

Report of the Head of Economic Regeneration and Planning

Planning Committee – 11 August 2015

LOCAL DEVELOPMENT PLAN PETITIONS AND PROPOSED HOUSING ALLOCATIONS

Purpose:	To finalise recommended sites for inclusion in the Deposit Plan after considering representations received.
Policy Framework:	None. This is a non-statutory process.
Reason for Decision:	To guide the preparation of the Deposit Plan.
Consultation:	Legal, Finance, Access to Services, petitioners, site promoters and all elected Members.

Recommendation(s): It is recommended: -

i) That the findings of Planning Committee in relation to the proposed allocations set out in Appendix 1, as amended by recommendations (ii) to (iv) below, be reported to Council with a recommendation that they be included in the Deposit Local Development Plan, subject to the required housing allocation figure being achieved .

ii) That Candidate Site G0007 not be recommended for inclusion in the Deposit Plan and that it instead be shown as undesignated (white land) within the settlement boundary.

iii) That Candidate Site KB015, as amended in Appendix 3, be recommended for inclusion in the Deposit Plan.

iv) That the proposed additional/alternative sites set out in Appendix 4 be recommended for inclusion in the Deposit Plan.

v) If not all sites detailed in Appendices 1, 3 and 4 are recommended for inclusion and the required housing allocation figure is consequently not achieved, a further list of additional/alternative sites will be reported to next Planning Committee for consideration.

vi) If the required housing allocation figure is achieved and subsequently agreed by Council a revised LDP Delivery Agreement must be prepared and agreed with the Welsh Government.

Report Author: Paul Meller

Finance Officer: Aimee Dyer

Legal Officer: Christopher Allingham

Access to Services Officer: Sherill Hopkins

1.0 Background

- 1.1 At Council on 31st March 2015 it was agreed that the opportunity to present valid petitions to proposed Local Development Plan (LDP) allocations be afforded to all petitioners and that site promoters be afforded the right to reply. The task of hearing petitions was directed to Planning Committee to make a recommendation in a report to Council for final decision.
- 1.2 As part of this process to ensure the soundness of the Deposit LDP it was acknowledged that Planning Committee would also need to consider which non-petition allocations should be included in the LDP and that this should form part of the recommendation to Council.
- 1.3 Members were subsequently provided with the full assessments of the proposed LDP allocations within their respective wards and invited to submit representations and/or attend Planning Committee to make their views known.

2.0 Hearing of Petitions

- 2.1 A series of Special Planning Committee Meetings have accordingly been held to hear the views of petitioners, site promoters and local ward members. In total 14 petitioners and 11 site promoters have been heard and local ward members have made representations either in writing or at Committee in relation to 34 of the proposed sites.
- 2.2 In response to representations received Planning Committee has visited 32 sites. Local ward members have been met on site and petitioners and site promoters have also been in attendance.
- 2.3 Details of all formal representations have been added to the Candidate Site Assessment forms and, together with the photographs and supplementary documents referred to, published on the Council's website: <http://www.swansea.gov.uk/LDPPA>. A schedule of the Planning Committee's recommendations on the sites proposed for inclusion in the LDP after considering all representations received is attached as Appendix 1. The indicative development capacities are recorded against each site. The representations received from petitioners and site promoters are set out in full in Appendix 2.

3.0 Assessment of Allocations by Planning Committee

- 3.1 Through the hearings process 79 sites have been recommended for inclusion in the Deposit LDP and 8 sites have been rejected. When added to existing commitments (i.e. sites granted planning permission or built out since the 2010 LDP base date), the total contribution to the required (17,100 units) housing land supply amounts to 16376 units (i.e. a shortfall of 724 units) as set out in Table 1 below.

Table 1: Commitments and Proposed Housing Allocations (2010-2025)

Policy Zone	Commitments	Recommended Allocations	Total
Central	822	1670	2492
East	1808	1485	3293
North	354	2940	3294
Greater North West	1383	4280	5663
West	502	860	1362
Gower AONB/Fringe	87	185	272
Total	4956	11420	16376

4.0 Outstanding Matters

- 4.1 GO007 - Land at Parc Melin Mynach:** Following a site visit, and despite a reduction in site area and capacity from 250 to 150 units, there remain outstanding concerns in relation to economic viability and environmental constraints. There is a history of land reclamation works at the site and it is likely that further detailed assessments would be required to ascertain the extent of its potentially high ecological value. A full ecological assessment could take up to a year to complete and would significantly delay the site selection process. These matters clearly raise questions over the viability and deliverability of the site. On this basis the site should no longer be considered for inclusion in the plan. Instead it should be identified as 'white land', i.e. undesignated land, within the existing settlement boundary where any future development proposals would be considered on their individual merits.
- 4.2 KB015 - Land South of Loughor Road:** The assessment report considered by Members, and the plan shown at Planning Committee on 8th June 2015, included an additional area of land beyond that which was proposed for release. The number of units indicated (60) was however correct. The correct assessment which reflects the draft LDP Proposals Map published Dec 14/Jan15 is attached as Appendix 3 for Members to re-consider. The additional area of land, which lies beyond the current settlement boundary, was a potential alternative site to be considered in the event of a shortfall in housing numbers. However following the submission of a planning application for 84 units (details shown in the assessment report), it is no longer considered to be an appropriate alternative site, as this would amount to predetermination of the principle of release of the land for development.

5.0 The Way Forward

- 5.1** A list of 8 additional/alternative sites to address the shortfall in housing numbers has been drawn up for the Planning Committee to consider. These proposed allocations could potentially provide land for a further 925 residential units. Some of these sites were viewed when undertaking site visits in anticipation of this eventuality. A summary of the proposed allocations is set

out in Table 2 below and site assessments are attached as Appendix 4, details of which have been sent to local ward members.

Table 2: Proposed Additional /Alternative LDP Allocations

Candidate Site Ref	Location	No. of dwellings	Commentary
East			
LS021	Heol Ddu Farm , Llansamlet	10	Dormant UDP allocation (HC1(6)) within settlement which has recently been marketed
North			
MB005	Land at Clasemont Road, Morryston	75	Option to extend site and increase recommended allocation from 600 to 675 units.
PD001	Land at Cadle, Fforestfach	50	LDP settlement boundary amendment agreed with potential for mixed commercial/residential use but no specific contribution identified. Developer now attributing potential yield of 50 units
PD024	Land north of Milford Way	40	Dormant UDP allocation within settlement (HC1(35)) – now proposed to be brought forward as part of Council house building programme. Links Blaenymaes through to Strategic Site PD039
PD039	Cefngyfelach Strategic Site	600	Increased yield from recommended allocation following re-assessment by site promoters. Based on 3 developers building 50 units each per annum this increases potential capacity from 750 to 1350 units
Greater North West			
UL001	Land south of former Cae Duke Colliery Site	40+	Extension to existing UDP allocation (HC1(104)) which is currently being built out
UL008	Land off Borough Road	40	Opportunity provided for infill development if existing UDP settlement boundary is retained and not drawn in as proposed in LDP

Candidate Site Ref	Location	No. of dwellings	Commentary
Gower Fringe			
NE011	<i>Land at Summerland Lane, Caswell</i>	70	<i>New greenfield site promoted in association with upgrade of Summerland Lane. Well-contained by existing land form.</i>
TOTAL		925	

5.2 None of the 8 proposed additional/alternative allocations are subject of petition. Two of the sites are proposed increased capacities to recommended allocations and two are longstanding Unitary Development Plan (UDP) allocations where development proposals are now being advanced. All but two of the sites sit within the existing UDP settlement boundaries where there is no objection in principle to development and these sites could thus be brought forward as 'windfalls' in any event. One of the sites (PD001) lies within an area where the settlement boundary is proposed to be extended as part of the LDP. It was publicised as a proposed allocation as part of the Draft Proposals Map consultation, but no residential figure was attributed at the time.

5.3. There is one new site which is also outside existing and proposed settlement limits - NE011, which was visited by Planning Committee on 29 June 2015. This site has not been consulted upon previously as it has only recently been proposed by the landowners. This does not preclude consideration as sites may be put forward for inclusion in the LDP up to Deposit stage, which is the first time the Council is formally required to identify land proposed for release for development. In any event, all representations made prior to Deposit stage (including those made through the petitions hearing process) are not carried forward and will not be considered by the Planning Inspectorate through the LDP Examination process.

5.4 Members views are invited on the proposed additional/alternative sites, which if considered acceptable would collectively make up the shortfall in the required housing numbers to be included in the Deposit LDP.

6.0 Equality and Engagement Implications

6.1 The process followed by Planning Committee has taken account of relevant equality considerations and provided a forum to enable petitioners to exercise their speaking rights ensuring that concerns have been heard and responded to appropriately.

7.0 Financial Implications

7.1 Whilst there are no immediate financial implications arising from preparation of the LDP, its adoption could result in additional expenditure at a future time. At this time there is no budget or additional funding set aside for this expenditure so if this is seen as a priority then it will have to be located from within current resources.

8.0 Legal Implications

- 8.1 There are no legal implications arising from this report. The Council is statutorily obliged to prepare an LDP. Meeting future housing needs would ensure the soundness of this element of the LDP, and therefore would not hinder its progress to Deposit LDP stage.

Background Papers: None

Appendices:

- Appendix 1: Schedule of recommendations on sites proposed for inclusion in the LDP
Appendix 2: Representations received from petitioners and site promoters
Appendix 3: Revised assessment KB015 – Land South of Loughor Road
Appendix 4: Full assessments for proposed additional/alternative sites