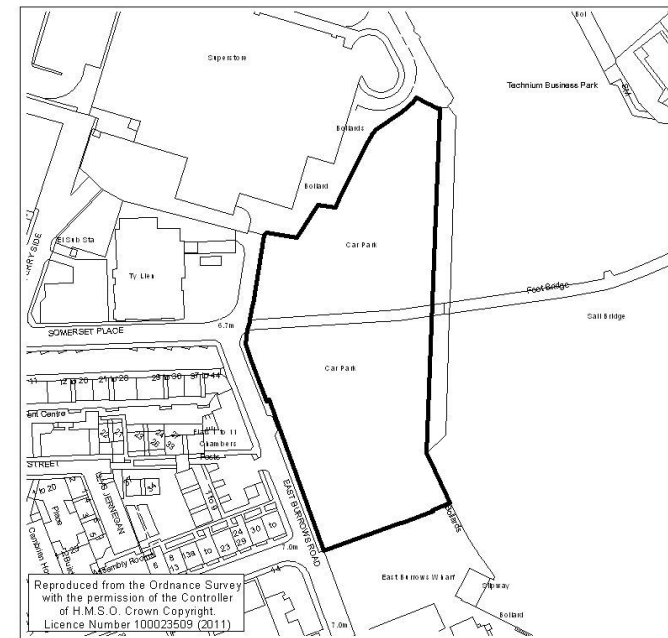


PLANNING COMMITTEE – 1ST JUNE 2015

Reference	CA012
Name	Sailbridge Site, East Burrows Rd [CCS Site]
Description	Elongated, level, featureless river frontage site on west side of River Tawe straddling the Sailbridge. Site extends from rear of Sainsbury's in the north, across frontage of Dylan Thomas Centre to Yacht Club in the south and extends up to East Burrows Rd to the west. It is currently used as a car park and for temporary storage and is centrally dissected by the continuation of the link to the Sailbridge. Needs to be considered within the context of the City Centre Strategic Framework Review and re-plan of the SA1 masterplan. Site is within the City Centre Strategic Site Boundary.
Size	1.037 Hectares
Existing Land use	Car Park
Proposed Land Use	Mixed Use - Residential / Office / Hotel / Leisure A3 Use Class / Public Square
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 which raised the following points summarised below.

No petitioners

2 letters of objection received:

1. Further development will detract from the historical buildings in the area.
 - Focus should be maritime activities
 - Adverse impact on visual amenity
 - A series of public squares would encourage tourism and long term investment.

1 letter of support received:

- Should be developed for leisure purposes and maritime uses.
- Area needs children's play facilities.
- Development must be in keeping with the character of the area.

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site.

Response to Representations

- This is a longstanding development site which will serve a key role in the regeneration of the City Centre and is an important connection point/destination between the central area and SA1.

PLANNING COMMITTEE – 1ST JUNE 2015

- Any development at this location must respect the context of the adjoining Conservation Area and maritime location which should be reflected in its built form as well as the quality of the new public realm (open spaces) it would create
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, built form, etc, are issues for consideration at any future planning application stage.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions</u>: City centre traffic congestion is experienced and on street parking in this vicinity is an issue.</p> <p><u>Accessibility</u>: There is a 10 min frequency within 300m of the site and a 2 hourly service past the site.</p> <p><u>Wider Issues / Combined effect</u>: Development affect on existing congestion and parking congestion will need to be considered</p> <p><u>Restrictions</u>: Any affect on car parking displacement will need careful consideration.</p> <p><u>Transport Proposals</u>: There are no planned schemes that would physically affect 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.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	No issues
CCS Environmental Health	Adj sites 174 former North Dock & 184 Shipbuilding & Eng Works/Dry Dock

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CCS Education	<p><u>St. Helen's Primary</u>: is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
External Stakeholder	Comments
NRW	<p>Site adjacent to River Tawe. Some scrub/trees on the north western boundary. Advise a 7 metre buffer zone between any development and the river. Possible use by bat species. We advise that a survey is carried out at an appropriate time of year by a suitably qualified individual.</p> <p>Site is partially DAM C2, NRW Floodzone 2/3. Impacts of Climate Change (CC) need to be considered. No highly vulnerable development (including hotel proposal) should be allocated at this location.</p> <p>Potential contamination from historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p>

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

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	CA013
Name	Site 9, Trawler Road, Marina [CCS Site]
Description	Longstanding UDP allocation for residential development (HC1(82) refers for 55 units). Last remaining development site along Maritime Quarter beach frontage. Site extends to rear of multi-storey car park on Trawler Rd through to Observatory on Promenade. Needs to be considered within the context of the City Centre Strategic Framework Review. Site is within the City Centre Strategic Site Boundary.
Size	0.421 Hectares
Existing Land use	Green space
Proposed Land Use	Residential / Recreation / Leisure / Small Scale Retail
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. The issues raised are summarised below.

1 x 265 signature petition of objection received:

- Site should be retained as park/village green
- Well used recreational area
- Heavily developed area

4 letters of objection received:

- Densely populated area
- Loss of green space
- Adverse impact on light, noise and general comfort
- Loss of privacy
- Adverse impact on the character of the area
- Inadequate road infrastructure

1 letter of support received:

- Strip of grass should be left as a village green

1 letter of comment received:

- Petition submitted for village green designation
- Beneficial to residents/visitors to retain this green space in a considerably built up area
- Used as recreational area
- Would benefit from landscaping and seating area

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

6 letters of objection received:

- Loss of green space
- Area used by families and dog walkers
- Lack of gardens in residential developments in the marina
- Deficiency of play areas in the area
- Densely populated and developed area, which needs greenspace
- Beach is not available to dogs in the summer.

Response to Representations

- This is a long standing development allocation and part of the original Marina redevelopment proposals. Whilst informally used as a recreational area it is not public open space - although any development would be required to include open space provision most likely centrally or fronting onto the promenade.
- A development of similar or less densely development nature to that of the existing adjoining flat and townhouse developments would not have an adverse impact on the character of the area.
- The Highways Authority have no objection – residential development would not be a high traffic generating use.
- Development would need to comply with adopted design standards/policy and respect the visual and residential amenities of adjoining occupiers.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, built form, etc, are issues for consideration at any future planning application stage.

Special Planning Committee 01/06/15

Petitioner: Jon Wooliscroft.

I would like to explain why Site 9 is so important to the residents and why its continued inclusion as a development site does not comply with your own planning guidelines. The Candidate Site Assessment Report is factually incorrect and misleading on many points. I have provided an amended copy that actually follows the Draft LDP policies.

I can't cover this in 5 minutes but full details have been provided in the MQRA report.

The residents feel very strongly about how there area develops. We would like to see a sustainable vibrant, healthy, mixed community with an emphasis on families and work. This is only possible in a sustainable environment, a point clearly stated in your draft LDP and confirmed by Planning Policy Wales guidance, the Strategic Framework Review and the Open Space Assessment.

Site 9 has been used as an amenity area for many years. The homes in the Maritime Quarter do not have gardens and Site 9 is the only local area available for small children to run around or play with a ball safely. In the summer it is the only area where dogs are allowed run off lead. The raised area is often used for picnics, by disabled people who can't access the beach or for people to just sit and enjoy the view.

At the recent Village Green Public Inquiry it was accepted that Site 9 was used as an amenity area and when the Public Rights of Way and Commons Sub-Committee confirmed the inspector's decision, they expressed the Committee's concern regarding the lack of alternative open space for recreation in the area. A point omitted from the Candidate Site Assessment Report but it does recognise that Site 9 is an green space and an amenity area.

It is not a brown field site. Planning Policy Wales figure 4.3, defines previously developed land and it also defines what land is excluded from this definition.

The relevant exclusions are:

- 1. Land where the remains of any structure have blended into the landscape.*
- 2. Previously developed land put to amenity use.*

Clearly, Site 9 meets this criteria and therefore is not a brownfield site.

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In the report I show that any future development on Site 9 would be small, with less than 30 flats, any development will have negative impact on the health and well-being of a few hundred residents, according to the Open Space Assessment and TAN 16.

Your draft Local Development Plan fully supports our arguments. Some Quotes:

- *“Development that unacceptable compromises the extent and quality of green infrastructure provision will not be supported.”*
- *“Create environments that encourage and support good health, well-being.”*
- *“Development must contribute towards the creation of sustainable, active and vibrant places that benefit from a mix of appropriate uses and access to open space.”*
- *“The starting point for any development should be to look beyond the site and establish how the proposal fits into the existing community and surrounding context. It is essential that all new development is positively integrated into the wider community in respect of design, layout and land use...”*

The last point is all we are really asking for.

Planning Policy Wales guidance Section 9, Housing refers to:

- *“attractive landscapes around dwellings, with usable open space,”*
- *“the creation of places to live that are safe and attractive.”*
- *“Insensitive infilling or the cumulative effects of development should not be allowed to damage an area’s character or amenity”*

Section 4, Planning for Sustainability has many more references that support retaining Site 9

- *“putting people, and their quality of life now and in the future, at the centre of decision-making;”*
- *“Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces.”*
- *“Planning policies, decisions and proposals should: Promote access to open and green space, maximising opportunities for community development and social welfare”*

Technical Advice Note 16 and the Open Space Assessment; which I will just touch on.

The provision of Fields in Trust in Castle Ward is 0.1 hectares/1000 population compared to a TAN16 recommended standard of 2.4. Less than 5% (-0.1 and 2.4)

The worst provision in the County and I couldn’t find worse in the UK after searching for an hour.

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TAN16 states when referring to open space “Only where it can be clearly shown that there is no deficiency, should the possibility of their use for alternative development be considered.”

There is a serious deficiency in all aspects Fields in Trust amenity areas which can only be addressed by confirming Site 9 as an amenity space.

PLANNING COMMITTEE – 1ST JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions</u>: City centre traffic congestion is experienced and parking demand is an issue. Access is limited to one junction with very limited capacity.</p> <p><u>Accessibility</u>: There is a 60 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect</u>: Development affect on existing congestion and parking congestion will need to be considered.</p> <p><u>Restrictions</u>: A high traffic generating use would not be acceptable due to local congestion and limited access.</p> <p><u>Transport Proposals</u>: There are no planned schemes that would physically affect 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.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	No issues
CCS Environmental Health	part over site 182 TIMBER YARD [W SOUTH DOCK]: site investigation condition
CCS Education	<p><u>St. Helen's Primary</u>: Is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>

PLANNING COMMITTEE – 1ST JUNE 2015

External Stakeholder	Comments
NRW	<p>No ecology comments made.</p> <p>Site is on boundary of DAM B/C2 & NRW Floodzone 2/3. Impacts of CC need to be considered.</p> <p>Potential contamination from historic uses.</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 Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>
Coal Authority	<p>No coal mining legacy features identified by the Coal Authority.</p>

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Stage 3A: Assessment Against LDP Objectives

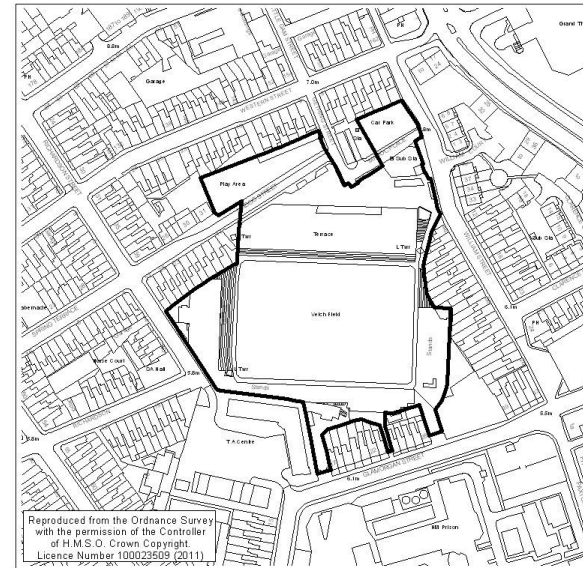
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	+1	+1	n/a	?	+2	n/a	+1	+1	0	n/a	+1	+1	0	?	+2	?	+1	+1	n/a	?	+1	+1

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	+	?	?	0	0	0

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Reference	CA014
Name	Vetch Field, Glamorgan St [CCS Site]
Description	Former football ground of Swansea City FC now demolished and landscaped with an area for allotments (known locally as Vetch Veg). Allocated in UDP for residential purposes HC1(62 refers). Also includes car park areas on Madoc St and Madoc Place. Area connects William St, Glamorgan St, Richardson St and Madoc St. Wraps around electricity substation on northern boundary. Located close to the City Centre Strategic Site.
Size	2.104 Hectares
Existing Land use	Vacant and cleared site – partly public open space and partly allotments
Proposed Land Use	Residential / Community Facility
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.

No letters of objection received.

No letters of support received.

No petitioners

1 letter of comment received:-

- Would like to see green space created within any new development and a children's play area to support the local community.

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 proposed revised masterplan for the site includes green/play space

PLANNING COMMITTEE – 1ST JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions</u>: City centre traffic congestion is experienced and parking demand is an issue in this area.</p> <p><u>Accessibility</u>: The site is 340m from the central bus station and therefore accessible to public transport.</p> <p><u>Wider Issues / Combined effect</u>: Development affect on existing congestion and parking congestion will need to be considered.</p> <p><u>Restrictions</u>: A high traffic generating use would not be acceptable due to local congestion and Parking implications.</p> <p><u>Transport Proposals</u>: There are no planned schemes that would physically affect the site.</p>
CCS Housing	The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.
CCS Biodiversity	No issues
CCS Environmental Health	No issues
CCS Education	<p><u>St. Helen's Primary</u>: Is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
External Stakeholder	Comments
NRW	Possible use by bat species. We advise that a survey is carried out at an appropriate time of year by a suitably qualified individual.

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Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. 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>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

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

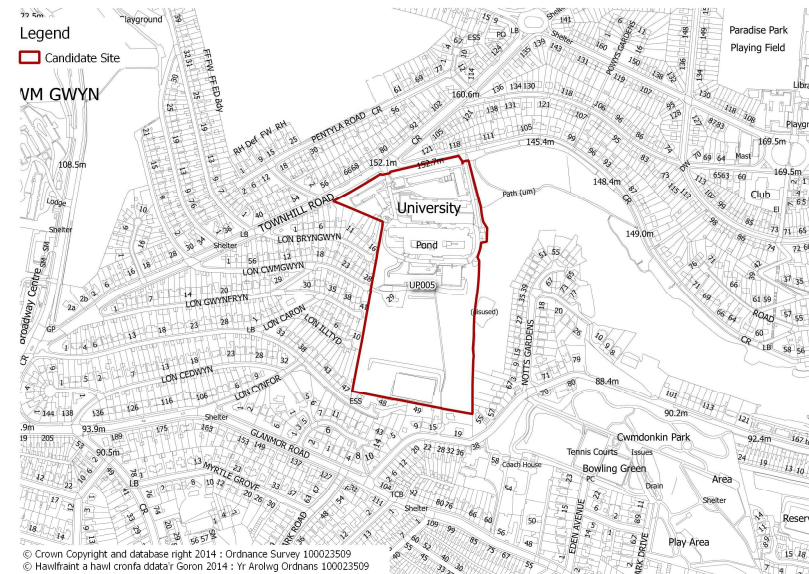
PLANNING COMMITTEE – 1ST JUNE 2015

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

PLANNING COMMITTEE – 1ST JUNE 2015

Reference	UP005
Name	Townhill Campus, Townhill
Description	Site fronts onto corner of Townhill Rd and Pantycelyn Rd and slopes down from north to south (steeply in part) and enjoys a panorama over Swansea Bay. Surrounded by residential properties on all sides apart from the eastern boundary which links into the wider greenspace system. Northern part of the site is densely developed whilst the southern, sloping part of the side is covered with mature vegetation. Existing education use is expected to end as part of the development of new facilities for University of Wales Trinity Saint David (UWTSD) at SA1.
Size	1.3ha
Existing Land use	Existing education campus with student accommodation and support services
Proposed Land Use	Mixed use (residential and retail*)
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

Not consulted upon at this stage

LDP Preferred Strategy Consultation: Summary of Representations

Not consulted upon at this stage

LDP Draft Proposals Map Consultation: Summary of Representations

No petitioners

21 letters of objection received which can be summarised as follows:

- negative effect on the local community /quality of life
- Contrary to LDP Preferred strategy
- Development of a green field site
- Loss of recreation space/woodland/need to protect trees on site
- Impact on nature reserve/wildlife
- Additional traffic/congestion/unsuitable access/parking conflicts/highway safety
- Development of an area with no existing facilities to support (schools, shops, etc)
- being at the top of a steep hill, the site will require additional public transport which will not be able to access the site
- original building erected in 1912 is a listed building/possible covenants relating to the site
- Trees around perimeter need to be protected
- Devaluation of property/loss of view/loss of privacy
- Issues with steepness of the site
- Noise pollution
- Loss of local features
- Impact on local employment

PLANNING COMMITTEE – 1ST JUNE 2015

Response to Representations

- This is a brownfield site. The LDP Preferred Strategy seeks to maximise the use of appropriate Brownfield land
- The site is not suitable for retail use
- Residential use focussed on the reuse or redevelopment of the existing buildings/footprint is acceptable in principle under current local and national policy and this position will not change through the adoption of the LDP. The building is not currently listed, but if it becomes listed conversion and extension would still be possible
- The gradient of the site will likely limit the development area to the northern part of the site although this would be a matter for detailed investigation at planning application stage
- Highways have no objection subject to highway improvements that would need to be carried out with the only access from Pantycelyn Rd not through the adjoining Lons
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- Devaluation of property is not a material planning consideration. There are no rights of open access or views over across other property
- Public transport already serves the site which is at a sustainable location in relation to local facilities
- 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.
- Woodland areas and key features should be retained as part of any development proposal and used to form natural defensible boundaries
- The proposal identifies an alternative use for the land should the University relocate.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, etc, are issues for consideration at any future planning application stage.

Councillor Representations at Special Planning Committee 01/06/15:

Cllr J. Bayliss

I wish to see all trees and greenery retained for the benefit of local residents and future generations. Any move to develop the entire site would undoubtedly threaten vegetation and any wildlife that may inhabit the site. If this site is to be included in the LDP I would like to see additional protection given to the woodland area to the south of the site (e.g. more TPOs). Furthermore, the site is in close proximity to the Ffynone Conservation area and any major changes to the site through development could possibly have a visual impact over that special area, of which needs protecting at all costs.

Additionally, I have concern about any potential traffic access being created via Lon Bryngwyn, Lon Cwmgwyn, Lon Gwynfryn or Lon Illtyd. I fear any additional access created via these roads could create a rat-run effect on these streets, turning them into through roads rather than the quiet residential streets they are now.

The report notes the impact on primary and secondary school places. The two primary schools in Uplands (Brynmill & Bryn Y Mor) are at capacity – any additional places will have to be funded by any developer via S106 monies.

Cllr Peter May

To prepare this submission, I contacted constituents from streets that border the site (namely The Lons, Penlan Crescent and Notts Gardens). In response, I have had 31 letters of observation which raised some very informed points which I will summarise below.

Points which are already in the assessment report which the observations concur with and would like to see implemented

- Residential use focussed on the reuse or redevelopment of the existing buildings/footprint is acceptable in principle under current local and national policy and this position will not change through the adoption of the LDP. The building is not currently listed, but if it becomes listed conversion and extension would still be possible*
- The gradient of the site will likely limit the development area to the northern part of the site although this would be a matter for detailed investigation at planning application stage*
- The only access from Pantycelyn Rd not through the adjoining Lons*
- 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.*

PLANNING COMMITTEE – 1ST JUNE 2015

- *Woodland areas and key features should be retained as part of any development proposal and used to form natural defensible boundaries*

Unaddressed objections which are raised

- *Residential development of the site would put a strain on traffic volumes on Townhill Road and the mini roundabout system at its foot.*
- *If retail development is considered, it should be small scale and not be to the detriment of established local retail at the nearby Powys Avenue roundabout.*
- *A clear planning differentiation should be made within the site itself. The upper part only should be classed as 'brownfield'. The lower half as 'greenfield'.*
- *The current site offers natural storm water drainage which if functioning well. Additional development could introduce problems in Penlan Crescent. Dwr Cymru have also raised the need for extra provision to accommodate increased demand in the assessment report.*
- *There would be an additional load on the Lons being used as a shortcut to Glanmor Road.*

Additional observations and aspirations for the site

- *The site represents an opportunity to approach Oakleigh House School for a relocation in the plan. At present the school is oversubscribed due to the inheritance of pupils from Craig Y Nos. The site of the school in residents' opinions has never been ideal and causes chronic congestion and parking problems in Penlan Crescent and Notts Gardens.*
- *An opportunity is presented for a quality café of restaurant overlooking the Uplands.*
- *There are insufficient TPOs on the site*
- *The lower part of the land could be used in an innovative way to serve the community. Suggestions such as outdoor running trails or mountain bike tracks could be considered.*
- *The tennis courts could be brought back into use.*
- *There may have been a pedestrian access at the end of Lon Cwmgwyn. This could be re-opened if the area was retained as green space or re constructed as a small park.*
- *Are there any covenants which are relevant to the usage of the campus and has this been investigated?*

On the basis of my constituents valued observations, I would like the committee to consider the following:

That the unaddressed objections be addressed properly before proceeding with a designation.

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That consideration be given to splitting the site into two separate sites and designating the lower half for recreational use or parkland.

*If bureaucracy is an obstacle to this, to add the words 'Recreational Use and Parkland' to the proposed use definition.
To approach Oakleigh House and Ffynone Schools to canvass whether they would like to consider a relocation of the site. If they do not rule this proposal out of hand, then 'Educational Use' could be added to the proposed use.*

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site has 2 existing access points. Pant y Celyn and Townhill Road. The Townhill Road access needs to be blocked off.</p> <p><u>Local Highway Conditions:</u> Some congestion issues locally during peak periods.</p> <p><u>Accessibility:</u> There is a 5 min frequency bus service 300m from the site.</p> <p><u>Wider Issues / Combined effect:</u> Increase in congestion at Cockett Road is likely.</p> <p><u>Restrictions:</u> A transport assessment would be necessary together with access improvements and removal of the Townhill Road access for safety reasons. Site gradients may restrict the amount of development that can be accommodated.</p> <p><u>Transport Proposals:</u> There is a likely improvement scheme at the Townhill Road/Cockett Road junction and beyond.</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 around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	Would need an extended phase 1 survey including a bat survey if building were to be demolished. A site with several trees will be ecological constraint
CCS Environmental Health	No comments
CCS Education	If the development were houses, 47 Primary & 33 Secondary pupil places would potentially

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	be generated [based on 150 residential units]
External Stakeholder	Comments
Natural Resources Wales	A significant proportion of the site is composed of woodland and mature trees. Possible other BAP habitats. Possible use by bat species. Provides good connectivity with adjacent woodland.

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<p>Dwr Cymru</p>	<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>Sewerage:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
<p>Western Power</p>	<p>There is currently space transformation capacity at each of the substations which may be able to accommodate future load growth.</p>
<p>Coal Authority</p>	<p>No coal mining legacy features identified by the Coal Authority.</p>

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Stage 3A: Assessment Against LDP Objectives

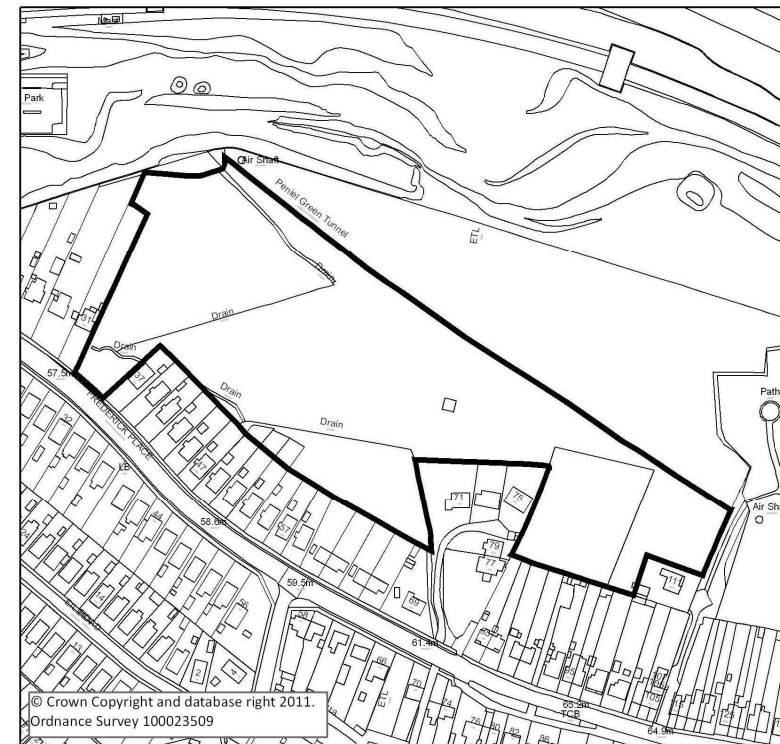
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+2	n/a	n/a	+2	n/a	?	+1	n/a	n/a	n/a	n/a	n/a	n/a	+2	n/a	n/a	+2	+2	-1	0	n/a	?	+2	+2

Stage 3B: Assessment Against SEA/SA Objectives

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

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Reference	LS023
Name	Fredrick Place, Llansamlet
Description	The site abuts the rear of residential properties along Frederick Place to the south, Peniel Green Railway Tunnel and an area of Greenspace Protection to the north and an area of community recreation to the east. The site is currently a housing allocation in the UDP.
Size	3.2Ha
Existing Land use	UDP Allocation – residential
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 19 signature petition of objection was received which is summarised below:

- The back of Frederick Place is a green belt let's keep it

23 letters of objection were received which are summarised below:

- Very intrusive, adverse impact on privacy
- Very wet, boggy ground prone to flooding, would exacerbate current issues
- Highly developed area
- Adverse impact on wildlife/loss of habitat
- Adverse visual impact
- Loss of agricultural land
- Increased traffic, road infrastructure could not cope
- Increased noise and air pollution
- Green belt
- Lack of local services
- Erosion of quality of life
- Inappropriate site access
- Development is in close proximity to the underground railway line, a ventilation shaft and the main Swansea to London line
- Local schools at capacity
- Inadequate sewerage system

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site

Response to Representations

- Site is a long-standing allocation for residential development, and allocated for 20 dwellings in the current UDP (HC1 (14) refers). The principle of residential development has therefore been established at this location
- The site is not greenbelt. Land further north is part of the greenspace system, and although development of that area is not precluded the intervening railway tunnel/development buffer zone means that it is unlikely
- 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 contains some habitats of ecological importance and a detailed survey would need to be undertaken at planning application stage and appropriate mitigation measures put in place
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers

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- The 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 land is not classified as agricultural and its loss would not affect the viability of any holding
- 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. Highway Authority have no objection
- 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
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. There is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements. There have been drainage capacity issues within the area in the past, however these are in the process of being addressed and Dwr Cymru/ Welsh Water as statutory undertaker is required to plan for additional needs arising from LDP allocations
- 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. 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. Not a flood risk zone, but local surface water flooding issues would need to be addressed as part of any development

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- Any development proposal will need to comply with the Council's adopted design guidance for new residential development and respect the density, scale and character of adjoining development and the visual and residential amenities (e.g. privacy) of adjoining occupiers.
- Noise during construction is not a material planning consideration and development will not cause pollution
- Site is within walking distance/ will help sustain and /or improve local facilities and there is good access to bus and train services

Representations at Special Planning Committee 01/06/15:

Petitioner: Mr G Thornton

My family has been resident in Llansamlet for over 48 years and has seen many changes. Originally it was the main road to Skewen and then it was blocked off when the motorway was built. In the 70's the farm land behind Eileen Road was developed and a school and many houses were built. As the families expanded so did the need for more housing. Hale Construction built a large number of bungalows and soon Frederick Place started to get busy.

Around 2000 the Council approved the building of low cost housing near to Crymlyn Quarry, which added more congestion at the bottom of Frederick Place. The Welsh School was also demolished and more low cost homes were built. I believe that Frederick Place is now at full capacity, the schools are full and the Medical Centre has over 10,000 patients.

During rush hour the junction between, Bethel Road, Frederick Place and Peniel Green Road is very busy and it can take up to an hour to ease. The Medical Centre has recently been updated and had lost many parking spaces, which then forces patients to park on Frederick Place when using the Doctors. Also members of the local bowling club, park at the bottom of Frederick Place on both sides of the road, which causes problems for buses turning into Frederick Place at the junction of Bethel Road.

I was recently advised by a local builder that many years ago, a contractor was denied planning permission to build on the land, due to the Mine Workings. The recently built Medical Centre extension was also delayed because of the same problem. The Peniel Green railway tunnel runs underneath, which carries freight and passengers on a regular basis, it also has air shafts on each side of the tunnel.

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At a possible site entrance for the development, is the main bus stop for Frederick Place. It is the only bus stop in Llansamlet, where the bus waits for its passengers. It waits for 3 minutes on weekdays and then 6 minutes on the weekend. It is not possible for the bus to wait at any other bus stops in the area, as they are near to shops or homes.

The fields behind our properties are not flood free. If it rains the water rises in our back gardens. We have experienced over many years, 5-6 inches of rainwater, almost up to our back door on one occasion. The culvert is always full of water, as most of the rainwater from the bungalows runs in to it. The culvert behind our garden is lower than the one that diverts water from the middle of the field, so ours has to fill up considerably before it is able to drain away. The pipework which takes the flow of water under the houses further down the hill is too small and backfills, so the water cannot drain away easily after a heavy rainfall. This has been an issue since the 70's and on a couple of occasions the Council have had to use pumps to clear the water. We have photographic and video evidence of this should you wish to see it.

We know from your report that you are aware that the site contains Purple Moor Grass and Rush pasture, which is becoming scarce in this country. We have a wealth of wildlife and have seen heron's, foxes, newts, birds of prey and bats.

We feel that this development along with Talycoppa Farm will stretch Llansamlet and Frederick Place to breaking point. Please note that we wish for a representative of Frederick Place be present at any future development planning meetings.

Thank you for taking the time to listen to our concerns.

Developer Representations at Special Planning Committee 01/06/15:

Site promoter: Mr G Bacon

The City and County of Swansea is under considerable financial pressure and is constantly reviewing all its land and property holdings. Consequently large holdings of land that are not held for operational purposes have been put forward as part of the candidate site process.

The land in question comprises approximately 2.3 hectares and the potential for development was established in the previous Unitary Development Plan.

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It is within an existing residential area with potential for development. The land is not public open space and is presently let for grazing horses. There is considerable difficulty with regards to fly-tipping due to the fact the Council cannot proactively manage the site and has no resources to do so.

There may be an opportunity to develop some recreational greenspace in the development and there is also an opportunity to improve drainage in the area as a result of a development.

Highway access would be directly from Frederick Place with retained access for a pedestrian footpath.

It is accepted that the site has restrictions and there would have to be a buffer to the railway tunnel.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed from Frederick Place</p> <p><u>Local Highway Conditions:</u> Some congestion issues on approach roads and there may be speed related issues on Frederick Place</p> <p><u>Accessibility:</u> There is a 10-15 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect:</u> There would be a need to consider effect on local congestion issues at peak times</p> <p><u>Restrictions:</u> Assessment of impact may be required depending on details and speeding issues may guide the form of access treatment required</p> <p><u>Transport Proposals:</u> None identified</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period
CCS Biodiversity	This site contains; Species-rich Purple Moor-grass and Rush pasture which is a habitat of principal importance for the conservation of biological diversity in Wales under the natural

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	environment and rural communities act (2006)
CCS Environmental Health	Adjacent to Peniel Green tunnel?
CCS Education	<p><u>Talycoppa Primary</u>: There is no surplus capacity at Talycoppa and no scope to extend the buildings.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible contamination from disused air shaft</p> <p>BAP Habitat, including scattered mature trees, the majority of which follow the drains and ditches which cross the site. Ditches should remain open and should not be culverted. The Phase 1 map identifies that site as semi-improved grassland</p> <p>Land drain through site</p> <p>Disused air shaft on site. Peniel railway tunnel lies below site</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 sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site</p> <p><u>Waste</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	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

Stage 3A: Assessment Against LDP Objectives

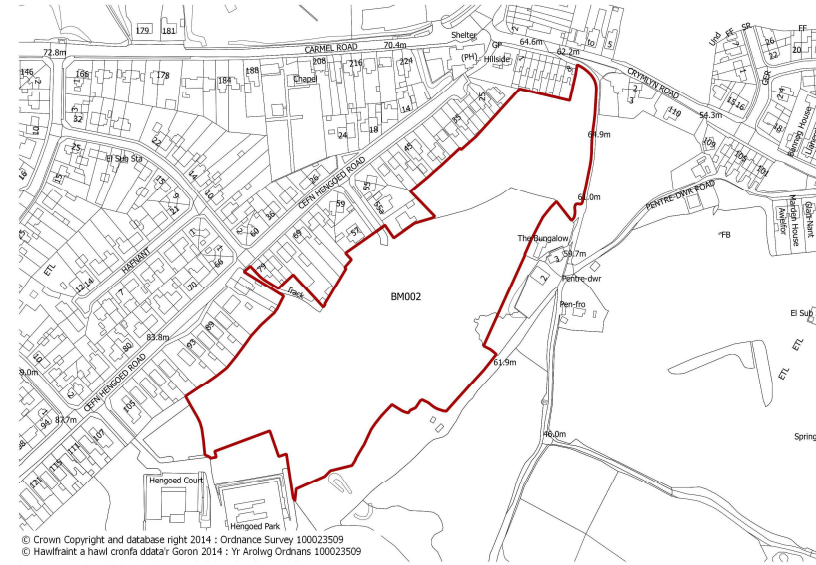
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	?	-1	-1	n/a	?	+1	+1

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	+	?	?	++	0	?

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Reference	BM002
Name	Land Between Bog Road and Cefn Hengoed Road, Llansamlet
Description	The site is situated on the south eastern edge of Bonymaen, between Cefn Hengoed Nursing Home and Crymlyn Road. It comprises an area of grassland that falls gradually down in a south easterly direction. The land is overgrown in part by scrubby trees. To the north west the land is bounded by the residential properties along Cefn Hengoed Road, whilst the northern boundary is formed by the rear gardens of older terraced properties of Crymlyn Road. To the east the site falls down to Bog road, a rural lane linking Bonymaen with Llansamlet and in part abuts a group of residential properties fronting Bog Road. The south of the site adjoins a landscaped area that is part of the Cefn Hengoed nursing Home development. The western boundary is formed by Cefn Hengoed Nursing Home. Originally only the easternmost part of the site was submitted as a candidate site (Reference BM002a) with the remainder of the site submitted separately (reference BM006). These two candidate sites have been merged into one large site (Reference BM002) and the original BM006 has been withdrawn.
Size	4.2 Ha
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.

No petitioners

87 letters of objection were received which are summarised below:

- Insufficient road infrastructure and unsuitable site access
- Negative impact on current infrastructure e.g. roads and sewerage
- Increased pressure on local community and services
- Negative impact of the quality of life, living standards, age ratios etc on an established and well balanced community
- Site is in very close vicinity to Crymlyn Bog nature area. In our view construction would have an impact on this environment and local flora and fauna
- Land classified as green belt/green wedge
- Increased Traffic emissions and noise pollution
- Local schools are not adequate/lack of capacity
- Negative effect on house prices
- Loss of safe area for children to play

LDP Preferred Strategy Consultation: Summary of Representations

HRA recommends that the Preferred Strategy specifies that this site will be served by Cefn Hengoed Road and not Carmel or Bog Road

LDP Draft Proposals Map Consultation: Summary of Representations

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

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites

1 letter of support was received.

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Response to Representations

- Local highway improvements required (which could be funded through development)
- Welsh Water has confirmed that there are no problems envisaged with the public sewerage system for domestic foul discharge from this proposed development site
- The Strategic Housing Market Assessment has identified the need around 4,200 homes within the east strategic housing policy zone over the LDP period
- Proposal may improve quality of life for existing community through the provision of new homes to meet the assessed level of need
- The provision of homes for the elderly would allow for families to move into currently under-occupied homes vacated by older persons
- New development in the area should help to maintain or improve local services
- No biodiversity issues have been identified that would represent a significant constraint to development. The impact on Crymlyn Bog (European protected site) will be fully assessed as part of the Habitat Regulations Assessment (HRA)
- Site is not green belt.
- All UDP green wedges to be reviewed as part of the LDP preparation process
- No indication of significant pollution (including noise) issues. The planning application process would not permit development that would result in harmful levels of pollution.
- Limited capacity available in the schools, as existing. A contribution towards education provision will be required
- Devaluation of property is not a material planning consideration
- Development of this site will not involve the loss of FiT land. Application of the open space standard will ensure that there is adequate provision of safe areas for children to play
- Specifying access roads is too much detail for a Preferred Strategy
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as white land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access is indicated from a cul de sac off Cefn Hengoed Road. The road is partially adopted and is below acceptable standard in terms of width.</p> <p><u>Local Highway Conditions</u>: The access road is below the recommended 5.5m width. Bog Road at the rear of the site is narrow and single width along most of its length. The road would benefit by widening of the highway to full 5.5m width. There are level differences between the site and the road and in places forward visibility is restricted.</p> <p><u>Accessibility</u>: There is bus provision at 10-15 minute frequency within 400m of the site.</p> <p><u>Wider Issues / Combined effect</u>: It is likely that the development of this site for residential purposes will require a financial contribution to upgrade the junction improvements identified as being required at the Carmel Road/Crymlyn Road Junction. In addition the provision of a widened 5.5m carriageway on the access cul de sac will be required. It is also likely that junction improvements to the existing Bog Road/Crymlyn Road junction may be required.</p> <p><u>Restrictions</u>: Subject to detailed transport assessment</p> <p><u>Transport Proposals</u>: Planned upgrade of Carmel Road/Crymlyn Road Junction. Upgrade of footways and carriageway along Bog Road fronting the site to 2m and 5.5m minimum widths. Upgrade of Bog Road/Crymlyn Road junction.</p> <p><u>Further Information</u>: A transport statement has been submitted for preliminary consideration. This is acceptable but will need to be expanded into a transport assessment if and when the site comes forward.</p>
CCS Housing	<p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Contains relatively species-rich neutral grasslands, which could be classified as Lowland Meadow under the SINC guidance.</p> <p>Priority species recorded on the site are; Herring gull, House Sparrow, Linnet, Starling, are species of principal importance for the conservation of biological diversity in Wales under NERC</p>

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	<p>Extended phase1; grassland habitat classification and species presence and the presence of any protected species. Any such species identified would need follow-up surveying for those specific features.</p> <p>Further comments on extended area - From the survey submitted appears to be of relatively low ecological value it was though carried out in November when many grassland species are not visible, the areas of higher value that are contained within the Pentre Dwr Grasslands SINC don't fall inside the site boundary. I think the ecological constraints are likely to be low.</p>
CCS Environmental Health	No issues
CCS Education	<p><u>Cwm Glas Primary</u>: Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>The Phase 1 map identifies the field as being semi-improved grassland. Aerial photographs show large sections of scrub towards the north of the site. We would refer you to our comments in relation to BAP Habitat (made in the letter dated 15th January 2015). Nearby records of bat activity.</p> <p>Close to Historic Landfill (Demolition Waste).</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>

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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, whether in the form of an easement and/ or diversion may be required.</p> <p><u>Sewerage</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste</u>: <u>Initial Comments for Candidate Sites in the Ward</u>: Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, wither in the form of an easement and/ or diversion may be required.</p> <p>Swansea Bay Waste water treatment works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings and Mine Entry at south.

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Stage 3A: Assessment Against LDP Objectives

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

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Reference	BM012
Name	Land North of Cefn Hengoed School
Description	Former school playing fields, but now rough grazing land. Site slopes down from SE to NW. Designated as open countryside/green wedge in UDP. Developed around three sides including Cwm Glas primary school to the west and adjoined to the south on the opposite side of Cefn Hengoed Rd by in part Bonymaen RFC and part open countryside
Size	4.57 Ha
Existing Land use	Greenspace/Grazing
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.

No petitioners

202 letters of objection were received which are summarised below:

- Inappropriate size and scale
- Adverse impact on character and amenity
- Inadequate road infrastructure and site access
- Adverse impact on privacy, noise and pollution
- Inadequate sewerage system
- Loss of green space
- Inadequate water system, would exacerbate existing problems
- Local schools at capacity
- Adverse impact on crime levels
- Inadequate drainage, would exacerbate existing flooding issues
- No local facilities for children
- Adverse impact on environment
- Adverse impact on standards of living
- Adverse impact on wildlife and habitat
- Adverse visual impact
- Building near pylons inappropriate
- Building would be above skyline recommendations
- Loss of sports area for school
- Inadequate utilities systems
- Area has mining implications
- Details submitted on form are inaccurate
- Green belt site
- Over intensification of a heavily populated area
- Against current policy
- Local area some of the most deprived in Wales

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 was received.

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

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites (needs response)

Response to Representations

- The Strategic Housing Market Assessment (SHMA) has identified that in Swansea East there is a need for up to 4200 houses
- The development will include an appropriate level of affordable housing to contribute to meeting local needs
- Development of this site would represent a logical infill of development within the existing settlement pattern in keeping with the character of the area.
- Insufficient information to be able to judge density and scale – this is a matter for planning application stage. Any development would need to be in keeping with context of adjoining development
- Local highway improvements required, which could be funded through development.
- Privacy issues can be resolved at the detailed design stage.
- No indication of significant pollution (including noise) issues. The planning application process would not permit development that would result in harmful levels of pollution.
- Development of this site will involve the loss of 'Fields in Trust' (FiT) land (although not currently used for such purposes) and is also within an area deficient in accessible natural greenspace (ANGS). Therefore accessible greenspace/recreation space to a satisfactory level will need to be incorporated within any development proposal. This should not affect the viability of the site.
- Limited capacity available in the local schools, as existing. A contribution towards education provision will be required and a physical link between the schools would need to form part of any development proposal

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- South Wales Police will be fully consulted during the LDP preparation process - crime prevention measures will be considered as part of the design process <http://www.swansea.gov.uk/spg>
- No constraints identified with regard to flooding/surface water drainage. All new development needs to demonstrate greenfield run –off. No increase in surface water run-off would be permitted
- No biodiversity issues have been identified that would represent a significant constraint to development. The impact on Crymlyn Bog (European protected site) will be fully assessed as part of the Habitat Regulations Assessment (HRA)
- It is hoped that by providing new homes in the area to meet the assessed level of need, living standards would improve. In addition new development should add to the vitality/viability of the existing settlement and stimulate the development of existing housing allocations that remain undeveloped.
- The site fits in well with the existing settlement pattern and should not have a damaging visual impact or extend beyond the skyline.
- A minimum clearance distance for pylons and overhead cables will need to be satisfied.
- All relevant utility providers are consulted as part of the LDP preparation process and no significant utility constraints have been identified
- As part of any development proposal being brought forward, a ground conditions survey would need to be undertaken on this site in order to ensure all evidence of ground instability/former mining activity is identified.
- Not part of a green belt
- Information presented in the candidate site form is checked for accuracy and the assessment is based on extensive additional evidence gathered by the local planning authority
- Upon commencement of preparation of the a new development plan (LDP process currently underway) all existing policies and previous decisions, e.g. current UDP Inspector’s findings, are the subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016.
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as white land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> The main access to the site is off Cefn Hengoed Road.</p> <p><u>Local Highway Conditions</u> Cefn Hengoed Road is single carriageway with one footpath along the development land side.</p> <p><u>Accessibility</u> There is bus provision at 10-15 minute frequency but it is unclear how close this is to the site.</p> <p><u>Wider Issues/Combined Effect</u> Identified need for upgrade at Carmel Road/Crymlyn Road. Plus Cefn Road/Cefn Hengoed Road.</p> <p><u>Restrictions</u> Possible restricted access to public transport provision.</p> <p><u>Transport Proposals</u> It is likely that the development of this site for residential purposes will require a financial contribution to upgrade the junction improvements identified as being required at the Carmel Road/Crymlyn Road Junction. In addition there are concerns regarding the junction of Cefn Road and Cefn Hengoed Road regarding lack of footways and inadequate carriageway widths so improvements may be required there also.</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	No issues.
CCS Environmental Health	<p>Former waste disposal site on other side of Cefn Hengoed Rd to the SE- site 235 Llanwilks Farm</p> <p>Site investigation/gas condition to be applied</p>
CCS Education	<p><u>Cwm Glas Primary</u>: Cwm Glas Primary has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years</p> <p><u>Cefn Hengoed Comprehensive</u>: Cefn Hengoed has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>

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External Stakeholder	Comments
Natural Resources Wales	Area marked as playing fields, with occasional mature trees along the boundary of the site. Records of bat species close to the site.
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed developments 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. Swansea Bay Waste water treatment works capacity – ok.</p>

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Western Power	There is currently spare transformation capacity at each of the substation, which may be able to accommodate future load growth
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings

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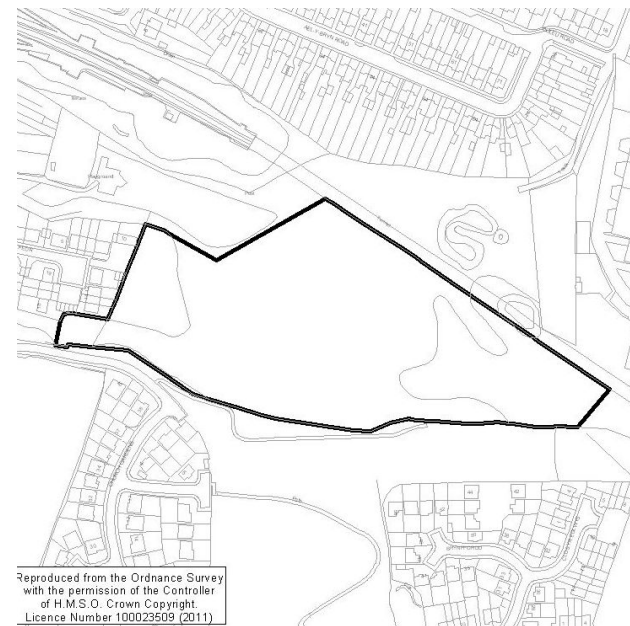
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-2	n/a	+2	0	n/a	n/a	n/a	+2	n/a	n/a	-1	0	-1	-1	n/a	?	1	1

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

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Reference	CO013
Name	Land adjacent to Cockett Pond
Description	Irregular shaped site, bounded by new residential development to south and west plus an area of formal amenity space to the south. Land falls south to north and extends up to tunnelled route of West Wales railway line and Cockett Pond. Mainly scrub vegetation, open access land which forms part of a larger such area extending to the north
Size	2.832 Ha
Existing Land use	Green Space
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

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

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

18 letters of objection were received which are summarised below:

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

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site.

Response to Representations

- Any development proposal will need to comply with the Council's adopted design guidance for new residential development and respect the density, scale and character of adjoining development and the visual and residential amenities (e.g. privacy) of adjoining occupiers. New development would comply with community safety guidance aimed at reducing crime and anti-social behaviour
- Devaluation of property is subjective and not a material planning consideration
- The junctions leading to the site from Cockett Road have limited capacity and improvements will have to be identified and undertaken for this site to be brought forward – this will determine unit numbers which have been reduced from 70 to 50 since the original proposal was consulted upon
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site.
- The site is not greenbelt/ green wedge or common land
- Any loss of recreational/open space will need to be addressed through compensatory provision within the proposed development or nearby. Any existing deficiency of 'Fields in Trust' (FiT) or accessible natural greenspace (ANGS) provision will also need to be addressed through new development
- The LDP is based on sustainability principles which seek to maximise the use of vacant and underdeveloped land within existing settlements provided satisfactory standards of open space/recreational space are retained within those communities. This would be the case in this instance with informal recreational provision being retained around the site
- An extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but not an obstacle to development.
- Around 3% of the housing stock (approx 3500 dwellings) needs to be vacant at any given time for the housing market to operate. This allows for movement, refurbishment, deaths of occupiers, repossessions, etc and has been taken into consideration in the calculation of housing needs.

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- The population of Swansea is growing year on year; there is a shortage of housing land, and lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes.
- There are no flood risk issues associated with this site. Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- There is no evidence to indicate a causal relationship between new development and increased crime rates. South Wales Police are fully consulted during the LDP preparation process and crime prevention measures will be considered as part of the design process accordance with the Council's Planning for Community Safety SPG <http://www.swansea.gov.uk/spg>

Representations at Special Planning Committee 04/06/15:

Petitioner: V Crossley

My name is Val Crossley, a resident of Church Gardens and I am here today to speak on behalf of many Cockett residents objecting to the proposed development plan on land known as Cockett Pond.

In 2011 a blue notice was attached to a lamppost in Church Gardens informing residents of the proposed construction of 77 houses on this land, with access to and from the new estate via Church Gardens. It is assumed that officers from the Planning department had previously visited both the site and Church Gardens. They will have observed that access to Church Gardens is limited and only sufficient for the existing estate. The idea of access to an additional 77 houses via Church Gardens is not feasible due to the lay of the land. I would suggest that committee members visit the site and see for themselves where access could be feasible for the new estate.

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We have received no further information since 2011 when the petition was drawn up. An access route to a new estate of 77 houses via Church Gardens would be a problem of monumental proportion. The volume of traffic and disruption cause by vehicles to and from the new site would have an impact on the lives of the residents.

The land in question has been a haven for flora and fauna for many years. Wildlife, nesting birds, insects and wildflowers are in abundance on this land. We are constantly being reminded through the media of the importance of protecting wildlife habitat. We should be proud and celebrate the natural history we have in our area. It is our responsibility to protect it and accommodate it. At the last count there are over 34 varieties of wildflowers growing on the site.

Famers are setting aside pockets of their land in order to encourage wildlife to return. Farmers are prepared to make the sacrifice of losing land for the sake of our wildlife surely the same should be done in our towns and cities. We should encourage wildlife and nurture it, not destroy it.

This land known as Cockett Pond should remain as it is a wildlife haven and not a housing estate.

I hope, Mr Chairman, that you will agree to a site visit to see for yourself access and egress for the proposed development and that you will consider the issues and objections raised.

Developer Representations at Special Planning Committee 04/06/15:

Site Promoter: G Bacon

The City and County of Swansea is under considerable financial pressure and is constantly reviewing all its land and property holdings. Any land which is not required for operational purposes has to be considered for disposal.

The land is not currently proactively managed by the Council and there are no proposals to increase or improve any management due to lack of available funding.

It is not currently open space, but it is within a fenced area used for unofficial horse grazing.

The land at Cockett Pond extends to approximately 2.87 hectares, it is understood that a development of approximately 50 units would be recommended with access improvements being necessary at the road junction subject to Highway's comments. As a

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result of this development there could be scope to improve public rights of way, or access, the provision of a buffer to the current industrial estate and potentially additional recreational facilities. This detail would be established at the time of the submission of any future planning application.

Key Stakeholder Consultations

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

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CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site may contain; semi-natural grassland, mature trees and scrub. An extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p>
CCS Environmental Health	<p>Cockett Brick & Tile Works: site investigation condition</p>
CCS Education	<p><u>Gors Infants & Juniors</u>: There is sufficient surplus capacity at this school to accommodate additional pupils. However, there is concern over the condition of the school as Gors was formerly 2 schools (Infant and Junior) and does not meet the aspirations of 21st Century Schools.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>The site is composed of grassland, scrub and scattered trees. Possible BAP habitat. Provides good connectivity which should be maintained. Possible use by birds, foraging by bats and other species.</p> <p>WFD moderate.</p> <p>Potential contamination as located on infilled clay pit. Not aware of composition of infill material.</p>

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Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> For this area, an hydraulic modelling assessment is required to establish the potential impact of the confirmed proposals on our network and to establish the extent of off-site mains required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth

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Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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