

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	CO003
Name	The former Walkers Factory, Pontardulais Rd, Cadle
Description	Former industrial building on eastern side of Pontarddulais Rd/Carmarthen Rd, south of the Pontarddulais Rd Retail Park. Level site elevated above adjoining dual carriageway includes a landmark Listed Building. Surrounded by residential properties and Fforestfach Retail Park to the west on the opposite side of the road, residential properties and Cadle School to the south and urban greenspace to the east.
Size	2 Ha
Existing Land use	Industrial & Storage
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



PLANNING COMMITTEE – 4TH 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 specifically regarding this site.

Response to Representations

No representations received.

PLANNING COMMITTEE – 4TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: The site is suitably accessed.</p> <p><u>Local Highway Conditions</u>: There are congestion issues at the Pontardulais Road traffic signals.</p> <p><u>Accessibility</u>: There is a 10 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect</u>: Issues at the Pontardulais Road traffic signal junction will need consideration. However, there is a current application under consideration which has been assessed as suitable.</p> <p><u>Transport Proposals</u>: None at present, other than general requirement to improve traffic flow in the area.</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 2100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Bat survey requested in connection with planning application. Ecological survey submitted – no constraints identified</p>
CCS Environmental Health	<p>No comments</p>
CCS Education	<p><u>Cadle Primary</u>: Our aspiration has always been to bring the Early Years block, which is stand alone to the main school, into the main school building as a new extension. Whilst the site is capable of an extension, any sites in this area would require such an extension to the school.</p> <p><u>Bishop Gore Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. Whilst there is scope to extend the school, careful consideration needs to be given to the impact of not being able to extend the next nearest secondary i.e. Olchfa (see points under Olchfa). There are major concerns over access to the site, particularly as many pupils are transported by bus (costs could increase if some of these sites are brought forward and there is no infrastructure to support any increased vehicles to the site).</p>

PLANNING COMMITTEE – 4TH JUNE 2015

External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>Mature hedgerow at the southern boundary of the site, which should be retained for connectivity. The north-eastern boundary of the site lies adjacent to Cadle Heath.</p> <p>WFD moderate.</p> <p>Possible contamination from Historic use.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> For this area, an hydraulic modelling assessment is required to establish the potential impact of the confirmed proposals on our network and to establish the extent of off-site mains 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>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton 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 35,000 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 – 4TH 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.</p> <p>Gowerton Waste water treatment works capacity – Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

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

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	CO004
Name	Land adjacent and to rear of 114 Brithwen Road, Waunarlyydd
Description	The application site is located on the edge of Waunarlyydd, to the rear of 'Greenways', 114 Brithwen Road. The majority of the site was formerly used as field for grazing whilst the part nearest the road used to form garden or 'barns'. The majority of this site lies within the defined urban settlement limit, appearing as 'white land' on the Proposals Map, but the remainder (about a third of the site to the eastern side) extends into land designated as Green Wedge in the adopted Unitary Development Plan for Swansea. This additional land is proposed to be incorporated within a revised settlement boundary and effectively increases the potential developable area to more than ten units
Size	0.412 Ha
Existing Land use	Former garden and grazing land within settlement and part open countryside
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.

69 letters of objection were received which are summarised below:

- Green wedge
- Detrimental impact on private unadopted lane
- No mains sewerage system
- Subject to current planning application which has been delayed by Burry Inlet and Gowerton Sewerage Treatment Works issues
- Inappropriate site access
- Inadequate drainage/flood risk
- Adverse visual impact
- Adverse impact on habitat and wildlife
- Unacceptable precedent
- Disproportionate number of social housing in the local community
- Local schools are at capacity
- Adverse impact on character of community/village
- Encroachment on common land
- Adverse impact on noise and pollution
- Loss of green space
- Unacceptable strain on local resources
- Negative impact on lives of current residents

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

3 further letters of objection were received which are summarised below:

- severe traffic congestion and poor road infrastructure
- Only limited green space in this village that the residents can access/children can play
- This section of land is very badly water logged
- Local services and facilities already oversubscribed

Response to Representations

- Upon commencement of preparation of a new development plan (i.e. the LDP process currently underway) all existing policies and designations (e.g. green wedges) are subject of review. Green wedges unlike Green Belts are only temporary in nature and around 40% the new housing to be allocated in the LDP will have to be on land currently designated as green wedge, as there is insufficient land available within existing settlement boundaries to meet all future demand. Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew.
- The Highway Authority indicates that the site is suitably accessed but local road improvements to the site frontage will be required. This would be an integral part of any development proposal and is not an obstacle to development
- There is capacity at local English Primary and Secondary Comprehensive schools, although contribution to upgrading of facilities may be required. There is a County wide review of Welsh medium education provision and capacity will need to be expanded to meet future demand - it is not a constraint to development
- No significant ecological issues subject to retention of hedgerows and mitigation measures.
- The site is not common land or part of the urban greenspace system, although there is a right of way which crosses it
- There is a requirement for affordable housing across all parts of the County and there is clear demand in this locality with a Registered Social Landlord owning half the site.
- The site is not within a flood risk zone and any issues with surface water drainage would need to be addressed as part of any development proposals.
- Works are ongoing to upgrade the capacity of the drainage system and Gowerton STW. It is a requirement for Dwr Cymru as statutory undertaker to meet needs arising from LDP allocations and any current issues with the drainage system are not an obstacle to allocation of the site

PLANNING COMMITTEE – 4TH JUNE 2015

- Any development would need to comply with the Council's design guidance and respect the scale and character of the existing adjoining development and the residential and visual amenities of adjoining occupiers
- The area is not a suitable area for children to play due to extensive dog fouling. It is private land and not an amenity area but a means of access to wider countryside to the south
- 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
- Works are ongoing to upgrade the capacity of the drainage system and Gowerton STW. It is a requirement for Dwr Cymru as statutory undertaker to meet needs arising from LDP allocations and any current issues with the drainage system are not an obstacle to allocation of the site
- Any development would need to comply with the Council's design guidance and respect the scale and character of the existing adjoining development and the residential and visual amenities of adjoining occupiers
- The area is not a suitable area for children to play due to extensive dog fouling. It is private land and not an amenity area but a means of access to wider countryside to the south
- 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

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site is suitably accessed, but the road will need upgrading.</p> <p><u>Local Highway Conditions:</u> Local road improvements along the site frontage are necessary</p> <p><u>Accessibility:</u> There is a 10 min frequency service approximately 500m from the site.</p> <p><u>Wider Issues / Combined effect:</u> Local road improvements are necessary. Currently an application is being considered for 11 houses.</p>

PLANNING COMMITTEE – 4TH JUNE 2015

	<p><u>Restrictions:</u> Local improvements required.</p> <p><u>Transport Proposals:</u> None at present, other than general requirement to improve traffic safety in the area.</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 1,600 homes are needed within this strategic housing policy zone over the LDP period.</p> <p>Western half of site owned by RSL -potential 100% affordable housing</p>
CCS Biodiversity	<p>The key recommendations are the retention of the eastern and southern hedges, reptile mitigation and timing of clearance to protect nesting birds. Reptiles are a protected species under the Wildlife and Countryside Act. A survey has been considered by the Countryside Council for Wales and the Department's ecologist who are satisfied that there should be no ecological issues, provided the mitigation proposed in the study is carried out. It is considered reasonable to require these mitigation measures by condition</p>
CCS Environmental Health	<p>No comments</p>
CCS Education	<p><u>Waunarlwydd Primary:</u> There is some surplus capacity; larger pupil numbers may require an expansion of the school. If families chose Welsh medium education there is no capacity within the nearest Welsh medium primary schools and expansion of existing schools will be difficult.</p> <p><u>Gowerton Comprehensive/YGG Gwyr:</u> Although there is sufficient capacity at Gowerton School, a large majority of this is within timber demountable classrooms. Due to the number of sites that could potentially impact on this school there would be a requirement to extend and significantly remodel the provision. Increasing pupil numbers from the North Gower would impact on transport costs and bus bay provision. There is also concern on the impact of both Gowerton School and YGG Gwyr on the highway infrastructure in Gowerton and further consideration may have to be given to restricting the size of these schools and/or the requirement of a new site for either provision.</p>

PLANNING COMMITTEE – 4TH JUNE 2015

External Stakeholder	Comments
NRW	<p>In relation to the recent planning application the advice was:</p> <ul style="list-style-type: none"> • CCW has NO OBJECTION to the HRA, and the proposed development subject to conditions. • EAW have requested DEFERRAL to ensure a suitable compensatory surface water removal scheme is agreed to allow the connection of new foul flows to the public main. • DCWW have OBJECTED and recommend REFUSAL because their recent surveys have confirmed there are localised capacity issues in the foul drainage network downstream of this particular development. It is understood that these objections would be removed if a suitable compensatory surface water removal scheme in the sub-catchment or wider catchment area were agreed. <p>Accordingly, the LPA has considered this carefully, and is satisfied that sufficient drainage savings have been made elsewhere in the catchment area and recorded by the Local Planning Authority which would allow this particular development to be accommodated without detriment to the environment.</p> <p><u>Comments received from NRW on Draft Proposals Map:</u> Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>Possible BAP Habitat. Mature trees, scrub and grassland. Recommend Extended Phase 1 survey, prior to any work taking place. Consider use by bats species.</p>
Dwr Cymru	<p><u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton 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 35,000 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 – 4TH 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>No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

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

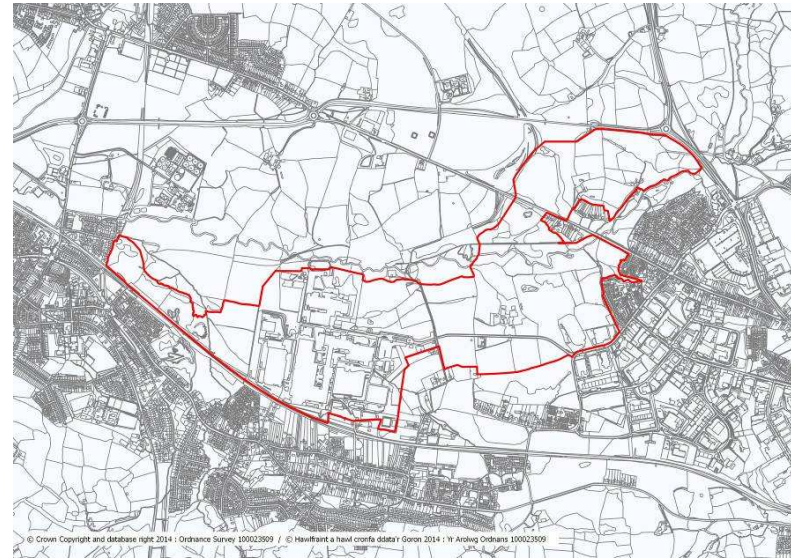
Stage 3B: Assessment Against SEA/SA Objectives

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	+/-	?	?	++	+	+

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	CO010*
Name	Land north, south west and west of Titanium Road; north of Ystrad Road; north and south of Carmarthen Road and south of Swansea Road and west of Hospital Road
Description	Part employment (B1, B2 & B8 uses), part residential with associated community and local retail facilities, riverside park/nature area, new access road and associated services. Proposal includes a new access road from the A484 and the potential to accommodate up to 1000 dwellings (see also CO012, C0021, C0031, KB001, KB009 (part), KB005 (part) and KB013 are parcels of land within his large strategic site). Site is located to the west of Fforestfach and north of Waunarlwydd/Gowerton
Size	173.3 Ha
Existing Land use	Part employment land, vacant/brownfield land, agricultural land/holding, common land, green wedge, open countryside
Proposed Land Use	Mixed Use including residential (up top 1000 homes) and employment uses
Location Plans	OS Plan and Aerial (not to scale)

*Incorporating (CO021 Former Alcoa site; KB001 Land at Llwyn Cadwgan; KB009 Land south of A484, north of B4260; and KB013 Land north of Swansea Rd, Kingsbridge)



Candidate Site Public Consultation: Summary of Representations

Candidate Sites were advertised on site in the form of site notices.

CO010

145 letters of objection were received which are summarised below:

- SINC
- Supports populations of designated species of principal importance for conservation
- Loss of local amenity
- Common land
- Green wedge
- Coalescence of settlements
- Inadequate road infrastructure.
- Adverse impact on pollution levels and noise levels
- Unacceptable strain on facilities e.g. doctors, dentists etc.
- Inadequate water and sewerage facilities
- Inadequate employment in area
- Heritage site
- Possible unstable land due to old mine operations
- Already overpopulated
- Local schools at capacity
- Loss of recreational space
- Adverse impact on health and well being
- Adverse impact on village character
- Adverse impact on privacy
- Devaluation of property
- Possible adverse impact on crime and anti-social behaviour
- Possible flood risks
- Ample vacant industrial units - no need to build more

PLANNING COMMITTEE – 4TH JUNE 2015

CO021

6 letters of objection were received which are summarised below:

- No proven need for additional industrial units, there are ample vacant units already
- Adverse impact on character and community of the village
- Many unsold properties currently on the market, building more would damage the property market further
- Inadequate road infrastructure
- Flooding risk
- Negative impact on lives of existing residents
- Adverse impact on wildlife and loss of habitat

1 letter of support was received which is summarised below:

- Support residential aspect providing road infrastructure can cope
- Could add to the vibrancy of the area
- Sympathetic design could visually benefit the area

KB001

164 letters of objection were received which are summarised below:

- Green Belt.
- Increased traffic on very busy roads/highway safety.
- Adverse impact on wildlife/loss of habitat.
- Loss of agricultural land.
- Local schools at capacity.
- Lack of local services/facilities e.g. medical facilities.
- Detrimental to existing communities.
- Detrimental to local environment.
- Inadequate site access.
- Increase in noise pollution and air pollution.
- Encroachment into open countryside.
- Loss of 'green living'.
- Loss of open space.
- Adverse impact on health & wellbeing.

PLANNING COMMITTEE – 4TH JUNE 2015

- Flood risk/inadequate drainage system.
- Coalescence of districts.
- Adverse impact on character and amenity.
- Urban sprawl.
- Common Land.
- Inadequate sewerage system.
- Historic importance.
- Possible unstable land due to old mine workings.
- Subsidence problems in the area.
- Loss of privacy.
- Devaluation of property.
- Loss of current local jobs.

KB009

11 letters of objection were received which are summarised below:

- Loss of green wedge
- Increase pollution
- Inadequate road infrastructure to accommodate additional traffic
- Local schools at capacity
- Adverse environmental impact
- Could lead to a loss in local employment
- Adverse impact on rural/countryside setting
- Loss of agricultural land
- Previous applications refused, reasons for refusal still applicable
- Adverse impact on wildlife/loss of habitat
- Common land
- Current UDP allocation falls into a hazardous installation consultation zone
- Local resources could not support an increase in population
- Adverse impact on character and amenity
- Coalescence of settlements

PLANNING COMMITTEE – 4TH JUNE 2015

- Adverse impact on health and wellbeing

KB013

No comments received

LDP Preferred Strategy Consultation: Summary of Representations

CO010

Representations on the Preferred Strategy raised the following issues relating to the strategic site:

- Penllergaer Estates Ltd and Urban Style Land support the identification of Gowerton as an area for growth.
- Alcoa and Urban Style Land promote Westfield park/Alcoa.
- Promotion of GT006 for residential development.
- Concern about the capacity of Gowerton's transport, sewerage and social infrastructure to accommodate proposed scale of development, particularly in light of the impact of past developments
- The HRA findings indicate that proposed development at Gowerton/Waunarlwydd may need to provide adequate mitigation measures to avoid cancel or reduce:
 - i. effects on the aquatic environment
 - ii. effects on mobile species
 - iii. effects from recreation
 - iv. effects from disturbance, noise and lighting

CO021, KB001, KB009 and KB013

No specific responses received in relation to these sites

LDP Draft Proposals Map Consultation: Summary of Representations

CO010

8 letters of objection were received which reiterated previous comments and made the following additional observations:

- Highways improvements required address congestion issues in Gipsy Cross & Tycoch areas/ routes linking to Sketty/Killay. No development should occur prior to outcome of Strategic Highways Assessment.
- Inappropriate scale of development. Overdevelopment, existing communities will be subsumed into wider Fforestfach area. Particularly re Llewitha community.
- Timet object to inclusion of residential uses on the strategic site masterplan for the Alcoa site. Consider more appropriate to retain whole site for employment use.
- Baseline noise assessment required.
- Proposals for land adjacent Gowerton station should include a 24/7 transport interchange.

2 letters of support were received for development of the Strategic Site, the reasons for support are summarised below

- Will enable delivery of a new highway link, which will in turn open up significant development opportunities
- Urbanstyle Land control land immediately to the north of Gowerton Railway Station. It is considered that this facility could, with improved facilities and access, provide an important, sustainable transport hub serving not only the proposed Strategic Site but existing local residents and occupiers.

1 comment was received

- Results of Transport Assessment required before further decisions made on the strategic site.

CO021

2 letters of support were received for development of the Strategic Site, the reasons for support are summarised below

- Will enable delivery of a new highway link, which will in turn open up significant development opportunities
- Urbanstyle Land control land immediately to the north of Gowerton Railway Station. It is considered that this facility could, with improved facilities and access, provide an important, sustainable transport hub serving not only the proposed Strategic Site but existing local residents and occupiers.

PLANNING COMMITTEE – 4TH JUNE 2015

KB001

1 letter of objection received:

- Within - Ancient Semi Natural Woodland

KB009 and KB013

No specific responses received in relation to these sites

Response to Representations

- Creating new places which foster the health and wellbeing of both existing and future residents is a key objective for the plan. In the case of strategic sites, this is achieved through a process of detailed masterplanning which seeks to ensure that the appropriate levels of provision of community services and facilities are provided. This includes ensuring that the appropriate levels of education, healthcare, open space/green infrastructure networks are provided. It also includes ensuring that all constraints identified on the site, such as noise, pollution, unstable and contaminated land, and flood risk are addressed and/or relevant mitigation measures are proposed as part of the development.
- The issue of potential impacts of noise pollution arising from the mix of development uses and the loss of trees on sites adjoining the Industrial Park has been referred to the Council's Environmental Health department for further consideration.
- 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 Woodland Trust have highlighted that areas of ancient woodland are located within the site, along the river corridor. The draft concept masterplan currently shows this area to be part of the green infrastructure network. However, the detailed information about the location of these sites will be taken into account in the detailed masterplanning of the site to ensure that they are given appropriate protection.

PLANNING COMMITTEE – 4TH JUNE 2015

- The presence of SINC's within the proposed strategic site area is acknowledged. The County Ecologist has been consulted and is working together with Developers to ensure that the siting of development and the creation of green corridors throughout the site will minimise the impact of development on such areas and that the appropriate mitigation measures are incorporated into the design and layout of the proposals at an early stage.
- The boundary of the strategic site includes a reduced area of common land in comparison to the original site submission. However, the inclusion of common land is an issue which is recognised in the strategic concept plan which states that the proposals seek to be sympathetic to the landscape and ecological character of any areas designated as Common Land. The siting of the proposals will minimise development on such areas and the proposals will ensure that there will be no net loss in Common Land through the re-classification of other appropriate land in the area.
- Coalescence is a key issue which the strategic concept plan seeks to address. A considerable area of accessible open space is proposed as part of the development and green barriers have been incorporated into the scheme layout to mark and ensure separation between the proposed development area and the existing and planned expanded communities to the north and west. The strategic concept plan states that "the design has evolved, principally through a rationalisation of development parcels in a southerly and easterly direction, to ensure that there is a clear separation at the western boundary of the strategic development (ensuring that any potential coalescence is eliminated from the outset). This seeks to ensure that the development responds to the character of existing settlements. With regard to the specific issue of coalescence with the community of Llewitha, the strategic concept plans show areas of green buffers between the existing community and new development. Detailed masterplans will be drawn up to inform the deposit allocations and this issue will be taken into consideration when determining the finer details of the site layout.
- The capacity of the strategic road infrastructure is a key issue which the LDP seeks to address. The underlying vision for the site is based on providing a new highway link from the A484 Llanelli Link Road to the north, which will facilitate the delivery of a mix of employment, residential and supporting uses which will extend the existing settlement in a sustainable manner and will facilitate significant improvements to the wider area. The council have commissioned a Strategic Highway Network Assessment which will provide information about the cumulative impact of the proposed level of growth across the county and this will inform the detailed masterplanning process.
- DCWW have indicated that an hydraulic modelling assessment is required to establish the potential impact of the confirmed proposals on the water network and to establish the extent of off-site mains required to service the site. With regard to waste water treatment, DCWW have confirmed that a hydraulic modelling assessment may be required to understand the point of connection to the public sewerage system and any improvements required. Where sites are allocated in an adopted development plan, DCWW are required to include all necessary improvements to support the development in their statutory improvement plan.

PLANNING COMMITTEE – 4TH JUNE 2015

- Comments refer to a heritage site. The original site extended further to the west adjacent to the roman practice works. However, the site boundary has now been moved further east. Where historic features are found to be present, a high level of protection will be afforded to the preservation and safeguarding of historic features and their settings. This does not preclude development proposals from being brought forward, however significant prior assessment and evaluation must be carried out and appropriate mitigation measures undertaken if development is considered appropriate.
- An Environmental Site Investigation provided with the original candidate site submission provides the technical information about historical ground conditions such as unstable/contaminated land or past mining operations which will inform the detailed masterplanning process. In addition, the Council's Environmental Health Section provides information on guidance on historic site activities, including the location of landfill sites and appropriate buffer zones. The Coal Authority provides advice on past mining operations. Existence of such features on or near to a site does not preclude development and a detailed ground conditions survey would need to be undertaken at planning application stage to identify and address all such issues.
- The UDP identifies the land as green wedge and being within the open countryside. However, upon commencement of preparation of a new development plan (LDP process currently underway) all existing policies and previous decisions, e.g. current UDP designations and past application and appeal decisions) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. The purpose of green wedges is to prevent coalescence between settlements. Coalescence is a key issue which the strategic concept plan seeks to address. A considerable area of accessible open space is proposed as part of the development and green barriers have been incorporated into the scheme layout to mark and ensure separation between the proposed development area and the existing and planned expanded communities to the north and west. The strategic concept plan states that "the design has evolved, principally through a rationalisation of development parcels in a southerly and easterly direction, to ensure that there is a clear separation at the western boundary of the strategic development (ensuring that any potential coalescence is eliminated from the outset). This seeks to ensure that the development responds to the character of existing settlements.
- The population of Swansea is growing year on year; there is a shortage of housing land, and a lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes. The SHMA identifies that around 4700 homes are needed within this strategic housing policy zone over the LDP period. By proposing development at a strategic scale, it is possible to ensure that the council delivers the LDP objectives of creating truly sustainable development which provides the physical and social infrastructure required to support the health and well being of both existing and future residents.

PLANNING COMMITTEE – 4TH JUNE 2015

- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who is 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. Where a need is demonstrated by the LEA, the Council will work with the Developer to ensure that appropriate education provision is secured as part of the masterplanning process.
- 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. Provision of recreation and open space is a key development principle in the masterplan.
- Development will involve the loss of land currently in agricultural use. However, the Agricultural Land Classifications map reveals this site to be the less valuable Grade 4 and Grade 5 agricultural land.
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- Devaluation of property is not a material planning consideration There are no rights of open access or views over the countryside adjoining existing settlements
- 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 schemes as necessary. New development must demonstrate greenfield run off - no increase in surface water run-off will be permitted. Flood maps show that the where the margins of the River Llan cuts across the middle of the strategic site from east to west is within a flood risk zone. However, this issue will be addressed in the mix and layout of uses in the detailed site masterplan.
- The proposal seeks to have a positive impact on local employment. A key part of the vision for this site is to provide the infrastructure necessary to support the development of Westfield Industrial Park as a strategic/regional employment location.

PLANNING COMMITTEE – 4TH JUNE 2015

- With regard to the supply of employment land, the Council commissioned Peter Brett Associates (PBA) to undertake an Economic Assessment and Employment Land Provision study in March 2012. The study provides a detailed evidence base for understanding the current supply in the market of employment land and buildings, as well as the requirements for future demand. The study indicates there is a sufficient supply of lower grade units within the County but identifies a requirement to bring forward higher quality facilities at key locations and to focus on regenerating land to provide strategic employment areas at Felindre, Fabian Way and Swansea West.
- Acknowledge that there is currently a supply of the smaller scale industrial units. However the vision for this site is to provide a regional scale, strategic employment site which will accommodate a scale of unit which is currently underrepresented in the County.
- Margins of River Llan cutting across the middle of the site from east to west are within a flood risk zone. However, this will be addressed in the mix and layout of uses in the detailed site masterplan.
- The Council will continue to work with the key development partners to produce a detailed masterplan for the strategic site which will consider the issues raised through the consultation process.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site will likely need a new access from Llanelli Link road to the north. The site access would be best located off a fourth arm at Cadle roundabout. This will require detailed design and modelling to ensure acceptability.</p> <p><u>Local Highway Conditions:</u> Existing roads have limited capacity to accommodate a development site of this size. There are traffic volume issues and safety issues in the vicinity of the site access which will need to be addressed.</p> <p><u>Accessibility:</u> There is a 30 min frequency service approximately 400m south and a 10-15 min frequency to the north past the site. There is a 10-15 min frequency on the east of the site</p>

PLANNING COMMITTEE – 4TH JUNE 2015

	<p><u>Wider Issues / Combined effect:</u> The affect of significant additional traffic on the Pontardulais Road and Carmarthen Road corridor will need to be assessed and considered. The Pontardulais Road corridor is subject to peak time congestion and issues of accidents in the vicinity. Capacity issues are also present at J47 of the M4. Limited capacity of local roads. Significant traffic generation cannot be accommodated without improvements being undertaken.</p> <p><u>Restrictions:</u> The development needs to include a new access to the site. Schemes to address congestion on the major arterial routes in the area will be necessary to support any significant development.</p> <p><u>Transport Proposals:</u> The site will need to be considered for its suitability to accommodate a new link road through to serve Swansea West Industrial Estate. This would require a high standard spine road with all development being accessed from secondary roads.</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 2100 homes are needed within the north strategic housing policy zone and 4700 dwellings within the greater north west strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>CO010</p> <p>Lowland Meadow, Purple Moor-grass and Rush pasture, Wet Woodland supporting an assemblage of ancient woodland indicator species, Lowland Mixed Deciduous Woodland, Relatively species-rich Neutral grassland, pond, Running water, Diverse scrub, and Species-rich Bracken</p> <p>Lowland Meadow, Purple Moor-grass and Rush pasture, Wet Woodland, Lowland Mixed Deciduous Woodland, Running water, pond and Running water are habitats of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Priority species recorded on this site; Bullfinch, Diny skipper, Common grasshopper warbler, Kestrel, Reed bunting, Sharp-leaved fluellen, Small Heath, Song thrush, Starling and streak.</p> <p>Contributory important species recorded on this site; Barn Owl, Corn Marigold, Green Woodpecker and Water Rail</p>

PLANNING COMMITTEE – 4TH JUNE 2015

	<p>CO021 This site contains diverse scrub and may contain; Lowland Mixed Deciduous Woodland, Purple Moor-grass and Rush pasture, open mosaic on previously developed land and semi-natural woodland. 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>KB001 This site contains; Lowland Mixed Deciduous Woodland and may contains Purple Moor-grass and Rush pasture and potentially important Hedgerows protected under the Hedgerow Regulations (1997). Lowland Mixed Deciduous Woodland is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p>
<p>CCS Environmental Health</p>	<p>CO010 Landfill underneath & Buffer Zone around industrial estate. Gas pipeline (plus buffer zone) crosses site from north to south</p> <p>CO021 Employment B1, B2, B9 + RESIDENTIAL: potential conflict between uses</p>
<p>CCS Education</p>	<p><u>Waunarlwydd and Cadle Primary</u>: The number of developments in the Waunarlwydd catchment would generate a need for a new school. This development would require a Primary and Secondary Build (CO021/010). There are concerns over available walking routes from these proposed developments</p> <p><u>Gowerton and Bishop Gore Comprehensive</u>: Although there is sufficient capacity at Gowerton School, a large majority of this is within timber demountable classrooms. Due to the number of sites that could potentially impact on this school there would be a requirement to extend and significantly remodel the provision. Increasing pupil numbers from the North Gower would impact on transport costs and bus bay provision. There is also concern on the impact of both Gowerton School and YG Gwyr on the highway infrastructure in Gowerton and further consideration may have to be given to restricting the size of these schools and/or the requirement of a new site for either provision.</p>

PLANNING COMMITTEE – 4TH JUNE 2015

External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required. Concerns regarding the number of proposed houses and their effect on the sewerage infrastructure at this location.</p> <p>BAP Habitat. The site is largely comprised of fields separated by hedgerows. Numerous ditches and watercourses cross the site. The Phase 1 map indicates some parcels of: semi-improved / marshy grassland, scrub and woodland. Some areas of woodland also appear to be classified as: Ancient Semi-Natural Woodland.</p> <p>WFD moderate.</p> <p>Site is partially within DAM C2 and NRW Flood zone 2/3. No highly vulnerable development (including upper level flats) should be allocated in this area. Main River Llan runs through site. Minimum of 7m development free buffer required to allow for access for maintenance.</p> <p>Potential contamination from historic uses - waste/landfill, industrial uses (Alcoa). Historic landfill highly likely. Aware that partial remediation has taken place previously.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> For this area, an hydraulic modelling assessment is required to establish the potential impact of the confirmed proposals on our network and to establish the extent of off-site mains 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>

PLANNING COMMITTEE – 4TH 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 Gowerton 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 35,000 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>Amended Welsh Water Comments (31.03.14):</u> Proposed developments in this ward ultimately drain to our Gowerton 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 35,000 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. <u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity.</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	Approx. 5 Mine Entries at west – C0010 (original area) Unrecorded probable historic underground workings at shallow depth and Approx. 3 Mine Entries at south (C0021)

PLANNING COMMITTEE – 4TH JUNE 2015

Llwchwr Town Council	<p>CO010 The area of land forming this site does not specify an existing use. The site is a very large area and the proposed use of 'mixed use' is too general and would take the land outside the scope of planning control. The green wedge and common land should be retained and protected. The scale of this application is an attempt to drastically reduce the green wedge/common land. It is requested that the site should be rejected to protect the green wedge/common land. The community of Llwchwr are in favour of retaining the green wedge.</p> <p>KB001 The land forming this application is specified as having a current use as undeveloped land, which is incorrect. The current use of the land is agricultural land. The proposed use is specified as "mixed use". This is a substantial area of land which is currently part of the green wedge. It should be retained as green wedge and protected from development. The community of Llwchwr are in favour of retaining the green wedge.</p> <p>KB009 The land is described on the application as undeveloped land. The proposed use is for residential development. The land is in fact part of the green wedge and is common land. Under the UDP it is in a hazardous installation consultation zone. Under the circumstances this land should not be developed by retained as common land and green wedge. The Council would object to the proposed development of this land.</p>
----------------------	---

Stage 3A: Assessment Against LDP Objectives

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

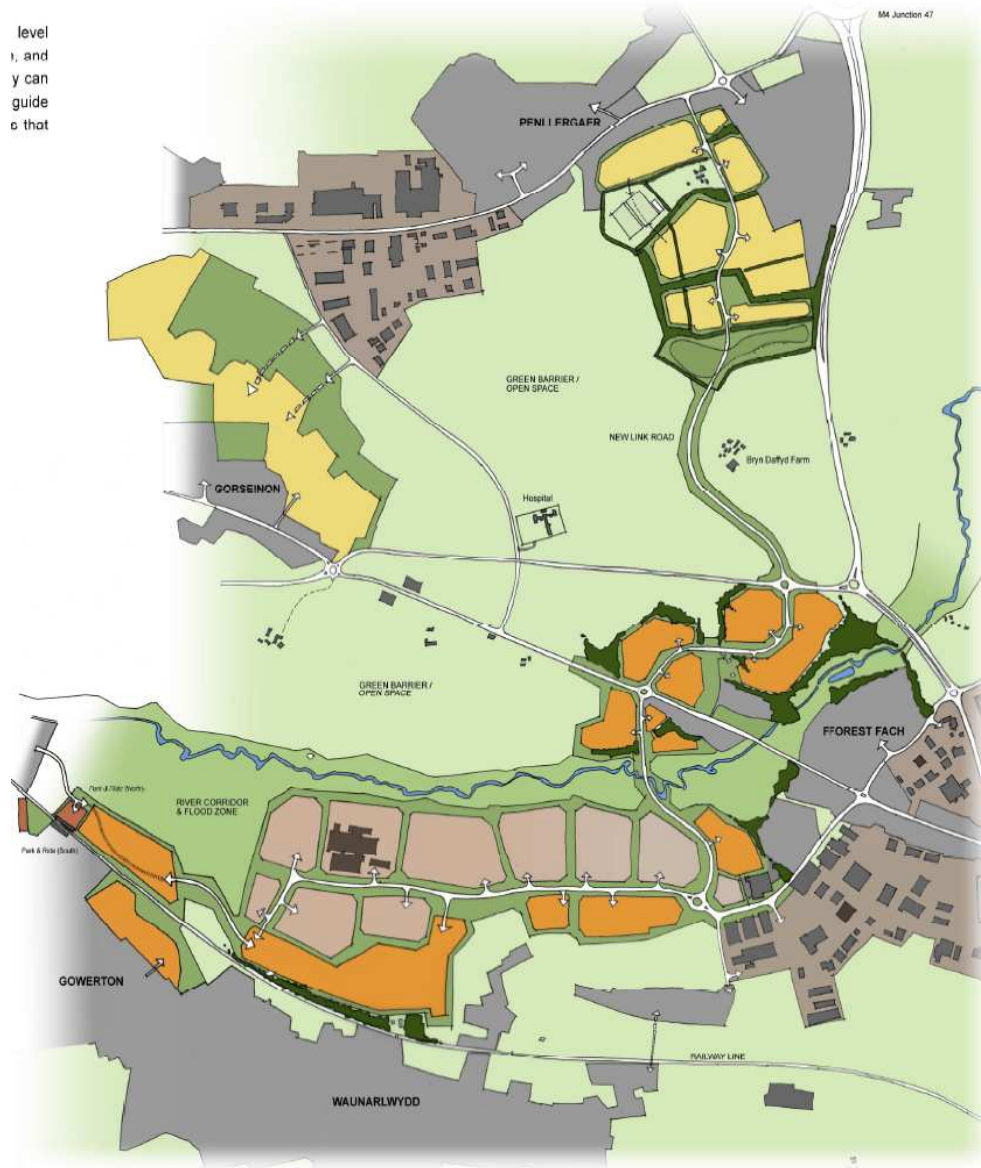
PLANNING COMMITTEE – 4TH JUNE 2015

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 4TH JUNE 2015

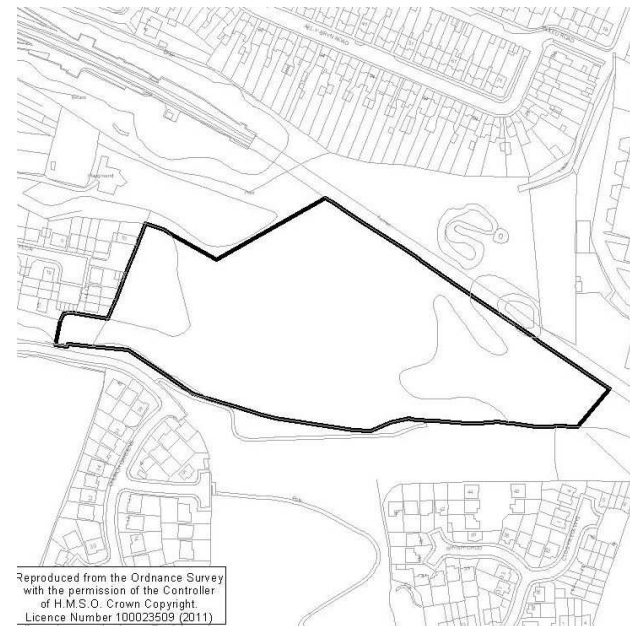
level
), and
y can
guide
o that



-  Proposed New Residential and Supporting Use Neighbourhoods / Settlement Extensions (Waunarlwydd / Fforestfach Strategic Development Area)
-  Proposed New Residential and Supporting Use Neighbourhoods / Settlement Extensions (Other Strategic Development Areas)
-  Proposed / Rationalised Employment and Economic Development

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	CO013
Name	Land adjacent to Cockett Pond
Description	Irregular shaped site, bounded by new residential development to south and west plus an area of formal amenity space to the south. Land falls south to north and extends up to tunnelled route of West Wales railway line and Cockett Pond. Mainly scrub vegetation, open access land which forms part of a larger such area extending to the north
Size	2.832 Ha
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.

1 x 144 signature petition of objection was received which is summarised below:

- Development would be detrimental to the community by means of overdevelopment
- Devaluation of property
- Inadequate access route
- Adverse impact on wildlife and destruction of habitat

18 letters of objection were received which are summarised below:

- Adverse impact on local character
- Ample unsold properties already on the market, building more houses would damage market further
- Loss of green space
- Overdeveloped residential and industrial areas
- Loss of recreational space
- Adverse impact on wildlife and loss of habitat
- Inadequate road infrastructure
- Possible adverse impact on crime and anti-social behaviour
- Green belt
- Adverse impact on noise and pollution
- Invasion of privacy
- Flood risk
- Negative impact on current residents quality of life

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

- 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. New development would comply with community safety guidance aimed at reducing crime and anti-social behaviour
- Devaluation of property is subjective and not a material planning consideration
- The junctions leading to the site from Cockett Road have limited capacity and improvements will have to be identified and undertaken for this site to be brought forward – this will determine unit numbers which have been reduced from 70 to 50 since the original proposal was consulted upon
- 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 site is not greenbelt/ green wedge or common land
- Any loss of recreational/open space will need to be addressed through compensatory provision within the proposed development or nearby. Any existing deficiency of 'Fields in Trust' (FiT) or accessible natural greenspace (ANGS) provision will also need to be addressed through new development
- The 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. This would be the case in this instance with informal recreational provision being retained around the site
- 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 not an obstacle to development.
- Around 3% of the housing stock (approx 3500 dwellings) needs to be vacant at any given time for the housing market to operate. This allows for movement, refurbishment, deaths of occupiers, repossessions, etc and has been taken into consideration in the calculation of housing needs.

PLANNING COMMITTEE – 4TH JUNE 2015

- The population of Swansea is growing year on year; there is a shortage of housing land, and lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes.
- There are no flood risk issues associated with this site. 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
- 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
- There is no evidence to indicate a causal relationship between new development and increased crime rates. South Wales Police are fully consulted during the LDP preparation process and crime prevention measures will be considered as part of the design process accordance with the Council’s Planning for Community Safety SPG <http://www.swansea.gov.uk/spg>

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The access road leading to the site is not suitable to accommodate development of this size.</p> <p><u>Local Highway Conditions:</u> Limited capacity of the junctions leading to the site from Cockett Road.</p> <p><u>Accessibility:</u> There is a 10 min frequency service approximately 300m from the site.</p> <p><u>Wider Issues / Combined effect:</u> Peak time congestion on Cockett Road will limit the amount of additional traffic that can be accommodated.</p> <p><u>Restrictions:</u> Cockett Road capacity and junction capacity in the vicinity are unlikely to support a development of this size at that location.</p> <p><i>NB Comments relate to original submission for 70 units</i></p>

PLANNING COMMITTEE – 4TH JUNE 2015

CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site may contain; semi-natural grassland, mature trees and scrub. 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>
CCS Environmental Health	<p>Cockett Brick & Tile Works: site investigation condition</p>
CCS Education	<p><u>Gors Infants & Juniors</u>: There is sufficient surplus capacity at this school to accommodate additional pupils. However, there is concern over the condition of the school as Gors was formerly 2 schools (Infant and Junior) and does not meet the aspirations of 21st Century Schools.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>The site is composed of grassland, scrub and scattered trees. Possible BAP habitat. Provides good connectivity which should be maintained. Possible use by birds, foraging by bats and other species.</p> <p>WFD moderate.</p> <p>Potential contamination as located on infilled clay pit. Not aware of composition of infill material.</p>

PLANNING COMMITTEE – 4TH JUNE 2015

Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> For this area, an hydraulic modelling assessment is required to establish the potential impact of the confirmed proposals on our network and to establish the extent of off-site mains 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 Gowerton 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 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity</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

PLANNING COMMITTEE – 4TH JUNE 2015

Stage 3A: Assessment Against LDP Objectives

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

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	CO018
Name	Land off Penrhos Place
Description	Irregular backland site, mainly scrub, sloping from NW to SE and extending from Penrhos Place through to Gendros Ave East. Current UDP allocation. Surrounded by residential development and adjoins community facility/play area to southern boundary
Size	3.703 Ha
Existing Land use	Undeveloped Land and Informal Recreation
Proposed Land Use	Residential (Affordable Housing) and Community Use
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.

4 letters of objection were received which are summarised below:

- Inappropriate property types and layout
- Adverse impact on privacy
- Devaluation of property
- Green belt
- Loss of recreational space
- Adverse impact on wildlife and destruction of habitat
- Inadequate road infrastructure
- Already highly populated area
- Negative impact on lives of current residents

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

No additional comments received

Response to Representations

- The site is not green belt - it is undeveloped land within the urban area which has long been allocated for residential development including in the current UDP (Policy HC1(38) refers)

PLANNING COMMITTEE – 4TH JUNE 2015

- No details of property type or layout are identified at this stage. 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.
- Devaluation of property is subjective and not a material planning consideration
- Access roads from the north are not suitable to support this site. Any access will need to be from the south via Gendros Avenue East and may require some form of traffic calming
- No significant ecological issues associated with the site, but more detailed survey work required at planning application stage
- Improved community/recreational facilities would be expected to the south of the site and open space provision within any development scheme

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access roads leading to the site are substandard in width and not suitable to accommodate any significant increase in use.</p> <p><u>Local Highway Conditions:</u> Substandard access roads in the vicinity.</p> <p><u>Accessibility:</u> There is a 60 min frequency service 100m from site and a 10 min frequency 200m away. A further 60 min service runs past the south of the site.</p> <p><u>Wider Issues / Combined effect:</u> None identified.</p> <p><u>Restrictions:</u> Access roads from the north are not suitable to support this site. Any access will need to be from the south via Gendros Avenue East and may require some form of traffic calming.</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 2100 homes are needed within this strategic housing policy zone over the LDP period.</p> <p>Put forward by HET for up to 110 units, but less as mixed use with community facilities to the south</p>
CCS Biodiversity	<p>This site contains; species poor Purple Moor-grass and Rush pasture and scrub.</p>

PLANNING COMMITTEE – 4TH JUNE 2015

CCS Environmental Health	No issues
CCS Education	There is some surplus capacity but overall there is limited scope to further extend Gendros Primary due to the restrictive nature of the site. All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.
External Stakeholder	Comments
Natural Resources Wales	This a fairly large greenfield site within a largely urban area. It is mainly composed of grassland with some mature trees, scrub/woodland.
Dwr Cymru	<u>Water Supply:</u> Initial Comments for Candidate Sites in the Ward: For this area, an hydraulic modelling assessment is required to establish the potential impact of the confirmed proposals on our network and to establish the extent of off-site mains required to service the sites. <u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. <u>Waste:</u> <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 Swansea Bay Waste Water Treatment Works capacity – ok.
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 approximately 3 mine entries

PLANNING COMMITTEE – 4TH JUNE 2015

Stage 3A: Assessment Against LDP Objectives

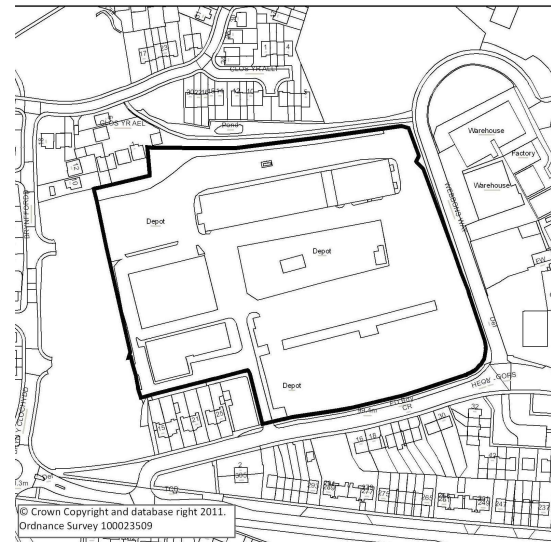
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	1	n/a	?	1	n/a	?	-1	n/a	1	0	n/a	n/a	n/a	1	n/a	n/a	-1	0	-1	-1	n/a	?	1	1

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

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	CO027
Name	BT Depot, Gors Avenue, Townhill
Description	<p>The site is 3.34 ha in area and accommodates technical, administration, welfare, logistics and ancillary buildings in the southern two-thirds, and a motor transport workshop (MTW) in the northern third.</p> <p>The southern part of the property - totalling 2.14 ha - is now surplus to its operational requirements and available for disposal. The 1.2ha MTW to the northern part of the site would be retained, but with provision for future redevelopment. Current application for 73 units being considered.</p>
Size	3.34/ 2.14Ha
Existing Land use	B8 Storage / UDP Housing allocation
Proposed Land Use	Residential and BT Depot
Location Plans	OS Plan and Aerial (not to scale)



PLANNING COMMITTEE – 4TH 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 specifically regarding this site.

Response to Representations

No representations received.

PLANNING COMMITTEE – 4TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: The site can be accessed from Gors Avenue. There is also a possibility of access from the adjacent housing development.</p> <p><u>Local Highway Conditions</u>: Traffic impact will likely need to be assessed.</p> <p><u>Accessibility</u>: There is a 10-15 min frequency service 175m from the site.</p> <p><u>Wider Issues / Combined effect</u>: Limited capacity of local roads.</p> <p><u>Restrictions</u>: Access improvements are 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 2100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	No issues – extended phase 1 habitat survey submitted with current planning application
CCS Environmental Health	Proximity to nearby commercial and industrial units to be taken into consideration
CCS Education	<p><u>Gors Primary</u>: There is sufficient surplus capacity at this school to accommodate additional pupils. However, there is concern over the condition of the school as Gors was formerly 2 schools (Infant and Junior) and does not meet the aspirations of 21st Century Schools.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
External Stakeholder	Comments
NRW	<p>Consider MOU. Boundary of Swansea Bay STW/Gowerton STW. Concerns regarding the Gowerton STW may therefore be applicable.</p> <p>Site <200m from Cockett Pond landfill (to the north of the site).</p>

PLANNING COMMITTEE – 4TH JUNE 2015

<p>Dwr Cymru</p>	<p><u>Water Supply:</u> Initial Comments for Candidate Sites in the Ward: For this area, an hydraulic modelling assessment is required to establish the potential impact of the confirmed proposals on our network and to establish the extent of off-site mains 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>Amended Welsh Water Comments (31.03.14):</u> Proposed developments in this ward ultimately drain to our Gowerton 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 35,000 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>Western Power</p>	<p>There is currently spare transformation capacity, which may be able to accommodate future load growth.</p>
<p>Coal Authority</p>	<p>Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth/Shallow – Recorded shallow coal workings and mine entry at south</p>

PLANNING COMMITTEE – 4TH 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	+1	n/a	?	+1	n/a	+1	0	n/a	n/a	+1	+1	n/a	n/a	+1	0	0	0	n/a	?	+1	+1

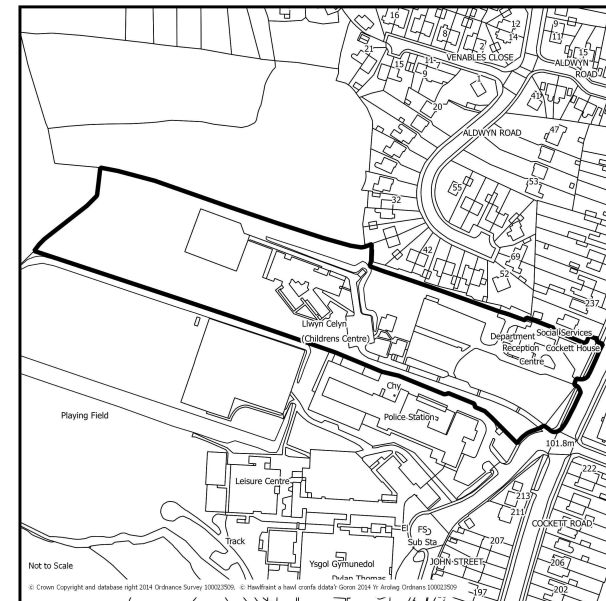
Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 4TH JUNE 2015

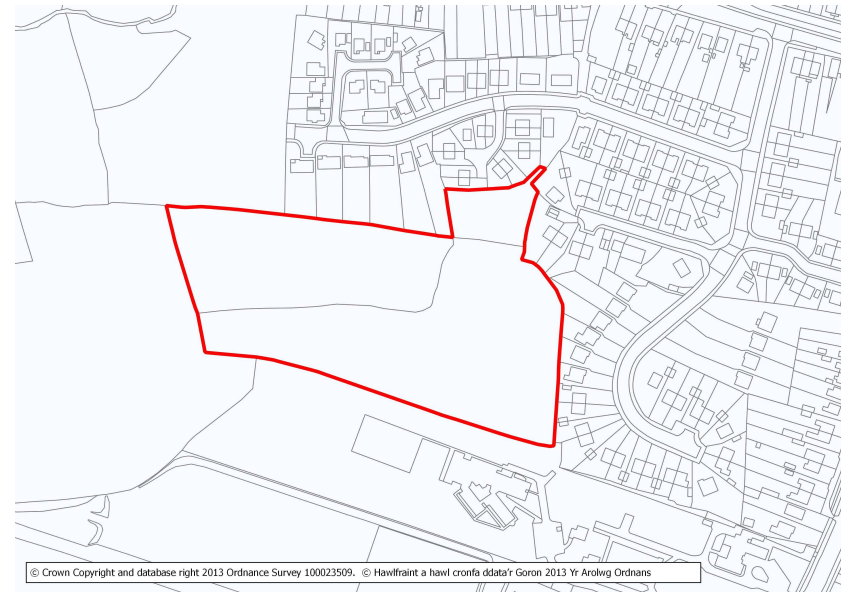
Reference	CO037
Name	Cockett House
Description	Land and Buildings, including car parking areas used as satellite offices for Social Services. Located on the western side of Cockett Rd north of the Police Station. Bounded by residential properties in part to the north and also open countryside to the north and west
Size	2.6Ha
Existing Land use	Council Offices - Social Services
Proposed Land Use	Residential (30 dwellings)
Location Plans	OS Plan and Aerial (not to scale)

Amended site boundary. Dec 2014



PLANNING COMMITTEE – 4TH JUNE 2015

Original CS boundary



PLANNING COMMITTEE – 4TH JUNE 2015

Candidate Site Public Consultation: Summary of Representations

Candidate Site Register Consultation – Not applicable - new site

LDP Preferred Strategy Consultation: Summary of Representations

Candidate Site Register Consultation – Not applicable - new site

LDP Draft Proposals Map Consultation: Summary of Representations

Site notice was posted 9th December 2014 – No comments received

Response to Representations

No representations received.

PLANNING COMMITTEE – 4TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The existing access could potentially be used although a further assessment of the impact of closing that access off and accessing the site from St. Johns Road should be investigated, possibly signalling the junction? Impact on through traffic would also need assessing.</p> <p><u>Local Highway Conditions:</u> Residential traffic would likely have a different pattern of movement than the current use. Currently there may be more traffic entering the site in the am peak whereas for residential it would be the pm peak.</p> <p><u>Accessibility:</u> There is a 10 min frequency service approximately 200m from the site.</p> <p><u>Wider Issues / Combined effect:</u> Peak time congestion on Cockett Road will limit the amount of additional traffic that can be accommodated.</p> <p><u>Restrictions:</u> Cockett Road capacity and junction capacity in the vicinity</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 1,600 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Would need an extended phase 1 survey. Not a SINC Ecology possibly moderate constraint</p>
CCS Environmental Health	<p>No issues identified</p>
CCS Education	<p><u>Gors Primary:</u> There is some surplus capacity at this school to accommodate additional pupils. However, there is concern over the condition of the school as Gors was formerly 2 schools (Infant and Junior) and does not meet the aspirations of 21st Century Schools.</p> <p><u>Dylan Thomas Comprehensive:</u> All of the secondary schools in the West of Swansea are currently under review as part of the ongoing QEd Programme. There is some surplus capacity at Dylan Thomas school but no scope to extend. There are major highway concerns. All the developments within the catchment would generate the need for a New Secondary school building</p>

PLANNING COMMITTEE – 4TH JUNE 2015

External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>Small number of mature trees present on site. Should any demolition / alteration of the existing building take place, an assessment/survey of its suitability for bat species should be undertaken. Possible use of buildings by bats.</p>
Dwr Cymru	<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>No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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