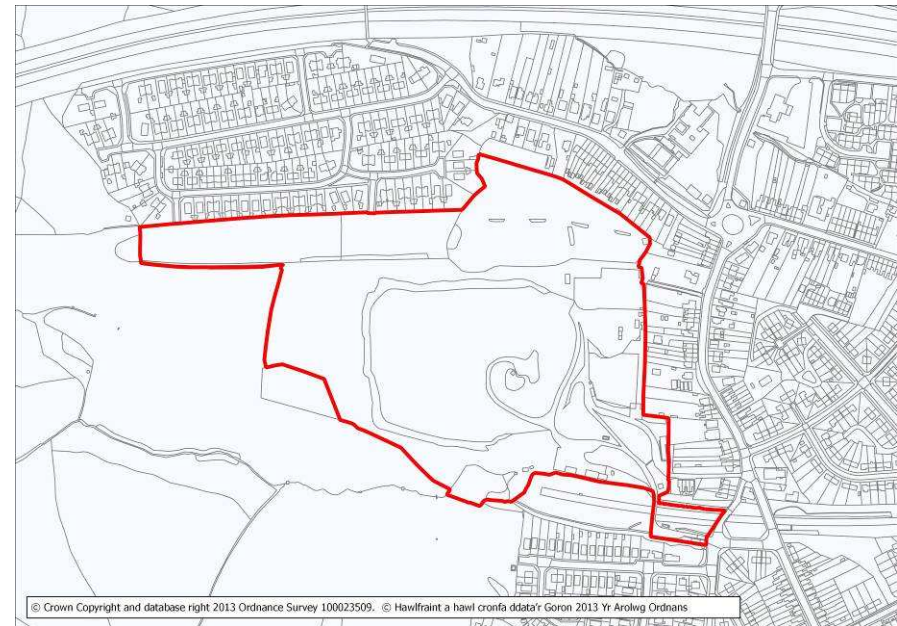


## PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

<b>Reference</b>	<b>MR019 (Incorporating MR009, MR010 and additional land)</b>
<b>Name</b>	<b>Land at Cwmrhydyceirw Quarry</b>
<b>Description</b>	Agricultural land bounded by residential properties along Brodorion Drive/Enfield Close to the north, includes a sandstone quarry to the south east and Morrison Golf Course to the south west. The site forms part of a current planning application as part of a wider development area and access would be provided via Enfield Close/Maes Y Gwernen Road/Cwmrhydyceirw Road. MR019 was created following the integration of both MR009 and MR010 into a wider development area
<b>Size</b>	14.17ha
<b>Existing Land use</b>	Agricultural land, urban greenspace and a disused quarry
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



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

**MR009:** The Candidate Site application was advertised on site in the form of site notices. 6 letters of objection were received which are summarised below:

- Loss of green wedge
- Estate has the motorway to one side and landfill site
- Small stream runs through site
- Loss of recreational space
- Adverse visual impact
- Adverse impact on amenity
- Landfill introduces constraints due to consideration to landfill gas issues
- Only access via single route - Maes Y Gwernen Road cul-de-sac
- Increased traffic
- Increased pollution
- Highway safety
- Adverse impact on landscape character
- Loss of privacy
- Adverse impact on wildlife
- Loss of agricultural land
- Inadequate road infrastructure

**MR010:** The Candidate Site application was advertised on site in the form of site notices. 5 letters of objection were received which are summarised below:

- Adjacent landfill site and is within the 250m restriction on the land being used for housing
- Adverse impact on wildlife and habitat
- Protected trees
- Only access via single route - Maes Y Gwernen Road cul-de-sac
- Highway safety
- Increased traffic
- Increased pollution

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- Designated green wedge
- Loss of recreational space
- Adverse impact on landscape character
- Adverse visual impact
- Loss of privacy
- Loss of agricultural land
- Inadequate road infrastructure

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

No comments were received specifically regarding this site

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

Both MR009 and MR010 were integrated into a wider development area which evolved into creating MR019

1 letters of objection received which is summarised below:

- There are many questions about the safety of the quarry by using it within the development and any acceptance on the new amendments would be harmful to the environment. The additional traffic that this would cause seems to be getting overlooked and we will end up with no green space or attract any wildlife into the community but making it a concrete village

### **Response to Representations**

- Site is not green wedge, it forms part of the existing urban settlement
- Site is white land in the UDP i.e. potentially available for development but awaiting constraints associated with adjoining quarry to be overcome- would need to be addressed as part of any development proposal
- Any potential safety issues with the redevelopment of the quarry will be dealt with at the planning application stage and would be endorsed by all of the statutory undertakers

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- The land is not formal recreational or open space. Any existing deficiency of ‘Fields in Trust’ (FiT) or accessible natural greenspace (ANGS) provision in the locality will need to be addressed through new development
- No highway objection to access from Enfield Close or on highway safety grounds. Further assessment of traffic congestion in wider area needed
- 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
- Low grade agricultural land and low LANDMAP landscape value
- Compliance with the Council’s adopted design guidance for new residential development would minimise visual impact and ensure no loss of privacy/amenity or pollution issues arising (waste, light, noise, etc)
- Site contains protected hedgerows which would need to be retained for their biodiversity value. Open agricultural fields have low wildlife value
- Any development proposal would need to achieve greenfield run off rates and address any existing surface water flooding issues

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site is shown to abut highway at Vicarage Road, Enfield Close and Brodorian Drive</p> <p><u>Local Highway Conditions:</u> Traffic congestion and local road safety issues are present, particularly adjacent to nearby schools</p> <p><u>Accessibility:</u> There is a two hourly service along Brodorian Drive past the site and a 10-15 min service 600m away at Llanllienwen/Chemical Road roundabout</p> <p><u>Wider Issues / Combined effect:</u> Traffic impact of developments in the area will need to be considered due to peak time congestion and localised road safety issues</p> <p><u>Restrictions:</u> This will be governed by the outcome of formal assessments</p> <p><u>Transport Proposals:</u> Local highway safety improvements on walking routes to schools</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>



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CCS Biodiversity	Site has been surveyed and there are some ecological constraints
CCS Environmental Health	Potential Contaminated Land concerns as this site is on or within 250m of a site identified as being previously contaminated. Further consultation from Pollution Control required depending on proposed site use
CCS Education	<p><u>Cwmrhydyceirw Primary</u>: This school has no capacity. Any increase in pupil numbers would require investment.</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>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	Pre Deposit Consultation: Support subject to recent planning application consultation
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: The proposed development site is in an area where there are water supply problems for which there are no improvements planned within our current AMP Programme. In order to establish what would be required to serve the site with an adequate water supply, an assessment on the water supply network will be required.</p> <p><u>Waste</u>:</p> <p>Initial Comments for Candidate Sites in the Ward: Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth and mine entry at east

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

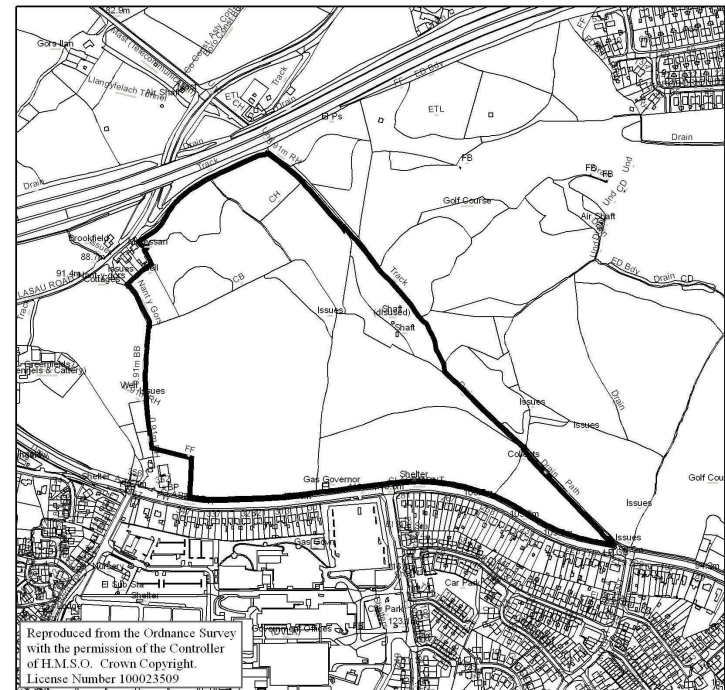
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	+1	+1	n/a	?	-1	n/a	+2	0	n/a	n/a	n/a	+1	0	n/a	0	+1	-1	-1	n/a	?	+1	+1

**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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<b>Reference</b>	<b>MB005 (partly in Llangyfelach Ward)</b>
<b>Name</b>	<b>Land off Clasemont Road, Morrision</b>
<b>Description</b>	Extensive wedge –shaped area of land comprising a number of field parcels sloping down between Clasemont Road and the M4 west of Morrison Golf Club. Approx 15ha is being proposed for development as part of strategic site release for up to 750 primarily terrace style dwellings, plus new build primary school and some mixed commercial uses fronting Clasemont Rd and a nature reserve/wetland area to the north abutting the motorway
<b>Size</b>	21.5 Ha
<b>Existing Land use</b>	Agricultural
<b>Proposed Land Use</b>	Residential and Local Wildlife Area
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



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

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

12 letters of objection were received which are summarised below:

- Increased traffic on already congested roads
- Main access route to crematorium, Morriston hospital and DVLA
- Loss of green space
- Already overcapacity of residential properties
- Loss of agricultural land
- Old mine workings including capped mine shafts on site
- Adverse visual impact
- Highway safety
- Lack of local services e.g. schools, medical practices and utilities etc.
- Adverse impact on wildlife/habitat
- Increase pollution
- Possible flood risk
- Inappropriate size and scale
- Three streams on site and land is essentially wet
- Loss of open space
- Possible increase in crime
- Would seriously affect quality of life
- Provides a significant 'green lung' in the area

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

No comments were received specifically regarding this site.

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

32 letters of objection were received which are summarised below:

- increased traffic onto the busy, heavily congested Clasemont Road – causing safety issues and further delays to those already associated with DVLA and Morriston Hospital
- Increased traffic will increase pollution
- Inadequate highways surrounding the site
- The land forms a green wedge between communities.
- Local services already oversubscribed
- Infrastructure unable to cope with population increase
- Local schools are overflowing
- Provision for secondary school children unclear
- Impact on/loss of greenspace and wildlife
- Suggested wildlife conservation area is patronising
- Local flooding issues

### **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.
- Acknowledge traffic congestion is an issue along the frontage and leading to J46 at peak times and also at Morriston cross. A full Transport Assessment is required to determine affect on local congestion issues. With regard to highway safety, access will need to be carefully located and will likely require a right turn lane. Individual plot access directly from Clasemont Road frontage should be avoided. No major constraints identified.



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- Its development would not constitute a loss in Fields in Trust provision. Opportunity to make parts of the land accessible open space as part of the development. Site is not classed as Accessible Natural Greenspace and its loss would not result in a deficiency of provision.
- The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.
- The site is grade 4 agricultural land. There is no indication that the sites loss would undermine the viability of the farm holding.
- As part of any development proposal being brought forward, a ground conditions survey would need to be undertaken on this site in order to ensure all evidence of ground instability/former mining activity is identified.
- Any development would need to comply with adopted residential design guidance SPG. <http://www.swansea.gov.uk/spg> which seeks to encourage and support the creation of more sustainable communities and addresses issues such as size, scale, density and visual and environmental impact.
- 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 21<sup>st</sup> century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers.
- The site is located more than 1 km from local services. Development of this scale would necessitate the provision of local services, facilities and infrastructure in order to develop new sustainable communities.
- No major constraints identified. This site contains Species-rich Purple Moor-grass and Lowland Mixed Deciduous Woodland, which are habitats of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006). Proposed development seeks to mitigate ecological impact, retaining some of area as a nature reserve. Public open space, paths and cycleways will also be included within the development.
- No indication of significant pollution (including noise) issues. The planning application process would not permit development that would result in harmful levels of pollution.
- Some surface water flooding identified, but not a major constraint. All new development needs to demonstrate greenfield run-off. No increase in surface water run-off would be permitted. Mitigation measures required in the drainage design to minimise impacts on the hydrology of the wetland areas. Attenuation ponds connected to the wetlands are recommended by the supporting Hydrogeological Study.
- 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>

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- Development may improve quality of life for residents by providing a range and choice of houses to enable people to stay within the community, improve community facilities/services, contribute to new open space provision and establish a new sustainable community in the area.
- The proposed nature reserve would provide a facility which does not currently exist and would provide additional and improved opportunities to access the area. Local residents have no rights to use the land as recreational space at present apart from the right of way along the northern boundary of the site

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed from Clasemont Road.</p> <p><u>Local Highway Conditions:</u> Traffic congestion is an issue along the frontage and leading to J46 at peak times. Traffic congestion is also an issue at Morriston cross.</p> <p><u>Accessibility:</u> There is a 10 min and 60 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect:</u> Possible traffic issues at J46 and at Morriston cross.</p> <p><u>Restrictions:</u> Access will need to be carefully located and will likely require a right turn lane. Individual plot access directly from Clasemont Road frontage should be avoided. A full Transport Assessment will be required to determine affect on local congestion issues.</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 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>

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CCS Biodiversity	This site contains Species-rich Purple Moor-grass and Lowland Mixed Deciduous Woodland, which are habitats of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).
CCS Environmental Health	No comments
CCS Education	<u>Llangyfelach Primary</u> : There is Limited surplus capacity and no scope to extend. This site would generate a new school  <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
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	No sewer. Outside sewer catchment area. Nearest STW is Gowerton -MOU issues. <i>(NB: see DCWW comments – site actually drains to Swansea Bay STW)</i>  Possible BAP Habitat. Hedgerows and boundaries tend to be made up of mature trees. Some rush dominated areas and one small block of woodland. Provides good connectivity. Nearby records for badger. The Phase 1 map classifies the site are a mixture of improved & semi-improved grasslands. Likely to be utilised by bats for foraging and flight lines. The Phase 1 map classifies the site are a mixture of improved & semi-improved grasslands.  Land drainage -watercourses on site.  Possible contamination from former uses (shaft, etc.).
Dwr Cymru	<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.

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	<p><u>Site Specific Comments on the Draft Proposals Map:</u> The proposed development site is in an area where there are water supply problems for which there are no improvements planned within our current AMP Programme. In order to establish what would be required to serve the site with an adequate water supply, an assessment on the water supply network will be 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>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	No comments received
Coal Authority	<p>Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth          And approximately 2 mine entries in centre of east</p> <p>Partly in Coal Referral Area – affects wetland and nature reserve area</p>

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Llangyfelach Community Council	The site is part of the green wedge which includes Murrison Golf Course and is situated on the north side of Clasemont Road which forms a green wedge between Llangyfelach, Murrison and the commons to the North of the site. Clasemont Road is the principal access road and with the volume of traffic from and to the DVLA and Murrison Hospital is extremely busy. Additional vehicles from this proposal would exasperate this problem. Any development of this size would have an adverse effect on the provision of educational facilities, which are stretched to the limits in this area.
Councillor Gareth Sullivan	Again, this site straddles the Llangyfelach Ward boundary, in that encroaches on to properties on Pantlassau Road. The area of land outlined, is a vast green area and the area butting Nant Y Gors cottage properties is common land. As such, it is the responsibility of Local Common Land owners, administered on their behalf by a local Agent.  The indication that 750 properties could be built on this area of land beggars belief. The present traffic management infrastructure would never sustain such a development. The development on such a large scale will result in the loss of a buffer between communities.

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

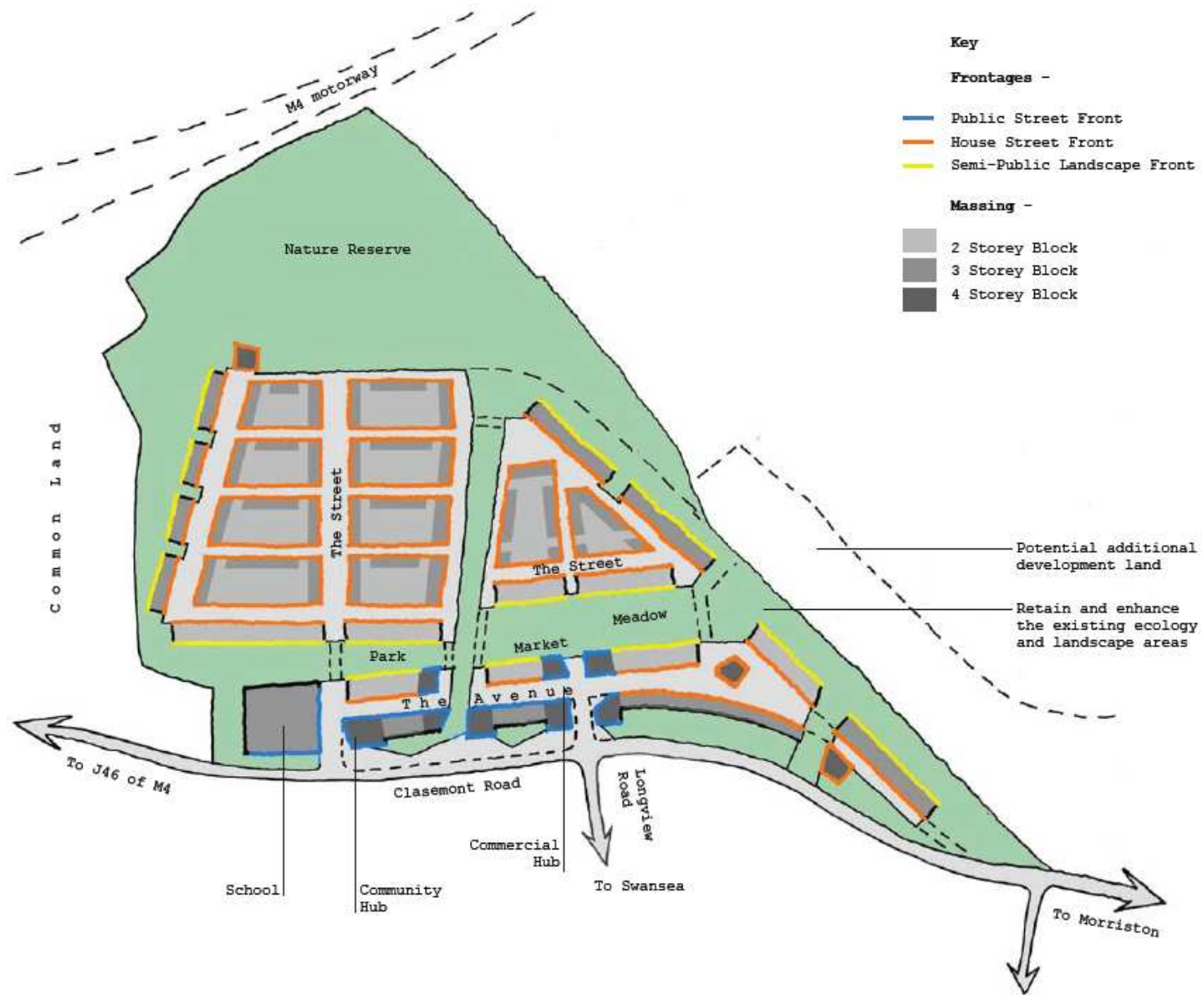
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Score	+1	n/a	?	+1	n/a	?	-2	n/a	+2	+1	n/a	n/a	+1	+2	0	n/a	-2	0	-1	-1	n/a	?	+1	+1

**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	+/-	?	?	--	0	+/-



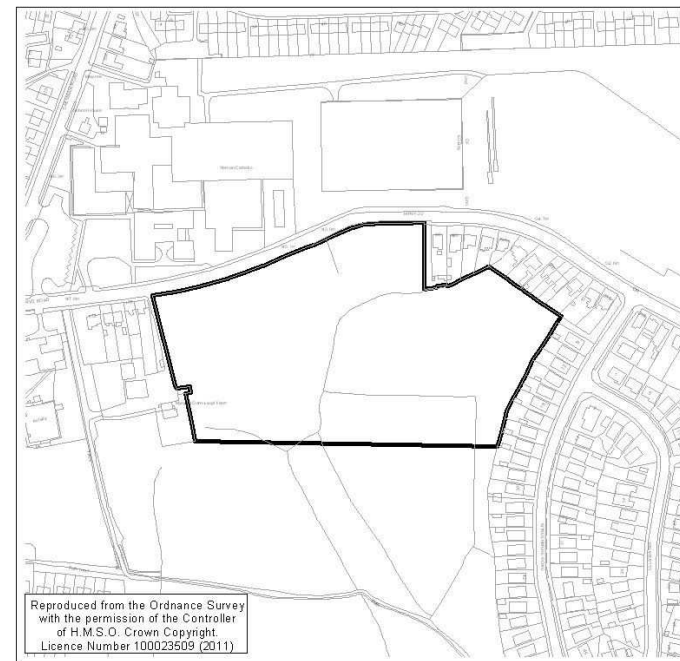
# PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015



Proposed massing and streetscape plan

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<b>Reference</b>	<b>MB009</b>
<b>Name</b>	<b>Land at Mynydd Garnllwyd Road</b>
<b>Description</b>	Urban greenspace fronting onto Mynydd Garnllwyd Road, bounded by residential properties off Windermere Road to the East, urban greenspace leading to Llewellyn Park to the south, residential properties off Mynydd Garnllwyd Road to the west and Bishop Vaughan RC comprehensive school to the north
<b>Size</b>	3.29 Ha
<b>Existing Land use</b>	Greenspace
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



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

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

12 letters of objection were received which are summarised below:

- Increased traffic/parking issues on insufficient road infrastructure
- Loss of green space
- Adverse impact on wildlife/habitat
- Common land and should be protected as such
- Devaluation of property
- Loss of recreational space
- Adverse environmental impact
- Adverse visual impact

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

No comments were received specifically regarding this site.

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

No further comments received.

### **Response to Representations**

- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site. The council have commissioned a Strategic Highway Network Assessment which will inform the detailed masterplanning process.
- There is a surplus of accessible natural greenspace provision in this area

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- 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
- Site is not common land
- Devaluation of property is not a material planning consideration
- Any development would need to comply with adopted residential design guidance SPG <http://www.swansea.gov.uk/spg> which seeks to encourage and support the creation of more sustainable communities and addresses issues such as visual and environmental impact

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed via Mynydd Garnllwyd Road</p> <p><u>Local Highway Conditions:</u> Traffic volume is an issue at school times as this road serves local schools adjacent to and opposite the site. There is no footway along the site frontage</p> <p><u>Accessibility:</u> There is a 60 min frequency service past the site</p> <p><u>Wider Issues / Combined effect:</u> Local road capacity and congestion is an issue that would need to be considered, particularly school time traffic levels</p> <p><u>Restrictions:</u> Large traffic generating uses would not be suitable</p> <p><i>Further comments on potential for enlarged site:</i></p> <p>The original 80 house proposal would have required a transport statement, but the larger site will require a transport assessment – which is a more detailed analysis. Significant traffic generation is identified in IHT documents as generating an additional 10% to existing flows, or 5% in congested areas or where there are sensitivities. With the road restrictions on this hill due to kerb side parking and the volumes of traffic the lower figure is likely to apply here and these issues do not make development easily justifiable. There are also congestion issues at either end of the road at Caersalem lights and at Vicarage Road so it's not just the immediate highway issues here it's the impact on the wider highway network as well. Also, 100 houses is the threshold for requiring a Transport Assessment regardless of %'age impact.</p> <p>Judgement will need to be made based on a formal assessment but is likely to be sensitive and ideally there needs to be some gain from the development, assuming that technical assessment does not raise any insurmountable issues.</p> <p>There are some large housing proposals for Clasemont Road and there is currently congestion from Vicarage Road down to the cross at Morryston so this development would also add to that. Also Vicarage Road is traffic calmed so traffic is quite slow moving and this could raise an air quality issue with increased flows as the street is quite enclosed with frontage development each side.</p>



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	It isn't possible or wise to give a definitive answer to this development at this stage other than to raise the issues that are likely and highlight the need for formal assessment to consider its impact on the issues. Traffic section would advise on any other specific road safety concerns in this area.
CCS Housing	The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.
CCS Biodiversity	This site contains Lowland Heath which is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006)
CCS Environmental Health	No comments
CCS Education	<u>Clase Primary</u> : This school has surplus capacity; however there are issues with condition and suitability. Concerns over increased numbers, due to traffic/pupil segregation  <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
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	Site includes small area of scrub and flailed / maintained hedgerows. Phase 1 classifies this area as semi-improved grassland.
Dwr Cymru	<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.  <u>Site Specific Comments on the Draft Proposals Map</u> : The proposed development site is in an area where there are water supply problems for which there are no improvements planned within our current AMP Programme. In order to establish what would be required to serve the site with an adequate water supply, an assessment on the water supply network will be required.

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

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

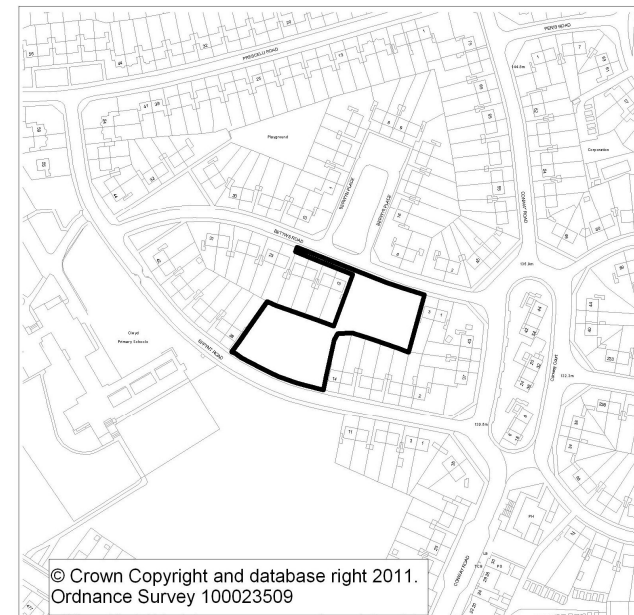
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-2	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	0	-1	-1	n/a	?	+1	+1

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

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

## PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

<b>Reference</b>	<b>PD002</b>
<b>Name</b>	<b>Land between Eppynt Road/Bettws Road, Penlan</b>
<b>Description</b>	One of two small sites set in staggered arrangement between Eppynt Rd and Bettws Rd (the other is PD029), each capable of accommodating around 3 pairs of semis. The land steps down from north to south and is currently vacant and relatively featureless. The sites each failed stage 1 by reason of falling below the minimum size threshold, however when viewed together are large enough to be regarded as an allocation (10+ dwellings).
<b>Size</b>	0.36 Ha
<b>Existing Land use</b>	Vacant Land
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



## PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

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

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

No comments 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.

PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access can be gained from Eppynt Rd or Bettws Rd</p> <p><u>Local Highway Conditions:</u> No adverse issues identified in the vicinity of the site.</p> <p><u>Accessibility:</u> There is a 10 min frequency service near the site on Pentregethin Rd</p> <p><u>Wider Issues / Combined effect:</u> None identified in this vicinity.</p> <p><u>Restrictions:</u> Dependant on development detail and traffic generation.</p> <p><u>Transport Proposals:</u> None identified.</p> <p><u>Amended Comments (30/04/15):</u></p> <p><u>Means of Access:</u> Direct vehicular access is available off Bettws Road and Eppynt Road (assumed 5 units on each site).</p> <p><u>Local Highway Conditions:</u> The footways on the site boundaries are already in existence and parking takes place on street on both boundaries. There are level differences to take into consideration (more off Bettws Road than Eppynt Road) so the drives will need careful consideration.</p> <p><u>Accessibility:</u> The site is well served by public Transport.</p> <p><u>Wider Issues / Combined effect:</u> Congestion at Clwyd School should be considered.</p> <p><u>Restrictions:</u> For the small scale development indicated I do not consider that there will be any highway issues arising. Parking for residents and visitors will be required in accordance with the adopted parking standards to be fully contained within the site. Dependent on level of development a highway to adoptable standards will be required (for anything in excess of 5 dwellings). Ideally turning within the plot will be provided although this is not always possible.</p> <p><u>Transport Proposals:</u> No TA/TS will be required for this small scale development.</p> <p><u>Further Information:</u> A travel plan will be required for any development over 10 dwellings.</p>



**PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015**

CCS Housing	There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	No issues
CCS Environmental Health	No issues
CCS Education	<u>Clwyd Primary</u> : There is some capacity at this school, and pupil numbers generated are small  <u>Pentrehafod Comprehensive</u> : Listed as a priority scheme within the Band A SOP; however the site is fairly limited in terms of future expansion.
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	Short section of mature trees on one of the boundaries which should be retained.  Moderate WFD - Tawe.
Dwr Cymru	<u>Water Supply</u> : <u>Initial Comments for Candidate Sites in the Ward</u> : The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.  <u>Site Specific Comments on the Draft Proposals Map</u> : The proposed development site is in an area where there are water supply problems for which there are no improvements planned within our current AMP Programme. In order to establish what would be required to serve the site with an adequate water supply, an assessment on the water supply network will be required.

**PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>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. The site is crossed by numerous public sewers for which protection measures, either in the form of an easement and/ or diversion may be required</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy – mine entry at east

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

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

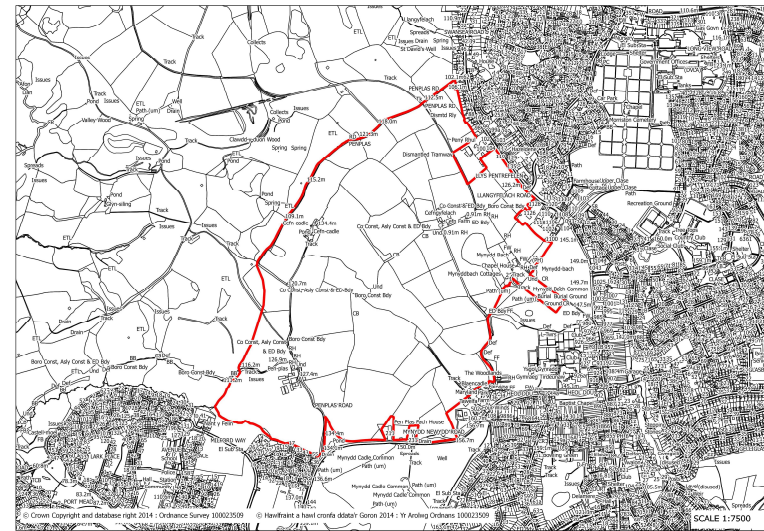
## PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

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

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

PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

<b>Reference</b>	<b>PD039</b>
<b>Name</b>	<b>Land North of Mynydd Newydd Road, Penderry</b>
<b>Description</b>	Large (Strategic scale) site located to the north of Mynydd Newydd Road and west of Swansea Road/Llangyfelach Rd capable of accommodating over 750 dwellings, plus recreational and community facilities including a new school. Encompasses a number of surrounding candidate sites, including <b>MB004</b> which is the likely main access point off Llangyfelach Road as well as Mynydd Bach Common ( <b>PD019</b> ) and land north of Milford Way ( <b>PD024</b> ). The northern boundary of the site extends up to Penplas Road, beyond which is the location of the proposed Royal Fern Golf Course (LF015). The site is primarily low grade agricultural land containing two farms and one haulage company yard on short term leases. The land gently slopes down from south to north, falling away to the northern and western boundaries. The site straddles three wards including Llangyfelach and Mynyddbach, but the majority of the site lies within Penderry
<b>Size</b>	116.7Ha
<b>Existing Land use</b>	Agricultural land
<b>Proposed Land Use</b>	Residential – Strategic Site
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



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

Not consulted upon – site identified at later stage

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

No specific comments received relating to this site

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

2 letters of support received from planning consultants which are summarised below:

- The Strategic Site is located on the edge of Llangyfelach, and is therefore a sustainable location to accommodate additional growth and to provide new homes.
- There is a clear need for additional allocations within Swansea to meet identified need for both market and affordable housing
- We support the Draft LDP Proposals Maps which make provision for the allocation of the site put forward at Land west of Llangyfelach Road for a 'Residential Led Strategic Site'

**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.
- 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

## PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

- 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
- 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 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
- 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 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.

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p>Relate to MB004 ( first phase)</p> <p><u>Means of Access:</u> The site can be accessed from Llangyfelach Road.</p> <p><u>Local Highway Conditions:</u> Traffic speed is an issue along this section of Llangyfelach Road.</p> <p><u>Accessibility:</u> There is a 30 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect:</u> Possible traffic issues at J46 and traffic signals in Treboeth depending on quantum of development.</p> <p><u>Restrictions:</u> Access will need to be carefully located and will likely require a right turn lane. Individual plot access directly from Llangyfelach Road frontage should be avoided.</p>
CCS Housing	<p>Part in North and part in Gtr NW SHPZ</p> <p>North: The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.</p> <p>Greater North West The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Would need an extended phase 1 survey including a bat survey if buildings were to be demolished. Contains parts of the Mynydd Bach and Portmead SINCS possible significant ecological constraint on parts of the site</p> <p>Much of the area appears to be improved grassland which may have a relatively low ecological value there are though a series of hedges and small patches of woodland which will have value. The key areas are the Mynydd Bach and Port Mead SINCS parts of which fall within the red line, I think considering the size of the area the common should be excluded from the site. A full ecological survey would be required and there would need to be some significant mitigation / compensation</p>



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CCS Environmental Health	No Comments
CCS Education	<p><u>Gwrosydd Primary</u>: Limited surplus capacity and no scope to extend due to the constraints and topography of the site. Llangyfelach Primary is a relatively small school on a restricted site with limited scope for expansion.</p> <p><u>Portmead Primary</u>: There is some capacity at this school; however this development would exceed the school capacity. This development would require a New Primary and Secondary School</p> <p><u>Bishop Gore Comprehensive</u>: All developments proposed in the catchment for Bishop Gore would far exceed its capacity. There is a proposed school catchment review.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Foul to Gowerton STW- MOU issues.</p> <p>Aerial photographs of the site show that it is crossed by a network of hedgerows, providing connectivity across the site. Any development should seek to maintain or provide such opportunities. This larger Strategic Site contains several existing PRow's. The Phase 1 maps classify the majority of the site as improved grassland, with a small number of semi-improved parcels. Penplas Grasslands SSSI is located just to the north of the site.</p> <p>Moderate WFD. Also site close to historic landfill site at Penplas Fawr Farm.</p> <p>There are watercourses on site.</p> <p>Aquifer present. All foul to mains system.</p>

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<p>Dwr Cymru</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 several water mains for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p>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>
<p>Western Power</p>	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>
<p>Coal Authority</p>	<p>Mining legacy - Shallow – Recorded shallow coal workings and approximately 9 mine entries on east, south and west</p>
<p>Llangyfelach Community Council</p>	<p>The Council are of the opinion that of the 3 sites in or partially in the Llangyfelach Ward none of them can be supported due to the lack of current infrastructure, especially in the case of the inadequate highway provisions</p> <p>The Council request that if all of the aforementioned large sites, are pursued, then in addition to the improvement of the infrastructure referred to above, then each site has adequate provision for shopping, new education facilities e.g. schools, recreation &amp; sports facilities, libraries, etc. etc. together with the provision of green areas with the sites.</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	+1	+1	+2	?	-2	n/a	+2	+2	n/a	n/a	n/a	+2	0	n/a	-2	0	-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	+/-	--	?	++	?	++	++	-	?	?	--	-	?	-	+/-	x	+/-	?	?	--	0	?

# LAND WEST OF LLANGYFELACH ROAD, CEFNGYFELACH

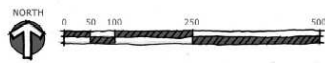
## LDP STRATEGIC SITE DEVELOPMENT FRAMEWORK

**Vision** - A development framework has been prepared for the Strategic Site based on the aspirations of, and proposals within, the LDP Preferred Strategy. This identifies the site as 'offering an attractive environment and sustainable location for new homes'. The Strategic Site presents an opportunity to create a high quality new neighbourhood.

A high level analysis of the context and characteristics of the site and local infrastructure has informed this initial masterplan. The high level analysis undertaken has confirmed that the site is not subject to any significant constraints, and has demonstrated that the proposals are considered to be deliverable, feasible and viable, and able to respond positively to the opportunities of the site. Whilst further technical studies and stakeholder engagement will be undertaken to refine and confirm the development proposals going forward, a number of key principles have been defined which comprise the development framework for the strategic site.

- Proposed Housing Parcel
- Proposed New Community Hub
- Proposed New Local Amenity Land
- Potential Commercial / Leisure / Mixed-use Development Opportunity
- Possible area of expansion for Housing and/or Enhanced Education Facilities
- Common Land
- Existing Settlement

- Proposed Primary Infrastructure
- Existing Regional Links
- Proposed Pedestrian & Cycle Routes
- Proposed Green Infrastructure
- Proposed Public Open Space (Indicative Location)
- Key Residential Frontages
- Primary Landscaping
- Key Gateway
- Inter Site Connections



- Site
- Existing settlement
- Employment Land
- Retail Development
- Community Amenity (Schools etc)
- Public Parks
- Woodland



### Principal Components

#### 1.0 Delivery of New Road

A proposed new highway (from the B4489 Llangyfelach Road in the east to Mynydd Newydd Road to the south) is to be delivered by the proposals. Junction improvements at the crossroads of Llangyfelach Road and Mynydd Newydd Road are to be promoted by the proposals. This will enhance the capacity of the surrounding road network, and alleviate and address the identified issues of traffic congestion and air quality along Llangyfelach Road.

#### 2.0 Sustainable Transport Linkages and Connectivity

The location of the site is highly accessible and the opportunity to enhance the wider public transport network / cycle and footway facilities will be harnessed. The creation of a neighbourhood that is underpinned by a network of walking and cycling routes will promote sustainable transport linkages to Commercial, Community and Recreational facilities. The long-term provision of such sustainable transport linkages forms a key design principle, and will increase connectivity across the wider area and positively integrate with existing communities. The location of such linkages has been carefully considered to maximise opportunities for regeneration in areas within, and adjoining the site including the recreational areas of Llan Valley to the north.

#### 3.0 Complimentary Uses and a New Community Hub

The proposals will promote the provision of enhanced recreational playing fields and improved local educational and community facilities both for the existing community and the proposed new development. The provision of a Community Hub will create a variety of neighbourhood uses for the community. These complimentary community and recreation facilities will be positioned to enable and facilitate easy access between, and to, both the existing community and proposed neighbourhoods addressing the current under-provision in the locality.

#### 4.0 Regeneration

The provision of accessible open space within and around the strategic site will deliver environmental and quality of life benefits to the proposed neighbourhoods and adjoining communities. The proposals seek to improve local service infrastructure for the local community, with the development underpinning and facilitating the possible re-opening of education uses to the south east of the site. This will facilitate and contribute to the broad regeneration of the wider area.



**Llanmoor Homes**  
63-65 Talbot Road, Talbot Green,  
Pontyclun, RCT, CF72 8AE  
Tel : 01443 228413



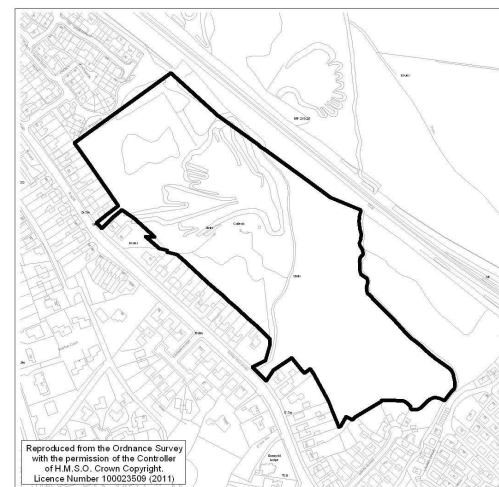
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**C.W.A. Architects**  
Grosvenor House, 8 Park Grove,  
Cardiff, CF10 3BN  
Tel : 029 20 223123

**PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015**

<b>Reference</b>	<b>GT005</b>
<b>Name</b>	<b>Former Cefn Gorwydd Colliery, Gorwydd Rd, Gowerton</b>
<b>Description</b>	Former colliery site. Majority covered by Woodland TPO. The mine shafts and spoils remain untreated and in situ. The site takes the form of an elongated rectangle with an area of approximately 6.6 hectares. To the North East is the main Swansea to Fishguard railway and to the South West are the rears of properties fronting Gorwydd Road. To the North West is a new housing development built on the former cattle market. To the South East is some open land and housing in Bryn Close. There is further housing development beyond. The Gors Fawr Brook forms the North East boundary of the site. The site is uneven and is covered with dense vegetation and wooded areas. Informal footways run through the site and provide access to informal recreation from the adjacent residential areas. However the site is privately owned and is not public open space.
<b>Size</b>	6.39 Hectares. (2.6ha residential & approved 4ha Nature Conservation Area)
<b>Existing Land use</b>	Former colliery site, largely covered in dense vegetation and wooded areas, including TPO woodland.
<b>Proposed Land Use</b>	<b>Residential / Nature Conservation / Open Space</b> 90 residential units on area of 2.6ha Nature Conservation Area (for public access and to maintain/enhance SINC) on approx 4ha.
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



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

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

1 x 224 signature petition of objection received on the following grounds:

- Green wedge
- Should be conserved and enhanced for the sake of its natural heritage, natural resources, historic and cultural, environment and agricultural and recreational value
- Contrary to national and local policy
- Area is very important for containing and shaping the urban form and the surrounding settlements
- Preservation of land as green wedge will assist urban regeneration by encouraging the recycling of derelict and other urban land
- Adverse impact on character
- Inappropriate size and scale
- Insufficient utilities and community facilities
- School not sufficient size and scale to cater for increase in pupils
- Loss of wildlife and habitat
- Inadequate road infrastructure to accommodate additional traffic
- Highway safety
- Increase in noise and air pollution
- Detrimental to residential amenity
- Loss of privacy
- Inadequate sewerage system
- Inadequate drainage
- Possible adverse impact on Burry Inlet

17 letters of objection received on the following grounds:

- Inadequate road infrastructure to accommodate another large development
- Inadequate site access
- Increase in traffic congestion
- Green wedge



## PLANNING COMMITTEE – 4<sup>TH</sup> JUNE 2015

- Protected trees on site
- Loss of wildlife/habitat
- Loss of recreation space/open space
- Increase in noise pollution
- Highway safety
- Flood risk
- Inadequate sewerage system
- Schools are too small to accommodate increase in pupils
- Outside village boundary
- Encroachment into open countryside
- Devaluation of property
- Contrary to current policy
- Coalescence of settlements
- Lack of local amenities e.g. medical facilities
- Loss of privacy
- Adverse environmental impact
- Safety/suitability of land due to mine workings
- Would become overdeveloped/cramped area
- Adverse impact on rurality of area

2 letters of comment received:

- Support the proposed use for Nature Conservation and/or open space

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

Comments were received from the Agent for the Landowner promoting the development of GT006.



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

A 45 name petition and 126 letters of objection were received which reiterated previous comments and made the following additional observations:

- The Woodland Trust made representations confirming that the site is not Ancient Woodland.
- The decline of the “Country Park” should be reversed through creation of new paths. Overgrowth removed and wildlife protected, working history of site excavated and preserved.
- Suggest land be used to create footpath from Fairwood Terrace to the station. Expand Gowerton Car Park and create footpath from north/behind allotments – relieve pressure on the station car park which could also expand.
- Impact on character of existing properties, particularly re creation of access between no’s 81 and 83.
- Tree preservation orders on oak trees.
- Increased traffic congestion
- Loss of important local amenity/greenspace of local historic interest
- Longstanding informal public access to site.
- Site part of green infrastructure/biodiversity network along with GT006 and land north of Gowerton Station.
- Trees act as noise and air pollution buffer for adjacent industrial site. A background baseline noise assessment should be carried out
- Gowerton has had enough development
- Use land as recreation land to address current lack of park in the village
- Loss of greenfield site – use brownfield sites
- Impact on quality of life from loss of greenspace
- There is also a subterranean stream that runs under Gorwydd Road which runs into the Gors Fawr brook in the woods.
- Site should be preserved and maintained as open space
- Trees etc have stabilised small coal spoil tips. Any development would disturb and de-stabilise the present infrastructure, causing land slip and drainage problems which would lead to yellow pollution of the streams.
- Increase current road safety and congestion issues

## Response to Representations

- The site lies within the green wedge as identified in the UDP. 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) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. The role of land in preventing coalescence has been taken into account in the candidate site and the settlement boundary review process. A review of green wedge boundaries is also underway and will form part of the LDP Deposit plan evidence base.
- The landowner recognises the natural, cultural and recreational value of the site. A number of technical studies have been undertaken which have informed the proposed site layout. The layout includes a proposal to create a Nature Conservation area on the northern part of the site which will be the subject of a management agreement. The development of the southern part of the site should therefore facilitate improvements to the area currently used by local people and ensure its use into the future. In particular, it would formalise the currently unauthorised public use of this privately owned land. Representations suggesting the use of the land for community benefit, including the creation of footpaths and station car parking are welcomed and will be taken into account in the detailed masterplanning of both this site and the Waunarlwydd Strategic site.
- Maintaining and enhancing the green infrastructure network is a key development principle of the draft concept plan for the strategic site which looks at the cumulative impact of development both within the site and throughout the wider area.
- With regard to the specific issue of protected trees, the Woodland Trust has confirmed that the site is not ancient woodland. The site is the subject of a woodland tree preservation order which protects groups of trees rather than specific individual trees. The landowner carried out a tree survey which was submitted as part of the original candidate site representation in 2011. This survey was recently updated in November 2014 and further survey work carried out earlier this year. The survey contains a detailed assessment of the location, type and condition of the trees on the site. The recommendations of the survey have informed the location of development as shown in the site layout with development proposed only on those areas surveyed as being of poorer quality.
- 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. The SHMA identifies that around 4,600 homes are needed within the Greater North West strategic housing policy zone over the LDP period. The Preferred Strategy is to maximise the use of brownfield land where appropriate but the strategy recognises that in order to meet the housing requirement a significant amount of greenfield land will also be required.

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- 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 21<sup>st</sup> 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 /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 developer has submitted with a Technical Note on Highways and Access prepared by consultants Savell Bird & Axon which concludes that a suitable junction can be designed to ensure that the site can be safely accessed.
- The Council's Environmental Health Section have highlighted that ground conditions surveys would be required due to the presence of the former mine workings provides information on guidance on historic site activities, including the location of landfill sites and appropriate buffer zones. The Coal authority has also highlighted issues regarding the mining legacy. Existence of such features on or near to a site does not preclude development and a detailed ground investigation survey would need to be undertaken at planning application stage to identify and address all such issues. The landowner submitted a desk survey of geotechnical and Geoenvironmental information which set out recommendations for phase 1 geotechnical and Geoenvironmental site investigations. The survey covers issues of contamination, hydrology, land stability/geology and the location of mine workings and entries.
- The potential impact of the loss of any trees on noise and air pollution from the adjacent industrial estate would be a detailed matter to consider at planning application stage dependent upon the nature of the eventually proposed scheme.
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. DCWW have invested in a new hydraulic model for the Gowerton catchment which has identified solutions throughout the catchment which would have to be delivered prior to development occurring. In combination with this 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
- The landowners have submitted a Hydrology Report by Atkins (March 2011) which concludes that the site is suitable for residential development in terms of drainage and flood risk.

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- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control.
- Gowerton is a sustainable location for development. It has relatively good access to local facilities and with high levels of opportunity to access higher level services and facilities by means of non car/public transport, in particular rail links from Gowerton Station. With regard to the capacity of services and facilities, 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
- 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.
- NRW have highlighted the presence of Gors Fawr Brook on the site and recommend that a minimum 7m buffer is required to allow access for maintenance.

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site has two access points indicated onto Gorwydd Road. Improved access would be required.</p> <p><u>Local Highway Conditions:</u> Gorwydd Road is a main access road connecting Gowerton to Waunarlwydd and therefore carries significant traffic.</p> <p><u>Accessibility:</u> There is a 10-15 min frequency bus route past the site.</p> <p><u>Wider Issues / Combined effect:</u> No additional sites listed for this locality.</p> <p><u>Restrictions:</u> A significant traffic generating use would add unacceptably to current traffic conditions. Development of the site may therefore need to be restricted and would be subject to a suitable access layout being formed. There may be a need to address safety issues off site in the locality as a result of additional traffic generation.</p> <p><u>Transport Proposals:</u> No transport proposals currently.</p> <p>Candidate Site GT005 was submitted with a Technical Note on Highways and Access prepared by consultants Savell Bird &amp; Axon. The note concludes that based on a proposed for a maximum of 300 units that</p> <p><i>“5.3....the site can be accessed in a safe manner in accordance with design standards, and can be developed to promote travel by non car modes.</i></p> <p><i>5.4 The analysis has demonstrated that the site is located within 400m walking distance of a regular bus service to Swansea City Centre and within 700m of Gowerton train station which also provides services to Swansea. Both of these distances are considered by the IHT as acceptable walking distances to bus and rail facilities respectively.</i></p> <p><i>5.5 A new priority junction has been designed with Gorwydd Road which can be constructed to engineering standards and has the recommended visibility splays as per Manual for Streets and TAN 18. This junction will be located within the existing access to this brownfield site.</i></p> <p><i>5.6 In addition, it has been demonstrated that the junction provides sufficient capacity to accommodate the predicted demand from future development on this site.</i></p>

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	<p><i>5.7 Moreover, an additional point of access to the development will be provided at the north westerly part of the site. This will provide for pedestrians and cyclists and will act as a secondary point of access for emergency vehicles should one be required subject to the density of the site.</i></p> <p>The technical note was made available to the Council’s Senior Assistant Engineer in Feb 14 who confirmed that</p> <p><i>“The traffic assessment submitted for Gorwydd Road is acceptable in principle but there may still be a need to supplement safety enhancements in the area due to additional traffic generation by the development.”</i></p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Contains Lowland Mixed Deciduous Woodland supporting an assemblage of ancient woodland indicator species and Diverse scrub. Wet Woodland is a habitat of principal importance for the conservation of biological diversity in Wales under NERC. Species recorded; Bullfinch, Herring gull, House sparrow, Marsh tit, Song thrush are species of principal importance for the conservation of biological diversity in Wales under NERC. recorded species of medium conservation concern; Woodcock and Goldcrest.</p>
CCS Environmental Health	<p>Residential / Nature Conservation / Open Space: overlays site 010 Gorwydd Colliery: site investigation condition</p>
CCS Education	<p><u>Gowerton Primary</u>: There is no particular concern in respect of these proposed sites as there is sufficient capacity within the primary school overall, however the school is currently based over 3 sites and some of capacity is within timber demountable classrooms. Note however that this school currently features as a priority within the 21st Century Schools Programme for rebuild on a new site. Depending on when these sites came forward, some remodelling works may be required on the existing sites and further consideration to a bigger replacement school. There is concern on the impact on highways around existing school sites.</p>

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	<p><u>Gowerton 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>
<b>External Stakeholder</b>	<b>Comments</b>
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>Probable BAP Habitat. Mixture of woodland, scrub and grassland. Likely to support various species, including; bats, badger.</p> <p>Ordinary watercourse (partially culverted) present. Main River - Gors Fawr Brook lies at the north east corner of site. A minimum 7m buffer is required to allow access for maintenance.</p> <p>Potential contamination from historic use.</p>
Dwr Cymru	<p><u>Water Supply</u>:  <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p>



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	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our 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	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth. However, please be aware it may be necessary for reinforcement works on the 132kV and 33kV network supplying these sites to be carried out, to enable the space capacity at the EHV/11kV transformation sites to be released.</p>
Coal Authority	<p>Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth and approximately 5 mine entries in centre.</p> <p>See Geotechnical Desk Study Report submitted by with CS Submission.</p> <p>Contains information from Coal Authority dated 24.2.2011</p> <p>Site within likely zone of influence from workings in 4 seams of coal at shallow to 280m depth and last worked in 1900.</p> <p>9 Mine entries within or within 20m of site.</p>

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	Recommend investigation of coal and former coal mines and their treatment. Plan of location of disused mine entries supplied
Gowerton Community Council	<p>We SUPPORT the proposed use for Nature Conservation and/or Open Spaces.</p> <p>It's an environmental advantage to the area and the natural habitat of many creatures/animals. We feel it's extremely important to keep as many green areas and open spaces within Gowerton. WE STRONGLY OBJECT - to Residential Use on following grounds:</p> <ol style="list-style-type: none"> <li>1. The environmental impact of the development. There is reportedly bats in this area so it should be protected.</li> <li>2. The safety and/or suitability of developing the land (due to existing mines under this land).</li> <li>3. This is an existing open space, and this if developed would be come and overdeveloped/cramped area.</li> </ol>

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

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<b>Reference</b>	<b>GT006</b>
<b>Name</b>	<b>Land to the east of Fairwood Terrace, Gowerton</b>
<b>Description</b>	Woodland area, roughly rectangular in shape, drawn to arbitrary boundary along eastern length. Extends southwards from the end of Fairwood Terrace and fronts onto the undeveloped eastern side of Lliw Valley Close. The south of the site is bounded by the West Wales railway line. Original eastern boundary has now been extended further east to link with proposed Strategic Site and provide link to northern side of railway station.
<b>Size</b>	1.14 Hectares
<b>Existing Land use</b>	Designated open countryside beyond existing settlement boundary
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)

Updated boundary to GT006 (now included within boundary of Strategic Site G)



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Original candidate site boundary.



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

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

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

15 letters of objection were received which are summarised below:

- Flood risk.
- Adverse impact on wildlife/habitat.
- Loss of recreation space.
- Inadequate road infrastructure and site access.
- Increase in traffic/highway safety.
- Public footpath through site. (Footpath (LC/101/2) goes through site, part of Gower Way).
- Contaminated land.
- Adverse impact on amenity.
- Previous planning applications rejected.
- Pylons on site.
- Green wedge.
- Mains sewage runs under site.
- Inadequate sewerage system/water system.
- Inappropriate size and scale.
- Lack of local facilities e.g. medical centre/schools.
- Japanese knotweed on site.
- Adverse environmental impact.
- Increased noise pollution.
- Extremely important to keep as many green areas and open spaces within Gowerton
- Would destroy rurality of the area.

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### LDP Preferred Strategy Consultation: Summary of Representations

- Support is given for recognition that Gowerton is an area where development is considered to be appropriate. But Candidate Site Reference No. GT0006 is considered to be a suitable, sustainable and appropriate site for residential development, and should be allocated within emerging Plan. Support is given to the recognition that development should be directed towards sustainable locations. The proposed site on land to the east of Fairwood Terrace (Candidate Site Reference No. GT0006) would therefore comply with this Policy.

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

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

- Value of site as part of the green infrastructure network
- Trees act as noise and air pollution buffer for adjacent industrial site. A background baseline noise assessment should be carried out now
- Traffic impact of current application at western end of Fairwood Terrace should be taken into account.

1 letter of support was received

- Landowner supports a housing site for 35 units and forming part of a 'Mixed Commercial / Employment / Residential Strategic Site'.

### Response to Representations

- Highways improvements would be required as part of any development proposal to increase road capacity and highway safety. However, existing capacities at the junction of Fairwood Terrace with Victoria Road will limit the capacity of any residential development that can be achieved on the site.
- The WG DAM Maps show that the site lies in Zone B and is therefore suitable for residential development. Zone C2 lies immediately to the north. However, the northern section of site is within area benefitting from flood defence. The Northern boundary is identified as area of surface water flooding.

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- A public right of way does not preclude development - it may be diverted and an appropriate alternative route incorporated through the development site. The location of public footpaths through the site is reflected in the proposed site layout, together with proposals for new and enhanced public footways and cycleways.
- 100% priority habitat sites have been filtered out of the site selection process. The site contains habitat identified in the NERC Act 2006 therefore 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
- Site investigation would need to be undertaken as part of any planning application. Permission would be subject to conditions which would require the removal of invasive species prior to commencement of development.
- Acknowledge that site is used for informal recreation. 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. Candidate site now forms part of larger strategic site. A key development principle in the draft concept plan for the strategic site is the provision of recreation and open space/green corridors.
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- The site lies within the green wedge as identified in the UDP. 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 green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan
- The presence of features on or adjacent to a site such as pylons and electricity cables does not preclude development. A minimum clearance distance will need to be satisfied if site is to be developed.



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- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. DCWW have invested in a new hydraulic model for the Gowerton catchment which has identified solutions throughout the catchment which would have to be delivered prior to development occurring. In combination with this 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. DCWW have also confirmed that a public sewer and a water main cross the site for which protection measures, either in the form of an easement and / or diversion may be required.
- The Council's Environmental Health Section provides information on guidance on historic site activities and have highlighted site investigations would be required due to the former use of the site as a Tinplate Works. They have also indicated potential noise issues due to the proximity to the railway. The Coal Authority provides advice on past mining operations and their representations highlight the presence of past mine workings. Existence of land contamination or instability 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 potential impact of the loss of trees on noise and air pollution from the adjacent industrial estate has been raised with Environmental Health for further investigation where appropriate.
- 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.
- Maintaining and enhancing the green infrastructure network is a key development principle of the draft concept plan for the strategic site which looks at the cumulative impact of development both within the site and throughout the wider area.

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed from the end of Fairwood Terrace</p> <p><u>Local Highway Conditions:</u> The junction of Fairwood Terrace onto Victoria Road has limited visibility due to the presence of the railway bridge. A significant traffic generating use would not be suitable.</p> <p><u>Accessibility:</u> There is a 30 min frequency bus route within 300m of the site.</p> <p><u>Wider Issues / Combined effect:</u> No additional sites listed for this locality.</p> <p><u>Restrictions:</u> The junction of Fairwood Terrace onto Victoria Road has limited visibility due to the presence of the railway bridge. A significant traffic generating use would not be suitable. The site should be restricted to frontage development as a rounding off of the street.</p> <p><u>Transport Proposals:</u> No transport proposals currently.</p> <p>The landowner has had the opportunity to consider this highways advice and as a result submitted advice received from their own highway consultant in terms of the potential highways impact, particularly in regards to the impact on the junction of Fairwood Terrace onto Victoria Road. In summary, this advice concluded that confirmed that the council's guidance on visibility does not have regard to how many units are served, as the junction is either suitable or not. In this case, as it has been confirmed that the junction is suitable to provide for an additional circa 10 units, then it is considered that circa 20 units would also be acceptable as well. The advice also reviewed accident data and concluded that "the junction is safe and therefore that the visibility is evidently adequate." With regard to visibility splays it concluded that "the visibility splays that are available aren't so far short of the required measurement as to be unacceptable".</p> <p><a href="#">CCoS Transportation department have reviewed this additional information and have responded that they do not intend to provide a challenge to the landowner's highways advice.</a></p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period.</p>

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CCS Biodiversity	This site contains Wet Woodland supporting an assemblage of ancient woodland indicator species and Diverse scrub. Wet Woodland is a habitat of principal importance for the conservation of biological diversity in Wales under the Natural Environment And Rural Communities Act (2006).
CCS Environmental Health	Former Tinplate works: site investigation condition: S boundary dir adj to railway - noise
CCS Education	<p><u>Gowerton Primary</u>: New / relocated school is in the process of being built, however this is being constructed to current numbers on roll requirements. Therefore any increase in pupil numbers could require an extension to facilities</p> <p><u>Gowerton Comprehensive</u>: If all developments for the Gowerton catchment went ahead the pupil numbers would exceed current capacity. The site contains a number of timber demountable classrooms. 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>
<b>External Stakeholder</b>	<b>Comments</b>
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>Probable BAP Habitat within the Strategic Site. Mixture of woodland, scrub and grassland. Likely to support various species. The Phase 1 map classifies the land as a combination of woodland/scrub and semi-improved grassland. A PRoW crosses the northern part of the site from east to west.</p> <p>WFD moderate.</p> <p>The Main River Gors Fawr Brook lies at the northern boundary of site. A minimum 7m buffer is required to allow access for maintenance. Partially Zone B flood risk.</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 suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>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	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth.
Gowerton Community Council	<p>We strongly object to this land being developed for residential use.</p> <p>We strongly feel that this area should be maintained as an open green space it is of an environmental advantage to the area and the natural habitat of many creatures. We feel it is extremely important to keep as many green areas and open spaces within Gowerton.</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	+1	n/a	n/a	+2	n/a	?	0	n/a	+1	0	n/a	n/a	n/a	+2	n/a	n/a	0	0	0	+1	0	?	+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	+	?	?	-	-	+/-