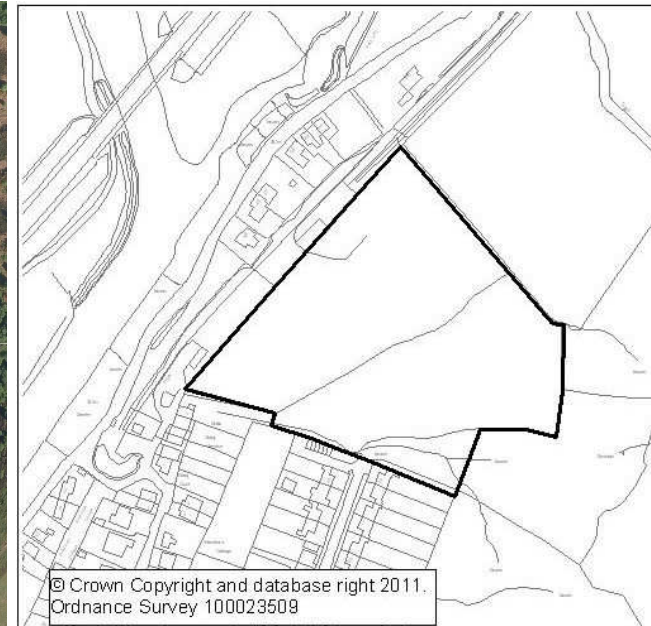


PLANNING COMMITTEE – 8TH JUNE 2015

Reference	CL007
Name	Land at Graigola Road 2, Clydach [CCS Site]
Description	Part allocated residential development site (within defined settlement boundary), part open countryside. Irregular in shape located to north of Glais. The southern section is overgrown with scrubby trees, the northern section is grazed by horses. The south western boundary abuts the settlement of Glais, the north western boundary abuts the rear gardens of properties on Ynys-Y-Mond Road the remaining boundaries adjoin open countryside. The southern section of the site has also been submitted as CS CL006
Size	2.23 Hectares
Existing Land use	Grazing horses and open space
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

1 letter of objection received:

- Inadequate sewerage system

No letters of support/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 further comments received

Response to Representations

- DCWW has responded as part of the recent consultation and has confirmed that there is sufficient water supply capacity but that sewerage capacity improvements may be required. Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. DCWW is 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. In addition, there is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding.

PLANNING COMMITTEE – 8TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access could be gained from Graigola Road</p> <p><u>Local Highway Conditions:</u> Some road width restrictions and lack of continuous footways is a limiting factor to development.</p> <p><u>Accessibility:</u> The site is over 500m away from a 2 hourly frequency bus route. The site is not adequately accessible to public transport</p> <p><u>Wider Issues / Combined effect:</u> Development may require some local road improvements.</p> <p><u>Restrictions:</u> Road standard restrictions and lack of footways requires a small scale development only. The number of dwellings may need to be restricted due to safety concerns on the approach roads.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains species rich Purple Moor-grass and Rush pasture, unimproved Lowland Dry Acid Grassland, Wet Woodland (with 8 ancient woodland indicators) and Diverse scrub. Purple Moor-grass and rush pasture, Lowland Dry Acid Grassland and Wet Woodland are habitats of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006). The Diverse scrub has is species rich containing 9 woody species and therefore fits the standard within the SINC guidance. Priority species recorded on the site are; Bullfinch, Song thrush and Starling these are species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006). Species of contributory concern recorded on this site; Green woodpecker, Alder Buckthorn, Goldcrest,</p>
CCS Environmental Health	No issues identified

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CCS Education	<p><u>Glais Primary</u>: Very limited surplus capacity or scope to extend this village school.</p> <p><u>Birchgrove Comprehensive</u>: There is surplus capacity at the school to take increased pupils; however, the school is currently under review as part of the Secondary Stakeholder Forum.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Site outside of sewered area but closest connection Swansea Bay STW.</p> <p>An area on Ancient Semi-Natural Woodland lies adjacent to the southern boundary of the site. The Phase 1 data classifies the land as semi-improved grassland. Aerial photographs show site boundaries of mature trees. The south-eastern half of the site is composed of trees and scrub. Potential BAP Habitat. Possible use by badger, bats and otter as the site is located a short distance from the river Tawe.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: Generally the local water supply network for this ward is suffice to meet the projected growth promoted. However, the area around site ref CL002 is served via a water pumping station and this would need to be upsized to meet the additional demands.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p> <p><u>Waste</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	Connections available
Coal Authority	<p>No mines in area.</p> <p>No coal mining legacy features identified by the Coal Authority.</p>

Stage 3A: Assessment Against LDP Objectives

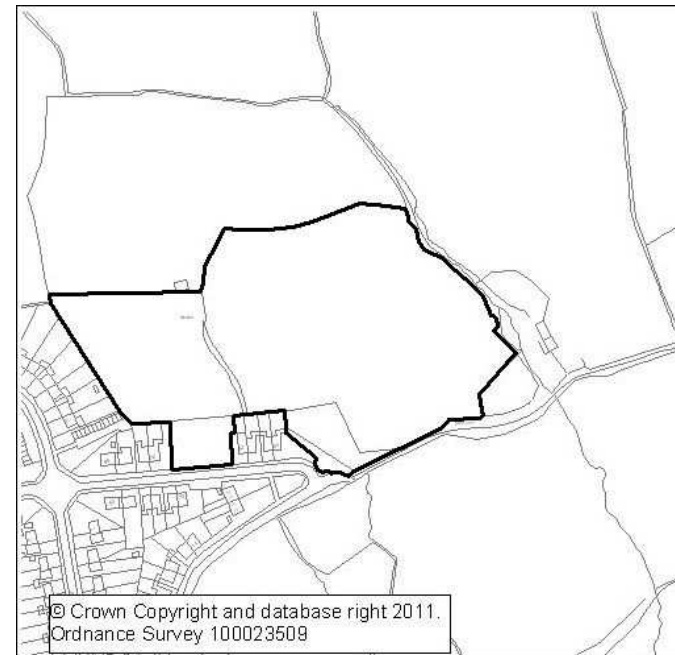
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	n/a	-1	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	-1	-1	-1	n/a	?	+1	0

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	CL008
Name	Land at Tanycoed Road, Clydach [CCS Site]
Description	Two fields of open grassland adjoining NE boundary of settlement. Land slopes down from north to south. Two potential access points off existing highway. Well screened around site boundaries.
Size	2.48 Hectares
Existing Land use	Open grassland
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

3 letters of objection received:

- Inadequate sewerage system
- Adverse impact on wildlife and loss of habitat
- Public right of way
- Inadequate drainage, would exacerbate current issues
- Possibly overlooking
- Devaluation of property

No letters of support/comment received

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

No additional comments received

Response to Representations

- There is sufficient sewerage capacity, but water supply improvements required
- Further ecological assessment to be undertaken but no fundamental constraints identified
- No public right of way through the site
- Sustainable urban drainage scheme (SUDS) will be incorporated into any development scheme. All new development needs to demonstrate greenfield run –off. No increase in surface water run-off would be permitted

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- Distances between dwellings and appropriate mitigation will be dealt with at the planning application stage
- Devaluation of property is not a material planning consideration

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access could be gained from Tanycoed Road</p> <p><u>Local Highway Conditions:</u> Roads leading to the site are sub standard in width and are further limited by on street parking.</p> <p><u>Accessibility:</u> The site is over 140m from a 30 min frequency bus route.</p> <p><u>Wider Issues / Combined effect:</u> Concern with regard to additional traffic movements along these substandard roads.</p> <p><u>Restrictions:</u> The site is not suitably served by the surrounding road network and any development needs to be restricted to very small scale infill development only.</p>
CCS Housing	<p>Site proposed by Housing Enabling Team</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> <p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains Lowland Meadow, Diverse scrub and potentially important hedgerows. Lowland Meadow is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p>
CCS Environmental Health	<p>No issues identified. No land contamination. Beyond Inco hazardous installation consultation zone</p>
CCS Education	<p>Ward profiles indicate surplus capacity in all local schools apart from catholic faith school. However education advise:</p>

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	<p><u>Clydach Infants & Juniors</u>: Having recently amalgamated the Infant and Juniors, to take effect from Sept 2012, there is limited scope to increase the capacity of the school due to location and concerns over access.</p> <p><u>Birchgrove Comprehensive</u>: There is surplus capacity at the school to take increased pupils; however, the school is currently under review as part of the Secondary Stakeholder Forum.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Site outside of sewered area but closest connection Swansea Bay STW.</p> <p>Probably BAP Habitat. Valuable for connectivity. Boundary features should be protected. Ditches & streams present. Buffer zones should be maintained and no culverting of watercourses. The Phase 1 data classifies the land as semi-improved grassland. Aerial photographs show the boundaries of mature hedgerows and scrub.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: Generally the local water supply network for this ward is suffice to meet the projected growth promoted. However, the area around site ref CL002 is served via a water pumping station and this would need to be upsized to meet the additional demands.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p> <p><u>Waste</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No mining operations in vicinity. No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	CL011
Name	Ramsey Road (Phase 9), Clydach [UDP Site]
Description	This site is situated on the northern edge of the settlement of Clydach. The easternmost field parcel is an existing residential UDP allocation and was the extent of land originally considered as a LDP candidate site (Reference CL011a). This eastern part of the site consists of a field of overgrown scrubby trees. It abuts residential development at Edison Crescent and Tanyrallt to the east and south respectively. To the west are agricultural fields with tree lined boundaries. This larger site extends up to a recent cul-de-sac development Golwg Y Lon.
Size	2.6h
Existing Land use	Undeveloped housing site and agricultural land
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

The Candidate Site application (for the initial smaller area) was advertised on site in the form of site notices.

5 letters of objection received (for original site submission):

Inadequate sewerage system

- Inadequate road infrastructure and site access
- Adverse impact on noise and pollution
- Detrimental to elderly residents

No letter of support/comment received.

LDP Preferred Strategy Consultation: Summary of Representations

No comments received specifically with regard to this site

LDP Draft Proposals Map Consultation: Summary of Representations

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

- Increased risk of flooding
- Damaging to natural habitat and wildlife
- UDP allocation for part of this site remains undeveloped (category 3) and it is inappropriate to now extend the site area.

Response to Representations

- Sufficient sewerage capacity – water supply improvements required
- Local highway improvements required (which could be funded through development)
- There is no indication of significant pollution levels as a result of the residential development proposed, the planning application process would not permit development that would result in harmful levels of pollution.

PLANNING COMMITTEE – 8TH JUNE 2015

- The scheme should not be detrimental to elderly residents and may provide accommodation for older persons.
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site’s development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries.
- The LDP allocation extends the area to offer a larger edge of settlement greenfield site which should be more attractive to investors. There is demand for new housing in all areas.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access could be gained from Edison Crescent; however the roads leading to the site are substandard in width and will not support any significant development traffic.</p> <p><u>Local Highway Conditions</u>: Substandard road width on approach to the site.</p> <p><u>Accessibility</u>: The site is over 380 m from a 30 min frequency bus route.</p> <p><u>Wider Issues / Combined effect</u>: None identified</p> <p><u>Restrictions</u>: Substandard approach roads render the site suitable for small scale infill development only. (These comments are the same as for the original site area but also apply to the wider extended area)</p>
CCS Housing	Strategic Housing Market Assessment identifies the need to deliver 4200 homes within the East SHPZ

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CCS Biodiversity	<p>This site contains Purple Moor-grass and rush pasture and scrub. An extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p> <p>Falls partly within the Coniston SINC and is likely to have significant ecological value.</p> <p>(These comments are the same as for the original site area but also apply to the wider extended area)</p>
CCS Environmental Health	<p>No ground condition issues (These comments are the same as for the original site area but also apply to the wider extended area)</p>
CCS Education	<p>Ward profiles indicate surplus capacity in local schools, but Education indicate:</p> <p><u>Clydach Infants & Juniors</u>: Having recently amalgamated the Infant and Juniors, to take effect from Sept 2012, there is limited scope to increase the capacity of the school due to location and concerns over access.</p> <p><u>Birchgrove Comprehensive</u>: There is surplus capacity at the school to take increased pupils; however, the school is currently under review as part of the Secondary Stakeholder Forum.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible BAP Habitat. Valuable for connectivity. Boundary features should be protected. Ditches & streams present. Buffer zones should be maintained and no culverting of watercourses. The eastern field at the site appears to be composed of scrub, regenerating woodland and possible semi-improved/marshy grassland.</p>
Dwr Cymru	<p><u>Water Supply</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: Generally the local water supply network for this ward is suffice to meet the projected growth promoted. However, the area around site ref CL002 is served via a water pumping station and this would need to be upsized to meet the additional demands.</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which should be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth.

Stage 3A: Assessment Against LDP Objectives

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

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Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	CL015
Name	Clydach Teachers Centre
Description	Wedge –shaped site situated within the settlement of Clydach bounded by the highway network on all sides. To the north west along Carlton Road and to the south west along Faraday Road are residential properties and to the south east on Gellionnen Road is Gellionnen School. There are several single storey, vacant buildings and a car-park on site. The northernmost part of the site consists of managed open grassland. The southernmost part of the site is more overgrown with a scattering of birch trees.
Size	0.7h
Existing Land use	Former Clydach Education Centre and youth club building
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



PLANNING COMMITTEE – 8TH JUNE 2015

Candidate Site Public Consultation: Summary of Representations

New site therefore no representations received.

LDP Preferred Strategy Consultation: Summary of Representations

New site therefore no representations received.

LDP Draft Proposals Map Consultation: Summary of Representations

No representations received.

Response to Representations

No representations received.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site is bounded by 3 highways. Access from the one-way section fronting the school opposite should be avoided.</p> <p><u>Local Highway Conditions:</u> There is peak time congestion in the area.</p> <p><u>Accessibility:</u> There is a 30 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect:</u> There is a need for junction improvements at Gellionnen Road/Vardre Road</p> <p><u>Restrictions:</u> The site likely not large enough to warrant a restriction.</p> <p><u>Transport Proposals:</u> A junction improvement scheme is necessary at Gellionnen Road. Vardre Road.</p>

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CCS Housing	The SHMA identifies that around 4200 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	Possible need for bat surveys. Nesting bird presence. Ecology possibly moderate constraint Trees on site will have some ecological value
CCS Env Health	No issues
CCS Education	Ward profiles indicate surplus capacity in local schools, but Education indicate: <u>Clydach Infant & Junior</u> : Having recently amalgamated the Infant and Juniors, to take effect from Sept 2012, there is limited scope to increase the capacity of the school due to location and concerns over access. <u>Birchgrove Comprehensive</u> : There is surplus capacity at the school to take increased pupils; however, the school is currently under review as part of the Secondary Stakeholder Forum.
External Stakeholder	Comments
Natural Resources Wales	A number of mature trees present on site. Should any demolition / alteration of existing buildings take place. Assessment/survey for their suitability for bat species should be undertaken.
Dwr Cymru	<u>Water Supply</u> : <u>Initial Comments for Candidate Sites in the Ward</u> : Generally the local water supply network for this ward is suffice to meet the projected growth promoted. However, the area around site ref CL002 is served via a water pumping station and this would need to be upsized to meet the additional demands. <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 and a WPS for which protection measures, either in the form of an easement and / or diversion may 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. The site is crossed by a public sewer for which protection measures, either in the form of an easement and/ or diversion may be required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which should be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

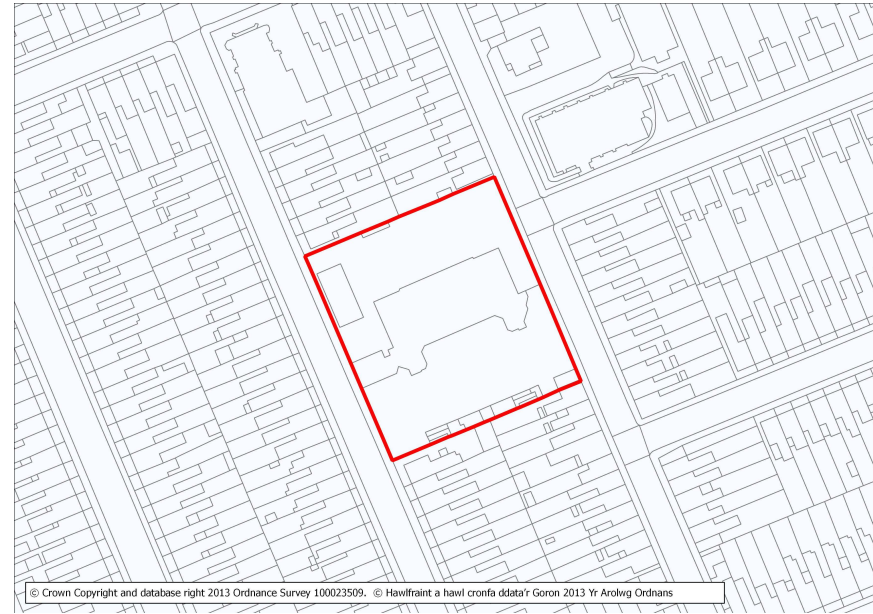
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+2	n/a	?	0	n/a	+2	0	n/a	n/a	n/a	+1	0	n/a	+/-	-1	-1	0	n/a	?	+2	+2

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	CW004
Name	Manselton Primary School, Manselton
Description	Current primary school site located within high density terraced area. School to be related to nearby new build scheme and property will become surplus to requirements. School is a large three storey building occupying a prominent site between Manor Road and Cecil Street. It is a Listed Building and new development is anticipated to involve retention and conversion of the property to flats rather than demolition
Size	0.4Ha
Existing Land use	Primary school
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

Not consulted upon – new site

LDP Preferred Strategy Consultation: Summary of Representations

Not consulted upon – new site

LDP Draft Proposals Map Consultation: Summary of Representations

No comments received

Response to Representations

No representations received.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Currently there is no Direct vehicular access off Cecil Road or Manor Road. The proposed development is for circa 30 units, most likely flats.</p> <p><u>Local Highway Conditions:</u> The site boundaries are at grade and the site is fairly level. Currently there is only pedestrian access off both Cecil Road and Manor Road.</p> <p><u>Accessibility:</u> The site is well served by public Transport.</p> <p><u>Wider Issues / Combined effect:</u> The existing Congestion at the school will be removed by the redevelopment.</p>

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	<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). A shared drive can be used for anything up to five units which has lesser geometric standards.</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>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	If building was demolished a bat survey will be needed.
CCS Environmental Health	No comments
CCS Education	<p><u>Burlais Primary:</u> New school in process of being build. Small increase in pupil numbers from this development. No concerns.</p> <p><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.</p>
External Stakeholder	Comments
Natural Resources Wales	Should any demolition existing building take place, an assessment/survey of their suitability for bat species should be undertaken, prior to any work.
Dwr Cymru	<p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p>No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>

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Western Power	No comments obtained
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth/Shallow – Recorded shallow coal workings

Stage 3A: Assessment Against LDP Objectives

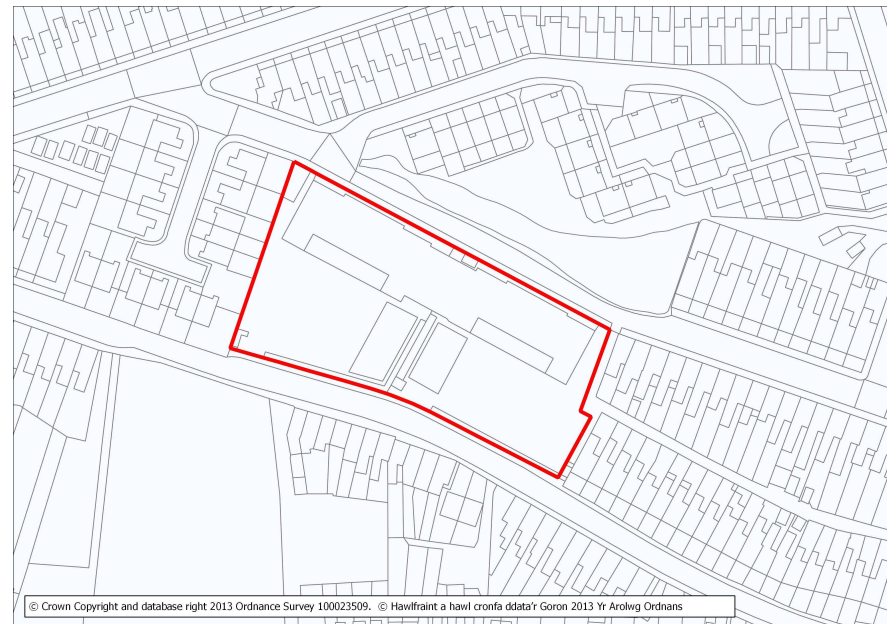
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	n/a	+2	n/a	?	0	n/a	+1	n/a	n/a	n/a	n/a	+1	0	n/a	+2	-1	?	0	n/a	?	+2	+2

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	CW005
Name	Land at Cwmbwrla Primary School, Middle Rd, Cwmbwrla
Description	Constrained, roughly rectangular, level site including schoolyard surrounded by residential properties fronting both Stepney Rd and Middle Rd. Shortly to be replaced by new Burlais Primary school (combining Cwmbwrla with Manselton Primary) as part of 21 st century schools programme
Size	0.53ha
Existing Land use	Primary School
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

Not proposed at this stage – new site

LDP Preferred Strategy Consultation: Summary of Representations

Not proposed at this stage – new site

LDP Draft Proposals Map Consultation: Summary of Representations

No comments received

Response to Representations

No representations received.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<u>Means of Access</u> : Currently there is no Direct vehicular access off Middle Road or Stepney Street and level differences are such that it is unlikely to be gained off Middle Road. The proposed development is for circa 20 units.

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	<p><u>Local Highway Conditions:</u> The site boundaries (which are of the form of high retaining walls) directly abut the highway with some footway provision. There are level differences to take into consideration so the layout, access and drives will need careful consideration. If the retaining walls are to be kept then they will need structural checks to ensure that they can accommodate the surcharge loading caused by any parking/buildings on the site. There is a no through road from Stepney Street at the junction of Highbury Close.</p> <p><u>Accessibility:</u> The site is well served by public Transport.</p> <p><u>Wider Issues / Combined effect:</u> The existing Congestion at the school will be removed by the redevelopment.</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). A shared drive can be used for anything up to five units which has lesser geometric standards.</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>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible</p> <p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>If building was demolished a bat survey will be needed. Possible ecological constraint</p>
CCS Environmental Health	<p>No comments</p>
CCS Education	<p><u>Burlais Primary:</u> New school in process of being build. Small increase in pupil numbers from this development. No concerns</p> <p><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.</p>

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External Stakeholder	Comments
Natural Resources Wales	Small number of mature trees present on site. Should any demolition / alteration of the existing building take place, an assessment/survey of their suitability for bat species should be undertaken, prior to any work.
Dwr Cymru	Site Specific Comments on the Draft Proposals Map: A water supply can be made available to service the proposed development site. No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. Swansea Bay Waste Water Treatment Works capacity – ok.
Western Power	No comments obtained
Coal Authority	No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

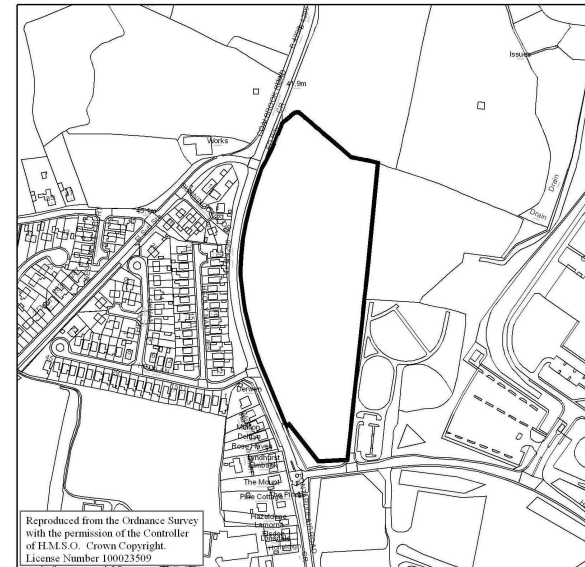
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Score	+1	n/a	+1	+1	0	?	0	n/a	+1	+1	+1	n/a	+1	+1	n/a	n/a	+2	+1	0	0	?	?	+1	+1

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	GO001
Name	Land east of Pontarddulais Road, Gorseinon
Description	The site is open agricultural land situated outside the defined settlement boundary. It is sandwiched between Pontarddulais Road and an allocated cemetery site in the vicinity of the Toyoda Gosei works further east. This side of Pontarddulais Road is primarily rural in character, however there is residential development for the length of the proposed site on the opposite side of the road
Size	4.2 Ha
Existing Land use	Agricultural land
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

43 letters of objection were received which are summarised below:

- Inadequate road infrastructure and site access
- Inadequate sewerage system
- Greenfield
- Lack of local facilities e.g. medical services, shops, post office
- Common Land
- Local schools already at capacity
- Loss of agricultural land
- Inadequate drainage/flood risk
- Loss of recreational space
- Coalescence of villages
- Contrary to current policy
- Encroachment into open countryside
- Adverse impact on wildlife/loss of habitat
- Highway safety
- Loss of open space
- Adverse impact on character and amenity
- Adverse impact on air pollution
- Urbanisation of rural area
- Inadequate water system
- Adverse visual impact
- Ribbon development
- Possible adverse impact on crime and anti-social behaviour

In addition to this one letter of support was received which is summarised below:

- It would provide much needed housing in the area

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LDP Preferred Strategy Consultation: Summary of Representations

1 letter from site promoter:

- Support for inclusion of CS GO001 in Deposit LDP for 90 to 120 dwellings with open space. Supporting documents demonstrate how site can be delivered and confirms no constraints to development. Also address issues of Utilities, Flooding, Ecology & Landscape. Site immediately available. Sustainable location with access to range of facilities and public transport. Small settlement extension in line with Preferred Strategy and Wales Spatial Plan which meets identified need. Further studies undertaken suggest that the land is suitable for development

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of support from site promoter:

- Indicating significant amount of work already undertaken and submitted as part of previous consultation. Confirmation of developer's commitment to site and delivery within early stages of the LDP. Consider site a highly appropriate and sustainable allocation. Propose it could contribute 120 dwellings over a 3 to 4 year period in the early stages of the LDP

Response to Representations

- No highway objections provided that both local improvements and wider major improvements are achievable. Site access is achievable from Pontarddulais Rd. Speed restrictions may be required past the site
- The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period. In order to accommodate this level of growth, settlement boundaries will be reviewed and some development will be necessary on Greenfield sites
- Gorseinon is a district centre, with many facilities and services in close proximity
- The site is not Common Land
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers.

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- The site is Grade 4 agricultural land and there is no indication that the sites loss would undermine the viability of the farm holding
- No issues relating to flood risk identified
- Site is not public open space and does not form part of the accessible natural greenspace system
- The development would not lead to coalescence of settlements. Development limit would be the same as that to the east of Coalbrook Rd
- Upon commencement of preparation of a new development plan (LDP process currently underway) all existing policies and previous decisions are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016
- All settlement boundaries are being reviewed as part of the preparation of the development plan.
- An extended phase1 habitat survey and hedgerow assessment is required, but no constraints identified which would prohibit development
- Insufficient information to be able to comment design, size and scale of any future development. 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
- No indication of significant pollution (including air) issues. The planning application process would not permit development that would result in harmful levels of pollution
- Site has development to the west, a cemetery to the east and a factory further east. It's appearance is not therefore, what would be considered typically 'rural'
- DCWW have responded as part of the recent consultation and have confirmed that there is sufficient water supply capacity or capacity can be upgraded but that sewerage capacity improvements may be required. Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. 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. In addition, there is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding.
- The proposal would not result in ribbon development, but as a logical rounding off of the settlement
- South Wales Police will be fully consulted during the LDP preparation process - crime prevention measures will be considered as part of the design process <http://www.swansea.gov.uk/spg>. 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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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access can be constructed from Pontarddulais Road. It may be necessary to consider a mini roundabout access to assist in controlling movements and vehicle speed</p> <p><u>Local Highway Conditions:</u> Traffic speeds past the site will need to be reduced</p> <p><u>Accessibility:</u> There is an hourly frequency service past the south of the site and a 30 min frequency service at the northern end. There are no bus services past the main body of the site itself</p> <p><u>Wider Issues / Combined effect:</u> All sites in this Ward will add to existing traffic congestion along the route from Gorseinon up to Penllergaer and M4 J47. Some traffic is also likely to add to congestion at Victoria Road in Gowerton where the Llanelli Link crosses the route. Significant improvements may be required with contributions to major improvements by each of the Gorseinon sites</p> <p><u>Restrictions:</u> Provided that both local improvements and wider major improvements are achievable, no restrictions will be necessary</p> <p><u>Transport Proposals:</u> Schemes to address congestion on the major arterial routes in the area will be necessary to support any significant development</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that over 4,700 homes are needed within this strategic housing policy zone over the LDP period</p>
CCS Biodiversity	<p>This site may contain; semi-natural grassland and hedgerows protected under the Hedgerow Regulations (1997).</p> <p><u>Priority species recorded on the site are;</u> <i>Shaded broad-bar, House Sparrow and Cinnabar,</i> These are species of principal importance for the conservation of biological diversity in Wales under the Natural Environment and Rural Communities Act (2006).</p> <p><u>Species of contributory concern recorded on this site;</u> Barn Owl and Red Kite.</p>

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	<p><u>An extended phase 1 habitat survey and hedgerow assessment</u> would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p>
<p>CCS Environmental Health</p>	<p>Ref old mine workings?</p> <p><u>Initial Comments:</u> @135 metres to TOYODA boundary: [permitted installation] – potential nuisance & conflict</p> <p><u>Subsequent Comments (17/04/2014):</u> Toyoda Gosei is currently regulated under the Environmental Permitting (England & Wales) Regulations 2010 (as amended) and has a Part B Permit. The Part B permit is concerned with the release to air only from the site due to the use of solvent in the coating activity carried out at the site. There is the potential for growth at the site and they are projecting an increase in solvent usage as the business grows and so there is the possibility that the Part B Permit will have to be surrendered and an A2 permit applied for instead. An A2 permit covers release to land, water and air from the activity and so is a marked step up in regulatory requirements. The potential nuisance from the site could relate to noise from access to the facility due to deliveries, shift patterns, noise from operations at the facility, potential odour issues from activities etc... With experience surrounding this type of industry, residential development within the distances stated previously would likely result in nuisance</p>
<p>CCS Education</p>	<p><u>Gorseinon Primary:</u> School rebuild is proposed at its current capacity. The increase in pupil numbers for this area would require this 'new' build to be extended</p> <p><u>Penyrheol Comprehensive:</u> Has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>

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External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Outside sewerage area but closest connection is Llannant. Given number of proposed houses, strongly recommend consultation with DCWW to ensure no capacity issues. Possibly need to undertake compensatory surface water removal? Mature hedgerow at the north of the site. Should be retained with suitable buffer. WFD moderate. Potential contamination from nearby factory (<150m from site). Former coal stocking yard. Therefore, potential mine shafts?</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Although there are currently no problems with the water supply network, the promotion of these developments will result in the area having mains water pressure problems. It is therefore inevitable that network improvements and potentially a new water pumping station will be required</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site</p> <p><u>Sewerage:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site</p>

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	Gowerton Waste Water Treatment Works - Limited capacity
Western Power	Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth and approximately 7 mine entries at south, west and north Coal referral area present. Site submitter technical report concludes this is not an obstacle to development
Gorseinon Town Council	The site lies within open countryside as currently protected by the green wedge EV23 allocation in the UDP, and should remain undeveloped open countryside. Also ground condition problems within site, and its development would lead to pressure for coalescing of Penyrheol and Grovesend settlements. Public representations also felt the local highway network and schools would be unable to cope with the scale of new housing being proposed within the local area.

Stage 3A: Assessment Against LDP Objectives

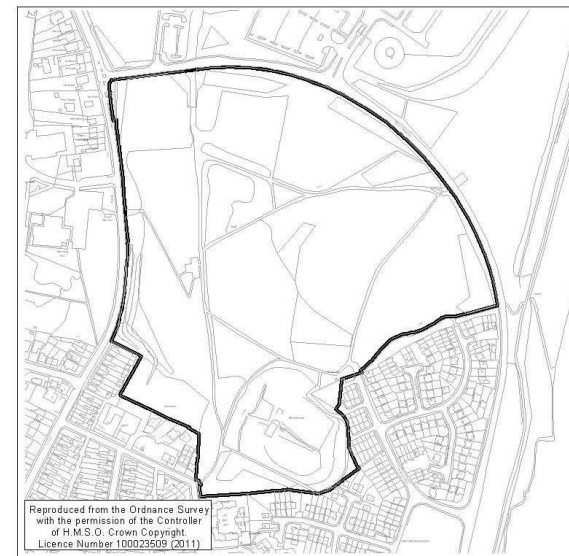
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+1	n/a	n/a	-2	-1	-1	-1	n/a	?	+1	0

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	GO007
Name	Parc Melyn Mynach
Description	The site is situated within the urban area of Gorseinon, to the north of the district centre. The site is enclosed by Pontardulais Road to the west and Heol Mynydd Mynach to the north and east which loops around the site. As such the road provides a physical barrier from the site and the wider countryside and Green Wedge. A large proportion of the site is allocated for housing under the provisions of the extant Unitary Development Plan with the remainder allocated for Greenspace.
Size	16.5Ha
Existing Land use	Part UDP Housing Allocation and part greenspace
Proposed Land Use	Residential development of up to 300 units and greenspace
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

20 letters of objection were received which are summarised below:

- SINC
- Loss of recreational space
- Adverse impact on wildlife/loss of habitat
- Increased traffic
- Highway safety
- Site of historical importance
- Devaluation of property
- Adverse impact on drainage
- Already densely populated area
- Lack of local facilities

In addition to this one letter of comment was received which is summarised below:

- Cycle and walkway should have a crossing over the main road to link with the cycle track to Grovesend (the crossing is currently on a dangerous fast blind bend)

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of objection received, summarised below:

- Housing pressure on local infrastructure (particularly roads, but also schools, surgeries and other key facilities)

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- Impact of additional sewage outflows on Burry Inlet SAC
- Presence of UKBAP Priority habitats on site (Wet woodland)

Response to Representations

- 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
- Any development would include greenspace public open space provision/play areas, particularly to the western and southern sides of the site where past underground workings preclude development
- Development will result in an increase in traffic. Traffic speeds past the site will need to be reduced. Improvements alterations to the traffic signal junction at High Street may be necessary. Local highway improvements may be necessary. No objection relating to highway safety issues
- The site is a landscape of historic interest, with features of industrial heritage. Cadw would be consulted during the planning application stage
- Devaluation of property is subjective and not a material planning consideration
- Sustainable urban drainage scheme (SUDS) will be incorporated into any development scheme. All new development needs to demonstrate greenfield run –off. No increase in surface water run-off would be permitted
- 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 and density of development
- Gorseinon is a district centre, with many facilities and services

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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
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers. In West Swansea an ageing population profile and limited opportunities for new build housing/ under occupation of housing by increasingly elderly population will likely see a reduction in demand for school places from within existing catchments
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access can be constructed from Heol y Mynydd. It may be necessary to consider a small roundabout access to assist in controlling movements and vehicle speed. This can be combined with access requirements for the site opposite. Access from Pontarddulais Road should be restricted. Query if there could be a secondary access through Ffordd Eira</p> <p><u>Local Highway Conditions:</u> Traffic speeds past the site will need to be reduced. Improvements alterations to the traffic signal junction at High Street may be necessary</p> <p><u>Accessibility:</u> There is an hourly frequency service past the site</p>

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	<p><u>Wider Issues / Combined effect:</u> All sites in this Ward will add to existing traffic congestion along the route from Gorseinon up to Penllergaer and M4 J47. Some traffic is also likely to add to congestion at Victoria Road in Gowerton where the Llanelli Link crosses the route. Significant improvements may be required with contributions to major improvements by each of the Gorseinon sites</p> <p><u>Restrictions:</u> Provided that both local improvements and wider major improvements are achievable, no restrictions will be necessary</p> <p><u>Transport Proposals:</u> Schemes to address congestion on the major arterial routes in the area will be necessary to support any significant development</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that over 4,700 homes are needed within this strategic housing policy zone over the LDP period</p>
CCS Biodiversity	<p>This site contains Lowland meadow, which is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006). Priority species recorded on this site; Bullfinch, Brown-banded carder-bee, The cinnabar, Kestrel, Small Heath, Song thrush, are species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006). Species of contributory concern; Bee Orchid, Goldcrest, Golden-ringed Dragonfly, Green woodpecker, meadow crane's-bill and stone chat</p>
CCS Environmental Health	<p>Overlays site 48 former Mountain colliery 049 former Gorseinon & Grovesend tinplate, Grovesend steelworks, Monarch Vitriol works: site investigation condition</p>

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	<p>Opposite Toyoda: noise conflict? Subsequent comments from Environmental Health re GO001 which is 135m from Toyoda boundary 17/04/2014: Toyoda Gosei is currently regulated under the Environmental Permitting (England & Wales) Regulations 2010 (as amended) and has a Part B Permit. The Part B permit is concerned with the release to air only from the site due to the use of solvent in the coating activity carried out at the site. There is the potential for growth at the site and they are projecting an increase in solvent usage as the business grows and so there is the possibility that the Part B Permit will have to be surrendered and an A2 permit applied for instead. An A2 permit covers release to land, water and air from the activity and so is a marked step up in regulatory requirements. The potential nuisance from the site could relate to noise from access to the facility due to deliveries, shift patterns, noise from operations at the facility, potential odour issues from activities etc... With experience surrounding this type of industry, residential development within the distances stated previously would likely result in nuisance and should be avoided</p>
<p>CCS Education</p>	<p><u>Gorseinon Primary</u>: School rebuild is proposed at its current capacity. The increase in pupil numbers for this area would require this 'new' build to be extended</p> <p><u>Penyrheol Comprehensive</u>: Has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>
<p>External Stakeholder</p>	<p>Comments</p>
<p>Natural Resources Wales</p>	<p>Consider MOU. Only partially falls within sewered area. 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. The site is mainly composed of grassland, woodland and scrub, with some areas of hardstanding. Possible BAP habitat. Records for a number of BAP species, nearby. Potential contamination from nearby tinplate works (Maerdy). Potential for solvent contamination/impacts on water quality. Former area of quarrying</p>

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<p>Dwr Cymru</p>	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Although there are currently no problems with the water supply network, the promotion of these developments will result in the area having mains water pressure problems. It is therefore inevitable that network improvements and potentially a new water pumping station will be required</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site</p> <p><u>Sewerage:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development. A 225mm diameter sewer traverses the centre of the site</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our 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. Query with DCWW.</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>
<p>Western Power</p>	<p>Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth</p>

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Coal Authority – areas currently reserved for greenspace protection coincide with main Coal Referral Areas.	Mining legacy – Approximately 5 mine entries at south and west
Gorseinon Town Council	Strong public opposition to wholesale development for housing. The site should be retained for open greenspace/nature reserve and parkland for the adjoining community to enjoy. There are rare plant species and Nature conservation designations within the overall site and much of the site is currently allocated as nature reserve in the current UDP.

Stage 3A: Assessment Against LDP Objectives

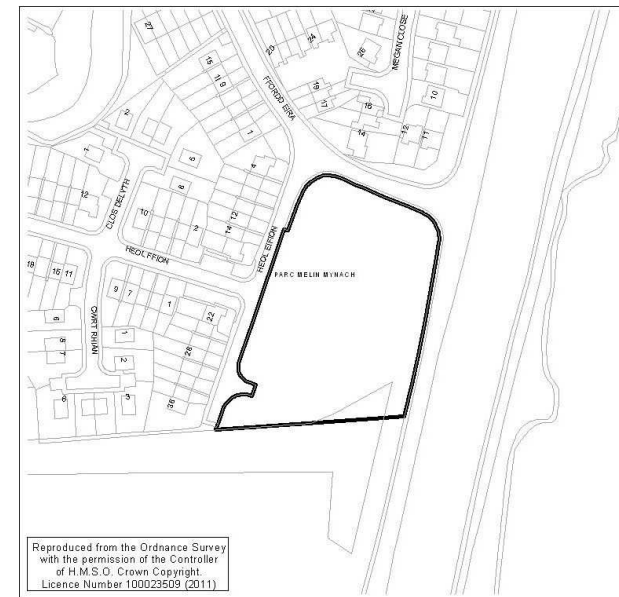
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	+2	+1	+2	+1	?	-1	n/a	+1	+1	+1	n/a	+1	+2	0	n/a	-1	+1	-1	+1	n/a	?	+2	+1

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	GO008
Name	Land at Parc Melyn Mynach and Heol Eifion, Gorseion
Description	This level, featureless site is situated within the urban area of Gorseion, surrounded by residential development to the north and the district centre to the south. It is currently allocated for housing under the provisions of the extant Unitary Development Plan HC1 (101).
Size	0.8Ha
Existing Land use	Undeveloped UDP Housing Allocation for 52 units
Proposed Land Use	Residential development - 25 units
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

35 letters of objection were received which are summarised below:

- SINC
- Loss of recreational space
- Increase in traffic/inadequate road infrastructure
- Loss of open space
- Possible adverse impact on anti-social behaviour
- Adverse impact on semi-rural area
- Could be used as a much needed play area for children
- Devaluation of property
- Lack of local services e.g. schools and doctors surgeries
- Adverse visual impact
- Adverse impact on wildlife and plant life
- Highway safety
- Adverse environmental impacts
- Area of historical importance
- Adverse effect on quality of life
- Already over developed area

In addition to this one letter of comment was received which is summarised below:

- Land should only be used for private housing and not social housing
- Area of historical interest should be kept as a nature reserve
- There should not be any apartments built on this land as it would spoil the look of the area

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site

Response to Representations

- Site is not classified as a SINC. Detailed ecological studies required but would not prohibit development
- The site does not form part of the formal public open space system
- 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
- There is no evidence to indicate a causal relationship between new development and increased crime rates. South Wales Police are fully consulted during the LDP preparation process and crime prevention measures will be considered as part of the design process accordance with the Council's Planning for Community Safety SPG <http://www.swansea.gov.uk/spg>
- Site is currently allocated for development within the Unitary Development Plan and is located within the current settlement boundary
- Any development would include play provision/open space if there is a local deficiency
- Devaluation of property is subjective and not a material planning consideration
- Gorseinon is a district centre, with many facilities and services in close proximity to the site
- 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 impacts
- Detailed ecological studies required but would not prohibit development

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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 LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers.
- If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access needs to be restricted to Heol Eifion only</p> <p><u>Local Highway Conditions</u>: Traffic speeds past the site will need to be reduced. Improvements alterations to the traffic signal junction at High Street may be necessary</p> <p><u>Accessibility</u>: There is an hourly frequency service past the site</p> <p><u>Wider Issues / Combined effect</u>: All sites in this Ward will add to existing traffic congestion along the route from Gorseinon up to Penllergaer and M4 J47. Some traffic is also likely to add to congestion at Victoria Road in Gowerton where the Llanelli Link crosses the route. Significant improvements may be required with contributions to major improvements by each of the Gorseinon sites</p> <p><u>Restrictions</u>: Provided that both local improvements and wider major improvements are achievable, no restrictions will be necessary</p> <p><u>Transport Proposals</u>: Schemes to address congestion on the major arterial routes in the area will be necessary to support any significant development</p>

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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 over 4,700 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	This site contains semi-improved grassland and scrub, which may be able to be classified under the SINC guidance. 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
CCS Environmental Health	overlays site 48 former Mountain colliery,049 former Gorseinon & Grovesend tinplate, Grovesend steelworks, Monarch Vitriol works: site investigation condition
CCS Education	<u>Gorseinon Primary</u> : School rebuild is proposed at its current capacity. The increase in pupil numbers for this area would require this 'new' build to be extended <u>Penyrheol Comprehensive</u> : School has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.
External Stakeholder	Comments
Natural Resources Wales	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. Possible BAP habitat grassland with trees and scrub towards the south of the site. Mature hedgerow along southern boundary of site, which should be maintained. WFD moderate. Zone B Flood risk.
Dwr Cymru	<u>Water Supply</u> : <u>Initial Comments for Candidate Sites in the Ward</u> : Although there are currently no problems with the water supply network, the promotion of these developments will result in the area having mains water pressure problems. It is therefore inevitable that network improvements and potentially a new water pumping station will be required <u>Site Specific Comments on the Draft Proposals Map</u> : A water supply can be made available to service the proposed development site

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	<p><u>Sewerage:</u> Initial Comments for Candidate Sites in the Ward: DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development</p> <p><u>Waste:</u> Initial Comments for Candidate Sites in the Ward: 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>Subsequent Site Specific Comments on the Draft Proposals Map: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site</p> <p>Gowerton Waste Water Treatment Works - Limited capacity</p>
Western Power	Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	No coal mining legacy features identified by the Coal Authority
Gorseinon Town Council	Residential development of the site is opposed - site should remain open greenspace

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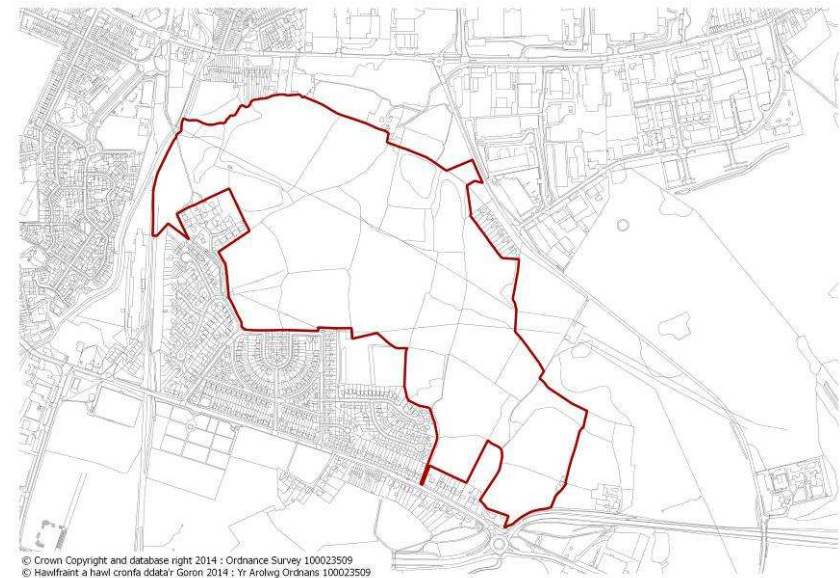
PLANNING COMMITTEE – 8TH JUNE 2015

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	KB012 (incorporating KB002 and KB007)
Name	Garden Village Strategic Site
Description	The site is well related but poorly connected to Gorseinon town centre to the NW and local employment land at Gargoch to the NE. The site which mainly consists of agricultural land is adjoined by residential properties to the south off Garden Crescent and to the east off Clos Bryngwyn. There are also playing fields off Myrtle Road to the south. The three field parcels to the south west (KB002) were originally proposed for residential development, but are include within this strategic site on the basis that they are retained as an area of open space. KB007 forms the eastern part of the site.
Size	22.74ha
Existing Land use	Agricultural
Proposed Land Use	Residential/community facilities/recreation space
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

KB002

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

238 letters of objection were received which are summarised below:

- Increase in traffic on very busy roads/highway safety.
- Inadequate local facilities e.g. medical services.
- Local schools at capacity.
- Green Wedge.
- Loss of green space.
- Inappropriate size and scale.
- Inadequate sewerage system.
- Adverse environmental system.
- Encroachment into open countryside.
- Adverse impact on character and amenity.
- Inadequate drainage system
- Coalescence of settlements
- Lack of employment.
- Possible adverse impact on crime
- Adverse impact on wildlife and destruction of habitat
- Loss of agricultural land.
- Previous applications refused
- Detrimental to existing communities.
- Increased noise pollution and air pollution
- Undesirable precedent.
- Detrimental impact on local infrastructure
- Highly populated area.
- Urban sprawl
- Adverse visual impact

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- Devaluation of property
- Inadequate access roads
- Site adjacent nature reserve.
- Would introduce an intrusive form of development into an attractive area of natural open space
- Historic importance
- Loss of recreational space
- Previous applications have been refused
- Loss of current local sales
- Residents have bought houses for the village appeal, let it stay a village.

KB007

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

117 letters of objection received:

- Inadequate road infrastructure to accommodate additional traffic
- Green wedge
- Detrimental impact on Garden Village and surrounding areas
- Local schools at capacity
- Lack of local services e.g. medical facilities
- Highway safety
- Inadequate drainage/flood risk
- Adverse impact on wildlife/loss of habitat
- Increased noise and air pollution
- Common land
- Loss of agricultural land
- Historical importance
- Inappropriate size and scale
- Inadequate sewerage system
- Adverse visual impact
- Adverse impact on character and amenity

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- Subsidence problems in the area
- Coalescence of communities
- Infringement of human rights
- Urban sprawl
- Encroachment into open countryside
- Unacceptable form of backland development
- Loss of green space
- Loss of recreational space
- Devaluation of property
- Lack of employment
- Unacceptable precedent
- Loss of current local jobs

LDP Preferred Strategy Consultation: Summary of Representations

KB012 is the amalgamation of KB002, KB007 and adjoining land.

58 letters of objection were received in relation to KB012 which are summarised below:

- Coalescence of communities
- Impact on wildlife/habitats
- Loss of agricultural land
- Inadequate sewage system
- Impact on water quality of Loughor Estuary
- Road infrastructure inadequate/high traffic volumes
- Schools at capacity
- Land is protected under UDP policies/green wedge
- Flooding/drainage issues
- Adverse impact on Garden Village/loss of identity
- Garden village has no shops, schools, pubs, etc so no more housing should take place

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- Loss of countryside/urbanisation
- Inadequate community facilities/infrastructure e.g. medical
- Develop brownfield sites before greenfield
- Limited public transport available

One letter of support from site promoter

LDP Draft Proposals Map Consultation: Summary of Representations

The Strategic Candidate Site **KB012** was advertised on site in the form of site notices

69 letters of objection were received which are summarised below:

- Traffic issues
- Potential damage to habitat and wildlife
- Surgeries and dentists are already oversubscribed
- Schools are too small to take an increase in pupils
- Water treatment catchment area is already at capacity
- Destroy rural aspect
- No buffer to the east, i.e. Ffordd Talfan and Llys Aneurin
- Currently a green wedge
- Loss of community identities
- Proposal has too many housing
- Surface water and flooding issues
- Coalescence of communities
- Increase in noise pollution
- Increased dust
- Loss of views
- Privacy issues
- Loss of security

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- Loss of agricultural land
- Lack of sufficient employment land
- If a new health centre and school are provided who will pay to equip, staff and maintain them?
- Adverse impact on well being
- Welsh language is flourishing in this area and should be protected
- Needs comprehensive Landscaping Scheme and mature trees need to be protected by TPOs
- Various brownfield sites which all-ready have services installed which could be redeveloped
- Sewerage plant issues
- Detrimental impact on house prices
- Area of Ancient Semi Natural Woodland on part of the site
- Where will the comprehensive school children go?

3 letters of support were received which are summarised below:

- Tentatively support this proposal and trust the fears of existing residents will be carefully considered and every effort made to mitigate them. Issues requiring further consideration:
 - * Traffic management and potential for an already difficult situation to become intolerable;
 - * Mitigation of any adverse ecological impacts;
 - * Protecting and developing public green spaces along the entire length of the existing village;
 - * Provision of new medical/GP facilities in the village;
 - * Opportunity to link Gorseinon with Gowerton Railway Station, and beyond, with via a cycle path
 - * Adequacy of Waste Recycling site in Garngoch;
 - * Communication and consultation with residents

Response to Representations

- Development of this site (KB002) is no longer being proposed and it is to be retained as open space to serve the wider strategic site (KB012)

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- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site.
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers. 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

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- 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. Also green wedges unlike Green Belts are only temporary in nature and around 40% the new housing to be allocated in the LDP will have to be on land currently designated as green wedge, as there is insufficient land available within existing settlement boundaries to meet all future demand. Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew.
- All relevant utility providers have been consulted and no significant utility constraints have been identified
- There is no evidence to indicate a causal relationship between new development and increased crime rates. South Wales Police are fully consulted during the LDP preparation process and crime prevention measures will be considered as part of the design process accordance with the Council's Planning for Community Safety SPG <http://www.swansea.gov.uk/spg>
- The impact of development on adjacent properties in Garden Village 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
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted
- 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 devaluation of property/loss of view is not a material planning consideration There are no rights of open access or views over the countryside adjoining existing settlements
- Insufficient information to be able to judge density and scale at LDP allocation stage. This is a matter dealt with through the planning application process. Any development would need to be in keeping with context of adjoining development

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- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land
- Vulnerable development such as residential may not be allocated in flood risk zones. All flood risk areas have been identified and excluded from consideration for development purposes. Incidents of localised surface water flooding have also been identified and any sites allocated at or near such areas will be required to incorporate appropriate remedial measures. Sustainable urban drainage scheme (SUDS) will be incorporated into development scheme as necessary. New development must demonstrate greenfield run off - no increase in surface water run-off will be permitted
- 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 LDP seeks to safeguard against coalescence and development must respond to the character of existing settlements. Considerable areas of accessible open space are proposed as part of new development and green barriers are to be incorporated into scheme layouts to mark and ensure separation between existing and planned expanded communities.
- Impacts on the Welsh Language will be mitigated via a specific policy that will be established within the Deposit Plan
- The continued funding for the running and upkeep of new community facilities will be established as part of the planning application process
- The LDP is based on sustainability principles which seek to maximise the use of vacant and underdeveloped land within existing settlements provided satisfactory standards of open space/recreational space are retained within those communities before encroachment of development into rural areas around the urban fringe is considered.
- Whilst adequacy of public transport is primarily a matter for the private sector and is influenced by market demand, the LDP seeks to sustain and encourage improvement of existing services by locating new development at sustainable locations close to existing communities
- The Council will continue to work with the key development partners to produce a detailed masterplan for this 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><u>Means of Access:</u> There is no direct access to the site from Swansea Road. Myrtle Road, Garden Crescent or Bryngwyn Avenue would need to be considered for access. Access from the Llanelli link road would not be supported</p> <p><u>Local Highway Conditions:</u> Traffic speeding issues are present in the vicinity</p> <p><u>Accessibility:</u> There is a 10-15 min frequency within 300m south of the site</p> <p><u>Wider Issues/Combined Effect:</u> The main road corridors are subject to peak time congestion. Capacity issues are also present at J47 of the M4. Significant traffic generation cannot be accommodated without improvements being undertaken on the routes leading to the M4 and Swansea City Centre. This site is likely to generate a significant level of traffic and may need to contribute to wider improvements</p> <p><u>Restrictions:</u> Schemes to address congestion on the major arterial routes in the area will be necessary to support any significant development</p> <p><u>Transport Proposals:</u> Arterial route congestion will need to be considered and may require a contribution towards improvements from this site</p> <p><u>Further Information:</u> None required at present but the site will need to be formally assessed with a Transport Assessment</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that over 4,700 homes are needed within this strategic housing policy zone over the LDP period</p>

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CCS Biodiversity	<p><u>Updated comments MW (09/12/14)</u>: Would need an extended phase 1 survey. Possible ecological constraints. Includes part of Waungron to Gowerton Railway line SINC.</p> <p>The southern parts of the Garden Village site include areas which appear to be improved grassland these are likely to be of low ecological value. The northern part of the site includes some habitats which may be of value including an area indicated as ancient woodland. The area of ancient woodland would be a significant constraint. The site would need an extended phase one ecological survey. There may be some buildings which would need bat surveys. The presence of bat would represent a significant constraint</p>
CCS Environmental Health	No comments
CCS Education	<p><u>Pontybrenin Primary</u>: There is some surplus capacity at this school, however all the developments would exceed its capacity and the strategic development site would require a New school. The current school could not take the numbers generated from this development - Note: WM is very popular choice in this area</p> <p><u>Penyrheol Comprehensive</u>: Has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required</p> <p>The wider Strategic Site is composed a number of fields which are separated by a series of mature and managed hedgerows. These provide excellent connectivity. The Phase 1 map indicates parcels of: woodland, semi-improved / marshy grassland towards the west of the site. Aerial photographs, suggest that there may be more BAP Habitat, than indicated by the Phase 1 maps. An existing PRow crosses the north-western edge of the proposed site. Nearby records for otter and bat species</p>

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	<p>Site is partially within DAM C2 and NRW Flood zone 2/3. No highly vulnerable development (including upper level flats) should be allocated in this area. Main River Lliw & associated floodplain to west of site. Minimum of 7m development free buffer required to protect floodplain and allow for access for maintenance</p> <p>Potential contamination from nearby industrial estate</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> In order to provide a water supply to these sites, extensive off-site mains (in excess of 1km) will be required</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required. 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>

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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 in centre Coal Resource Area – Surface Coal Development Low Risk

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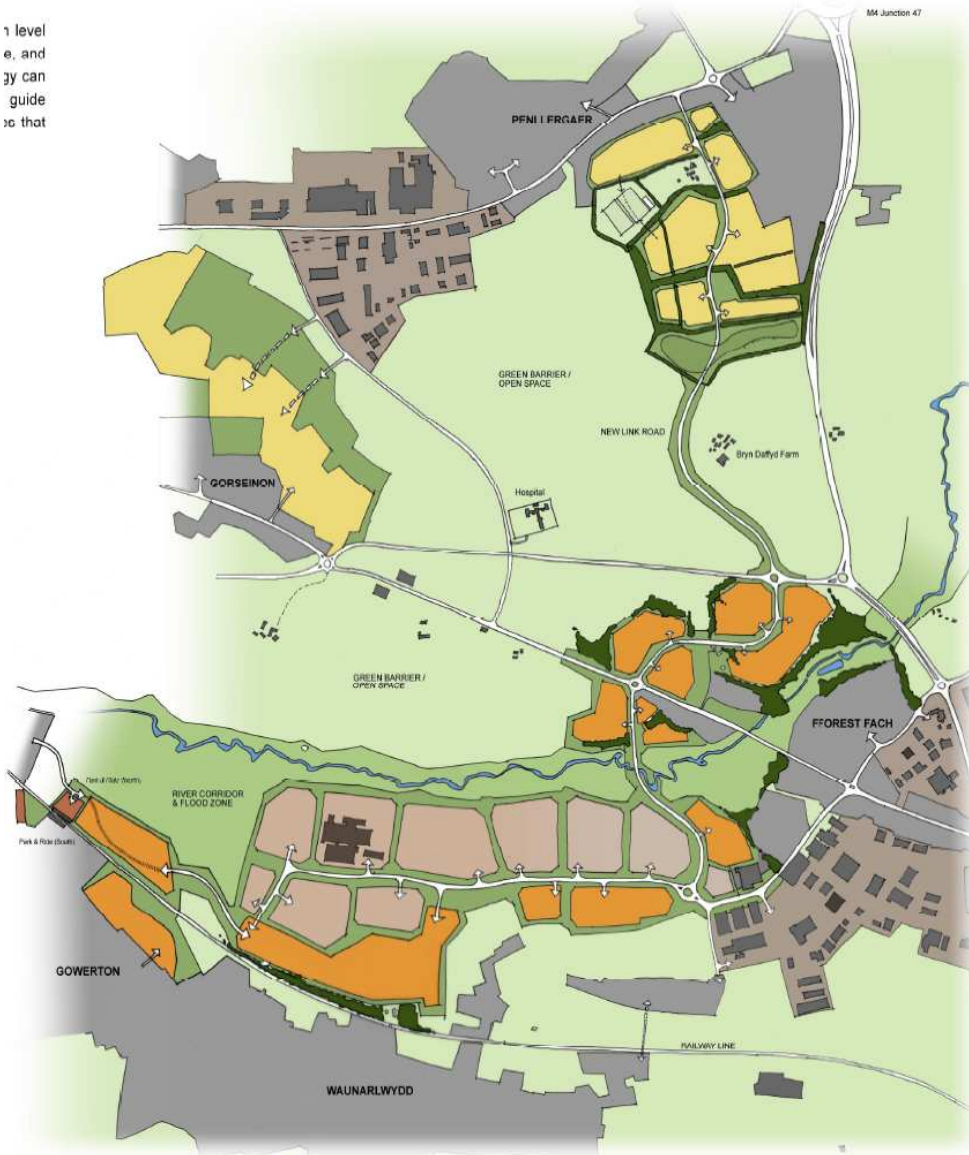
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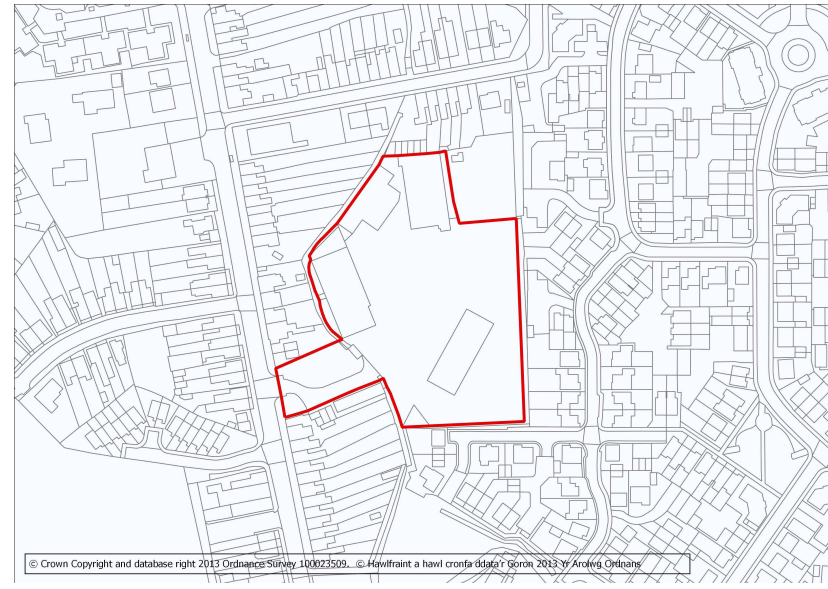
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-  Proposed New Residential and Supporting Use Neighbourhoods / Settlement Extensions (Waunarlwydd / Fforestfach Strategic Development Area)
-  Proposed New Residential and Supporting Use Neighbourhoods / Settlement Extensions (Other Strategic Development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

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Reference	KB014
Name	Land at West Street, Gorseinon
Description	Brownfield backland site close to Gorseinon district centre currently in use as a business park. It is abutted along the eastern and southern boundaries by new housing development on the former Bryngwyn Works site. The site is bounded on the other sides by terraced housing. It is accessed from West Street.
Size	1.07ha
Existing Land use	Business Park
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

This was not submitted as an original Candidate Site but was put forward for consideration as a potential development site at a later stage.

LDP Preferred Strategy Consultation: Summary of Representations

1 letter of general concern was received

- Concerns regarding potential cumulative impact of new housing developments at Kingsbridge / Upper Loughor.

LDP Draft Proposals Map Consultation: Summary of Representations

13 letters of objection were received which are summarised below:

- Loss of local businesses if Business Park is redeveloped.
- Traffic impact
- Third party claims to own part of the land shown as within the site boundary.
- impact on local school capacities
- impact on local community services
- Parking for other residents nearby without driveways would be lost

1 letter of comment enquiring when process of taking over industrial estate and commencement of house building is due to start

Response to Representations

- The land is currently white land within the urban area and could come forward for residential development under the provisions of the adopted UDP. The Planning Policy Team has not been involved in the landowner's decision to redevelop the land and can only consider whether the proposal put forward by them for consideration to allocate the land for residential use in the LDP would be acceptable in land use planning terms and if it would be deliverable and viable.

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- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site.
- The site promoter has been asked to confirm that the land put forward is within their ownership and available for development. If not, to amend accordingly
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers. In West Swansea an ageing population profile and limited opportunities for new build housing/ under occupation of housing by increasingly elderly population will likely see a reduction in demand for school places from within existing catchments
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers.
- The Local Development Plan will be adopted in 2016 and covers the period up to 2025. Any development proposal on an allocated site would require a planning application to determine detailed design elements of the development. The Plan does not determine when an application would be made; this would be up to the site promoter.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access is established from West Street.</p> <p><u>Local Highway Conditions:</u> There are some peak time congestion issues in the vicinity.</p> <p><u>Accessibility:</u> There is a 10-15 min frequency bus service past the site.</p> <p><u>Wider Issues / Combined effect:</u> Any significant traffic generation will add to arterial route congestion in the vicinity.</p> <p><u>Restrictions:</u> This is dependent on the outcome of a formal transport assessment.</p>

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	<p><u>Transport Proposals:</u> None. <u>Further Information:</u> A formal transport assessment will be required.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Likely to be of low ecological value. A bat survey might be needed but buildings don't look suitable from photos.</p>
CCS Environmental Health	<p><u>Initial Comments:</u> 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.</p> <p><u>Further consultation based on proposed residential use:</u> With this site, the boundary is with a site that has been identified as historically being potentially contaminated. The potentially contaminated site has already been redeveloped with residential so we would have no issues with further development taking place on surrounding sites, however, to avoid any potential future issues we would likely condition any application with the following: <i>If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.</i></p>
CCS Education	<p><u>Pontybrenin Primary:</u> There is some surplus capacity at this school, however all the developments would exceed its capacity and the strategic development site would require a New school. The current school could not take the numbers generated from this development - Note: WM is very popular choice in this area</p> <p><u>Penyrheol Comprehensive:</u> Has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>

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External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>Some clusters of mature trees towards the north and east of site. Potential use by bat species.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> In order to provide a water supply to these sites, extensive off-site mains (in excess of 1km) will be required. Further consultation currently being undertaken with 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.</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> There are incidents of flooding downstream of this proposed development site. There is no improvement scheme in our current AMP programme. Potential developers can either wait for a DCWW AMP scheme to resolve this issue or alternatively can progress the site through the sewerage requisition provisions of the Water Industry Act 1991 or Section 106 of the Town & Country Planning Act 1990.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity.</p>
Western Power	<p>Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>

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Coal Authority	No coal mining legacy features identified by the Coal Authority.
Cllr. W. Evans	<p>LDP PROPOSED ALLOCATIONS KINGSBRIDGE WARD KB012, KB 014, KB 015, C0 010. I will not be attending the Planning Committee Meeting on Monday 8th June, 2015 and submit my written representation as follows:</p> <p>(i) The capacity of the Strategic road infrastructure is a significant and key issue and I await the outcome of the commissioned LDP cumulative Traffic Impact assessment report, before reaching my final conclusions. It is quite obvious that even at this current stage, the existing strategic highway network in the Fforestfach, Penllergaer, Gorseinon, Kingsbridge and Gowerton areas is in need of upgrading. During peak times, there is daily Traffic gridlock at each of these locations and it is the biggest source of complaints from members of the local communities.</p> <p>(ii) With the proposed LDP increase of 1600+ new build houses in the Kingsbridge Ward (Excluding 230 currently being built) plus proposed 1000 houses in the adjoining Penllergaer Ward, the extra volume of traffic movements will exacerbate the current situation and become intolerable.</p>

Stage 3A: Assessment Against LDP Objectives

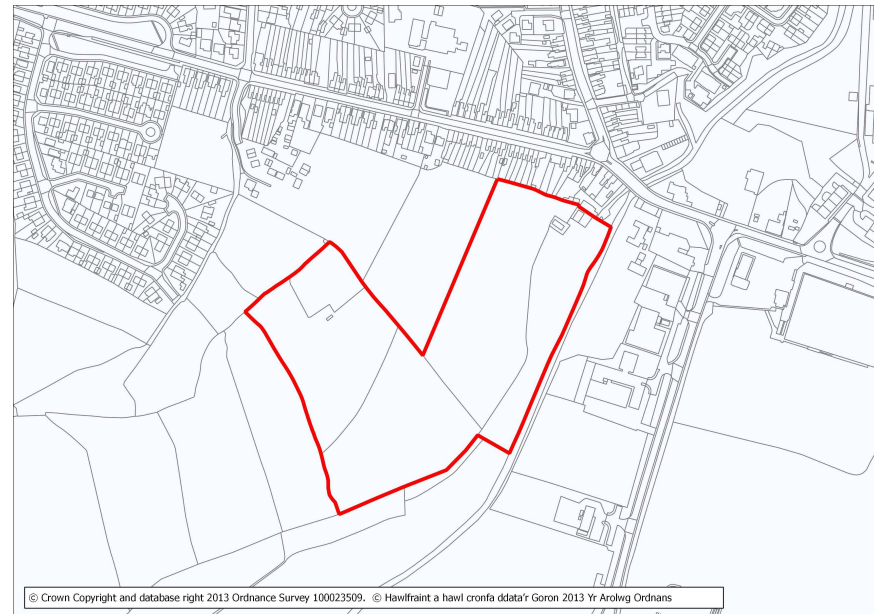
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	n/a	+1	n/a	+2	0	0	-1	n/a	+2	n/a	n/a	+2	n/a	+2	+2	n/a	?	+1	+1

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	KB015
Name	Land to South of Highfield, Loughor Road
Description	Two fields situated to the south of Loughor Road, Kingsbridge, outside the existing UDP settlement boundary and bordering the UDP housing allocation HC1 (103) currently under construction. A small part of the north west corner of the site is the location of an underground pumping station and surface water attenuation pond to serve the current development. The field to the east is landlocked unless accessed via the proposed field to the south. The site follows the established field pattern, does not extend any further south into open countryside than the adjoining business and commercial premises to the east and represents a reasonable rounding off opportunity.
Size	6.6 ha
Existing Land use	Agriculture
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

This was not submitted as an original Candidate Site but was put forward for consideration as a potential development site at a later stage.

LDP Preferred Strategy Consultation: Summary of Representations

1 letter of general comment received:

- General concern expressed regarding potential cumulative impact of new housing developments at Kingsbridge / Upper Loughor.

LDP Draft Proposals Map Consultation: Summary of Representations

8 letters of objection were received which are summarised below:

- Concerns regarding potential traffic impact on existing congestion on Loughor Rd and Victoria Rd.
- Drainage in the area is extremely poor. The site is constantly waterlogged with 4 to 5 inches of standing water covering most of the area.
- Concerned about impact on local schools
- Concerned about impact on local community facilities
- Concerned regarding impact on local environment.
- Otters spotted along the River Lliw, concerns regarding impact on them.
- Loss of Agricultural land
- Concerns about additional impact on sewerage network infrastructure

1 letter of support was received from site promoters which was accompanied by a landscape master plan, landscape and visual assessment, ecology report and tree survey.

Response to Representations

- All allocations are being assessed for their cumulative impact through a Strategic Transport Assessment. This assessment will be an important element in demonstrating the soundness of the LDP, particularly in respect of quantifying the impact of its strategic proposals upon the transport network and demonstrating the sustainability of identified sites. Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority.
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers.
- 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.
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries.

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- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. This site is classed as Grade 4 and is therefore not categorised as being BMV.
- 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.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> This site could be developed as an extension of the adjacent site recently consented.</p> <p><u>Local Highway Conditions:</u> There are some peak time congestion issues in the vicinity.</p> <p><u>Accessibility:</u> There is a 10-15 min frequency bus service within 300m west of the site and an hourly service past the site.</p> <p><u>Wider Issues / Combined effect:</u> Any significant traffic generation will add to arterial route congestion in the vicinity.</p> <p><u>Restrictions:</u> This is dependent on the outcome of a formal Transport Assessment.</p> <p><u>Transport Proposals:</u> Local road safety schemes are identified in the area.</p> <p><u>Further Information:</u> A formal Transport Assessment is required.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that over 4,700 homes are needed within this Strategic Housing Policy Zone over the LDP period.</p>

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CCS Biodiversity	Would need an Extended Phase 1 Habitat Survey. Not a SINC, but there may be some possible ecological constraints. Ecology and Tree Report has been supplied by the site promoter.
CCS Environmental Health	<p><u>Initial Comments:</u> 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.</p> <p><u>Further comments obtained:</u> Environmental Health have stated that a planning condition would be required along the following lines: If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.</p> <p>Environmental Health have stated that they would request by condition a Construction Pollution Management Plan for the site with particular attention being drawn to hours of noisy works and dust management on and off site. Due to recent developments in this area triggering a number of noise complainants we would look to serve a Control of Pollution Act 1974 Section 60 Notice on the developer to restrict hours of noisier operations on site.</p>
CCS Education	<p><u>Pontybrenin Primary:</u> There is some surplus capacity at this school, however all the developments would exceed its capacity and the strategic development site would require a New school. The current school could not take the numbers generated from this development. Note: Welsh Medium is very popular choice in this area</p> <p><u>Penyrheol Comprehensive:</u> Has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>

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External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>Mature trees form much of the site boundary, which should be retained. Valuable for connectivity. The east of the site is adjacent to the Afon Lliw. Otter should be considered in relation to the eastern boundary of the site. Bat should be considered in relation to the mature hedgerows at the side. Main River Lliw & associated floodplain to east of site. Minimum of 7m development free buffer required to protect floodplain and allow for access for maintenance.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> In order to provide a water supply to some of these Candidate Sites in the Ward, extensive off-site mains (in excess of 1km) will be required.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our 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> There are incidents of flooding on a CSO on the network within this site. There is no improvement scheme in our current AMP programme. Potential developers can either wait for a DCWW AMP scheme to resolve this issue or alternatively can progress the site through the sewerage requisition provisions of the Water Industry Act 1991 or Section 106 of the Town & Country Planning Act 1990.</p>

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	Gowerton Waste Water Treatment Works - Limited capacity.
Western Power	Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.
Cllr. W. Evans	LDP PROPOSED ALLOCATIONS KINGSBRIDGE WARD KB012, KB 014, KB 015, C0 010. I will not be attending the Planning Committee Meeting on Monday 8th June, 2015 and submit my written representation as follows: (i) The capacity of the Strategic road infrastructure is a significant and key issue and I await the outcome of the commissioned LDP cumulative Traffic Impact assessment report, before reaching my final conclusions. It is quite obvious that even at this current stage, the existing strategic highway network in the Fforestfach, Penllergaer, Gorseinon, Kingsbridge and Gowerton areas is in need of upgrading. During peak times, there is daily Traffic gridlock at each of these locations and it is the biggest source of complaints from members of the local communities. (ii) With the proposed LDP increase of 1600+ new build houses in the Kingsbridge Ward (Excluding 230 currently being built) plus proposed 1000 houses in the adjoining Penllergaer Ward, the extra volume of traffic movements will exacerbate the current situation and become intolerable.

Stage 3A: Assessment against LDP Objectives

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

Stage 3B: Assessment against SEA/SA Objectives

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

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Reference	LL003
Name	Beili Glas, Glebe Road, Loughor
Description	Land to the south of Glebe Road and east of Beili Glas. It is an existing UDP allocation HC1 (96) for 45 units. Outline planning permission has previously been granted for residential development but expired in 2006. Site is adjacent to a further UDP allocated site (HC1 (105)) to the east which is also covered by candidate site submissions (UL004/010/015). The land plateaus to the north and slopes down significantly at the southern end from a ridge of TPO trees.
Size	3.2ha
Existing Land use	Agricultural / grazing on allocated housing site
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

5 letters of objection were received which are summarised below:

- Green space
- Loss of recreational space/children's play area
- Inadequate sewerage system
- Increased pollution
- Adverse impact on Burry Inlet
- Adverse impact on wildlife/loss of habitat

1 letter of support summarised below:

- Currently allocated for housing in UDP. Better to retain existing allocations than to introduce new sites.

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

7 letters of objection were received which are summarised below:

- Concern that the site has been allocated in the past and has not come forward for development.
- Cumulative impact of additional traffic from this and other actual and proposed developments in Loughor/Kingsbridge
- Objection to the proposed highway access from Glebe Road.
- Loss of Agriculture/Environmental Impact.
- Insufficient Drainage.
- Increase Risk of Flooding.

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- Impact on Local Amenities.
- Impact on Local Community Identity

Response to Representations:

- All allocations in the LDP will be examined for their soundness and deliverability by a Planning Inspector appointed by the Welsh Government. The UDP allocation will not simply be rolled forward into the LDP. For sites to be allocated they will require evidence that they are available and deliverable during the Plan period.
- Proposal replicates current UDP allocation for housing HC1 (105), however the supply of housing through the UDP has diminished to less than 5 years and sufficient additional housing is needed for the period to 2025 and beyond
- The site does not form part of the greenspace system and is private land not a formal recreational/play space area
- An extended phase 1 habitat survey and protected species survey would need to be undertaken. Important features highlighted may require further survey, however this is a matter for the detailed application stage when appropriate mitigation measures can be introduced.
- Improvements to the sewerage system and Gowerton STW (to protect Burry Inlet) are an ongoing process and must be undertaken by Dwr Cymru /Welsh Water to meet the development needs of the LDP – not an obstacle to development which can be phased to coincide with delivery of the improvements
- Mitigation measures/legislation will ensure any pollution arising from development activity or future occupation is kept within acceptable levels
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who is fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers. In West Swansea an ageing population profile and limited opportunities for new build housing/ under occupation of housing by increasingly elderly population will likely see a reduction in demand for school places from within existing catchments
- 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

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- 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
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that Greenfield run –off will be achieved. No increase in surface water run-off would be permitted
- All strategic allocations are being assessed for their cumulative impact through a Strategic Transport Assessment. This assessment will be an important element in demonstrating the soundness of the LDP, particularly in respect of quantifying the impact of its strategic proposals upon the transport network and demonstrating the sustainability of identified sites. 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.
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA).
- Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries
- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: The site could be accessed from Heol Pen y Beili. Access along the track from Glebe Road is unlikely to be of adequate standard for vehicular use but would be necessary as a pedestrian link.</p> <p><u>Local Highway Conditions</u>: There are existing road safety issues in the locality.</p> <p><u>Accessibility</u>: The site is approximately 60m from a 30 min frequency service.</p> <p><u>Wider Issues / Combined effect</u>: Sites in the area will need to contribute towards road safety improvements in the Loughor area.</p> <p><u>Restrictions</u>: Dwelling numbers will be subject to detailed layout. The site may require a transport assessment in support.</p> <p><u>Transport Proposals</u>: There is an aspiration to provide an off-road cycle link to the south of the site. It would be expected that a contribution towards achieving this would be sought in addition to local road safety enhancement.</p>
CCS Housing	<p>Greater North West SHPZ</p> <p>The SHMA identifies that over 4,700 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains Mature trees and Purple Moor-grass which could be species rich as classified under the SINC guidance Wales. There is the potential for associated protected flora and fauna.</p> <p>An extended phase 1 habitat survey and protected species survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p>
CCS Environmental Health	<p>Officer comment: "Directly adjacent site 249 Beili Glas Colliery: unforeseen contamination condition"</p>

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CCS Education	<p><u>Casllwchwr/Tre Uchaf Primary</u>: In principle, the local primary schools could accommodate some additional growth (between Casllwchwr and Tre Uchaf); however the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine if a new school in a more central position should be considered. The nearby Welsh medium primary is already over capacity. Welsh medium is very popular in this area</p> <p><u>Penyrheol Comprehensive</u>: Has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Constraints: Possible contamination and Gowerton STW.</p> <p>The site drains to Gowerton STW. MOU issues. The site lies within the sewer catchment area.</p> <p>The site is divided into 3 fields separated by mature hedgerows. The boundary of the site also contains numerous mature trees. These provide good connectivity to the surrounding landscape. Hedgerows likely to provide flight lines and foraging for bats. The Phase 1 maps classify this area as semi-improved grassland.</p> <p>Potential contamination due close proximity of disused mine workings. Pollution mitigation strategy advised.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites particular, some modest off-site mains will be required to service the sites.</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map:</u> 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> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity.</p>
Western Power	Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings Coal Referral Area at the very north end of the site and mine entrance adjacent to eastern site boundary.
Llwchwr Town Council	LL003 is one of the sites which are currently allocated for housing in the UDP. It would be better to retain the existing allocations than to introduce other sites to replace them.

Stage 3A: Assessment Against LDP Objectives

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

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Stage 3B: Assessment Against SEA/SA Objectives

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