

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	PY012
Name	Land at Tyrisha Farm, Grovesend
Description	The original submission was for a larger area of agricultural land and farm buildings extending further east. This was subsequently amended to reduce the area to include only the western part of the site which lies between the rear residential curtilages of Tyrisha Road and the farm access. The site adjoins the playing fields of Pengelli Primary School and the submission suggests part of the remaining area of the original submission as a possible extension to the playing fields. The eastern part of the site adjoins a large of common land which surrounds the eastern and northern boundaries of Grovesend. The site is accessed via a rural lane which is a continuation of Plas Road and forms the southern boundary of the site. The lane provides access to both the farm development to the south (adj PY011), and the wider common land area. PY011 is a further site for consideration should additional land for housing be required.
Size	3.8 Ha
Existing Land use	Agricultural land and buildings
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)

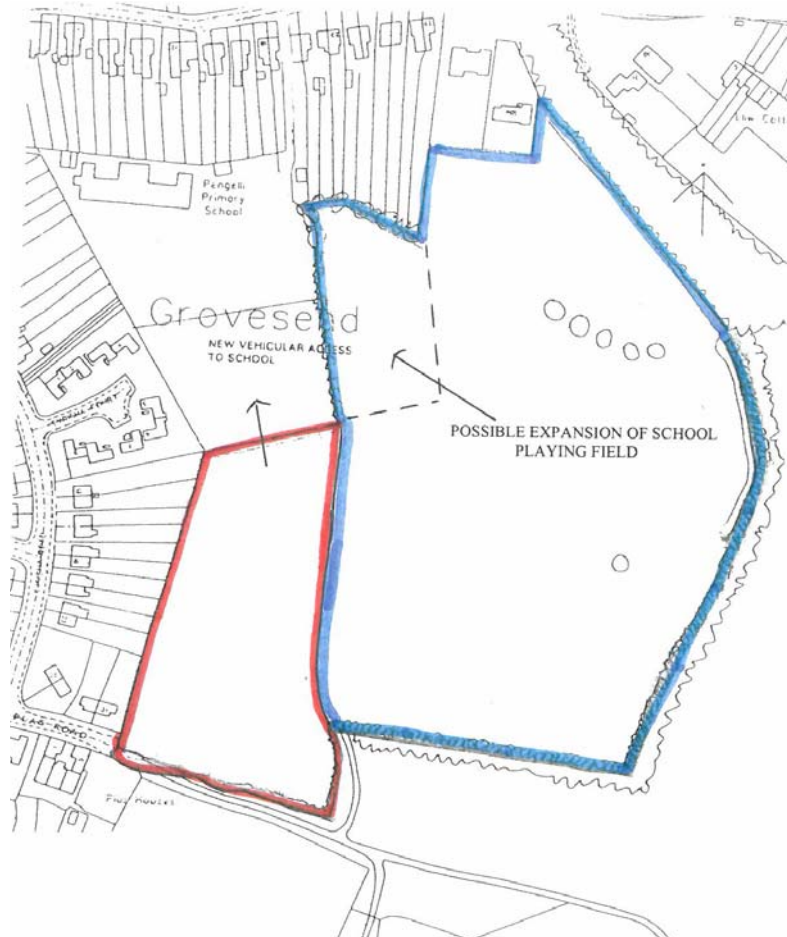


Revised Site Boundary

Letter of 21st October 2011 - CDN Planning

Request to “*amend site boundary to reduce the proposed area to relate only to that part of the site which is immediately adjoining the village and which in part is already occupied by the farm house and part of the yard*”.

A revised plan and schematic layout was submitted which is set out below.



Candidate Site Public Consultation: Summary of Representations

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

47 letters of objection were received which are summarised below:

- Previously rejected planning permission, reasons still valid
- Access to development is a concern
- Concern regarding sewerage system
- Lack of local facilities e.g. GP surgeries
- Increased traffic, roads unable to cope
- Green field site
- Common land
- Local school unable to cope
- Encroachment into open countryside
- Flood risk
- Highway safety
- Adverse impact on character and amenity
- Contrary to current policy
- Coalescence of settlement
- Adverse impact on wildlife/habitat
- Adverse impact on Loughor Estuary
- No mains sewerage
- On approach path of Swansea Airport
- Inappropriate size and scale
- Loss of agricultural land

1 letter of support was received from site promoter which is summarised below:

- Demand for affordable housing
- Substantial benefit to local school which is suffering due to lack of pupils
- Do not exceed or infringe into the village of Gorseinon, solely around Grovesend

PLANNING COMMITTEE – 8TH JUNE 2015

- Would encourage more amenities and facilities
- Excellent transport links

1 letter of comment was received which is summarised below:

- Gorseinon Town Council - outside town boundary.

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site.

Response to Representations

- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016.
- Impacts on water/sewage and transport infrastructure must be addressed through improvements incorporated into the development. There is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements DCWW have advised that a water supply can be made available to the site. Further that there are no problems envisaged with the public sewerage system for domestic foul flows in this area. No impacts have been identified in relation to Loughor Estuary.
- 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.

PLANNING COMMITTEE – 8TH JUNE 2015

- Acknowledge that there are limited local facilities within the village. However, there is a primary school and a half hourly bus service to provide connections to higher level services and facilities. Development may also have a positive impact by increasing local populations and increasing the viability of providing local community services and facilities. 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 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.
- The site itself is not registered common land although land adjacent is. Common land is not an insurmountable constraint to development. Where common land is proposed for development a suitable exchange of land must be found and the appropriate statutory process followed to deregister the 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.
- Development would extend the settlement to the east. However the site is well surrounded by open common land for a considerable distance to the east. The development would not therefore result in coalescence and the development would still retain a sense of the proximity of open countryside to the east.
- With regard to flood risk, the Council have consulted with NRW and a Strategic Flood Consequence Assessment has been carried out. This has concluded that the site is not within a flood zone, or a TAN15 DAM zone. With regards to surface water flood risk, the chance of flooding is greater than 1 in 30. There are no significant historical records of flooding events. 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.

PLANNING COMMITTEE – 8TH JUNE 2015

- The population of Swansea is growing year on year; there is a shortage of housing land, and lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes. The Strategic Housing Market Assessment has identified the Greater North West Housing zone as an area where there is a need for around 4,600 homes over the LDP period. The provision of housing land in Penyrheol will require a balance between conserving and enhancing the character of the village and its setting and ensuring that there is sufficient good quality housing to meet the needs of residents and ensure the future sustainability of the settlement.
- 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
- Swansea Airport has not raised any issues regarding this site.
- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However, where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing/employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land. However, in the case of candidate site PY012 the land is classified as Grade 4 agricultural land.

PLANNING COMMITTEE – 8TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site could be accessed from Plas Road but improvements will be necessary.</p> <p><u>Local Highway Conditions:</u> The site access roads emerge onto Pentre Road which is a local distributor carrying traffic between Pontardulais and Gorseinon.</p> <p><u>Accessibility:</u> There is a 30 min frequency within 210m of 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 Penyrheol sites.</p> <p><u>Restrictions:</u> Significant traffic generation cannot be accommodated without improvements being undertaken. There is a need to improve Plas Road leading to the site.</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 4700 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>May contain; Purple Moor-grass and Rush pasture.</p> <p>Extended phase1 habitat survey to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p>
CCS Environmental Health	No issues identified

PLANNING COMMITTEE – 8TH JUNE 2015

CCS Education	<p><u>Pengelli Primary</u>: Would be able to accommodate all of the potential pupils. There are concerns over suitability and access to the primary school site is restricted</p> <p><u>Pontarddulais Comprehensive</u>: Is at capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Within the sewer catchment, but site drains to Llannant STW. MOU issues.</p> <p>If any buildings are to be demolished / altered, then they should first be assessed/surveyed for their suitability for bats.</p>
Dwr Cymru	<p><u>Water Supply</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p> <p><u>Waste</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: No comment at this stage.</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>Drains to Llannant STW – Limited capacity.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings and approximately 3 mine entries at south and east.
Grovesend Community Council	The candidate site applicant has informed the Community Council at the recent public meeting that the application as submitted is incorrect. The actual proposal is less than half the size of the original application. Nevertheless, there remains concern that the development is too large and detrimental to the village and quality of life of residents. Two previous applications have been rejected and the reasons for rejection should remain. The development would cause severe traffic problems through a current narrow lane. The site is green belt and used for agricultural/farming use. Storm drains to unable cope.

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	PY013
Name	Land at Brynafon Rd, Gower View Rd, Clos Cwrt Y Carne, Penyrheol
Description	The site comprises 2 parcels of land to the west of Gower View Road and north of Brynafon Road, Penyrheol. These land parcels were subject to 2 separate Candidate Site submissions (PY013a and 021). They are under 2 different land ownerships (Welsh Government and the Council), but a masterplan has been prepared to co-ordinate their development and that of the wider area. Both parcels are allocated for residential in the adopted UDP (site refs: HC1 (99) and (100)) and had outline planning permission for residential incorporating public open space, an equipped play area, affordable housing and highway works (ref: 2005/2355) which has expired. Land to the north in private ownership (site PY020) (UDP site HC1 (95)) has recently been granted planning permission for 95 dwellings and now forms part of the committed land supply. The southern-most part of the original Candidate Site (PY021) is currently being built out (ref: 2012/1113) and is also recorded as a commitment.
Size	1.6 ha
Existing Land use	Greenspace
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

PY013a:

Candidate Site PY013a was advertised on site in the form of site notices.

5 letters of objection were received which are summarised below:

- Adverse impact on wildlife/habitat
- Increased demand on GPs, schools etc.
- Increased traffic
- Increased pollution
- Urbanisation
- Sewerage system cannot cope at present
- Loss of green space

PY021:

Candidate Site PY021 was advertised on site in the form of site notices.

6 letters of objection were received which are summarised as follows:

- Increased traffic
- Adverse visual impact
- Devaluation of property
- Adverse impact on wildlife/habitat
- Loss of green space
- Lack of local facilities e.g. schools, doctors, dentists etc.
- Increased pollution
- Urbanisation
- Sewerage system cannot cope at present

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 on this site.

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

PLANNING COMMITTEE – 8TH JUNE 2015

- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. This site would drain to Llannant WWTW.
- Any loss of recreational/open space will need to be addressed through compensatory provision within the proposed development or nearby. Any existing deficiency of ‘Fields in Trust’ (FiT) or accessible natural greenspace (ANGS) provision will also need to be addressed through new development
- The site in question is not common land.
- This site is not an existing green wedge and is already allocated for residential use in the extant Development Plan – the UDP.
- 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
- 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
- Devaluation of property is not a material planning consideration There are no rights of open access or views over the countryside adjoining existing settlements

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Local Highway Conditions:</u> The site access roads serve the wider residential community and cannot accommodate significant additional traffic without improvements being undertaken.</p> <p><u>Accessibility:</u> There is a 30 min frequency within 280m from the site.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<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 Penyrheol sites.</p> <p><u>Restrictions:</u> Significant traffic generation cannot be accommodated without improvements being undertaken. This site is part of a larger site that has received outline consent.</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. Local safety improvements will also be necessary.</p>
CCS Housing	<p>The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p>
CCS Biodiversity	<p><u>PY013a</u> - This site may contain; native woodland, scrub and semi-natural grassland. An extended phase 1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p> <p><u>PY020</u> - This site contains species-rich Purple Moor-grass and Rush pasture and the species The Cinnabar have been recorded. These are of principal importance for the conservation of biological diversity in Wales under the Natural Environment And Rural Communities Act (2006).</p> <p><u>PY021</u> - This site contains semi-natural grassland and potentially important Hedgerows protected under the Hedgerow Regulations (1997). An extended phase 1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p>
CCS Environmental Health	<p>No comments made on this site.</p>
CCS Education	<p><u>Penyrheol Primary:</u> The pupil numbers generated from these developments would take the school over capacity. Investment would be required to accommodate increase in pupils</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<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. Within the sewer catchment, but the site drains to Llannant STW. MOU issues.</p> <p>Part of the site could be BAP habitat. A watercourse runs along part of the western edge of the site. Recommend Buffer zone. Carmarthen Bay and Estuary SAC / Burry Inlet & Loughor Estuaries SSSI, located approximately 0.3 Km to the west.</p> <p>WFD Good - Llannant Pill. Secondary aquifer.</p>
Dwr Cymru	<p><u>Water Supply</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p> <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 (WWTW). Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. [Note that DCWW now state this site would drain to Llannant.] 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>Llannant WWTW – Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority
Gorseinon Town Council	No objection - land currently allocated for housing in UDP

Stage 3A: Assessment Against LDP Objectives

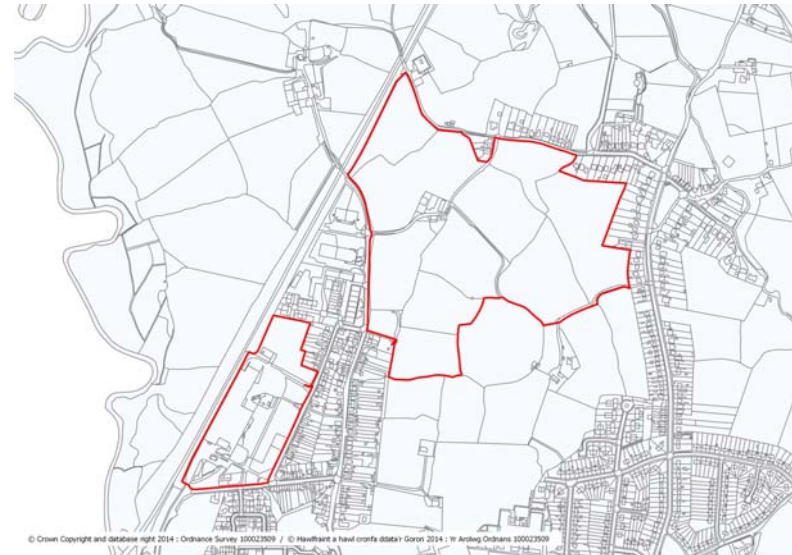
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-2	n/a	+2	0	n/a	n/a	n/a	+2	0	n/a	-2	-1	-2	-1	n/a	?	+2	+2

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	PT002 (Incorporating PT007, PT008 and PT011)
Name	Pontarddulais North Strategic Site
Description	A large Strategic Site encompassing the TATA Steel Site, Tynybonau Industrial Site and greenfield land between Tynybonau Road and Glynhir Road to the north of Pontarddulais. The proposal includes a new link road to the Lye Industrial Estate; a retained and improved employment area, residential development of varied densities and diversity of house type on the TATA Steel site (approx 250 units) and the land off Tynybonau Road (approx. 500 units); as well as public open spaces and green corridor links. The town cricket ground and Pontarddulais Comprehensive School are located further south adjoining which where there is additional land with potential to be set aside for educational needs purposes. The site is well enclosed by existing development and rounds off the settlement.
Size	26.2Ha
Existing Land use	Industrial and Greenfield 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.

1 x 1172 signature petition of objection was received which is summarised below:

- Objection to any house building on greenfield land in and surrounding Pontarddulais
- Pontarddulais has been overwhelmed by new housing giving rise to serious environmental, medical, educational and unemployment problems
- Will need to grow and produce more food in this country as the world food shortage worsens
- Protect agricultural land for future generations

11 letters of objection were received which are summarised below:

- Infrastructure and existing facilities not sufficient to accommodate further development
- Lack of capacity in local schools
- Flood risk/part if site lies within flood plain
- Large increase in residential land use has resulted in a large scale loss of employment
- (PT007 objection) Adverse impact on character and amenity
- (PT007 objection) Loss of natural drainage
- (PT007 objection) Old mine workings in the area
- (PT007 objection) Inadequate infrastructure to accommodate further development
- (PT007 objection) Increased traffic
- (PT007 & PT008 objection) Greenbelt
- (PT008) Adequate affordable houses on the property market
- (PT008 & PT011) Loss of agricultural land
- (PT011) Area is overdeveloped
- (PT011) Lack of public amenities and services
- (PT011) Infrastructure is over capacity
- (PT011) Overlooking/loss of privacy
- (PT011) Inappropriate narrow road unsuitable for further development
- (PT011) Destruction of hedgerows

PLANNING COMMITTEE – 8TH JUNE 2015

- (PT011) Adverse impact on wildlife/habitat
- (PT011) Gas terminal on site
- (PT011) Vital pipeline services crossing site

2 letters of support were received which are summarised below:

- Should be developed to benefit of the community
- Added benefits should be, linking Tynybonau with Glyn Hir Road, or/and McMillans

LDP Preferred Strategy Consultation: Summary of Representations

2 letters of objection were received which are summarised below:

- Object to the further development of Pontarddulais given that there are still unimplemented planning consents and to the fact that the further development of the town could have an adverse effect on the Welsh Language
- Consider that any proposed large scale housing development in the area should have regard to the existing infrastructure which would require upgrading and enhancing whilst any future housing development needs to have a mix of housing types to include bungalows and affordable housing.

2 letters of support were received

LDP Draft Proposals Map Consultation: Summary of Representations

2 letters of objection were received which highlighted the following in addition to the above:

- Decrease in the valuation of existing homes

Response to Representations

- The population of Swansea is growing year on year; there is a shortage of housing land, and lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes.
- 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. 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 Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land. The site is grade 3 agricultural land and therefore considered not the best and most versatile of agricultural land
- 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
- 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. Only part of the area is at risk of flooding and these locations can be avoided

PLANNING COMMITTEE – 8TH JUNE 2015

- Vulnerable development such as residential may not be allocated in flood risk zones. All flood risk areas have been identified and excluded from consideration for development purposes. Incidents of localised surface water flooding have also been identified and any sites allocated at or near such areas will be required to incorporate appropriate remedial measures. Sustainable urban drainage scheme (SUDS) will be incorporated into development scheme as necessary. New development must demonstrate greenfield run off - no increase in surface water run-off will be permitted
- The Council's Environmental Health Section provides information on guidance on historic site activities, including the location of landfill sites and appropriate buffer zones. The Coal Authority provides advice on past mining operations. Existence of such features on or near to a site does not preclude development and a detailed ground conditions survey would need to be undertaken at planning application stage to identify and address all such issues
- 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
- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan
- Green Wedges unlike Green Belts are only temporary in nature and around 40% the new housing to be allocated in the LDP will have to be on land currently designated as green wedge, as there is insufficient land available within existing settlement boundaries to meet all future demand. Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew
- The Strategic Housing Market Assessment identifies that around 4,600 homes are needed within the Greater North West Housing Policy Zone over the LDP period. Approximately 20% of which will need to be for affordable housing
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control

PLANNING COMMITTEE – 8TH JUNE 2015

- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries
- The site proposer is in dialogue with statutory consultees to ensure that where there are constraints such as hazardous installations/pipelines that the development proposal is in accordance with their requirements. A strategic water main crosses the site. Development on this and within its buffer will be avoided to the satisfaction of DCWW
- Development of the site would not lead to a loss in employment provision. In fact the proposal will improve accessibility to Lye Industrial Estate to the north and lead to environmental enhancements to Glan Llwyd Workshops. The former Corus Steelworks is now used for storage purposes and has only security staff in employment. This new development may attract further investment in the area that may lead to job creation
- Impacts on the Welsh Language will be mitigated via a specific policy that will be established within the Deposit Plan
- 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

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The submission includes for a new link road to serve the site</p> <p><u>Local Highway Conditions:</u> Local congestion and wider congestion issues have been identified in the accompanying Transport and development study</p> <p><u>Accessibility:</u> There is a 10 min frequency service 1Km to the south of the site and a 30 min frequency service 300m to the east, all from the centre of the site</p> <p><u>Wider Issues / Combined effect:</u> The impact of this and other developments on identified local and wider congestion issues will need to be considered</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Restrictions:</u> A full transport assessment covering detailed junction analysis will be required to assess impact and guide the amount of development acceptable</p> <p><u>Transport Proposals:</u> The Pontarddulais transport and development study has identified mitigation necessary to accommodate development in this and the wider area. This site will need to include/fund those infrastructure improvements, some of which are indicated on the master plan for the area</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that over 4,700 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>The North Pontarddulais site appears of relatively low ecological value although there are features of interest which include hedges and mature trees. If it were to be developed an ecological survey would be needed. No major issues anticipated other than bats if any of the buildings present were to be demolished</p>
CCS Environmental Health	<p>On site 36 former Glamorgan tinplate works: dir adj site 35 former Iron & Brass Foundries: site investigation condition</p>
CCS Education	<p><u>Pontarddulais Primary:</u> Nearly to capacity, as is YGG Bryniago. These developments would generate a need for a new school. (There has already been a lot of development in this area which has already taken up any available surplus capacity at either school). Highway access to both Pontarddulais Primary and YGG Bryniago is a major concern.</p> <p><u>Pontarddulais Comprehensive:</u> At capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>

PLANNING COMMITTEE – 8TH JUNE 2015

External Stakeholder	Comments
Natural Resources Wales	<p>Foul water drains to Llannant STW. MOU issues. Check with DCWW whether sewer network system is availability in area</p> <p>Aerial photographs show a network of managed hedgerows and a small number of mature trees</p> <p>WFD Moderate</p> <p>Zone C2 at the extreme east of site. The river Camffrwd lies to east of site</p> <p>Minor aquifer</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. 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> The Pontarddulais area drains to our Llannant WwTW. The total growth proposed in the region of 900 houses and our Llannant WwTW will not be able to accommodate all of this planning growth without further improvements</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Comments during Pre Deposit Proposals Map Consultation:</u> DCWW have previously raised concerns to development in this area through representations provided at the ‘Vision, Objectives and Strategic Options’ and ‘Preferred Strategy’ stages of the LDP process. Our 66” raw water main transverses the site which, due to its strategic importance, significantly restricts development on this site. This is the most strategic water main in Wales whereby after treatment, supplies water to areas from Carmarthen to the Vale of Glamorgan. You will therefore appreciate that the integrity of this water main cannot be compromised. Unless it can be clearly demonstrated that the risk to the strategic water main can be designed out of the development we strongly recommend that the site should not be allocated in the Deposit LDP. Continued discussion with DCWW is advised</p> <p>Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required</p> <p>Llannant WWTW – Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	<p>No coal mining legacy features identified by the Coal Authority.</p> <p>Coal Resource Area – Surface Coal Development Low Risk</p>
Pontarddulais Community Council	<p><u>LDP Strategic Options</u></p> <p>Pontarddulais has significant housing development over the last 15 years and the infrastructure cannot cope with additional development. The schools are full as is the surgery and the existing transport network will not manage further development. Pontarddulais has a Welshness only matched within the City and County of Swansea by the community of Mawr. To continue to introduce new housing development will dilute that Welshness and make Pontarddulais a culturally poorer place.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

PT002

The Council has considered the proposals from Persimmon Homes for development on the TATA Steel Site (Coated Metals), Tynybonau Industrial Site and land to the north of Tynybonau Road and west of Glynhir Road. The proposal includes:

- a new link road from the junction of Water Street and Station Road to the Lye Industrial Estate;
- retained and improved employment zone with scope for environmental enhancement in the Tynybonau Industrial Estate,
- residential blocks comprising varied densities and diversity of house type on the TATA Steel site (approx 250 units) and the land to the north of Tynybonau Road (approx. 500 units);
- a central green corridor focused on water main easement;
- public open space consisting of formal play space, recreational areas and semi-natural places;
- access and weight restrictions along High Street, Tynybonau Road and Glynhir Road.

The Council has serious concerns on the detrimental effects of such a development in Pontarddulais. The existing schools are full to capacity and the introduction of 1,000+ additional school children would necessitate the building of an additional school to accommodate such an increase in the local population.

Similarly, the local surgery is struggling to cope with its existing patients and would find it impossible to serve a community increased by an additional 700+ properties. The only viable option would be an extension of the existing facility or the introduction of a new surgery in the town.

PLANNING COMMITTEE – 8TH JUNE 2015

The existing infrastructure is struggling to cope with the current population which has increased by 1,000 between the last two censuses. Roads and sewers will be severely stretched to cope with an ever increasing demand due to the increased volume created by large scale developments such as the above. Without a large financial investment in the local infrastructure this significant development would further increase pressure on current facilities. Pontarddulais is predominantly a rural Welsh speaking community which will continue to be culturally diluted with large scale development of the kind proposed by Persimmon Homes.

PT007

The Council opposes the use of agricultural land for housing development and the infrastructure and existing facilities of the town are not sufficient to accommodate further development.

PT008

The Council opposes the use of agricultural land for housing development and the infrastructure and existing facilities of the town are not sufficient to accommodate further development.

PT011

Drainage problems, unsuitable location, poor vehicular access

LDP Preferred Strategy comments

1. Any proposed large scale housing development in the area should have regard to the existing infrastructure which would require upgrading and enhancing
2. Any future housing development needs to have a mix of housing types to include bungalows and affordable housing

PLANNING COMMITTEE – 8TH JUNE 2015

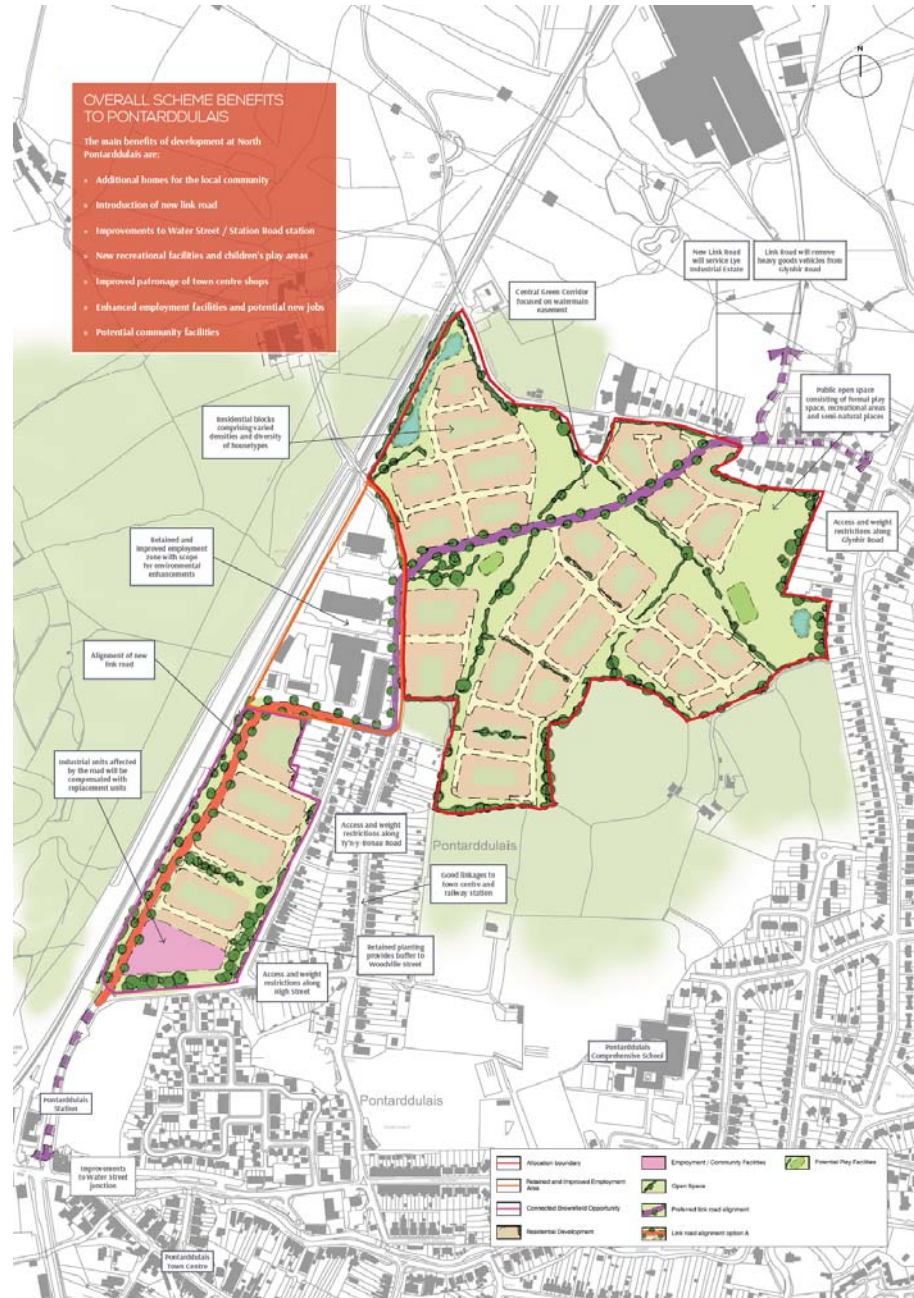
Stage 3A: Assessment Against LDP Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015



PLANNING COMMITTEE – 8TH JUNE 2015

Reference	PT017
Name	Land at Bolgoed Road, Pontarddulais
Description	Irregular shaped field parcel to the south of Pontarddulais that abuts the recently built UDP housing allocation HC1 (122) Land East of former Bolgoed Brickworks, Bolgoed Road. It adjoins a section of disused railway line and a former colliery site. Originally additional field parcels to the south and west were also proposed but these have been withdrawn and the site set back to reflect the existing southern limit of development and avoid the route of the former railway line
Size	2 Ha
Existing Land use	Agricultural
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

1 x 1172 signature petition of objection was received which is summarised below:

- Objection to any house building on greenfield land in and surrounding Pontarddulais
- Pontarddulais has been overwhelmed by new housing giving rise to serious environmental, medical, educational and unemployment problems
- Will need to grow and produce more food in this country as the world food shortage worsens
- Protect agricultural land for future generations

13 letters of objection were received which are summarised below:

- Green belt
- Loss of agricultural land
- Increased in traffic on unsatisfactory road infrastructure
- Flood risk
- Village is overdeveloped
- Lack of public amenities and services e.g. schools and surgeries etc.
- Highway safety
- Encroachment into open countryside
- Adverse impact on wildlife/habitat
- Local schools at capacity

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site

Response to Representations

- The population of Swansea is growing year on year there is a shortage of housing land, and lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes. The Strategic Housing Market Assessment identifies that around 4,600 homes are needed within the Greater North West Housing Policy Zone over the LDP period. Approximately 20% of which will need to be for affordable housing
- 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. 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 Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land. The site is grade 3 agricultural land and therefore considered not the best and most versatile of agricultural land

PLANNING COMMITTEE – 8TH JUNE 2015

- 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
- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan
- Green Wedges unlike Green Belts are only temporary in nature and around 40% the new housing to be allocated in the LDP will have to be on land currently designated as green wedge, as there is insufficient land available within existing settlement boundaries to meet all future demand. Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew
- 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. Development in the minimal floodzone B area could be avoided.
- 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
- 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

PLANNING COMMITTEE – 8TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access would need to be gained from the new development access off Bolgoed Road</p> <p><u>Local Highway Conditions:</u> Peak time congestion on the local highway network. There may be capacity restrictions at the mini roundabout on Bolgoed Road</p> <p><u>Accessibility:</u> There is a 30 min frequency bus service 350m from the site</p> <p><u>Wider Issues / Combined effect:</u> The affect on peak time congestion and local restrictions in capacity will need to be considered</p> <p><u>Restrictions:</u> Subject to detailed assessment</p> <p><u>Transport Proposals:</u> Transport study in Pontarddulais is currently being undertaken. Outcome to be advised</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 Woodland, scrub and potentially important hedgerows protected under the Hedgerow Regulations (1997). An extended phase1 survey with habitat classifications and species lists, hedgerow assessment and for the presence of protected species. Important features highlighted may require further survey. Priority species recorded on the site are; Bullfinch, Cinnabar, House Sparrow and 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 recorded on this site; Green Woodpecker, Lesser Black-backed Gull</p>
CCS Environmental Health	<p>Site 44 Brickworks and Site 45 Railway sidings: Site 44 - gas and unforeseen contamination condition</p>

PLANNING COMMITTEE – 8TH JUNE 2015

CCS Education	<p><u>Pontarddulais Primary</u>: Nearly to capacity, as is YGG Bryniago. These developments would generate a need for a new school. (There has already been a lot of development in this area which has already taken up any available surplus capacity at either school). Highway access to both Pontarddulais Primary and YGG Bryniago is a major concern.</p> <p><u>Pontarddulais Comprehensive</u>: At capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>
External Stakeholder	Comments
Natural Resources Wales	<p>The site lies just outside sewer catchment area. Llannant STW is the closest. MOU issues.</p> <p>Aerial photographs show two mature trees on the southern boundary of the site. The north-western boundary consists of a watercourse and scrub/woodland habitat. Possible BAP habitat. The watercourse should remain open and not be culverted.</p> <p>WFD Moderate.</p> <p>Watercourses present on site and one perhaps one is partially culverted?</p>
Dwr Cymru	<p><u>Water Supply</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The Pontarddulais area drains to our Llannant WwTW. The total growth proposed in the region of 900 houses and our Llannant WwTW will not be able to accommodate all of this planning growth without further improvements</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>Llannant WWTW – Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings Not a coal resource area
Pontarddulais Community Council	<p><u>Preferred Strategy comments</u></p> <ol style="list-style-type: none"> 1. Any proposed large scale housing development in the area should have regard to the existing infrastructure which would require upgrading and enhancing 2. Any future housing development needs to have a mix of housing types to include bungalows and affordable housing <p><u>Comments on PT017</u></p> <p>The construction of the existing Parc St Teilo and Cae Rebecca, off Bolgoed Road has led to flooding and drainage problems in the Pentre Road area of Pontarddulais. The Council objects to this application on grounds that it will further exacerbate the flooding and drainage problems.</p> <p>The Council is of the opinion that Pontarddulais cannot sustain further large scale housing development. For example, the one surgery in the town finds itself at absolute capacity both in terms of space and clinical time; the deteriorating sewerage system is at capacity and cannot cope with any additional demand; the existing highway system and especially the one way system within the town is under extreme pressure from heavy goods vehicles and general traffic; the local schools are at full capacity and will not cope with any additional large scale development.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	PT023
Name	Land East of Carreg Teilo
Description	Former industrial land, primarily a backland site surrounded by the rears of residential properties principally along High Street, Ty'n-y-Bonau Road and Clayton Drive. To the east of the site is the cricket ground and Pontarddulais Comprehensive School. The site is well enclosed by existing development and is located within close proximity of the District Centre
Size	0.8Ha
Existing Land use	Former industrial land
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

Site not put forward at this stage

LDP Preferred Strategy Consultation: Summary of Representations

Site not put forward at this stage

LDP Draft Proposals Map Consultation: Summary of Representations

The Candidate Site was advertised by way of site notices.

2 letters of general support were received

1 letter of objection was received which may be summarised as follows:

- Site PT023 appears to be an entirely "new" candidate site which was not submitted at the candidate site stage and has not previously been subject to public consultation. There appears to be no reference in the register of information available as to when it was submitted as a candidate site or by whom. The delivery agreement and LDP preparation process do not appear to allow for the late submission of a new candidate site, and in this case there is no information on the Council website to explain appearance of this site on the Candidate site register. In this case we comment that this site appears to have been accepted as a candidate site outside of the normal LDP preparation process and delivery agreement

Response to Representations

- The site in question was identified and considered to suitable for development by the Planning Policy Team. Identifying new sites and allowing original Candidate Site submissions to evolve is a normal part of the plan preparation process. One of the main rationales for undertaking a non statutory consultation on the Pre Deposit Draft Proposal Map was to expand and reopen the Register of candidate sites to consult on new proposals. Whilst there was indeed a deadline for interested parties to submit Candidate Site submissions this did not place a restriction on the Planning Policy Team undertaking its work in identifying suitable land for development outside of the formal Candidate Site process. New sites will continue to be proposed by the local planning authority and other parties right up until examination stage in order to ensure that the sites identified are the most appropriate and deliverable. This process will also involve some sites initially proposed for inclusion in the LDP dropping out of consideration.

NB Petition of objection received from 1172 Pontarddulais residents in relation to greenfield development in the area in advance of this submission being brought forward. Petition still valid but not considered to apply to this brownfield site.

PLANNING COMMITTEE – 8TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed from Tyn y Bonau Road. Subject to detail, the existing access may be able to be relocated centrally along the site frontage</p> <p><u>Local Highway Conditions:</u> The Pontarddulais Transport and Development study has identified local congestion issues</p> <p><u>Accessibility:</u> There is a 10-15 min frequency service within 150m south of the site access point</p> <p><u>Wider Issues / Combined effect:</u> The impact of this and other developments on identified local and wider congestion issues will need to be considered</p> <p><u>Restrictions:</u> Layout, access and traffic impact assessment will guide the amount of development acceptable</p> <p><u>Transport Proposals:</u> The Pontarddulais transport and development study has identified mitigation necessary to accommodate development in the area. This site will likely need to contribute to those infrastructure improvements</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>The site will have some ecological value but this is limited to the scrub and tree covered areas. The likely constraints are nesting birds and reptiles. It might be worth an ecologist checking the site prior to development. May need an extended phase 1 survey on possible ecological constraints on parts of the site.</p> <p>Updated comments 09/12/14: May need an extended phase 1 survey on possible ecological constraints on parts of the site</p>

PLANNING COMMITTEE – 8TH JUNE 2015

CCS Environmental Health	This particular site overlays part of the former Teilo/Clayton Tinplate works sites. Land to the North, West and South has been remediated and redeveloped [Residential] but the subject area appears to fall outside the remediated area. I can see no reasons to suggest that there might be any fundamental barriers to redevelopment from our perspective but clearly, given the above, we would need to condition any applications to ensure that post development ground conditions pose no risk to future occupants of the site
CCS Education	<p><u>Pontarddulais Primary</u>: Nearly to capacity, as is YGG Bryniago. These developments could produce near to 250 primary pupils and a new school could be required. (There has already been a lot of development in this area which has already taken up any available surplus capacity at either school). Highway access to both Pontarddulais Primary and YGG Bryniago is a major concern.</p> <p><u>Pontarddulais Comprehensive</u>: At capacity. An extension of Pontarddulais Comprehensive would probably require a Statutory Notice. We have serious concerns over the ability of the current capacity of Pontarddulais Comprehensive School being able to accommodate the number of secondary pupils being generated from these developments. Significant investment will be required to accommodate the large increase in pupil numbers from all the developments in its catchment</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Within Zone C2.</p> <p>Site will drain to Llannant STW - MOU issues.</p> <p>Aerial photos show a site including hardstanding and some mature trees, which should be retained, if possible.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The Pontarddulais area drains to our Llannant WwTW. The total growth proposed in the region of 900 houses and our Llannant WwTW will not be able to accommodate all of this planning growth without further improvements.</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>Llannant WWTW – Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth

Stage 3A: Assessment Against LDP Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	UL002
Name	Land at Heol Pentre Bach, Gorseion
Description	Land to the west of the existing settlement of Penyrheol currently used as pasture. Site rises from east to west and is bounded by hedgerows and mature trees and open countryside to the west. It is surrounding by the built form of the existing settlement to the south, east and north. 40-50 dwellings are proposed in a Home Zone style.
Size	1.3 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.

1 x 556 signature petition of objection was received which is summarised below:

- Properties were bought mainly for retirement in this quiet area. We were assured there would be no further development as this was designated as green belt
- We have no wish to be enclosed within an estate.
- Roads on present estates are narrow which causes tremendous problems especially for emergency vehicles
- Sewage problems
- Problems envisages with lack of facilities e.g. schools, health centres, hospitals, dental practices etc.
- Our safe environment for existing residents, including our children and grandchildren, would be jeopardised
- This site is a SSSI
- Residents at the local nursery home are taken to enjoy the area

134 letters of objection were received which are summarised below:

- Increased traffic
- Adverse impact on wildlife/habitat
- Devaluation of property
- Vast amount of properties for sale that remain unsold
- Loss of greenspace
- Insufficient infrastructure to accommodate additional housing e.g. schools, doctors etc.
- Empty properties encourage crime and vandalism
- Highway safety
- Adverse visual impact
- 'Foreshore' land which is unsuitable for housing
- Inadequate site access
- Overloading of sewerage and surface water drainage systems
- No economic or sustainable development gains
- Increased noise and pollution

PLANNING COMMITTEE – 8TH JUNE 2015

- Green belt
- Loss of agricultural land
- Possible adverse impact on Burry Inlet
- Loss of recreational space
- Lack of local employment
- Common land
- Area of historical importance
- Encroachment into open countryside
- Sufficient development land allocated within UDP
- Adverse impact on utilities
- Coalescence of communities
- Urban sprawl
- Would not provide affordable housing

1 letter of comment was received which is summarised below:

- Area is nearer to 2 hectares

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

A number of these comments relate to the proposed Whitley Fach Candidate Site further west, but have been assessed as far as they are relevant to this site

- The land is not designated greenbelt, common land or of historical importance. It is green wedge in the current UDP, however all such designations are reviewed every time a new development plan is prepared (approximately every 5 years). There are no guarantees that land will not be built on in future particularly not in relation to open agricultural land
- The site is not an SSSI or location where priority species/habitats have been identified. Further ecological studies and would be needed to accompany any development proposal together with proposed mitigation measures and key features around the site boundary would need to be retained
- The site is not part of the designated greenspace system or open access/recreational /amenity land. Loss of this area of agricultural land does not prejudice the viability of a wider holding
- There is insufficient housing land left remaining for development in the UDP and available supply has fallen below the statutory 5 year minimum requirement
- Some highways improvement may be required dependent on eventual number of units proposed
- Site drains to Llannant STW which has no capacity issues
- 1.3 ha site does not impact on or relate to Foreshore/Burry Inlet
- Typically around 5% of the local housing stock (>5000 dwellings) is vacant/for sale at any given time to enable the housing market to operate
- Devaluation of property is subjective and not a material planning consideration
- Release of this site would not lead to coalescence and encroachment into open countryside is well contained by the existing landform
- There is sufficient utility and local service infrastructure capacity to accommodate the development
- 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. Any new development would need to comply with adopted guidance for new build and mitigate any adverse visual and amenity impacts e.g. noise, pollution, public safety, etc
- Development would offer limited local economic gains but provides the means to round off development to prevent further western encroachment as well as opportunity for affordable housing

PLANNING COMMITTEE – 8TH JUNE 2015

- If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site could be accessed from Heol Pentre Bach. If other adjacent sites come forward, consideration should be given to requiring a connection through these to provide an additional access.</p> <p><u>Local Highway Conditions:</u> The access road already serves a large number of dwellings. Emergency services may have a view on the acceptability of extending development further.</p> <p><u>Accessibility:</u> There is a 1 hour frequency service 300m from 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 sites within the Ward.</p> <p><u>Restrictions:</u> Significant development cannot be supported without highway improvements. There may be a requirement that additional access points are provided.</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>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>

PLANNING COMMITTEE – 8TH JUNE 2015

CCS Biodiversity	This site contains scrub, mature trees and semi-natural grassland. An extended phase 1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.
CCS Environmental Health	No comments
CCS Education	<p><u>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. WM 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>Consider MOU. Site lies outside sewer catchment area and the nearest STW is either Llannant or Gowerton. MOU issues. Advise checking with DCWW.</p> <p>The site is composed of mature hedgerows and scrub. A watercourse runs through part of the site. This should remain open and not be culverted with a suitable buffer zone. The Carmarthen Bay Estuaries SAC / Burry Inlet and Loughor Estuary SSSI is located approximately 0.1 Km to the north west of the site.</p>
Dwr Cymru	<p><u>Water Supply</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>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 [note DCWW now state this site would drain to Llannant WWTW]. The site is crossed by a public sewer and a SPS for which protection measures, either in the form of an easement and/ or diversion may be required.</p> <p>Llannant WWTW – 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 - PRUG – Unrecorded probable historic underground workings at shallow depth coal mining referral area marked across the site.
Llwchwr Town Council	The land forming this application is proposed to be used for residential. The land is currently part of the green wedge and should be protected from development. The Council and the community would object to this loss of green wedge land.

Stage 3A: Assessment Against LDP Objectives

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

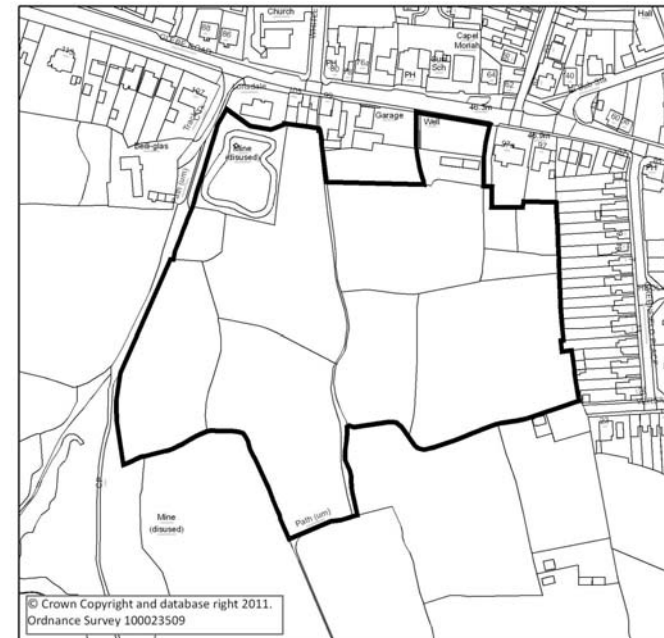
PLANNING COMMITTEE – 8TH JUNE 2015

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	UL015 (including UL004 and UL010)
Name	South of Glebe Road, Loughor
Description	Land south of residential properties and a petrol station on Glebe Road, Loughor. It is currently allocated in the UDP (HC1(105) refers) for 110 residential units. There is a current planning application 2013/0617 on part of the site for 92 dwellings. The proposal combines the separate submissions put forward by the respective landowners as Candidate Sites UL004 and UL010.
Size	4.7ha
Existing Land use	Undeveloped UDP housing allocation currently in agricultural use
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.

6 letters of objection were received which are summarised below:

- Loss of green space
- Loss of recreational space
- Adverse impact on utilities
- Contrary to current policy
- Adverse impact on wildlife/habitat
- Increased traffic on unsuitable roads
- Increased pollution
- Strain on local services e.g. schools, surgeries etc.
- Flood risk
- Adverse impact on character and amenity
- Coalescence of communities
- Sewerage system insufficient to cope with additional demand

1 letter of support was received which is summarised below:

- Currently allocated for housing in the UDP
- Better to retain existing allocations than replace them

LDP Preferred Strategy Consultation: Summary of Representations

No comments made specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

2 letters of objection were received which are summarised below:

- Increased Traffic Congestion.
- Loss of Agriculture/Environmental Impact.
- Insufficient Drainage.
- Increase Risk of Flooding.
- Impact on Local Amenities.
- Impact on Local Community Identity
- Plans not complying with key principles of planning for nature conservation (significant loss of habitats and native species)

Response to Representations

- Development of this site would be in accordance with adopted policy – allocated for residential development (110 dwellings) in the UDP
- The site is not open access recreational or greenspace
- Highways authority have no objection subject to associated local improvements
- Not an identified flood risk area
- No objection raised by DWR Cymru. Local upgrade/betterment of sewerage system expected with all new developments
- No utility capacity issues identified
- Detailed ecological surveys would be required and appropriate mitigation undertaken to protect important species/habitats. 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. Any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA).

PLANNING COMMITTEE – 8TH JUNE 2015

- 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.
- Any new development would be designed to mitigate impact on amenity of surrounding residential properties, minimise nuisance, etc
- Physical coalescence between communities has already occurred and the principle of development has already been established at this location
- 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
- 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

PLANNING COMMITTEE – 8TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site could be accessed from Glebe Road. A mini roundabout is likely to be necessary.</p> <p><u>Local Highway Conditions:</u> Excessive speed is an issue along this route.</p> <p><u>Accessibility:</u> There is a 30 min 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 sites within the Ward.</p> <p><u>Restrictions:</u> Significant development cannot be supported without highway improvements.</p> <p><u>Transport Proposals:</u> Aspiration for cycle path south of the site.</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; Woodland, scrub and potentially important Hedgerows protected under the Hedgerow Regulations (1997). An extended Phase 1 Habitat Survey and hedgerow assessment 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>Directly adjacent to 249 Beili Glass Colliery + overlays 249 [mine]: unforeseen contamination condition.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

CCS Education	<p><u>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>Consider MOU. Lies within the sewer catchment area, but drains to Gowerton STW. MOU issues.</p> <p>Aerial photographs show that the area is composed of wide mature hedgerows which cross the site, providing good connectivity. Possible BAP grasslands & woodland . A PRoW runs through the middle of the site. The Phase 1 map classifies land as semi-improved grassland.</p> <p>Possible pollution strategy needed. Possible contamination as site is a former mine/mining area.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>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 – mine entry at north. coal referral area at north west end of the site - mine entrance.
Llŵchwr Town Council	UL015 is one of the sites 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	n/a	+1	n/a	?	-2	n/a	+2	+1	n/a	n/a	n/a	+2	n/a	n/a	-1	-1	-1	-1	n/a	?	+1	+1

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	KS001
Name	Land off Rowan Close, Killay
Description	Small irregular shaped parcel of land currently used for grazing located off the southern end of Rowan Close. It is the eastern portion of much larger site (KS001a) originally proposed for development which included a large area of Clyne Valley Country Park. The site slopes down from east to west and is bounded by mature woodland to the south and west and residential development to the north
Size	0.53ha
Existing Land use	Grazing Land
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

1 x 460 signature petition and 1x 975 signature petition of objection were received which are summarised below (NB all comments relate to wider area KS001a)

- Loss of woodland
- Adverse impact on wildlife/loss of habitat
- Green wedge
- Inadequate local infrastructure and resources
- Loss of green space
- Loss of recreational space
- It is a link from the foreshore into the countryside forming a natural wildlife corridor
- Historical value
- Contrary to current policy
- Local schools at capacity
- Adverse impact on tourism
- Would destroy a 'green lung'
- Flood risk
- Retain its status as green wedge/Clyne Country Park

1158 letters of objection were received which are summarised below:

- Within Clyne Valley Country Park
- Loss of green belt
- Unacceptable precedent
- Loss of recreational space
- Inadequate road infrastructure to accommodate increased traffic
- Loss of open space
- Adverse impact on wildlife/habitat
- Lack of local amenities e.g. medical services, shops etc.

PLANNING COMMITTEE – 8TH JUNE 2015

- Devaluation of property
- Adverse impact on residents
- Loss of agricultural land
- Local schools already at capacity
- Inadequate site access
- Adverse visual impact
- Contrary to current policy
- Numerous underground water courses have already caused subsidence
- Flood risk
- Adverse impact on ancient monuments
- Possible unstable land due to old mine operations
- One of the main gateways to Gower
- Increase in noise, air and light pollution
- Encroachment into open countryside
- Adverse impact on tourism
- Loss of ancient woodland
- Loss of historical heritage
- No defensible boundary to prevent further land release
- Bridleway crosses site
- The area forms a 'green lung'
- Coalescence of settlements
- Loss of educational resource
- National Cycle Route
- Does not meet LDP assessment criteria

1 letter of support was received which is summarised below:

- Objections are typical "not in my back yard" scenario. Sad that locals are opposing such a beneficial development.

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site.

Response to Representations

- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority
- Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. The land is used for grazing and is not part of the accessible natural greenspace/recreation system
- The land is not greenbelt but forms part of the setting of the Country Park and is in use for grazing/keeping horses not for agricultural purposes
- Devaluation of property is not a material planning consideration
- There is a flood risk zone adjacent to the SW corner of the site and is a material consideration but not a prohibitive constraint
- Any development at this location would be conditional upon the preparation and implementation of a management plan for the remainder of the country park which would safeguard it from further development proposals
- Whilst the proposal put forward for residential use , alternative uses are considered as part of the LDP preparation process and a potential use that would be compatible with the use of the park would be as a caravan and camp site at this gateway to Gower which would also have a positive impact on tourism
- There are schools capacity issues which would need to be addressed should any significant residential development be brought forward
- There are no identified deficiencies in local community infrastructure/facilities

PLANNING COMMITTEE – 8TH JUNE 2015

- There are no highways objection to the proposal, the site access is satisfactory and the highways authority would support a park and ride facility at this location
- The site is away from historic features but any development proposals would need to safeguard their setting
- The area contains habitats of principal importance for the conservation of biological diversity and more detailed ecological surveys would be required dependent upon nature of scheme brought forward, but does not in principle preclude development within the fields.
- The site adjoins former Clyne Brickworks and a ground conditions survey/appropriate remediation would be required
- The proposal does not impact on the national cycle route or lead to coalescence of settlements. The wider country park would be retained and the Clyne Valley green lung/greenspace corridor/wildlife corridor to the foreshore would be maintained
- The site is visible to immediately adjoining occupiers but there would be limited impact on the visual and residential amenities of the wider area
- Small scale rounding off sites are compatible with the LDP Preferred Strategy and development would not cause any material increase in pollution levels

Above comments and response relate to original submission for larger site (KS001a). Amended proposal for reduced site consulted upon:

Key Stakeholder Consultations

NB Comments relate to wider submission unless otherwise stated

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access is assumed from Clyne Valley Road, which is of sufficient standard to accommodate the site.</p> <p><u>Local Highway Conditions:</u> Gower Road is a principle road with significant traffic movements. The junction is located on a bend on a steep section of Gower Road and additional turning movements here will need careful consideration.</p> <p><u>Accessibility:</u> There is a 30 min frequency service 100m from the site boundary</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Wider Issues / Combined effect:</u> Increased traffic of significant levels cannot be accommodated on Gower Road. All sites will need to contribute to reducing traffic volumes through consideration of a Park and Ride facility or similar. Sketty cross is a designated Air Quality management Zone and this site would add additional traffic flows in that area.</p> <p><u>Restrictions:</u> The local and wider issues identified above may restrict the amount of development that is acceptable on this site.</p> <p><u>Transport Proposals:</u> There is a need to consider traffic volume issues and the possibility of providing a Park and Ride facility in the area.</p> <p><u>Further comments Land off Rowan Close:</u> Development of KS001 on its own is limited by the site area. Rowan Close is of modern standard and suitable in technical terms to serve additional development. Historically there were recommended maximums from a single access point however this is not the case in current standards (Manual for Streets). There is no obvious highway technical reason why this site could not be developed and would just need to be considered on its merits if submitted.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 1,600 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains; Purple Moor-grass and Rush pasture, Lowland Mixed Deciduous Woodland and Diverse scrub. Purple Moor-grass and Rush pasture and Lowland Mixed Deciduous Woodland are habitats 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>Directly adjoins Clyne Brickworks. Site investigation condition</p>
CCS Education	<p><u>Cila Primary:</u> There is no capacity at Cila Primary. To increase the size of Cila, a Statutory Notice would be required. There is limited scope to develop the site due to topography. There is also concern regarding highway access and the lack of appropriate pick up and drop off at the school.</p> <p><u>Olchfa Comprehensive:</u> Has very little surplus capacity - Developments in the catchment area would require significant investment to the school to enable any increase in pupil numbers</p>

PLANNING COMMITTEE – 8TH JUNE 2015

External Stakeholder	Comments
Natural Resources Wales	<p>Comments on Draft Proposals Map site boundary:</p> <p>Consider MOU. Gowerton STW</p> <p>Probable BAP Habitat composed of grassland, woodland and scrub. Phase 1 maps identify the site as semi-improved grassland.</p> <p>Advise a Pollution Strategy is required.</p> <p>South west corner of site subject Part Zone C2. Clyne River vulnerable. Consider WFD.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <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. <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>

PLANNING COMMITTEE – 8TH JUNE 2015

Western Power	Western Power Distribution (WPD South Wales) presently have fifteen 33/11kV substations and two 132/11 kV substation providing electricity supplies in the Swansea area. There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - Mine entry at south
Killay South Community Council	<u>In relation to original submission</u> 1. The land is currently protected as part of the Clyne Valley Park. 2. To build on this land would destroy the natural habitat and many species of wildlife. 3. Concern raised with the access to the site at a point presumably on a very dangerous steep hill and the impact extra traffic would create on an already heavily congested Gower Road. 4. Other issues arose were in relation to the impact on local schools, doctors and dentists surgeries

Stage 3A: Assessment Against LDP Objectives

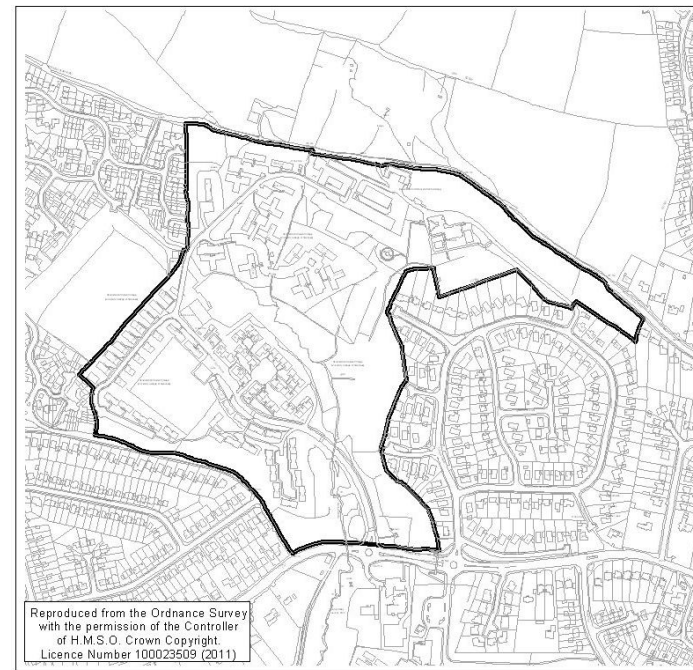
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	?	-1	-1	n/a	?	+1	+1

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	KN004
Name	Hendrefoilan Student Village
Description	Student village comprising 82 no. 2/3 storey multiple occupancy flats providing accommodation for 1644 students. Site also includes Hendrefoilan House and stable block which are listed buildings. The site is set within mature TPO woodland which is proposed to be retained. There is a current planning application under consideration for 300 units.
Size	21.462 Ha
Existing Land use	Student Accommodation
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.

9 letters of objection were received which are summarised below:

- Increase in traffic/highway safety
- Increased pollution
- Local schools are at capacity
- Lack of local services e.g. medical facilities/shops
- Flood risk
- Loss of green space
- Over-intensification
- Would separate ownership and control of protected land
- Approximately 50% is designated as 'greenspace protection' in UDP
- Adverse impact on character and amenity
- Severe impact on road infrastructure
- Could sewerage system cope?
- Inappropriate size and scale - should be restricted to approximately 320 houses
- Access to site should be restricted to Gower Road to preserve Hendrefoilan Woods and Hendrefoilan House and gardens

1 letter of support was received which is summarised below:

- If additional housing has to be built in Killay North this would be a preferable choice
- Existing mature trees should be preserved
- Woodland strip along the stream should be maintained as a wildlife corridor

5 letters of comment were received which are summarised below:

- Number of units should be restricted to 350
- Current buildings should be revamped where possible
- The footprint of the houses/units should be retained

PLANNING COMMITTEE – 8TH JUNE 2015

- The green oasis at Gower Road be preserved
- Trees protected
- Hendrefoilan House (and other buildings) have served the community in many ways and could possibly continue to do so. Some type of community focus would be welcomed
- Green buffer areas around Olchfa House and stable block should be presented
- Pedestrian/cycle and a bus-only link with Hendrefoilan Woods should be incorporated in the designed
- Mature green bank, hedgerow and trees may be removed
- Road may be widened to accommodate access off Dunvant Road
- Density of dwellings would be much higher than existing student village
- Local amenities unable to sustain further population increase
- Local schools could accommodate extra pupils
- Capacity of traffic and congestion would be exacerbated
- Redevelopment should be limited to no more units than the existing student accommodation, otherwise Gower Road will be unable to cope with the additional traffic
- The woodland and Hendrefoilan House and its gardens should be retained for amenity and biodiversity reasons and should be restored by the University with the proceeds of the sale of the rest of the site

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of support from Swansea University

Response to Representations

- Adequate access exists from Gower Road. No objections have been raised on highway safety grounds.
- Potential increase in traffic flow through Sketty AQMA (air pollution). No indication of significant other pollution issues. Cumulative impact of development will be examined along with wider traffic improvements prior to any development commencing. The planning application process would not permit development that would result in harmful levels of pollution.
- Hendrefoilan Primary has limited surplus places and no potential for expansion. There is no capacity at Olchfa. As part of the development contributions will be sought towards educational provision in the area and there are ongoing discussions with education dept as part of the planning application process.
- Both local and district centres are less than 1km from site.
- River Nant Yr Olchfa runs through the site and isolated surface water within the site. Not within Flood Risk zone and no major constraints identified in relation to flood risk or surface water flooding issues.
- Area is not deficient in open space, but existing development contains an outdoor sport provision; any development would have to ensure incorporation of replacement amount of FIT provision. Much of area is protected by TPO's.
- Insufficient information to be able to judge density and scale of development – this is a matter for planning application stage. Any development would need to be in keeping with context of adjoining development and be in accordance with adopted SPG. Acknowledge that numbers should be limited. Estimates show the site capacity as 300 dwellings
- 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.
- 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.
- Highways Dept state that *no* development should be supported until local improvements can be secured and contributions towards improving the wider traffic issues have been agreed. This would be through any future planning application.
- Site would drain to Gowerton Waste Water Treatment Works. No major constraints identified.
- Highways Dept support restricting access from Hendrefoilan Lane and Hendrefoilan Rd. Limited number of dwellings to be access from Hendrefoilan House Lane.

PLANNING COMMITTEE – 8TH JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Adequate access exists from Gower Road.</p> <p><u>Local Highway Conditions</u>: Traffic volume issues exist on Gower Road. Air quality issues are present at Sketty Cross on the route to the city centre.</p> <p><u>Accessibility</u>: There is a 10-15 min frequency bus service serving the site and a better than 10 min frequency service past the site on Gower Road.</p> <p><u>Wider Issues / Combined effect</u>: The combined affect of additional large scale development in the Ward will add to congestion issues along the Gower Road corridor and adversely affect Air Quality issues at Sketty cross.</p> <p><u>Restrictions</u>: No development should be supported until local improvements can be secured and contributions towards improving the wider traffic issues have been agreed.</p> <p><u>Transport Proposals</u>: There is a need to consider traffic volume issues and the possibility of providing a Park and Ride facility in the area. This site may be considered as a suitable location for a P & R facility.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 1,600 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains Lowland Mixed Deciduous Woodland supporting an assemblage of ancient woodland indicator species. Lowland Mixed Deciduous Woodland is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Priority species recorded on the site; Song Thrush, a species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Species of contributory concern recorded on this; Goldcrest</p>
CCS Environmental Health	No comments

PLANNING COMMITTEE – 8TH JUNE 2015

CCS Education	<p><u>Hendrefoilan Primary</u>: Very limited surplus places and potential difficulties for expansion. If development increased in size, there would be a requirement for a new school. However, to accommodate numbers from this proposed development, extensive investment would be required</p> <p><u>Olchfa Comprehensive</u>: Very little surplus capacity - Developments in the catchment area would require significant investment to the school to enable any increase in pupil numbers</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Significant areas of broadleaved woodland. Likely BAP Habitat. Known Bat Roosts in several buildings at the site. An ordinary watercourse passes though site. Therefore, a suitable buffer should be maintained.</p> <p>Sewer: Swansea Bay STW.</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 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>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>

PLANNING COMMITTEE – 8TH JUNE 2015

Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.																							
	Substation (EHV/11kV)						Firm Capacity (MVA)						Maximum Demand (MVA)											
	Sketty Park						18.8						13.1											
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth																							
CADW	Hendrefoilan House and grounds are in an area which Cadw are considering for inclusion in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. - The areas of the candidate site located in the previously developed student village are unlikely to have a significant adverse impact on the park and garden of Hendrefoilan House. However, development within previously undeveloped areas of Hendrefoilan's historic grounds, would lead to damage or loss of historic elements or further fragmentation of the landscape. Therefore any allocation of this candidate site will need to be confined to the previously developed areas																							
Woodland Trust	Restored Ancient Woodland at Grid Ref: SS609934, SS611932, SS611934, SS614936. Adjacent - Restored Ancient Woodland at Grid Ref: SS608935																							
Killay North Community Council	After consultation with members of the public from Killay we would like to make the following observations with regard to this site being included in the Local Development Plan. Whilst we agree in principle to the land being used for residential purposes being a brown field site we would submit that only 320 houses be built, and we will vigorously defend the retention of all trees and hedgerows. Furthermore the site will only be accessed from Gower Road, there shall be no access from Hendrefoilan Woods site and Hendrefoilan House and its gardens be preserved.																							

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

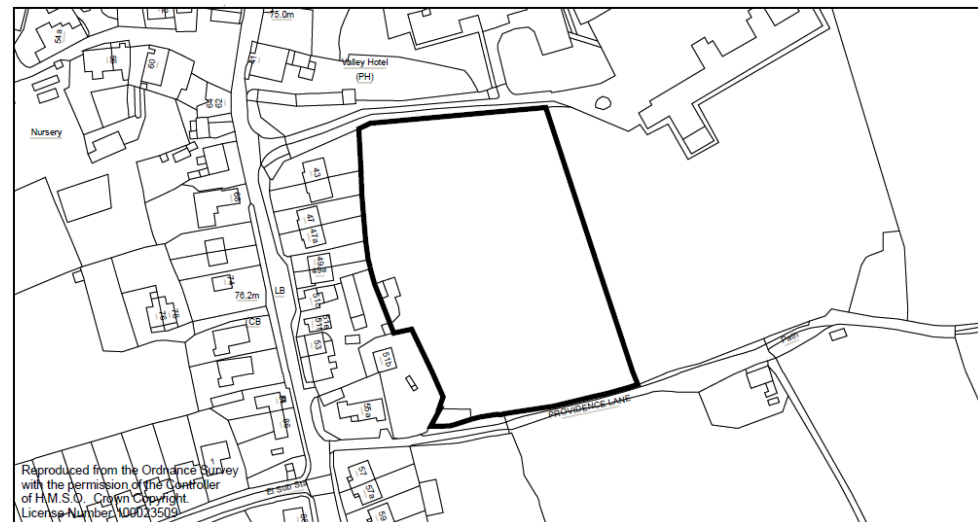
PLANNING COMMITTEE – 8TH JUNE 2015

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 8TH JUNE 2015

Reference	BI002
Name	Land to the Rear of 51B Bishopston Road, Bishopston
Description	This backland site is situated towards the central part of the settlement of Bishopston. Bishopston Comprehensive and Primary Schools are situated to the immediate north and east of the site, there is residential and commercial frontage development to Bishopston Road to the west and agricultural land to the south. The roughly rectangular site is flat and featureless apart from the boundary hedgerows. Access to the primary school runs along the northern boundary and there is a lane /PROW to the south. A previous application for residential development on this site has been refused and an appeal dismissed. The current proposal is for 100% affordable housing and the site is being considered for release as an exception on this basis only.
Size	0.98 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

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

25 letters of objection were received which are summarised below:

- Against PPW/Contrary to current Policy, Land is Green Wedge, Development in the Countryside
- Erosion of open space
- Providence Lane would not achieve access which would meet highways requirements
- Inadequate bus services and limited local amenities
- No proven need for additional housing
- Increased pressure on infrastructure and services/Overloaded water and sewerage system/Inadequate gas and electricity supplies/Schools are already oversubscribed
- Inadequate drainage, current flooding issues
- Unacceptable affect on wildlife.
- Agricultural land should be protected
- Potentially unstable geology
- Loss of wildlife habitat.
- Would cross registered footpath.
- Adverse impact on AONB
- Adverse impact on tourism and local business
- Adverse impact on health and well being
- Visually intrusive
- Unacceptable impact on character and amenity of village
- Site lies within Bishopston Conservation Area
- Encroachment on other residences/Blurring of village boundaries, coalescence with Murton.

1 letter of support was received which is summarised below:

- Should be used for a leasehold scheme for the elderly
- Primary school requires more pupils

LDP Preferred Strategy Consultation: Summary of Representations

Representation from Landowner's agent promoting the site for the following reasons:

- abuts settlement boundary and well located for local facilities/bus services
- Result in access improvements – alleviate congestion
- Defensible boundary of adjoining school and residential development
- Lies outside AONB. Minimal impact on green wedge.
- Currently used for grazing, no significant ecological value, hedgerows can be retained & reinforced
- Propose to deliver affordable housing working with Coastal Housing.
- site is available within plan period.

LDP Draft Proposals Map Consultation: Summary of Representations

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

- Increase existing traffic/pedestrian safety issues arising from congestion caused by school traffic and newly opened Co-op.
- Permission previously refused at appeal on the grounds of inadequate access and impact on residential amenity.
- Historical Issues of legal ownership of Providence lane.

Response to Representations

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

PLANNING COMMITTEE – 8TH JUNE 2015

- 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.
- 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 landowner has submitted proposals to widen Providence Lane to enable the required highways improvements to be achieved. Where ownership of the access route is disputed, the Council require ownership evidence to be submitted in order demonstrate that suitable access can be achieved and that the allocation is capable of delivery within the plan period.
- The population of Swansea is growing year on year, there is a shortage of housing land, and lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes.
- The Strategic Housing Market Assessment has identified the Gower AONB and Fringe as an area where there is a need for up to 500 affordable houses, but no need for further market housing. Particular issues in this area are lack of affordable housing for first time buyers and lack of older person's accommodation. Such development should have no impact on tourism and have a positive impact on the local economy by enabling people to stay in their local communities who would not otherwise be able to afford market housing.
- Current national and local planning policy (UDP Policy EV18) already permits the release of land adjoining Gower AONB/Fringe settlements as exception sites for the specific purposes of providing local needs affordable housing for those who cannot be reasonably be accommodated through the area's general housing market. National policy is not changing therefore local policy will remain unchanged through the adoption of the LDP regardless of whether or not a specific site is allocated for development. The release of land for such purposes would be an exception and not set a precedent
- DCWW have responded as part of the recent consultation and have highlighted that further development would exacerbate existing mains water pressure issues, accordingly a hydraulic modelling assessment is required to establish the potential impact of development on the network, for which improvements would be required to be incorporated into the development. Recent comments highlight no problems with the public sewerage system for the site or with the capacity of the WWTW. Where improvements are identified, DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan. 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.
- All relevant utility providers have been consulted and no significant utility constraints have been identified

PLANNING COMMITTEE – 8TH JUNE 2015

- 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. 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
- 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). The County Ecologist has advised that a hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings of this would be taken into account when considering a site's development capacity. Key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries
- The site is Grade 1 Agricultural Land. The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment, the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy, as there is no other suitable location in which housing /employment allocations can be situated, this has resulted in some allocations, or parts thereof being situated on BMV land.
- The Council's Environmental Health Section provides information on guidance on historic site activities, including the location of landfill sites and appropriate buffer zones. The Coal Authority provides advice on past mining operations. Existence of such features on or near to a site does not preclude development and a detailed ground conditions survey would need to be undertaken at planning application stage to identify and address all such issues.
- The 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.

PLANNING COMMITTEE – 8TH JUNE 2015

- 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 impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- 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
- A PROW does not preclude development - it may be diverted and an appropriate alternative route incorporated through the development site
- 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. Where incidents of localised surface water flooding have 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. This site is not within a flood risk zone and there are no incidents of flooding recorded against this site.
- Residential development should have no impact on tourism and have a positive impact on the local economy by enabling people to stay in their local communities who would not otherwise be able to afford market housing.
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control.

PLANNING COMMITTEE – 8TH JUNE 2015

- While the character or appearance of conservation areas must be a major consideration, it cannot prevent all new development. The impact of development on a conservation area would be a matter to be addressed through a detailed site layout at the application stage. The proposals would be judged for their effect on the character and appearance of conservation areas, as identified in the assessment and proposal document, to ensure that any new development is in accord with the area’s special architectural and historic interest.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Highways comments on original candidate site submission 2011</u> Access from the north will require use of the access road to the school and there is substandard visibility at the junction with Bishopston Road. Access from the south would require use of Providence Lane which is below acceptable standards for serving further development of this nature. There is congestion at the junction of the access road leading to the site which occurs at the start and end of the school day. Further traffic generation at this location is not acceptable. There is an hourly service past the site which is considered limited. Any significant traffic generation cannot be accommodated on the roads leading to the site. There are three routes into the area, Oldway, Bishopston Road and Caswell Bay Road. All three routes have limitations due to the sub standard nature of the roads with regard to alignment, width and lack of pedestrian facilities.</p> <p><u>2014 - Draft Site layout submitted</u> which included proposal for access to be achieved from Providence Lane. CCoS Transportation consulted and approval given in outline, subject to further scheme details</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 the need to deliver 500 new homes within the Gower/Gower Fringe strategic housing policy zones, the majority of which should be affordable housing to meet local needs</p>

PLANNING COMMITTEE – 8TH JUNE 2015

CCS Biodiversity	This site contains potentially important Hedgerows protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerows quality.
CCS Environmental Health	No issues
CCS Education	<p><u>Bishopston Primary</u>: The current primary provision could sustain some increase in pupil numbers; however there is concern over suitability of the current provision. Access to the primary school site is restricted but could be improved if linked to the adjacent site proposal BI002.</p> <p><u>Bishopston Comprehensive</u>: All developments in the Bishopston Comprehensive catchment would take the school over its capacity. Some of the accommodation is housed within timber demountable classrooms. Highway Access to the site is of major concern and would require careful consideration of a new access in order for any expansion on the school site to be approved (recent STF planning approval had this as a condition of approval).</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Bishopston STW - No issues we are currently aware of, but capacity should be checked with DCWW.</p> <p>The site is located outside, but close to the boundary of the AONB. From the aerial photographs the grassland appears to be of limited habitat value. However, mature hedgerows & trees run along the eastern & southern boundary. Several PROW's run along the boundary of the site (possibly within the site). Hedgerows are likely to be utilised by numerous species and provide connectivity.</p> <p>WFD Good.</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: This area suffers from mains water pressure and any further development will exacerbate this situation. Accordingly a hydraulic modelling assessment is required to establish the potential impact of the demands on our network for which network improvements, off-site provision of mains and potentially a new service reservoir would be required.</p>

PLANNING COMMITTEE – 8TH JUNE 2015

	<p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Bishopston has its own waste water treatment works and based on a projected growth of circa 450 homes will be unable to accommodate all of this growth without future investment.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul discharge from this proposed development site.</p> <p>Bishopston Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.
Bishopston Community Council	<ol style="list-style-type: none"> 1. Additional loading of services:- <ol style="list-style-type: none"> a. sewage - sludge currently tankered ex Brandy Cove Plant to Gowerton for treatment - daily b. electricity c. water - pressure at times affected d. gas 2. Difficult access. 3. More traffic generated around primary school. 4. Planning applications refused in previous years. 5. Loss of part of green wedge between Bishopston and Murton. 6. Adjacent to Bishopston Conservation Area. 7. Additional pressure on oversubscribed schools. 8. Site entirely surrounded by registered footpaths (BI No. 9 and 50) also providence is private unadopted lane.

PLANNING COMMITTEE – 8TH JUNE 2015

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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