site forms part of the designated open countryside in the current UDP (which is not green belt). However given its historical and current use the land should be part of the greenspace system and therefore fall within the settlement boundary not outside as currently shown
- No evidence of ground instability/former mining activity on this site, however a ground conditions survey would need to be undertaken as part of any development proposal being brought forward
- Demolition is understood to have occurred due to condition of previous properties on site
- Isolated flooding issues in the area and any associated with this site would need to be remedied before it could be brought forward for development
- DCWW confirm no drainage issues
- Any new development would be built to design out crime in accordance with the Council's Planning for Community Safety SPG <http://www.swansea.gov.uk/spg>
- Proposal would potentially lead to reduced crime levels due to isolation of existing adjoining development and problems of vandalism in Bonymaen Park to the north which would be overlooked by and form the setting for any new development
- No highway objection to the proposal on increased traffic grounds
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as 'white' land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

PLANNING COMMITTEE – 1ST JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> can be gained directly off Tydraw Road. Tydraw Crescent and Llanerch Road.</p> <p><u>Local Highway Conditions</u> Adequate access/turning, layout and parking will be required within the site.</p> <p><u>Accessibility</u> There is bus provision at 10-15 minute frequency within 400m of the site.</p> <p><u>Wider Issues/Combined Effect</u> We will be likely to seek a contribution towards the upgrade of the Carmel Road/Crymlyn Road junction.</p> <p><u>Restrictions</u> N/A</p> <p><u>Transport Proposals</u> Will be likely to seek a contribution towards the planned upgrade at Carmel Road/Crymlyn Road junction.</p>
CCS Housing	<p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</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.</p>
CCS Biodiversity	No issues
CCS Environmental Health	No issues identified
CCS Education	<p><u>Cwm Glas Primary</u>: Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</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>
External Stakeholder	Comments
Natural Resources Wales	An area of open space which contains a number of mature trees. The site is located approximately 800 metres from Crymlyn Bog SAC, SPA, NNR, SSSI. Trees on site could support use by birds and bats.

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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>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. 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.

PLANNING COMMITTEE – 1ST 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	n/a	+2	n/a	?	-2	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	0	-1	-1	n/a	?	+1	+2

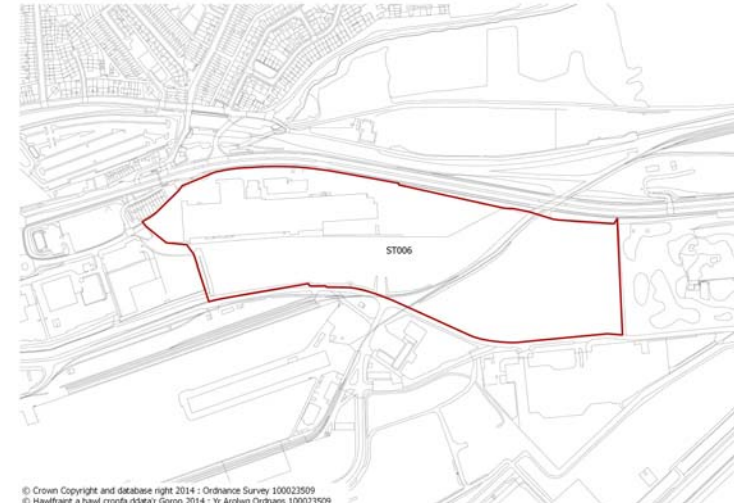
Stage 3B: Assessment Against SEA/SA Objectives

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	+	?	?	--	+	?

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	ST006*
Name	Fabian Way Corridor Mixed Commercial / Employment / Residential Strategic Site
Description	Cross Authority Strategic Site stretching from the Fabian Way Corridor's western limit at the Tawe Bridges to its eastern extent in neighbouring Neath Port Talbot (NPT) at the Amazon roundabout. Includes the SA1 mixed use development area, largely vacant or underused land around the operational port, the emerging Swansea University Campus in NPT, and land at and adjacent to the existing Park and Ride site. Adjacent to the proposed Tidal Lagoon.
Size	102 hectares
Existing Land use	Mixed commercial/employment/residential/University; vacant previously developed land (pdl); industrial/storage space; and existing protected canal route
Proposed Land Use	Mixed Commercial / Employment / Residential Strategic Site; improved linkages and canal route

***Incorporating (ST002 Transit Site; ST003 Port; ST005 canal; ST006a Former AWCO/adjoining; ST007 Park & Ride; ST009 SA1; ST013 SA1; ST014 Langdon Rd; ST015 Kings Docks.**



Candidate Site Public Consultation: Summary of Representations

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

ST002

When implementing this development due regard should be taken of the canal route proposal listed as ST005

ST003

3 letters of objection were received which are summarised below:

- Public inquiry ruled against a proposed Biomass Power Station for the Kings Dock site on the grounds of its adverse visual impact on the regeneration of SA1 Waterfront
- Increased pollution
- Detrimental to tourism

3 letters of comment were received which are summarised below:

- Any development which involves the proposed canal corridor will be strongly opposed
- Request that the former BP Chemicals site at Queens Dock be removed from the list of Notifiable Installations due to the removal of all hazardous materials storage facilities at that location.

ST005

8 letters of support were received which are summarised as follows:

- Offers tourist/economic potential
- Canal should be recognised as a multi-functional asset which is a form of local and strategic infrastructure
- Development should take into account equestrian use
- Walking and cycling routes
- Recreation and sport resource
- Wildlife corridors
- Green infrastructure promoting health and wellbeing

1 letter of comment was received which is summarised below:

PLANNING COMMITTEE – 1ST JUNE 2015

- Clarification required as to whether the line shown on the candidate site map represents a public access route or a new canal spur to the Prince of Wales Dock
- The owner of the site is happy to work with the local authority to secure public access from Kings Dock to the Tennant Canal. However, we question the viability of opening a new canal along this route.
- We suggest that a public walking/cycling route is a more realistic aspiration and would fully support that objective.

ST006

1 letter of support was received which is summarised below:

- Adverse visual impact
- Should be clearly identified as a potential location for knowledge based economic activity, and complementary activities, linking the new Science and Innovation Campus with Swansea Waterfront and the City Centre

2 letters of comment were received which are summarised below:

- Any development which involves development on the proposed canal corridor will be strongly opposed
- Reconstruction of the canal would create new tourism and recreation infrastructure
- The canal would join some of the most deprived communities with green space to enhance their well being and connect them to work and play

ST015

1 letter of objection was received which is summarised below:

- Before any development there should be reasonable certainty that buildings will be occupied

1 letter of support was received which is summarised below:

- Redevelopment of land fronting Fabian Way would significantly improve the image of the eastern approach to the city and, in conjunction with the established Maritime Quarter, recent developments at SA1 and the new Science and Innovation Campus would strengthen the City's hub status and contribute to the area's economic regeneration.

LDP Preferred Strategy Consultation: Summary of Representations

- Support from Associated British Ports (ABP) and Swansea University for the Plan's approach to Delivering Economic Growth and Prosperity. Land surplus to ABP requirements adjacent to Bay Campus should be considered in Fabian Way Strategic Site Masterplanning. Significant potential to contribute to Plan's economic growth through mix of uses.
- Support the recognition of significant opportunities for renewable energy generation and infrastructure. Detailed masterplanning for Port/Fabian Way area should consider the potential for these to be provided on land within ABP ownership.
- Development for the land south of Fabian Way may need to provide adequate mitigation measures to avoid or reduce the effects of air pollution.
- Paragraph relates to Fabian Way Strategic Employment Site and it refers to land at Swansea Port being safeguarded for storage/distribution uses where necessary and need to review potential linkages with new Swansea Bay Campus to support spin-out businesses in future. ABP considers, that a more flexible approach to land uses would be more appropriate

LDP Draft Proposals Map Consultation: Summary of Representations

ST006

No letters of objection received.

3 letters commenting on the proposals received:

- Supportive of regeneration principles proposed, however there is concern over conflicting policy objectives as well as potential land uses. The Masterplan and any future detailed design for this area should identify the wharf facility and appropriate 'buffer zones' to ensure that proposed neighbouring land uses do not adversely impact upon effective operation.
- Landowner supports the approach of the emerging Draft Concept Masterplan and confirms intention to bring land forward during plan period.
- Conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. Study is due for completion on 31st March 2015.

Response to Representations

- A masterplan is being prepared jointly between Swansea and Neath Port Talbot Councils for the entire Fabian Way Corridor. The safeguarded canal route is being incorporated.
- One of the key aims of the masterplan is to enhance this City gateway area which should improve tourist's perceptions of the area as they arrive.
- Another key aim is to improve accessibility north/south of Fabian Way and linkages east/west, and the work is being undertaken in the context of the improvements highlighted as required within the Fabian Way Corridor Study on transport and accessibility.
- 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.
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites 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.
- Creating new places which foster the health and wellbeing of both existing and future residents is a key objective for the LDP. In the case of strategic sites (which constitute around 60% of new allocations), this is achieved through a process of detailed masterplanning which seeks to ensure appropriate levels of provision of community services and facilities; this includes education, healthcare, open space/green infrastructure networks, etc. It also includes addressing all health and well-being constraints identified on a site, such as pollution, unstable/ contaminated land and surface water flooding.
- A fundamental principle of the masterplan is the importance of considering the needs and possible spin-offs from the emerging University developments at either end of the Fabian Way Corridor.
- A key part of this work is to consider the appropriate planning of land uses, and how they can compliment and not conflict with other land uses for example in the docks/port.
- The Council welcomes the support from ABP and Swansea University for the principle of a strategic site at Fabian Way. The Preferred Strategy will be amended to identify the Fabian Way corridor as a strategic development area and work is ongoing to discuss the masterplanning of the area with the various interested parties and landowners.
- Detailed appraisals to consider the mix of land uses and key infrastructure will include an assessment of whether energy projects should comprise a constituent part

PLANNING COMMITTEE – 1ST JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The sites are mostly adequately accessed from Fabian Way. ST006a site is accessed from Fabian Way, but improvements may be required.</p> <p><u>Local Highway Conditions:</u> Traffic congestion along Fabian Way particularly at peak times.</p> <p><u>Accessibility:</u> There is a 10 min frequency service on part of Langdon Road and a 10 min frequency service along Fabian Way north of the site. Improvements are required due to irregularity of service.</p> <p><u>Wider Issues / Combined effect:</u> The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years. New development sites will need to contribute to these improvements. Improved cycle facilities are required south of Fabian Way and bus service improvements are required.</p>
CCS Housing	<p>The SHMA identifies that around 4,200 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><u>ST002:</u> May be nesting birds and reptiles present. Survey required.</p> <p><u>ST003:</u> This site contains; coastal vegetated shingle, Sabellaria Alveolata Reefs, Intertidal Mudflats and Blue Mussel Beds, these are habitats of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Species recorded on this site include the priority species; Black-headed Gull, Cinnabar, Common Scoter, Curlew, Kestrel, Herring Gull, Linnet, Reed Bunting, Ringed Plover, Song Thrush, Starling species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p>

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	<p>Species recorded on this site include other species of conservation priority; Autumn Lady's-tresses, Kittiwake</p> <p>Species recorded on this site include contributory species; Dunlin, Great Black-backed Gull, Grey Plover, Lesser Black-backed Gull, Oystercatcher, Red-throated Diver, Scaup, Sharp Rush, Stonechat and Turnstone</p> <p><u>ST005:</u> This site runs alongside; planted wet woodland with semi-natural ground flora and diverse scrub and may run through semi-natural grassland</p> <p><u>ST006:</u> No issues</p> <p><u>ST007 :</u> This site may contain; semi-natural grassland and scrub. An extended phase 1 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</p> <p><u>ST011:</u> The area contains scrub and mature trees, which may fall into the SINC category of Diverse scrub. Scrub and mature trees are habitats, which have the potential for associated protected fauna. An extended phase1 habitat survey would need to be undertaken to determine the habitats, species and the presence of protected species.</p> <p>This site would need to be resurveyed to verify this classification. 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.</p> <p><u>ST013:</u> From records this site contains Species-rich Open mosaic habitats on previously developed land, which is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p>
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	<p>Priority species recorded on the site are; Brown-banded carder-bee, Buff Ermine, Cinnabar, Dark-banded twin-spot carpet, Dark-Green, Dingy Skipper, Dot moth, Dusky brocade, Ghost moth, Grayling, Herring Gull, House Sparrow, Kestrel, Knot Grass, Lackey, Linnet, Rosy Minor, Rustic, Shaded Broad-bar, Shoulder-striped Wainscot, Small Blue, Small Heath, Small Phoenix, Small Square-spot, Song Thrush, Stonechat and White Ermine are species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Other priority species recorded; Lesser Bulrush.</p> <p>Species of contributory concern recorded on this site; Common broomrape, dark green fritillary, Goldcrest, Great Black-backed Gull, Hawkweed Oxtongue, Kingfisher, Lesser Black-backed Gull</p> <p><u>ST015</u>: No issues</p>
<p>CCS Environmental Health</p>	<p><u>ST002</u>: Tbc</p> <p><u>ST003</u>: See existing site investigation reports: potential conflicts with existing/ proposed residential/office uses: will need to assess individual applications</p> <p><u>ST005</u>: Cuts across a number of historically contaminated sites: refer to existing site investigation reports etc: unforeseen contamination [poss site investigation] condition</p> <p><u>ST006</u>: On sites 172 former Docks railway; 173 docklands; 176 former Crown Spelter Works: see site investigation files plus site investigation condition</p> <p><u>ST007</u>: Site 173 former Docks Railway land; see site investigation files plus site investigation condition</p> <p><u>ST013</u>: Existing/ proposed residential/office uses: will need to assess individual applications: site investigation condition</p>

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	<p><u>ST014</u>: Existing/ proposed residential/office uses: will need to assess individual applications: site investigation condition</p> <p><u>ST015</u>: On site 172 Dockland: see existing site investigation reports: potential conflicts with existing/ proposed residential/office uses: will need to assess individual applications: site investigation condition</p>
CCS Education	<p><u>Danygraig Primary School</u>: There is limited surplus capacity, although there is some concern over the suitability and condition of the buildings.</p> <p><u>St Thomas Primary School</u>: There is some surplus capacity.</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>
External Stakeholder	Comments
Natural Resources Wales	<p>Within sewer catchment area. Advise checking with DCWW. Main sewer route runs through part of the site.</p> <p>A large area is subject to a mix of Zone C2 & B classifications for various sites.</p> <p>Potential contamination due to extensive previous uses on site. Pollution strategy and mitigation required as part of redevelopment process.</p>
Dwr Cymru	<p><u>Water Supply</u></p> <p><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>

PLANNING COMMITTEE – 1ST JUNE 2015

	<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. The site is crossed by numerous water mains for which protection measures, either in the form of an easement and / or diversion may be 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> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by a number of public sewers and a SPS for which protection measures, either in the form of an easement and/ or diversion may be required. It should be noted that our Swansea Bay Wastewater Treatment Works bounds the site to the east. We would recommend that you discuss any proposed allocation of this site with your Environmental Health Department who can advise whether they would require a stand-off between the WwTW and the site to protect residential amenity.</p> <p>Swansea Bay WWTW – Ok</p>
Western Power	Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal legacy features highlighted by the Coal Authority.

PLANNING COMMITTEE – 1ST JUNE 2015

Stage 3A: Assessment Against LDP Objectives

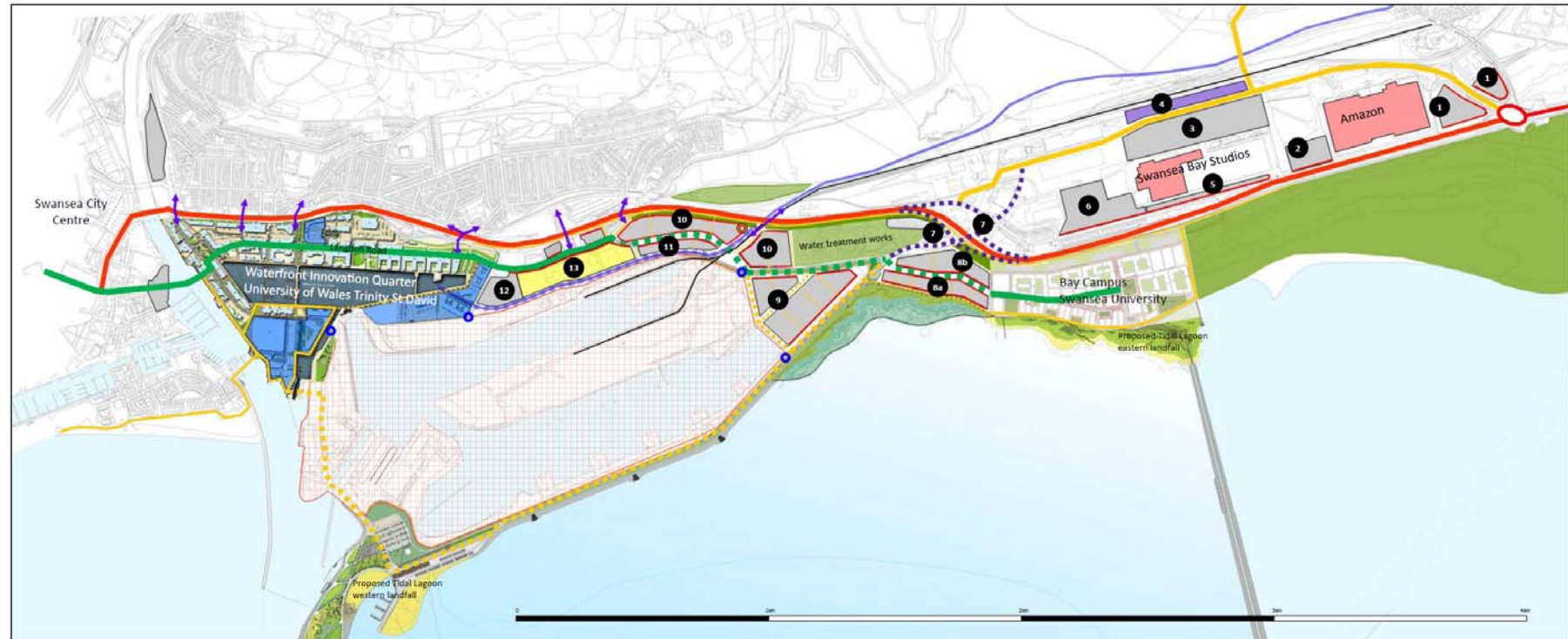
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	?	+2	+1	?	0	n/a	+2	+2	+2	n/a	+2	+2	n/a	?	+2	+1	0	?	+1	?	+1	+1

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	?	++

PLANNING COMMITTEE – 1ST JUNE 2015

Fabian Way Corridor: Draft Concept Masterplan



Overview

The graphic above represents emerging thoughts showing work in progress as the basis for discussion.

The masterplan concept is based upon two key ideas:

1. Creating a new spine street that links Langdon Road to the main street of the Bay Campus. This opens up the intervening vacant sites for complementary uses that are urban in scale with active frontages. This route could be served by public transport.
2. Developing the vacant sites between the two Universities with complementary uses that does not compete with the regeneration of Swansea City Centre

Key

- Existing main arterial route (Fabian Way)
- Existing stretches of proposed spine street
- New stretches of proposed spine street
- Existing key pedestrian/ cycle connections
- Potential improved pedestrian/ cycle connections
- Potential improved crossings on Fabian Way
- Retained rail link to docks
- Potential revised access points to secure dock area
- Potential improved recreation facilities
- Protected canal corridor/ potential cycle route
- Potential junction improvement area at Baldwins Bridge with new slip roads
- Potential development areas
- Key frontages within potential development areas
- Longer term development areas as existing uses relocate
- Potential secure dock area
- Land within SA1 controlled by UWTS

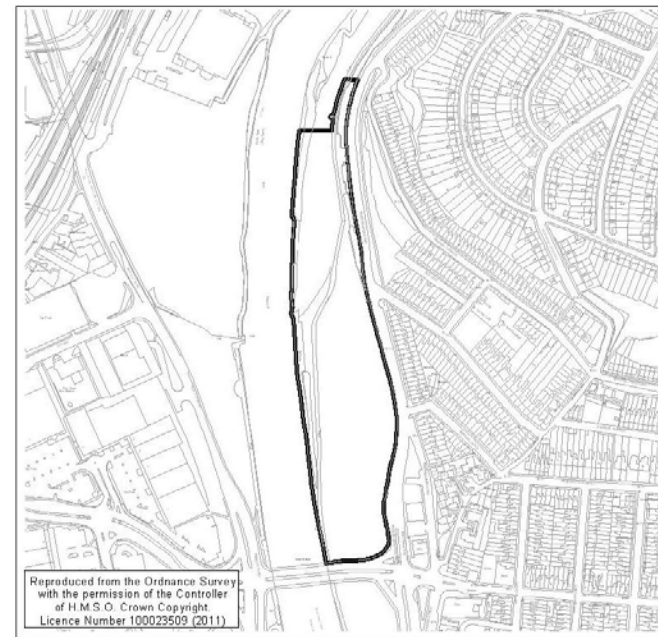
Emerging proposals:

1. "Gateway" development of at least 3 storeys on Welsh Government Land. Potential R&D spin off from University
2. Potential future development site with frontage onto Fabian Way. Currently used for Amazon car parking
3. Potential media uses to support Swansea Bay Studios
4. Potential eastern Park and Ride site
5. Potential reuse of existing office space or redevelopment of at least 3 storeys to create strong frontage along Fabian Way
6. Vacant site with planning consent for 50 homes.
7. Potential improvements at Baldwins Bridge with new slip roads
- 8a. Area for University expansion adjacent to Bay Campus based on adjacent masterplan principles with outlook over Swansea Bay
- 8b. Area for University expansion adjacent to Bay Campus based on adjacent masterplan principles with active frontage onto spine road
9. Area for commercial uses alongside operating docks that do not compete with Swansea City Centre
10. Area for commercial uses that do not compete with Swansea City Centre with strong frontage of at least 3 storeys onto Fabian Way.
11. "Buffer" uses between area 8 and operating docks
12. Area for University expansion adjacent to SA1
13. Potential for longer term redevelopment (sites currently in use for builders merchant and car dealerships)

Note: The Tidal Lagoon masterplan is shown above but the decision on this will not be known until the summer of 2015

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	ST010
Name	St Thomas Riverside
Description	Elongated site on the eastern bank of the River Tawe north of the bridges. Long standing development allocation used in part in recent years as a storage facility for vehicles and materials associated with the bridge improvements and more recently the Boulevard works. Council Owned Land (Regeneration)
Size	3.597 Ha
Existing Land use	Vacant Land
Proposed Land Use	Mixed Use – Residential/Offices/Leisure/Use Class A3
Location Plans	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.

1 letter of objection was received which is summarised below:

- Location needs to be iconic and reflect Swansea as a tourism, conference and cultural venue, and act as a signpost statement of Swansea in entry into the city.
- The upcoming 2nd campus and necessary public infrastructure improvements would require St Thomas being a nodal point, near the river. An important crossing point and easily development of communal benefit.

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 Rpresentations

- Acknowledge this is a key focal site on the river frontage and close to the city centre and the standard of any future development/design will need to make a clear statement
- Any scheme should not only reflect its riverside setting but relate well in terms of connectivity to St Thomas which forms the eastern backdrop

PLANNING COMMITTEE – 1ST JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: A new access will be required from Pentreguinea Road.</p> <p><u>Local Highway Conditions</u>: Traffic congestion along Fabian Way and past the site particularly at peak times.</p> <p><u>Accessibility</u>: There is an 10 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect</u>: The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years. New development sites will need to contribute to these improvements.</p> <p><u>Restrictions</u>: Restriction will be subject to detailed consideration of development proposals. Careful access siting will be critical.</p> <p><u>Transport Proposals</u>: The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years.</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 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains scrub and Relatively Species-rich Neutral grassland.</p> <p>Priority species recorded on the site are; Black-headed Gull, Herring Gull, House Sparrow, Reed Bunting, Song Thrush, Starling are species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Other priority species recorded on the site; Round-headed Club-rush.</p> <p>Species of contributory concern recorded on this site; Goldcrest, Greater Knapweed, Kingfisher, Lesser Sea-spurrey, Wild Mignonette and Yellow-wort.</p>
CCS Environmental Health	<p>On site 158 former St Thomas Railway; see site investigation files plus site investigation condition.</p> <p>Designated on Contaminated Land Map as “Former & Current Transport Land”</p>

PLANNING COMMITTEE – 1ST JUNE 2015

CCS Education	St Thomas Primary School - There is some surplus capacity. Cefn Hengoed Comprehensive - recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.
External Stakeholder	Comments
Natural Resources Wales	<p>No objections to 2004/1293.</p> <p>The site is adjacent to the River Tawe and composed of a mosaic of grassland, woodland and scrub. Therefore a minimum 7 metre buffer should be maintained. Probably BAP Habitat and likely to be a valuable corridor along the river bank. Nearby records for otter and bat species.</p> <p>WDF River Tawe - Moderate.</p> <p>Watercourses run through the site.</p> <p>Possible contamination from previous 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>

PLANNING COMMITTEE – 1ST JUNE 2015

	<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 number of public sewers for which protection measures, either in the form of an easement and/ or diversion may be required</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	Across the County 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. Not in Coal Referral Area

Stage 3A: Assessment Against LDP Objectives

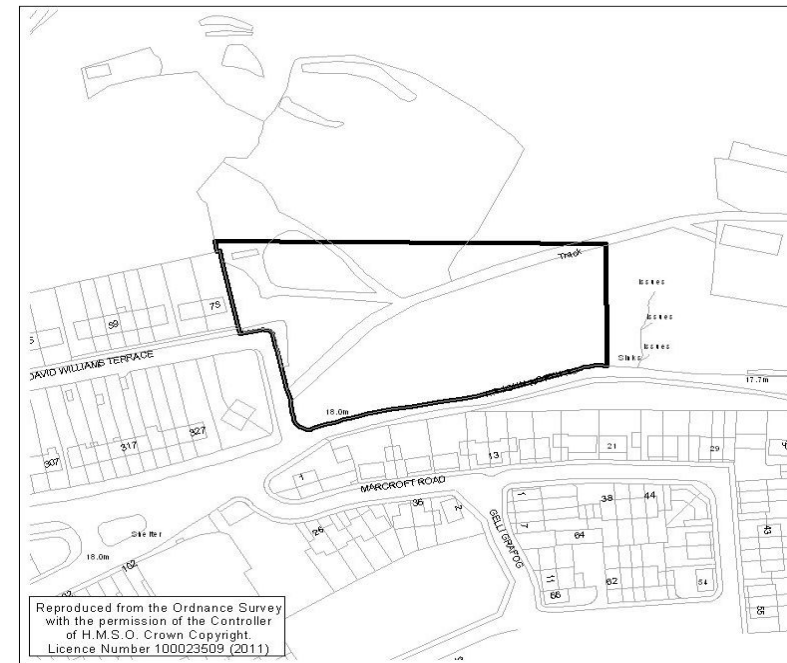
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	+1	+1	n/a	+1	0	n/a	+2	+1	+1	+1	n/a	+2	n/a	n/a	+1	?	-2	+1	?	?	+1	+1

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	-	?	++	++	?	+	?	?	0	?	++

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	ST012
Name	Land at David Williams Terrace
Description	Land to the east of David Williams Terrace and to the north of Tir John North Road. Land is sloping with a narrow flat strip bordering Tir John North Road. Land is largely greenspace with some sheds and a track running south west to north east serving a farm further eastwards.
Size	0.79 hectares
Existing Land use	Green Space
Proposed Land Use	Residential
Location Plans	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.

2 letters of objection were received which are summarised below:

- Development would detract from enjoyment of Kilvey Hill
- Loss of green space

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

- Site currently lies outside the settlement boundary and does not form part of the greenspace system
- The site lies adjacent to the highway in between existing residential development and agricultural buildings further east. There are sheds on site and a vehicular access crossing it giving a more urban/rural fringe appearance as opposed to providing the setting for or forming part of Kilvey Hill

PLANNING COMMITTEE – 1ST JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> A new access will be required.</p> <p><u>Local Highway Conditions:</u> Traffic congestion along Fabian Way particularly at peak times. Local road safety concerns. No footway along the site frontage.</p> <p><u>Accessibility:</u> There is a 20 min frequency service 20m south of the site.</p> <p><u>Wider Issues / Combined effect:</u> The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years. New development sites will need to contribute to these improvements.</p> <p><u>Restrictions:</u> Restriction will be subject to detailed consideration of development proposals. Highway improvements will be required along the site frontage.</p> <p><u>Transport Proposals:</u> The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years.</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 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains Lowland Heath, Diverse scrub and grassland with large anthills as classified under the SINC guidance.</p> <p>Lowland Heath is a habitat of principal importance for the conservation of biological diversity in Wales under the Natural Environment and Rural Communities Act (2006).</p>
CCS Environmental Health	<p>No comments made in initial consultation.</p> <p>However, observations were sought in relation to landfill identified on LDP Constraints Map. Response: Detailed site report required with emphasis on gas migration from Tir John. This type of report cannot be rushed and would take time to produce, i.e. 6 months minimum for the gas migration.</p>

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CCS Education	<p><u>Danygraig Primary</u>: There is limited surplus capacity at Danygraig Primary, although there is some concern over the suitability and condition of 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>
External Stakeholder	Comments
Natural Resources Wales	<p>The north-eastern half of the site appears to be classified as open country as part of the CRoW Act.</p> <p>From aerial photographs the is generally composed of a mixture ungrazed grassland and scrub. Possible BAP Habitat. Advise further discussion with your Authority's Planning Ecologist. Crymlyn Bog SSSI lies to the south of the site.</p> <p>Historic Landfill site. CEGB Tir John Power Station. Advise possible pollution and mitigation strategy needed.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><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>

PLANNING COMMITTEE – 1ST 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 Distribution	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	n/a	n/a	+1	n/a	?	-1	n/a	+2	0	n/a	n/a	n/a	+2	n/a	n/a	-2	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	+	?	?	++	0	0