

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	LF001
Name	Walters Yard, off Swansea Road, Pontlliw
Description	Irregular shaped, level, storage yard site within existing settlement boundary to western side of village. Brownfield site with a rail line running along the north eastern boundary at an elevated level separating it from residential development further east. There is a scrap yard adjoining and an industrial unit to the south east. Agricultural fields border the remainder of the site.
Size	2.2 Ha
Existing Land use	Transport Yard
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:

- Encroachment into the open countryside
- Would create pressure for further release
- Continued expansion of the community of Pontlliw is unsustainable and not desirable
- Local school is at capacity
- Significant increase in traffic
- Development in the adjacent areas of Pontarddulais and Penllergaer is effecting the existing population of Pontlliw
- Contrary to current policy
- Outside existing boundaries
- Highway safety
- Detrimental effects of the viability and vitality of the area
- Road infrastructure unable to accommodate increase in traffic
- The shared access could not accommodate additional traffic on such a scale
- Flood risk
- Increase noise pollution
- Adverse impact on the areas semi-rural character

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

No representations were received.

Response to Representations

- NW corner of site would marginally extend outside existing settlement boundary but the land is clearly not open countryside and is better associated with the existing brownfield site. However upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan.
- Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew.
- The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period. There is scope for additional dwellings in Pontlliw, as services and facilities available in close proximity and will meet the LDP objective of creating healthy and sustainable communities. Impacts of cumulative developments will be carefully considered, for example on infrastructure capacity and amenity.
- 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.
- Highways can accommodate additional traffic and no highway objection subject to access 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 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.
- Expansion is needed of all settlements within the Greater North West Area of the County and all proposals will need to deliver infrastructure improvements, a range of new community services and facilities and create high quality viable residential environments for a mix of future occupiers including affordable and local needs housing to ensure communities remain sustainable.

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- 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
- Insufficient information to be able to assess impact on character and amenity, but any development would need to comply with the Council's 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.
- 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

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access improvements are required.</p> <p><u>Local Highway Conditions</u>: Traffic congestion at Penllergaer / Junction 47.</p> <p><u>Accessibility</u>: There is a 30 min frequency bus service past the site entrance.</p> <p><u>Wider Issues / Combined effect</u>: Affect on congestion at Penllergaer will need to be considered.</p> <p><u>Restrictions</u>: Quantity of development is subject to detailed design.</p> <p><u>Transport Proposals</u>: None at present</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 over 4700 homes are needed within this strategic housing policy zone over the LDP period.</p>

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CCS Biodiversity	This site may contain; Purple Moor-grass and Rush pasture, scrub and protected under HR. An extended phase1 habitat survey to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.
CCS Environmental Health	3 potential noise sources to be considered in application design/detail
CCS Education	<p><u>Pontlliw Primary</u> : School is at capacity. There are difficulties in developing the small village site any further. To take the increased pupil numbers generated, investment would be required</p> <p><u>Pontarddulais Comprehensive</u>: School is at capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>
External Stakeholder	Comments
Natural Resources Wales	<p>MOU</p> <p>Small sections of woodland lie adjacent to the north and south of the site. Possible BAP habitat within the west of the site. A PRoW runs along the north western boundary of the site. The Phase 1 map classifies the vegetation at the west on the site as swamp.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><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.</p>

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	<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. Proposals for site ref LF004, LF008, LF0018 and LF006 will impact on our Cuckoo Mill Sewage Pumping Station. An assessment of this SPS will be required to understand the extent of improvements 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> 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>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.
Pontlliw Community Council	Allocation of this site is contrary to UDP policy. It is relatively large site, would involve development into the open countryside and could not be called "small scale rounding off". It Lies outside the existing boundary of Pontlliw. This site was rejected at UDP stage Ref108, for above reasons. The general observation is made that "continued expansion of the community of Pontlliw is unsustainable and not desirable". Each of these considerations remains relevant. Development in Pontarddulais and Penllergaer is having a detrimental effect on the existing population of Pontlliw. Penllergaer School is full. Increase in traffic.

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	Candidate site LF0001 Walters Yard off Swansea Road, Pontlliw is on the Unitary Development Plan rejection list at number 108. In rejecting the site it is commented that development of this site "would take development out into the open countryside and would create pressure for further release". The general observation is made that "continued expansion of the community of Pontlliw is unsustainable and not desirable". Development in the adjacent areas of Pontarddulais and Penllergaer is effecting the existing population of Pontlliw. Penllergaer School is full. The increase in traffic is noticeable and significant.
Councillor Gareth Sullivan	I note that a previous application for this site was refused by Committee. I feel that a full traffic impact study on the affect such a development on the infrastructure of Pontlliw and Penllergaer should be made, before any further progress is made.

Stage 3A: Assessment Against LDP Objectives

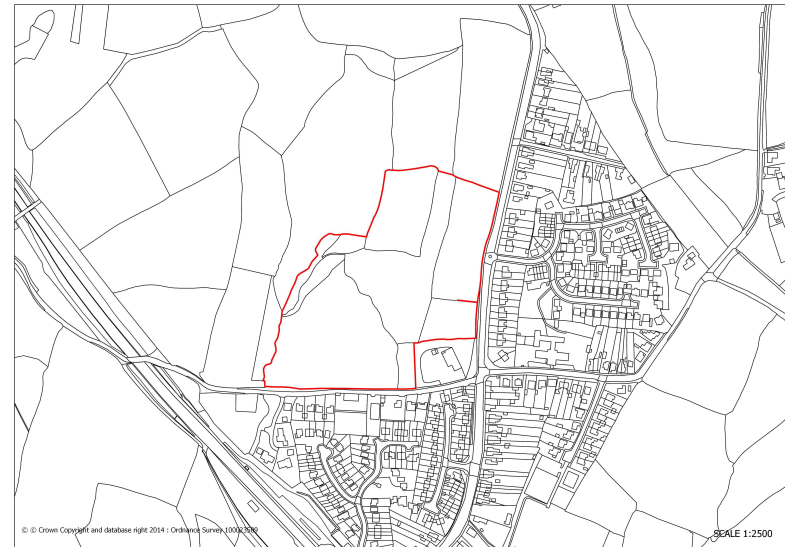
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	n/a	n/a	?	0	n/a	+1	n/a	n/a	n/a	n/a	+1	0	n/a	-1	-1	-1	-1	n/a	?	+1	+1

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	+/-	?	?	-	-	+

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Reference	LF002
Name	Land at Carmel Road and Bryntirion Road, Pontlliw
Description	Site is located to the west and north of existing development at this crossroads location to the north west of Pontlliw. It wraps around to the rear of the community centre on land that currently lies outside the defined village boundary. The site has been amended from the originally proposed frontage development and includes additional land to the west and part of Candidate Site LF005
Size	5.5Ha
Existing Land use	Agricultural
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

Candidate Site application LF002 was advertised on site in the form of site notices. The previous Candidate Site LF002(a) was advertised on site in 2010 in the form of site notices.

4 letters of objection were received which are summarised below:

- Ribbon development
- Encroachment into open countryside
- Outside defined boundaries
- Development in Pontarddulais and Penllergaer is effecting the existing population of Pontlliw
- Local school at capacity
- Significant increase in traffic
- Loss of agricultural land
- Contrary to current policy
- Lack of local services
- Adverse impact on character and amenity
- Increased noise pollution

Candidate Site application LF005 was advertised on site in the form of site notices.

9 letters of objection were received which are summarised below:

- Outside defined boundary
- Contrary to current policy
- Access road incapable of supporting the additional volume of traffic
- Previous comments in respect of UDP still relevant
- Highway safety
- Local school is full
- Significant increase in traffic
- Adverse impact on the character of the community and its amenities
- Loss of agricultural land
- Increased noise pollution

LDP Preferred Strategy Consultation: Summary of Representations

Persimmon Homes support the inclusion of Candidate Site LF002 – Land at Bryn Tirion Road, Pontlliw.

LDP Draft Proposals Map Consultation: Summary of Representations

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

- Development would be on a mixture of meadows and woodland, a loss of valuable wildlife habitats.

2 letters in support of the allocation were received.

Response to Representations

- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan. Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew.
- 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 is scope for additional dwellings in Pontlliw, as services and facilities available in close proximity and will meet the LDP objective of creating healthy and sustainable communities. Impacts of cumulative developments will be carefully considered, for example on infrastructure capacity and amenity.
- 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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- 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 council have commissioned a Strategic Highway Network Assessment which will inform the detailed masterplanning process.
- Acknowledge site is agricultural land but no indication loss of land would impact on viability of a wider agricultural holding. 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 village has good local services within walking distance to the site, for example Primary School, community hall, local shops. 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
- Insufficient information to be able to impact on character and amenity. This is a matter for planning application stage. Any development would need to comply with 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.
- 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 restrictions may be required off Bryntirion Rd. Access can be gained from Carmel Road, which will need improvement</p> <p><u>Local Highway Conditions:</u> Traffic congestion at Penllergaer/Junction 47. Substandard nature of Carmel Road</p> <p><u>Accessibility:</u> There is a 30 min frequency bus service past the site 195m from the edge of the site</p> <p><u>Wider Issues / Combined effect:</u> Affect on congestion at Penllergaer will need to be considered Impact on traffic signals at Carmel Road / Bryntirion Road will need to be assessed together with impact on Penllergaer / Junction 47 congestion A transport assessment will be required in support of any proposal</p> <p><u>Restrictions:</u> Quantity of development is subject to detailed design. Access may be best at specific points rather than direct frontage access to dwellings off Bryntirion Rd. Potentially, there will be a need to consider mini roundabout provision at access points Subject to detailed assessment, but Carmel Road will need to be improved.</p> <p><u>Transport Proposals:</u> None at present</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 over 4,700 homes are needed within this strategic housing policy zone over the LDP period</p>
CCS Biodiversity	<p>Field which may contain the priority habitat Purple Moor-grass and Rush pasture, which could be classified as Species rich Marshy grassland under the SINC guidance. The site also contains potentially important hedgerows protected under HR.</p> <p>An Extended phase 1 survey; a hedgerow assessment, habitat type and species richness assessment for the Purple Moor-grass and Rush pasture and the presence of any protected species. Important features highlighted may require further survey</p>
CCS Environmental Health	No issues identified

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CCS Education	<p><u>Pontlliw Primary</u>: School is at capacity. There are difficulties in developing the small village site any further. To take the increased pupil numbers generated, investment would be required</p> <p><u>Pontarddulais Comprehensive</u>: School is at capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Constraints: MOU.</p> <p>Possible BAP Habitat. Hedgerows are composed of mature trees and the site is crossed by several streams/ditches. Also includes a small block of woodland and a number of individual mature trees within the grassland. There are records of bat species within the area. The Phase 1 map classifies this site as semi-improved/marshy grassland, with small areas of scrub/woodland.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><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.</p> <p><u>Sewerage</u>:</p> <p><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. Proposals for site ref LF004, LF008, LF0018 and LF006 will impact on our Cuckoo Mill Sewage Pumping Station. An assessment of this SPS will be required to understand the extent of improvements required.</p>

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	<p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our 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>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	M3 identifies it as being located within a coal mining referral area. No coal mining legacy features identified by the Coal Authority.
Pontlliw Community Council	The development of candidate site LF0002, land to the west of Bryntirion Road, would inevitably lead to a form of ribbon development. This ribbon development would be out into the open countryside and outside the defined boundary of Pontlliw in the Unitary Development Plan adopted by the City Council in 2008. Development which has, or is, taking place in the adjacent areas of Pontarddulais and Penllergaer is having an effect on the existing population of Pontlliw. Penllergaer School is full. The increase in traffic, particularly at peak times, is noticeable and significant.
Councillor Gareth Sullivan	Previous applications for this site have also been refused, because of the obvious intrusion into the Countryside. This is a green field site and any development along these roads would widen the Village envelope and would result in the loss of agricultural land. It would also mean that the village would lose its Village identity and become a continuous development linking Pontlliw and Pontarddulais.

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Stage 3A: Assessment Against LDP Objectives

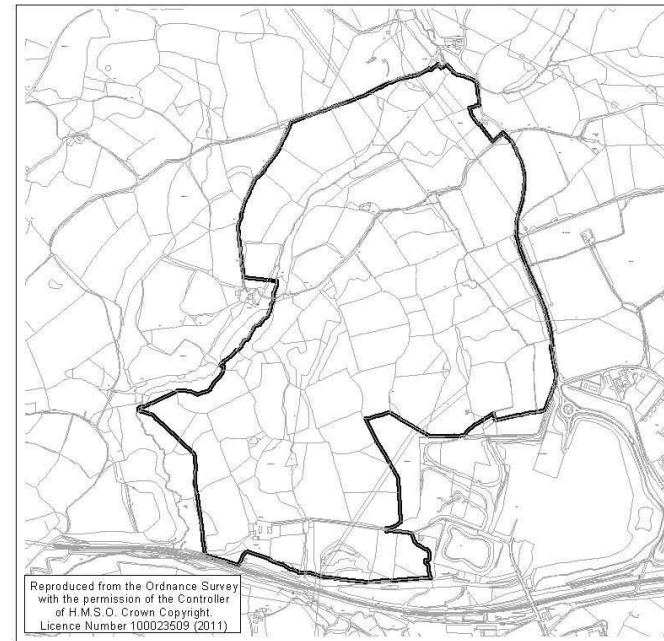
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-2	n/a	+1	0	n/a	n/a	n/a	2	0	n/a	-2	0	-1	-1	n/a	?	+1	+1

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	+	?	?	--	-	?

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Reference	LF009
Name	Land Adjacent to the Former Felindre Tinplate works, Felindre
Description	Large Greenfield site to the north of the M4, adjacent to the former Felindre tinplate works. The proposal is a joint Venture between the Council and the Welsh Government (WG). The Council and WG's vision for Felindre is to develop the former tinplate works site as a high level strategic business park serving South Wales with complementary major residential development, associated supporting uses, community facilities and open space on the Greenfield part of the site
Size	121.4 Ha
Existing Land use	Agriculture
Proposed Land Use	Residential, community facilities, retail and open space with associated adjoining Strategic Business Park
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:

- Detrimental impact on wildlife/loss of habitat
- Loss of agricultural land
- No objection to use as a Strategic Business Park, however strongly object to proposed residential employment units and ancillary units
- Local schools at capacity
- Already overdeveloped area
- Increased traffic on already busy roads
- Possible adverse impact on crime
- Increased pollution
- Adverse impact on quality of life

LDP Preferred Strategy Consultation: Summary of Representations

4 letters of objection were received which are summarised below:

- The Felindre site sits in the community of Llangyfelach and should be renamed accordingly and services provided for the community of Llangyfelach
- Roads are already busy in the vicinity and increase traffic volumes would put too much pressure.
- Rail links should be considered
- Need to carefully consider infrastructure needs
- Impact on Welsh language
- Concerns over expansion into green areas and impact on habitats

LDP Draft Proposals Map Consultation: Summary of Representations

3 letters of objection received which are summarised as follows:

- Disappointed no change made to proposed development of greenspaces considering that a wildlife rich environment will be ruined.
- Area is haven of woodland and meadows.
- Risk of losing our most valuable wildlife and habitats, this area is crucial to maintain biodiversity.
- Unwelcome visual impact, noise and light pollution.
- Diminished quality of life.
- Roads would not cope with increase in traffic
- Adjacent Ancient Semi Natural Woodland

Response to Representations

- 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.
- Site is located to west of the Strategic Business park site and would involve the development of housing, community facilities, local shops and open space as part of a new sustainable settlement. The settlement would need to meet its own needs (e.g. new school and infrastructure provision)
- There is no highway authority objection but sustainable modes of transport will be encouraged and facilitated and improvements made to the nearby strategic highway network
- The site is low grade (4) agricultural land and not making any significant contribution to the local economy
- There is no residential development surrounding the site, so it could not be considered to be overdeveloped and there is no evidence to suggest a causal relationship between new build and increased crime levels
- Mitigation measures/legislation will ensure any pollution arising from development activity or future occupation is kept within acceptable levels

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- Important species and habitats will need to be safeguarded and relevant areas protected. This is a matter for further survey at planning application stage when details of proposed development are known and appropriate mitigation measures can be put in place
- 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>
- 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.
- 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
- 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.
- The Council commissioned Peter Brett Associates 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.

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- 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. Accept there is a need to identify an appropriate name for this location which clearly distinguishes it from the village of Felindre
- It is a Welsh Language Sensitive Area and a study of the implications of any development on the Welsh language will be required

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access is established from Bryntywod and the new road north of the site.</p> <p><u>Local Highway Conditions</u>: Peak time congestion at Junction 46.</p> <p><u>Accessibility</u>: There is a 60 min frequency bus service 560m from the southern site entrance and a less than 2 hourly service north of the site.</p> <p><u>Wider Issues / Combined effect</u>: Peak time congestion at J46.</p> <p><u>Restrictions</u>: Subject to detailed assessment.</p> <p><u>Transport Proposals</u>: Outline consent has been granted and highway improvements identified.</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 over 4,700 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Species-rich Purple Moor-grass and Rush pasture, Upland Mixed Ash Woodland, Relatively-rich Neutral grassland and potentially important hedgerows protected under HR. Purple Moor-grass and Rush pasture and Upland Mixed Ash Woodland are habitats of principal importance for the conservation of biological diversity in Wales under NERC.</p>

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	<p>Recorded on the site are; Bullfinch, Reed Bunting, Tree pipit, Lesser redpoll, Song Thrush, Willow tit, Shoulder-striped wainscot, Dingy skipper, Small square-spot, White ermine, Buff ermine, Knot grass, Dusky brocade, Broom moth, Minor shoulder-knot, Small pearl-bordered fritillary, Wall brown, Small phoenix, The cinnabar, Dusky thorn, Small heath, Rosy rustic, Autumnal rustic, The sallow, Green Brindled crescent, Dusky thorn are species of principal importance for the conservation of biological diversity in Wales under NERC.</p> <p>Species of contributory concern; Green woodpecker, Stonechat, Goldcrest, Black-headed Gull, Snipe, Keeled Skimmer, Golden-ringed Dragonfly, Emerald Damselfly</p>
CCS Environmental Health	Adj former Felindre tinplate - site 112
CCS Education	<p><u>Llangyfelach Primary</u>: Is a relatively small school on a restricted site with limited scope for expansion. New school requirement for this development</p> <p><u>Pontarddulais Comprehensive</u>: Is at capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>
External Stakeholder	Comments
Natural Resources Wales	<p>MOU.</p> <p>There are records of: bat species, otter, badger and marsh fritillary within this wider Strategic site area. Phase 1 and Phase 2 maps indicate that there are significant areas of habitat within this larger parcel. This could be of BAP value or higher. Includes: semi-improved grassland, marshy grassland and broadleaved woodland. Semi-improved/marshy grassland, with small areas of scrub/woodland.</p>

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	<p>Contaminated Land-Felindre Steelworks. Pollution Controls & mitigation measures advised.</p> <p>Part of site lies within Zones C2 & Zone B.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> For this area, a 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. 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 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>

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	<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. 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>Gowerton Waste Water Treatment Works - Limited capacity.</p>
Western Power	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p> <ul style="list-style-type: none"> • National Grid Policy is to retain our existing overhead lines in-situ. • Preference that buildings not built directly beneath overhead lines due to amenity of potential occupiers and need easy access for maintenance. • Statutory safety clearances must not be infringed. To comply with statutory safety clearances overhead power lines are designed to minimum height above ground. • Do not object to development in area surrounding substation sites, take this opportunity to highlight that substations are vital to the efficient operation of our electricity network.
Coal Authority	<p>Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth/Shallow – Recorded shallow coal workings. Approximately 3 mine entries at south.</p>
Llangyfelach Community Council	<p>The Council has no objections to the proposed use of this site as a Strategic Business Park. The Community Council, however, strongly objects to the additional proposed residential employment of 300 to 500 units and ancillary retail uses stipulated by the agent for the Welsh Assembly Government. Any residential development of this size would have an adverse effect on the provision of education facilities which are already stretched.</p>
Councillor Gareth Sullivan	<p>Again I would reiterate that any development on the scale indicated should be the subject of a rigorous traffic impact study to assess the impact on the current road network system.</p> <p>I would draw your attention to the logistical problems that exist of surface and foul water disposal on the site.</p>

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Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 4TH JUNE 2015

KEY TO LAND USE FRAMEWORK

- Land ownership
- Housing
- Primary school
- Employment
- Energy production
- Social/community
- Retail/leisure
- Main circulation routes
- Existing woodland
- Existing watercourses/bodies
- Listed buildings
- Green infrastructure
- Retained Rhos pasture
- Retained farmland
- Village green
- Bus stops
- Pedestrian/cyclist share routes

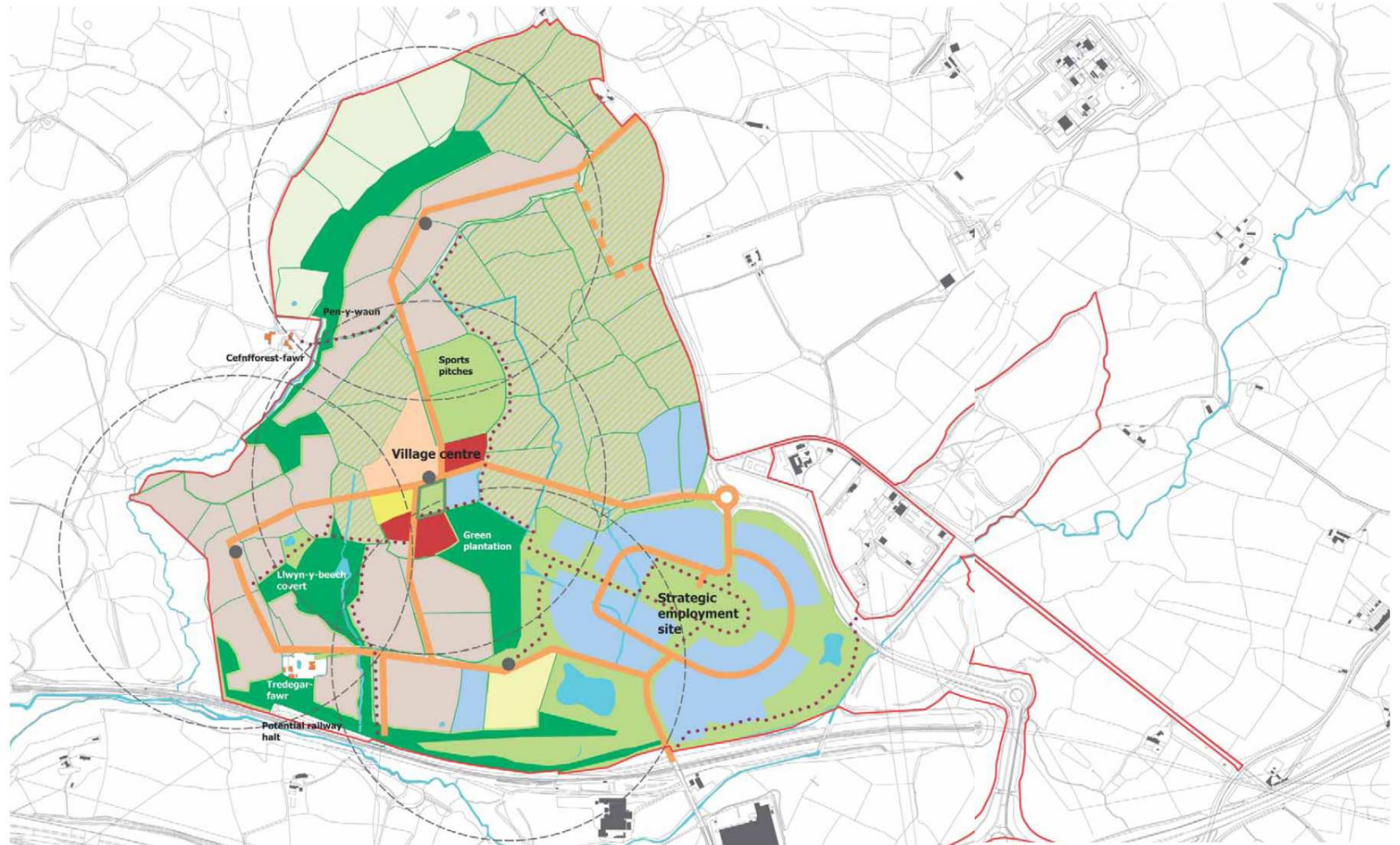
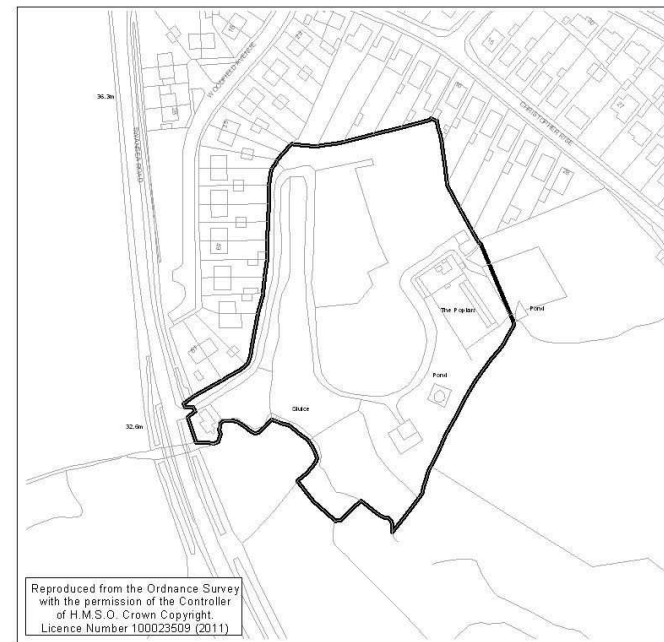


Figure 4 Land use framework

PLANNING COMMITTEE – 4TH JUNE 2015

Reference	LF011
Name	The Poplars, Pontlliw
Description	Large irregular shaped residential curtilage on the southern edge of Pontlliw. Currently falls outside settlement boundary. It is a heavily wooded site. Outline planning permission for 11 units has recently been granted on land immediately to the east.
Size	2.063 Ha
Existing Land use	Residential Dwelling and Associated Land
Proposed Land Use	Residential Development
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.

10 letters of objection were received which are summarised below:

- Part of site already subject to planning application ref. 2009/1435
- Contrary to current policy
- Previous objections to this site (UDP comments) still relevant
- Increased traffic and inadequate roads
- Highway safety
- Local schools at capacity
- Increased pollution
- Loss of habitat
- Adverse impact on character and amenity
- Would not integrate and enhance the landscape
- Increased noise pollution
- Inappropriate proposed site access

LDP Preferred Strategy Consultation: Summary of Representations

1 comment received

- General support is given to where development could occur in other settlements in the Greater North West Swansea Zone and that such development could contribute towards creating more sustainable communities. However, consider that Pontlliw should be referred to in this context with residential development of the Poplars site not extending the physical built up settlement boundaries further south but instead rounding off the village in this location.

LDP Draft Proposals Map Consultation: Summary of Representations

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

- The Woodland Trust state that there is Ancient Woodland within the site (Ancient Semi Natural Woodland).
- There is no demand.

1 letter of support received from site promoter which may be summarised as follows:

- Confirmation of commitment to facilitate development within the LDP period.
- There is potential to re-plan The Poplars and Christopher Rise sites together and accessed via Swansea Road.
- Drainage could be accommodated within Christopher Rise proposals.
- An arboriculture assessment is being considered to determine constraints.

Response to Representations

- Planning application 2009/1435 relates to Land to the side of 28 Christopher Rise, not this site.
- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan.
- No objection raised by Highway Authority. 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 council have commissioned a Strategic Highway Network Assessment which will inform the detailed masterplanning process.
- 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.

PLANNING COMMITTEE – 4TH JUNE 2015

- 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. 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 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 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.

PLANNING COMMITTEE – 4TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access is possible from Christopher Rise and has been consented previously.</p> <p><u>Local Highway Conditions</u>: Peak time congestion at Junction 46. Restricted access from Oaklands Road leading to Christopher Rise.</p> <p><u>Accessibility</u>: There is a 30 min frequency bus service 370m from the site entrance.</p> <p><u>Wider Issues / Combined effect</u>: Peak time congestion at J46 and limitation on approach roads to the site.</p> <p><u>Restrictions</u>: Subject to detailed assessment. Access improvements will be required and will likely need consideration of a mini roundabout at the access point.</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 over 4700 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains mature trees and scrub, which have the potential for associated protected fauna. Extended phase1 habitat survey to determine the habitats classifications, species list and for the presence of protected species. Important features highlighted may require further survey.</p>
CCS Environmental Health	<p>No comment</p>
CCS Education	<p><u>Pontlliw Primary</u>: School is at capacity. There are difficulties in developing the small village site any further. To take the increased pupil numbers generated, investment would be required</p> <p><u>Pontarddulais Comprehensive</u>: School is at capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>

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External Stakeholder	Comments
Natural Resources Wales	<p>MOU.</p> <p>BAP Habitat. A mixture of grasslands and woodlands with numerous mature trees. Site has the potential to support bat species. Part of the woodland within the site may be classified as Ancient Semi-Natural Woodland (ASNW).</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> For this area, a 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>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. Proposals for site ref LF004, LF008, LF0018 and LF006 will impact on our Cuckoo Mill Sewage Pumping Station. An assessment of this SPS will be required to understand the extent of improvements 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>

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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: There are incidents of pollution at a CSO downstream of this site. There is no improvement scheme in our current AMP programme. Potential developers can either wait for a DCWW AMP scheme to resolve this issue or alternatively can progress the site through the sewerage requisition provisions of the Water Industry Act 1991 or Section 106 of the Town & Country Planning Act 1990.</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
Pontlliw Community Council	There has been a significant amount of development within the boundary of this Community Council. Against Policies EV17 and EV20. Site LF0005 onto Carmel Road which is a country lane incapable of supporting the additional volume of traffic. Sites LF0011 and LF0012 have previously either sought to be included in the UDP or are the subject of an existing application for permission. The Community Council previously made representations about the proposed development which are still relevant. Site LF0007 has also previously been rejected. Penllergaer School is full. The increase in traffic, particularly at peak times, is noticeable and significant.
Councillor Gareth Sullivan	<p>Last year a planning application for this site was approved for the development of 11 dormer or single storey properties. The decision was made despite the objections of residents.</p> <p>The road network leading to the site will not be able to cope with the increased traffic that would be generated by the development of a further 15 properties.</p> <p>It is also questionable whether the surface water and drainage system is adequate for such an expansion.</p>

PLANNING COMMITTEE – 4TH JUNE 2015

Stage 3A: Assessment Against LDP Objectives

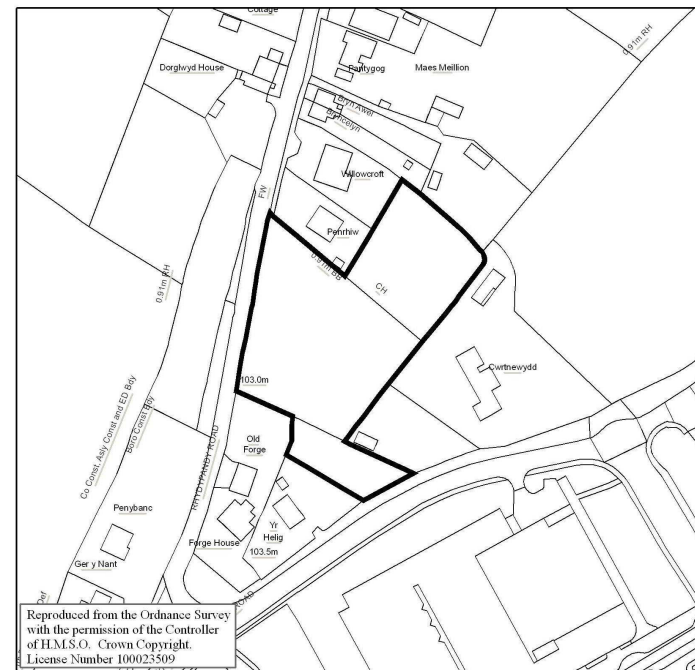
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	0	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	-1	-1	-1	n/a	?	+1	+1

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	+/-	?	?	-	-	?

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Reference	MR011
Name	Land at Rhyd y Pandy Road, Pantlasau
Description	3 irregular shaped agricultural fields fronting onto Pant Lasau Road and Rhyd-y-Pandy Road. This level site is surrounded by residential properties and by Morryston Hospital further to the south. There is mature vegetation around the site boundaries. Previously open countryside in the UDP, but now proposed to be incorporated within an expanded settlement boundary. Site fell within Morryston ward at time of original candidate site submission, but due to ward boundary changes now lies within Llangyfelach ward.
Size	0.7Ha
Existing Land use	Agriculture
Proposed Land Use	Residential (approx 13 units)
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

14 letters of objection were received which are summarised below:

- Previous planning permissions and applications for inclusion in UDP have all failed, no change in circumstances
- Loss of green space
- Designated green wedge
- Increased traffic on already busy roads and main access route to hospital
- Encroachment into open countryside
- Loss of agricultural land
- Detrimental to character and amenity
- Adverse visual impact
- Prone to flooding
- Adverse impact on wildlife/habitat
- Undesirable precedent
- Inappropriate size and scale
- Will not provide affordable housing
- Inadequate utility supplies
- Inadequate sewerage system
- Houses would be directly under flight path of the Air Ambulance
- Local schools near capacity
- Outside existing settlement boundary

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

- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan
- 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
- 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 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
- 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

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- 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
- 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
- Insufficient information to be able to judge density and scale at LDP allocation stage. This is a matter dealt with through the planning application process. Any development would need to be in keeping with context of adjoining development
- 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
- All relevant utility providers have been consulted and no significant utility constraints have been identified
- 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. In West Swansea an ageing population profile and limited opportunities for new build housing/ under occupation of housing by increasingly elderly population will likely see a reduction in demand for school places from within existing catchments

PLANNING COMMITTEE – 4TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: The site fronts onto Rhydypany Road and Mynydd Gelliwastad Road. Access is possible from either frontage</p> <p><u>Local Highway Conditions</u>: Peak time traffic congestion on the wider highway network may be an issue and the roads leading to the site are rural in nature. No footways are present along the site frontage</p> <p><u>Accessibility</u>: There is a 10 min frequency bus service past the site</p> <p><u>Wider Issues / Combined effect</u>: Peak time traffic congestion is an issue in the locality</p> <p><u>Restrictions</u>: Assessment of the affect of development traffic on peak time congestion will need to be undertaken. Footway provision is necessary and the rural nature of the access roads may limit development potential of the site</p>
CCS Housing	The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period
CCS Biodiversity	This site contains scrub, hedgerows and mature trees. Hedgerows are protected under the Hedgerow Regulations (1997). A survey for the presence of protected species needs to be carried out and a hedgerow assessment would need to be undertaken to determine the hedgerows quality. Important features highlighted may require further
CCS Environmental Health	No comments obtained
CCS Education	<p><u>Llangyfelach Primary</u>: Is a relatively small school on a restricted site with limited scope for expansion.</p> <p><u>Pontarddulais Comprehensive</u>: Is at capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments (further consideration could be given to redesignating primary feeder schools to another comprehensive or consider links to Carmarthenshire as this Comprehensive is already picking up pupils from that LA)</p>

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External Stakeholder	Comments
Natural Resources Wales	No comments
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>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>
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 comments
Llangyfelach Community Council	This site has road frontages to Rhyd Y Pandy Road and Mynydd Gelli Wastad Road. The proposed development of the site is situated in the Pant Lasau green wedge and would be contrary to Policy EV23 of the UDP and would also result in the loss of established trees and privacy to the properties fronting Mynydd Gelli Wastad Road. A planning application for a single detached property was refused on this site on 31 January 2006 (planning application No. 2005/0481). The Council therefore considers this site should NOT be included in the proposed Local Development Plan for residential use.

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

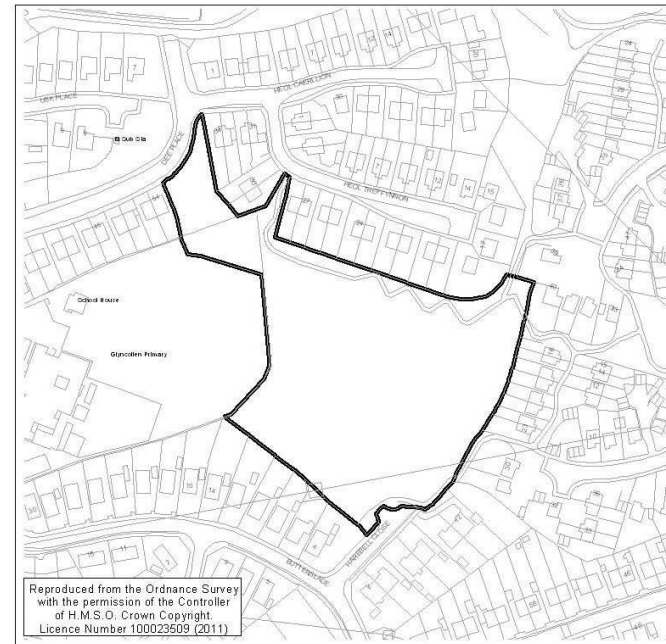
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Stage 3B: Assessment Against SEA/SA Objectives

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	+	?	?	--	+	?

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Reference	MR015
Name	Land at rear of Glyncollen Primary School, Morrison
Description	Urban greenspace with environmental enhancement opportunities adjoining eastern side of Glyncollen Primary School. The site is also bounded by residential properties along Radnor Drive to the east, Butterslade Grove to the south and Heol Treffynnon to the north. HV overhead line crosses the southern boundary of the site and a lattice tower support is located to the rear of properties on Butterslade Grove. This tower has consent to be relocated adjoining Harbell Close entrance to the site
Size	1.7Ha
Existing Land use	Open Greenspace with Woodland
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

45 letters of objection were received which are summarised below:

- Loss of recreational space
- Safe school route for children
- Increased traffic on already busy roads
- Adverse impact on wildlife/habitat
- Underground streams, if disturbed may cause flooding
- Green belt
- Proposed entrance point for site on Harbell Close conflicts with the proposal to move and lift the pylon that carries the overhead lines
- Adding more houses to existing sewerage system could lead to further drainage issues
- Increased noise
- Loss of privacy
- Local school overcrowded
- Additional strain on local services
- Devaluation of property
- Adverse impact on crime and anti-social behaviour
- Increased pollution
- Adverse impact to local residents/quality of life
- Inappropriate site access
- Public Right of Way
- Area has historic value
- Adverse visual impact
- Highway safety
- Oil and water pipes running through site

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- Protected trees on site
- Educational resource used by local school
- Should be no net loss of woodland to ensure ecological networks are maintained and enhanced
- Buffer zones are essential to reduce damaging edge effects and ensure that their sustainability is to be improved

1 letter of support was received which is summarised below:

- Would welcome affordable housing

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 is summarised below:

- The area is already saturated with traffic throughout the day and the infrastructure would not cope with any increase
- This area is also home to over 20 Oak trees and Sycamore trees which would need to be felled to create this potential development
- This area has a lot of underground streams which if disturbed would flood the properties that back on to this green land
- This area has been used recreationally by locals for over 50 years

Response to Representations

- Site forms part of the urban greenspace system – it is not Green Belt land

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- No highway objection in principle but further assessment needed of the affect of more detailed proposals on peak time congestion. There are two potential points of access which are considered suitable on highway grounds. The proposed relocation of the pylon would need to be taken in any detailed assessment relating to future layout and means of access
- Surplus capacity at Comp school. No current surplus at primary but potential to increase through development funding replacement of substandard demountables. No requirement for expansion of adjoining primary school to provide additional land for education purposes
- DCWW have no drainage/sewer capacity concerns
- Scrub and mature trees have the potential for associated protected flora and fauna and ecological studies will be required if proposals for development of the site are progressed
- TPO protected trees/features of historic importance would need to be retained
- PROW crossing site would need to be retained and as part of any development proposal and to retain a safe route to schools
- Utilities infrastructure expected to be crossing underneath site and would be used/diverted to serve any new development
- Any new development would be required to achieve greenfield run off rates (i.e. not cause any surface water flooding)
- Key issue is impact on greenspace provision – need to ensure minimum FIT and accessible open space standards are maintained
- Devaluation of property is subjective and not a material planning consideration
- 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>
- Compliance with the Council's adopted design guidance for new residential development would ensure there is no loss of privacy or pollution issues arising (waste, light, noise, etc) <http://www.swansea.gov.uk/spg>
- Local health authority have not identified any capacity issues at local medical practices. New development helps to sustain local services and/or provide additional funding. Not a constraint to development
- The viability of affordable housing provision is considered for all new development sites

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> There appears to be potentially two points of access. Dee Place to the north and Harbell Close to the south</p> <p><u>Local Highway Conditions:</u> Peak time traffic congestion may be an issue</p> <p><u>Accessibility:</u> There is a 2 hourly frequency bus service 40m from the site</p> <p><u>Wider Issues / Combined effect:</u> Peak time traffic congestion is an issue in the locality</p> <p><u>Restrictions:</u> Assessment of the affect of development traffic on peak time congestion will need to be undertaken to determine any necessary restriction on development</p> <p><u>Transport Proposals:</u> None identified</p>
CCS Housing	<p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone (North) 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>The area contains scrub and mature trees, which may fall into the SINC category of Diverse scrub. Scrub and mature trees have the potential for associated protected flora and fauna. An extended phase1 habitat survey to determine the habitats, species and for the presence of protected species. Important features highlighted may require further investigation</p>
CCS Environmental Health	No comments
CCS Education	<p><u>Glyncollen Primary:</u> Limited surplus capacity. Extension provided 2014 to remove temporary accommodation. An increase in pupil numbers will leave the school with No Surplus capacity</p> <p><u>Morrison Comprehensive:</u> New build has been completed. There is some capacity to take increase in pupil numbers, however all the developments proposed for Morrison catchment will take this school over capacity. Therefore investment required</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Aerial photographs suggest BAP Habitat comprising of: woodland, grassland and scrub. Likely to support and provide foraging for bats. Site provides good connectivity. A PRoW crosses the north-west corner of the site</p> <p>Groundwater vulnerability</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. 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 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 substation, 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	+1	0	n/a	n/a	n/a	+1	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	+	?	?	++	?	?

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Reference	MR017
Name	Brayley Road, Vicarage Road, Morriston
Description	Existing undeveloped UDP housing allocation off Brayley Road, Morriston. This irregular shaped site is bounded by residential properties to the north off Vicarage Road, east off Brayley Road and to the south off Bishop's Walk. It is primarily a backland site with a short length of frontage to Brayley Rd. Clearance works have historically occurred in accordance with an expired planning permission for 17 dwellings but no building works have commenced on site.
Size	0.7 Ha
Existing Land use	UDP Allocation
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

2 letters of comment were received which are summarised below:

- Development is very welcomed, however no progress has been made whatsoever in 4 years, the condition and lack of site maintenance is unacceptable

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site

Response to Representations

- The principle of residential development at this site is well-established and actively encouraged, however implementation has been delayed due to market conditions. There is scope for the Council to serve notice on the landowner to tidy up the site, but there is no action that can be taken to enforce delivery of a scheme

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access can be constructed from Brayley Road. Site gradients will dictate development potential</p> <p><u>Local Highway Conditions:</u> Peak time traffic congestion may be an issue</p> <p><u>Accessibility:</u> There is a 30 min frequency bus service 30m from the site</p> <p><u>Wider Issues / Combined effect:</u> Peak time traffic congestion is an issue in the locality</p> <p><u>Restrictions:</u> Assessment of the affect of development traffic on peak time congestion will need to be undertaken to determine any necessary restriction on development. Also site topography issues will need to be overcome</p> <p><u>Transport Proposals:</u> None identified</p>
CCS Housing	<p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone (North) 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 comments
CCS Environmental Health	Site lies on site 198 former Morriston quarry: site investigation condition
CCS Education	<p><u>Pentre Graig Primary:</u> Remodelling proposed under Band A QED Programme. However there are issues with access at this school. The aspiration would be to find a greenfield site for this new school.</p> <p><u>Morrison Comprehensive:</u> New build has been completed. There is some capacity to take increase in pupil numbers, however all the developments proposed for Morrison catchment will take this school over capacity. Therefore investment required.</p>
External Stakeholder	Comments
Natural Resources Wales	Groundwater vulnerability

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Dwr Cymru	<p><u>Water Supply:</u> Initial Comments for Candidate Sites in the Ward: 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

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

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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	+