
APPENDIX 4: PROPOSED ADDITIONAL AND ALTERNATIVE SITES

Candidate Site Assessment Report



Reference	LS021
Name	Heol Ddu Farm, Birchgrove
Description	A UDP housing allocation positioned on the gateway to Birchgrove from the M4. The site is adjoined by residential properties along the B4291 to the east and the A4230 (Peniel Green Road) to the south. The site also fronts onto the B4291 which offers a direct route to the M4. It is an irregular shaped plot which has a history of time-expired planning permissions for residential development. It has recently been cleared and is currently being marketed for development by the site owner.
Size	0.8Ha
Existing Land use	UDP Allocation
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

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

4 letters of objection were received which are summarised below:

Local plan incorrect, encroaches private property

- Lack of local services
- Inadequate drainage/flood risk
- Road infrastructure would not accommodate increased traffic
- Local schools at capacity
- Inadequate sewerage system
- Adverse impact on wildlife/loss of habitat

1 letter of comment was received which is summarised below:

- Concern regarding level of noise and privacy
- Adverse impact on 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

- The site boundary has been corrected
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted
- 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
- 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
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers. In West Swansea an ageing population profile and limited opportunities for new build housing/ under occupation of housing by increasingly elderly population will likely see a reduction in demand for school places from within existing catchments

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- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account Any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA)
 - 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

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access will need to be gained from the link road connecting Birchgrove Road with J44 of the M4</p> <p><u>Local Highway Conditions</u>: Traffic volume issues and some queuing along the site frontage during peak periods</p> <p><u>Accessibility</u>: There is a 20 min frequency service past the site</p> <p><u>Wider Issues / Combined effect</u>: There would be a need to consider affect on local congestion issues at peak times</p> <p><u>Restrictions</u>: Issues of congestion in peak times will need to be considered. It may be necessary for safety reasons to restrict access as left-in / left-out only at the site. This would require road realignment along the site frontage</p> <p><u>Transport Proposals</u>: None identified</p> <p><u>Further Information</u>: None required at present</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period</p>
CCS Biodiversity	<p>The area is covered by scrub, which may fall into the SINC category of Diverse scrub and mature trees. Scrub and mature trees have the potential for associated protected flora and fauna. An extended phase1 habitat survey would need to be undertaken to determine the habitats, species and the presence of any protected species. Important features highlighted may require further survey</p>
CCS Environmental Health	<p>Part over site 271 ex HEOL DDU PIT; unforseen contamination condition</p>
CCS Education	<p>Primary = Birchgrove. There is some surplus capacity and scope to extend the school due to the large site</p> <p>Secondary = Birchgrove. There is surplus capacity at the school to take increased pupils; however, the school is currently under review as part of the Secondary Stakeholder Forum</p>

External Stakeholder	Comments
Natural Resources Wales	No comments
Dwr Cymru	<u>Water Supply:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites <u>Waste:</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
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	Tertiary Shallow Coal Resource Area: Mostly a Development Low Risk Area Minimal Coal Referral Area

Stage 3A: Assessment Against LDP Objectives

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

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	+/-	?	?	++	?	?

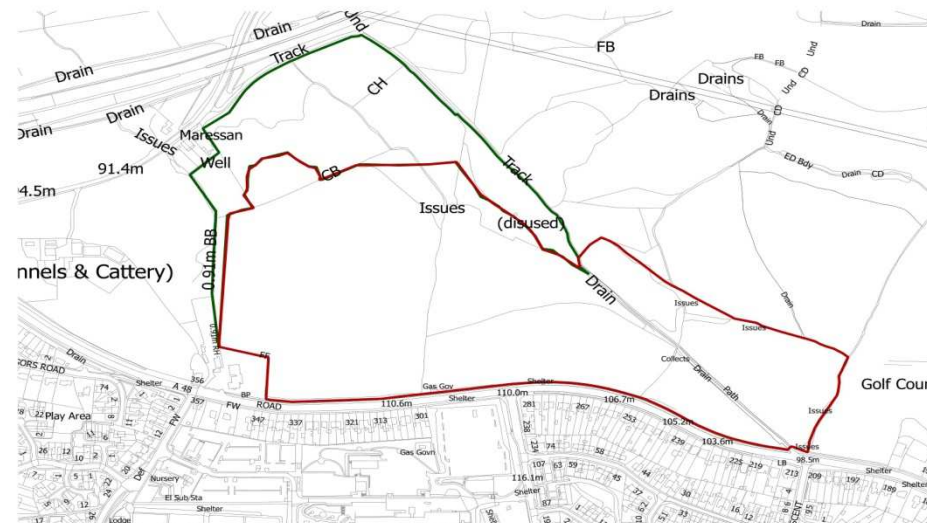
Candidate Site Assessment Report



Reference	MB005 (partly in Llangyfelach Ward)
Name	Land off Clasemont Road, Morrision
Description	Extensive wedge –shaped area of land comprising a number of field parcels sloping down between Clasemont Road and the M4 west of Morrison Golf Club. Approximately 15ha is being proposed for development as part of strategic site release for up to 600 primarily terrace style dwellings, plus new build primary school and some mixed commercial uses fronting Clasemont Rd and a nature reserve/wetland area to the north abutting the motorway (delineated in green on the plans below). An expansion of the eastern edge of the site to encompass a part of Morrision Golf Course is proposed which would provide an additional 75 units, thereby increasing the capacity to 675 units. This area of land is on a short lease to the Golf Club who are aware of the proposal and able to remodel the course accordingly. The expanded area would provide an additional point of access onto Clasemont Road
Size	21.5 (candidate site) + 4.5 (proposed additional area) = 25 Ha Total
Existing Land use	Agricultural
Proposed Land Use	Residential and Local Wildlife Area
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

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

12 letters of objection were received which are summarised below:

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

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

32 letters of objection were received which are summarised below:

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

Response to Representations

- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan
- Green wedges unlike Green Belts are only temporary in nature and around 40% the new housing to be allocated in the LDP will have to be on land currently designated as green wedge, as there is insufficient land available within existing settlement boundaries to meet all future demand.
- Acknowledge traffic congestion is an issue along the frontage and leading to J46 at peak times and also at Morriston cross. A full Transport Assessment is required to determine affect on local congestion issues. With regard to highway safety, access will need to be carefully located and will likely require a right turn lane. Individual plot access directly from Clasemont Road frontage should be avoided. No major constraints identified.

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

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

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: The site can be accessed from Clasemont Road.</p> <p><u>Local Highway Conditions</u>: Traffic congestion is an issue along the frontage and leading to J46 at peak times. Traffic congestion is also an issue at Morriston cross.</p> <p><u>Accessibility</u>: There is a 10 min and 60 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect</u>: Possible traffic issues at J46 and at Morriston cross.</p> <p><u>Restrictions</u>: Access will need to be carefully located and will likely require a right turn lane. Individual plot access directly from Clasemont Road frontage should be avoided. A full Transport Assessment will be required to determine affect on local congestion issues.</p> <p><u>Transport Proposals</u>: None identified.</p>
CCS Housing	<p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period</p> <p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p>
CCS Biodiversity	<p>This site contains Species-rich Purple Moor-grass and Lowland Mixed Deciduous Woodland, which are habitats of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p>
CCS Environmental Health	No comments
CCS Education	<p><u>Llangyfelach Primary</u>: There is Limited surplus capacity and no scope to extend. This site would generate a new school</p> <p><u>Morriston Comprehensive</u>: New build has been completed. There is some capacity to take increase in pupil numbers, however all the developments proposed for Morriston catchment will take this school over capacity. Therefore investment required</p>

External Stakeholder	Comments
Natural Resources Wales	<p>No sewer. Outside sewer catchment area. Nearest STW is Gowerton -MOU issues. <i>(NB: see DCWW comments – site actually drains to Swansea Bay STW)</i></p> <p>Possible BAP Habitat. Hedgerows and boundaries tend to be made up of mature trees. Some rush dominated areas and one small block of woodland. Provides good connectivity. Nearby records for badger. The Phase 1 map classifies the site are a mixture of improved & semi-improved grasslands. Likely to be utilised by bats for foraging and flight lines. The Phase 1 map classifies the site are a mixture of improved & semi-improved grasslands.</p> <p>Land drainage -watercourses on site.</p> <p>Possible contamination from former uses (shaft, etc.).</p>
Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> The proposed development site is in an area where there are water supply problems for which there are no improvements planned within our current AMP Programme. In order to establish what would be required to serve the site with an adequate water supply, an assessment on the water supply network will be required. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p>
	<p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage</p>

	<p>system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	No comments received
Coal Authority	<p>Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth And approximately 2 mine entries in centre of east</p> <p>Partly in Coal Referral Area – affects wetland and nature reserve area</p>
Llangyfelach Community Council	<p>The site is part of the green wedge which includes Morryston Golf Course and is situated on the north side of Clasemont Road which forms a green wedge between Llangyfelach, Morryston and the commons to the North of the site. Clasemont Road is the principal access road and with the volume of traffic from and to the DVLA and Morryston Hospital is extremely busy. Additional vehicles from this proposal would exasperate this problem. Any development of this size would have an adverse effect on the provision of educational facilities, which are stretched to the limits in this area.</p>
Councillor Gareth Sullivan	<p>Again, this site straddles the Llangyfelach Ward boundary, in that encroaches on to properties on Pantlassau Road. The area of land outlined, is a vast green area and the area butting Nant Y Gors cottage properties is common land. As such, it is the responsibility of Local Common Land owners, administered on their behalf by a local Agent.</p> <p>The indication that 750 properties could be built on this area of land beggars belief. The present traffic management infrastructure would never sustain such a development. The development on such a large scale will result in the loss of a buffer between communities.</p>

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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

Candidate Site Assessment Report



Reference	PD001
Name	Land at Cadle, Pentregethin Road, Fforestfach
Description	Roughly triangular shaped area of land bounded by Pontarddulais Rd dual carriageway to the SW, Pentregethin Rd to the SE and Cadle Mill to the north. Lies to the NW of Pontarddulais Rd Retail Park. Comprises 4 field parcels the largest runs parallel to Pontarddulais Rd and is crossed west to east through its centre by HV electricity lines, including a pylon within the site. To the east separated by a public footpath are 3 small field parcels each bounded by mature hedgerows/woodland. The land is currently used for pasture and slopes down to the NW.
Size	3.3 Ha
Existing Land use	Pasture Land
Proposed Land Use	Residential/mixed use commercial (amended from original CS proposal for Employment – amendment advertised as part of Draft Proposals Map Dec 2014 for around 50 units)
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

- 4 letters of objection were received which are summarised below:
Increased pollution
- Increased traffic and congestion
- Flood risk
- Increased noise
- Adverse impact on wildlife/habitat
- Adverse impact on health and wellbeing
- Common land

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 NE portion of the site is part of Cadle Common. It would provide a setting for the entrance to the site, but it could be brought forward for development if appropriate compensatory common land could be identified nearby
- Lowland Mixed Deciduous Woodland is a habitat of principal importance for the conservation of biological diversity and would need to be retained as far as possible as part of any development scheme
- There is a flood risk constraint within the extreme NW corner of the site which would need to be mitigated. Greenfield run off would need to be achieved and any existing surface water run off mitigated
- A high traffic generating use would require road/junction improvements to be undertaken to help alleviate existing congestion in the vicinity

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- Noise/pollution would depend on the nature of the end use but unlikely to arise from proposed uses and would not be an issue for housing. Any new development would be required to be designed to mitigate any noise/pollution disturbance arising and/or generated from traffic on adjoining dual carriageway
 - Footpath crossing the site would need to be retained as part of any development proposal – this is the only public access to the land so would not impact on opportunities for recreation for health and well-being purposes

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p>Means of Access: The site could be accessed from Cadle Mill (subject to improvements) and Pentregethin Road subject to siting.</p> <p>Local Highway Conditions: Highly congested during peak periods. Some road improvements necessary depending on access option. There is a highway running through the site which will need to be accommodated.</p> <p>Accessibility: There is a 10 min frequency service past the site.</p> <p>Wider Issues / Combined effect: Considerable congestion at the Pontardulais Road traffic signal junction. Improvements may be necessary.</p> <p>Restrictions: A high traffic generating use could not be accommodated due to limited capacity at the adjacent junction.</p>
CCS Housing	There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	The site contains Lowland Mixed Deciduous Woodland supporting an assemblage of ancient woodland indicator species. Lowland Mixed Deciduous Woodland is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006)
CCS Environmental Health	No issues
CCS Education	<p>Cadle Primary; Aspiration has always been to bring the Early Years block, which is stand alone to the main school, into the main school building as a new extension. The site is capable of an extension, and any development sites in this area would require such an extension to the school.</p> <p>Dylan Thomas Secondary All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. Whilst there is scope to extend the school, careful consideration needs to be given to the impact of not being able to extend the next nearest secondary i.e. Olchfa. There are major concerns over access to the site, particularly as many pupils are transported by bus (costs could increase if some of these sites are brought forward and there is no infrastructure to support any increased vehicles to the site).</p>

External Stakeholder	Comments
Natural Resources Wales	<p>Part of the north-eastern section of the site appears to be registered as common land. Site within Zone C2. Gowerton STW & MOU. Within Gowerton STW catchment area- MOU issues</p> <p>Aerials photographs show the site is divided into several fields by wide mature hedgerows, which provide good connectivity. A watercourse passes through the north of the site. This should remain open and not be culverted. The Phase 1 map classifies sections of the site as semi-improved / marshy grassland.</p> <p>Moderate WFD- River Llan.</p> <p>River Llan to north of site and north of site lies in Zone C2.</p>
Dwr Cymru	<p><u>Water Supply:</u> Initial Comments for Candidate Sites in the Ward: 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>Subsequent Site Specific Comments on the Draft Proposals Map: The proposed development site is in an area where there are water supply problems for which there are no improvements planned within our current AMP Programme. In order to establish what would be required to serve the site with an adequate water supply, an assessment on the water supply network will be required. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Waste:</u> Initial Comments for Candidate Sites in the Ward: Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><i>Amended Welsh Water Comments (31.03.14) - Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth</i></p>

	<p><i>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.</i></p> <p>Subsequent Site Specific Comments on the Draft Proposals Map: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by numerous public sewers for which protection measures, either in the form of an easement and/ or diversion may be required</p> <p>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	No coal mining legacy features identified by the Coal Authority.

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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

Candidate Site Assessment Report



Reference	PD024
Name	Land at Milford Way
Description	Irregular shaped area of land, allocated for housing in UDP (HC1 (35) refers) for 100units. Slopes gradually down from north to south and divided east to west across the centre of the site by Milford Way which is currently closed off to vehicular traffic. Relatively featureless site currently used for horse grazing. Revised proposal for <u>northern part of the site only</u> to provide connection/link through to adjoining Strategic Site PD039
Size	1.585 Ha
Existing Land use	Undeveloped Housing allocation – Vacant Land
Proposed Land Use	Residential to north of Milford Way and open space to south
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

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

3 letters of objection were received which are summarised below:

- Devaluation of property
- Increased litter/fly-tipping
- Increased anti-social behaviour and vandalism
- Increased traffic
- Loss of recreational space

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 relating to Penderry Ward

Response to Representations

- Site is a longstanding allocated development site. It is not a formal recreational area. Any development proposal would include designated recreational areas/space
- There is no Highway Authority objection to development of this site
- Development of the site would reduce current fly-tipping/ litter problems on the site
- Devaluation of property is subjective and not a material planning consideration. Linkage with the predominantly market housing strategic site to the NE is actually likely to see a rise in property values in closest proximity
- New development will conform to community safety guidelines and should lead to a drop in anti-social behaviour and vandalism

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed from Milford Way.</p> <p><u>Local Highway Conditions:</u> The section of Milford Way currently serving the site is presently restricted to prohibit access through linking to Woodford Road roundabout.</p> <p><u>Accessibility:</u> There is a 10 min frequency service 70m from the site.</p> <p><u>Wider Issues / Combined effect:</u> None identified in this vicinity.</p> <p><u>Restrictions:</u> Dependant on development detail and traffic generation. The necessity for opening up the link through Milford Way leading to Mynydd Newydd will need to be considered.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>The site contains species-rich Purple Moor grass and Rush pasture and scrub. Purple Moor grass and Rush pasture is a habitat of principle importance for the conservation of biological diversity in Wales under the NERC Act (2006)</p>
CCS Environmental Health	<p>No issues</p>
CCS Education	<p>Portmead Primary is currently listed as a priority project under Band A of the SOP for amalgamation with Blaenymaes. Any new sites in this area may require consideration of a new site for the new primary school. There is no capacity in Welsh medium primary.</p> <p>Bishop Gore catchment. All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. Whilst there is scope to extend the school, careful consideration needs to be given to the impact of not being able to extend the next nearest secondary i.e. Olchfa (see points under Olchfa). There are major concerns over access to the site, particularly as many pupils are transported by bus (costs could increase if some of these sites are brought forward and there is no infrastructure to support any increased vehicles to the site).</p>

External Stakeholder	Comments
Natural Resources Wales	No comments
Dwr Cymru	<p data-bbox="656 233 1397 268"><u>Initial Comments for Candidate Sites in the Ward</u></p> <p data-bbox="656 268 1951 376"><u>Water Supply</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 data-bbox="656 376 1962 560"><u>Waste</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>
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 comments

Stage 3A: Assessment Against LDP Objectives

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

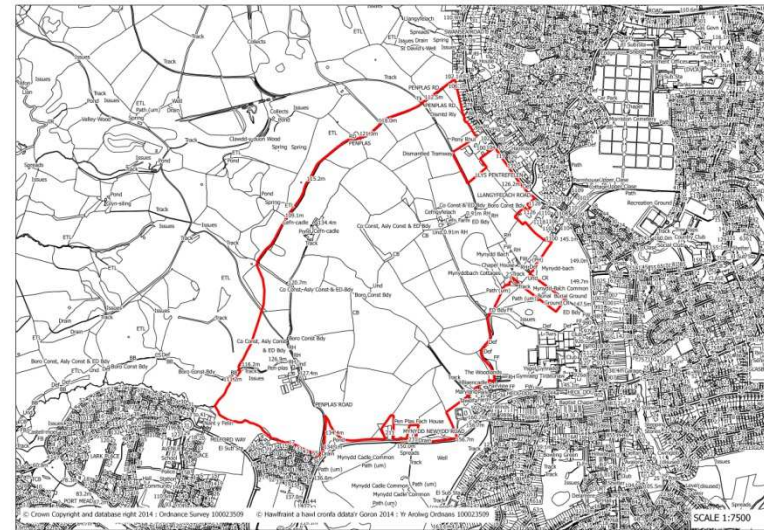
Stage 3B: Assessment Against SEA/SA Objectives

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

Candidate Site Assessment Report



Reference	PD039
Name	Land North of Mynydd Newydd Road, Penderry
Description	Large (Strategic scale) site located to the north of Mynydd Newydd Road and west of Swansea Road/Llangyfelach Rd capable of accommodating 750 – 1350 dwellings, plus recreational and community facilities including a new school. Encompasses surrounding candidate sites, including MB004 which is the likely main access point off Llangyfelach Road as well as Mynydd Bach Common (PD019) and abuts land north of Milford Way (PD024). The northern boundary of the site extends up to Penplas Road, beyond which is the location of the proposed Royal Fern Golf Course (LF015). The site is primarily low grade agricultural land containing two farms and one haulage company yard on short term leases. The land gently slopes down from south to north, falling away to the northern and western boundaries. The site straddles three wards including Llangyfelach and Mynyddbach, but the majority of the site lies within Penderry
Size	116.7Ha
Existing Land use	Agricultural land
Proposed Land Use	Residential – Strategic Site
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

Not consulted upon – site identified at later stage

LDP Preferred Strategy Consultation: Summary of Representations

No specific comments received relating to this site

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of objection received to the size and location of the development on the following grounds:

- Potential to adversely affect the traffic in the area
- Puts pressure on Penllergaer Forest
- Destroys a large greenfield site
- Harm to the village character of Llangyfelach.
- A brownfield site located nearby, in-between Milford Way and Mynydd Newydd Road has not been considered for development
- The whole natural environment, character and semi-rural composition of the area will be destroyed.
- People who have bought homes in the area have paid large sums of money for their properties due to its location and views
- Potential to decrease property prices.

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

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

Response to Representations

- The population of Swansea is growing year on year; there is a shortage of housing land, and lack of affordable housing in all areas. The Council is statutorily required to meet housing needs over the plan period and the evidence base, including the strategic housing market assessment, population projections, etc identify that provision should be made for 17,000 additional homes. Not all of this development can be accommodated on brownfield sites and greenfield releases of land are an inevitable consequence. The brownfield site near Milford Way has been an allocated development site for over twenty years. There is no interest by the development industry in bringing the site forward as it is considered unviable. Consequently whilst there is no objection to development at this location it cannot be treated as contributing to the housing land supply for the purposes of the LDP
- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site. The council have commissioned a Strategic Highway Network Assessment which will inform the detailed masterplanning process
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers

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- Creating new places which foster the health and wellbeing of both existing and future residents as well as residents of existing adjoining communities is a key objective for the LDP. In the case of strategic sites (which constitute around 60% of new allocations), this is achieved through a process of detailed masterplanning which seeks to ensure appropriate levels of provision of community services and facilities; this includes education, healthcare, open space/green infrastructure networks, etc. It also includes addressing all health and well-being constraints identified on a site, such as pollution, unstable/ contaminated land and surface water flooding. The close location of this site to Penllergaer Woods is intentional to provide future residents with recreational health and well-being benefits
 - The Council will continue to work with the key development partners to produce a detailed masterplan for the strategic site which will consider the issues raised through the consultation process.
 - Loss of view and devaluation of property prices are not material planning considerations. Adjoining residents have no right of view over the land and any price paid for property on this basis has been inflated above market value.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p>Relating to MB004 (first phase) <u>Means of Access:</u> The site can be accessed from Llangyfelach Road. <u>Local Highway Conditions:</u> Traffic speed is an issue along this section of Llangyfelach Road. <u>Accessibility:</u> There is a 30 min frequency service past the site. <u>Wider Issues / Combined effect:</u> Possible traffic issues at J46 and traffic signals in Treboeth depending on quantum of development. <u>Restrictions:</u> Access will need to be carefully located and will likely require a right turn lane. Individual plot access directly from Llangyfelach Road frontage should be avoided.</p> <p>Updated Comments – Re Possible Increase In Quantum Of Units Over Plan Period To 1350 Units With reference to a possible increase in the number of dwellings to be accommodated, there is a need for a formal Transport Assessment to be submitted in support of the site. Early indications are that a link road may be possible connecting two points of access and this could be of benefit in reducing congestion at the nearby Caersalem traffic lights. The traffic impact will need to be assessed and the Transport Assessment together with the Swansea Strategic Transport Model will likely guide the extent of development that can be accommodated. Junction improvements are likely required to address local congestion issues and ensure adequate capacity for any additional demand.</p>
CCS Housing	<p>Part in North and part in Gtr NW SHPZ</p> <p>North: The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone over the LDP period.</p> <p>Greater North West The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period.</p>

CCS Biodiversity	<p>Would need an extended phase 1 survey including a bat survey if buildings were to be demolished. Contains parts of the Mynydd Bach and Portmead SINCS possible significant ecological constraint on parts of the site</p> <p>Much of the area appears to be improved grassland which may have a relatively low ecological value there are though a series of hedges and small patches of woodland which will have value. The key areas are the Mynydd Bach and Port Mead SINCS parts of which fall within the red line, I think considering the size of the area the common should be excluded from the site. A full ecological survey would be required and there would need to be some significant mitigation / compensation</p>
CCS Environmental Health	No Comments
CCS Education	<p><u>Gwyrosydd Primary</u>: Limited surplus capacity and no scope to extend due to the constraints and topography of the site.</p> <p>Llangyfelach Primary is a relatively small school on a restricted site with limited scope for expansion.</p> <p><u>Portmead Primary</u>: There is some capacity at this school; however this development would exceed the school capacity. This development would require a New Primary and Secondary School</p> <p><u>Bishop Gore Comprehensive</u>: All developments proposed in the catchment for Bishop Gore would far exceed its capacity. There is a proposed school catchment review.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Foul to Gowerton STW- MOU issues.</p> <p>Aerial photographs of the site show that it is crossed by a network of hedgerows, providing connectivity across the site. Any development should seek to maintain or provide such opportunities. This larger Strategic Site contains several existing PRow's. The Phase 1 maps classify the majority of the site as improved grassland, with a small number of semi-improved parcels. Penplas Grasslands SSSI is located just to the north of the site.</p> <p>Moderate WFD. Also site close to historic landfill site at Penplas Fawr Farm. There are watercourses on site.</p> <p>Aquifer present. All foul to mains system.</p>

Dwr Cymru	<p><u>Site Specific Comments on the Draft Proposals Map:</u></p> <p>A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required. The site is crossed by several water mains for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p>Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required. The site is crossed by a public sewer for which protection measures, either in the form of an easement and/ or diversion may be required.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings and approximately 9 mine entries on east, south and west
Llangyfelach Community Council	<p>The Council are of the opinion that of the 3 sites in or partially in the Llangyfelach Ward none of them can be supported due to the lack of current infrastructure, especially in the case of the inadequate highway provisions</p> <p>The Council request that if all of the aforementioned large sites, are pursued, then in addition to the improvement of the infrastructure referred to above, then each site has adequate provision for shopping, new education facilities e.g. schools, recreation & sports facilities, libraries, etc. etc. together with the provision of green areas with the sites.</p>

Stage 3A: Assessment Against LDP Objectives

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

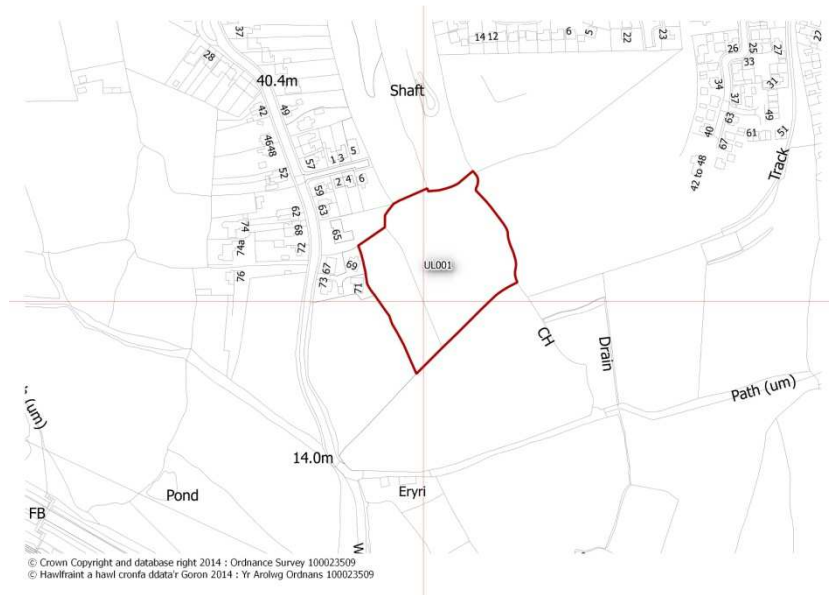
Stage 3B: Assessment Against SEA/SA Objectives

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

Candidate Site Assessment Report



Reference	UL001
Name	Fields east of Waun Road, Loughor and south west of former Cae Duke Colliery
Description	Land to the south of the existing settlement of Loughor, located to the rear of frontage development on the eastern side of Waun Road. The site comprises two fields in agricultural use. It is abutting the south west side of UDP allocation HC1 (104) on which over 100 residential units are currently being built. The central location of playing fields within the adjoining development scheme has landlocked the NW corner of the site which is allocated for development in the UDP. The release of these two fields would facilitate access to the landlocked area whilst ensuring that sufficient distance is maintained to Waun Rd (from which there would be no access). The development would not extend significantly further south than the adjoining development to the east and west.
Size	1.51 Ha
Existing Land use	Agriculture
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

The Candidate Site application was advertised on site in the form of site notices (and included adjoining field to the east fronting Waun Rd which is now proposed to be excluded)

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

- No economic or sustainable gains/ Lack of sufficient employment in area
- Unsuitable road infrastructure
- Loss of agricultural land
- Increased noise
- Schools at capacity
- Loss of green wedge
- Adverse impact on wildlife/habitat
- Area subject to flooding
- Alternative brownfield sites available
- Highway safety
- Devaluation of property
- Water treatment is insufficient to cope with additional demand
- Adverse impact on character and amenity
- Common land
- Area of historic importance
- Inadequate public transport
- Encroachment into open countryside
- Adverse impact on utilities
- Coalescence of communities
- Lack of housing demand
- Contrary to current policies

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of support which is summarised as follows:

- Delivery of site is a certainty, Barratt Homes has a long term option to develop site and site can be accessed and serviced from our adjacent site.
- Site able to contribute to council's land supply from a very early stage if allocated. As we are developing adjacent site, this would be a natural progression for pattern of development.
- Would ensure continuity between phases, in addition to continued delivery of affordable housing and other community benefits. We are satisfied all technical matters can be addressed to enable a quick and early delivery.

Response to Representations

- Upon commencement of preparation of a new development plan all existing policies and previous decisions (e.g. current UDP designations) are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. Consultation on an initial review of green wedge, open countryside and settlement boundaries has recently been undertaken and will inform the LDP Deposit Plan
- There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 4,600 homes are needed within this strategic housing policy zone over the LDP period.
- All relevant utility providers have been consulted and no significant utility constraints have been identified
- ALC Map = Grade 4. Not part of the best and most versatile 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.
- Not common land
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site
- .The LDP seeks to safeguard against coalescence and development must respond to the character of existing settlements. Considerable areas of accessible open space are proposed as part of new development and green barriers are to be incorporated into scheme layouts to mark and ensure separation between existing and planned expanded communities.

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- 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
 - Devaluation of property is not a material planning consideration There are no rights of open access or views over the countryside adjoining existing settlements
 - 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 impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
 - The LDP is based on sustainability principles which seek to maximise the use of vacant and underdeveloped land within existing settlements provided satisfactory standards of open space/recreational space are retained within those communities before encroachment of development into rural areas around the urban fringe is considered.
 - Whilst adequacy of public transport is primarily a matter for the private sector and is influenced by market demand, the LDP seeks to sustain and encourage improvement of existing services by locating new development at sustainable locations close to existing communities
 - A high level of protection is afforded to the preservation and safeguarding of historic features and their settings. This does not preclude development proposals from being brought forward, however significant prior assessment and evaluation must be carried out and appropriate mitigation measures undertaken if development is considered appropriate.

Stage 3A: Assessment Against LDP Objectives

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

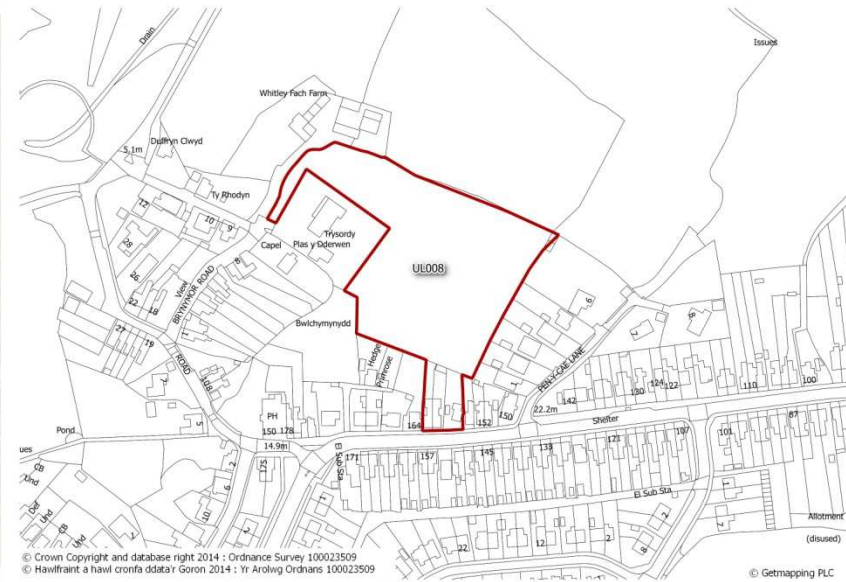
Stage 3B: Assessment Against SEA/SA Objectives

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

Candidate Site Assessment Report



Reference	UL008
Name	Land off Borough Road, Loughor
Description	This site forms a field parcel within the existing defined settlement boundary in the currently adopted Unitary Development Plan. The site has been amended from that originally put forward as part of a much larger Candidate Site for residential development comprising all of Whitley Fach Farm located to the north (now referenced UL008a). The site is currently landlocked and on the draft LDP proposals map the settlement boundary was proposed to be brought in to follow the rear of the properties fronting Borough Rd. However the site promoters have put forward an option involving purchase of frontage properties to facilitate access. On this basis the settlement boundary could be retained in its currently agreed location as outlined below.
Size	1.266Ha
Existing Land use	Agriculture
Proposed Land Use	Residential approx. 40 units
Location Plans	OS Plan and Aerial (not to scale)



Candidate Site Public Consultation: Summary of Representations

The wider UL008a Candidate Site application was advertised on site in the form of site notices. (Note: amended site UL008 forms a much smaller area of land which is already within the settlement boundary of the UDP)

The following comments relate to the larger site UL008a. There has been no specific consultation solely on this smaller parcel of land.

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

- Adverse visual impact
- Devaluation of property
- Increased noise and light pollution
- Increased traffic on dangerous roads
- Lack of local services e.g. schools, shops etc.
- Adverse impact on wildlife/habitat.
- Drainage issues/flood risk
- Adverse impact on Burry Inlet
- Loss of recreational space
- Inappropriate site access
- Immediately adjacent SSSI
- Common land
- Loss of agricultural land
- Area of historic importance
- Lack of employment in the area
- Adverse impact on utilities
- Coalescence of communities
- Sewerage treatment operating over capacity
- Overlooking/loss of privacy
- Urbanisation

LDP Preferred Strategy Consultation: Summary of Representations

- No comments made specifically regarding this site.

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of objection was received which are summarised below:

- We attach an extract from UDP Proposals Map showing settlement boundary at Upper Loughor in adopted UDP. Map identifies an area which was included within UDP settlement boundary but which has been excluded from Draft LDP Proposals Map. Settlement boundary should revert to that identified in UDP, which represents a well defined limit for settlement edge and a more logical limit for development. A larger site area has been submitted as a candidate site for development [UI008] but site has not currently been allocated. It is considered that site is suitable for and should be allocated for residential development. Maps submitted.

Response to Representations

- 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 the countryside adjoining existing settlements
- Highways /access improvements would be a condition of any development being brought forward on a site in accordance with schemes agreed with the Highways Authority.
- 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).

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- Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries
 - The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land
 - The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
 - Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted
 - 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
 - Site is not common land
 - Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. DCWW have invested in a new hydraulic model for the Gowerton catchment which has identified solutions throughout the catchment which would have to be delivered prior to development occurring. In combination with this there is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements
 - The further representations from the site promoter to consider the land within the UDP settlement boundary have been assessed in this report.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p>Means of Access: Access would have to be from Borough Road. The single point of access indicated, would likely be sufficient for this reduced site. A formal submission of a transport statement with any proposal will be necessary.</p> <p>Local Highway Conditions: A new access would need to meet full highway standards to ensure safety on Borough Road near a bend and other junctions.</p> <p>Accessibility: There is a 30 min frequency service past the site.</p> <p>Wider Issues / Combined effect: All sites in this Ward will add to existing traffic congestion along the route from Gorseinon up to Penllergaer and M4 J47. Some traffic is also likely to add to congestion at Victoria Road in Gowerton where the Llanelli Link crosses the route. Significant improvements may be required with contributions to major improvements by each of the sites within the Ward.</p> <p>Restrictions: Significant development cannot be supported without highway improvements.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</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 4,600 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains scrub, mature trees, semi-natural grassland and may contain; Purple Moor-grass and important hedgerows.</p> <p>Priority species recorded on the site: The Cinnabar and White letter Hairstreak, these are species of principal importance for the conservation of biological diversity in Wales under the Natural Environment and Rural Communities Act (2006).</p> <p>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>South west area directly adjacent to site 193 BROADOAK COLLIERY: Unforseen contamination condition.</p>

CCS Education	<p>Tre Uchaf Primary - In principle, the local primary schools could accommodate some additional growth (between Casllwchwr and Tre Uchaf) but not enough to accommodate all pupils if all candidate sites were developed. The cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine if a new primary school in a more central position should be considered. The nearby Welsh medium primary is already over capacity.</p> <p>Penyrheol Comprehensive has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>
External Stakeholder	Comments
Natural Resources Wales	No comments
Dwr Cymru	<p>Water Supply: <u>Original Ward based comments:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites. <u>Subsequent site specific comments:</u> A water supply can be made available to service the proposed development site.</p> <p>Waste: <u>Original Ward based comments:</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>Subsequent site specific comments:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. <u>Gowerton WWTWs – limited capacity</u></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 comments

Stage 3A: Assessment Against LDP Objectives

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

Stage 3B: Assessment Against SEA/SA Objectives

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

Candidate Site Assessment Report



Reference	NE011
Name	Land off Summerland Lane, Newton
Description	Two rectangular fields bordered with mature hedgerows and situated on the western edge of Newton off Summerland Lane. To the north west and north east the site is contained by a dense belt of deciduous woodland. The south eastern boundary runs adjacent to Summerland Lane a single track road lined with residential development on its southern side. Abutting the site's South Western boundary are two recently constructed dwellings that are accessed by a track off Summerland Lane. Older chalet type properties also adjoin the south western boundary accessed off the same track.
Size	2.5Ha
Existing Land use	Agricultural
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



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Candidate Site Public Consultation: Summary of Representations

This is a new site, which if recommended for inclusion would be consulted on as part of the Deposit Plan.

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site fronts onto and can access from Summerland Lane</p> <p><u>Local Highway Conditions:</u> Roads leading to the site are inadequate to serve the development unless improved.</p> <p><u>Accessibility:</u> There is a 30 min frequency service within 100m of the site.</p> <p><u>Wider Issues / Combined effect:</u> Development of the site will require off site roadworks to be undertaken in the area.</p> <p><u>Restrictions:</u> The site cannot be developed to its full potential without local road improvements being undertaken.</p> <p><u>Transport Proposals:</u> There is a road improvement scheme for Summerland Lane subject to available land and finance.</p> <p><u>Further Information:</u> Details of road improvements in the area will be necessary before development can be considered acceptable. Any planning application will also need a transport assessment/statement to be submitted.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 1,600 homes are needed within this strategic housing policy zone over the LDP period</p>

CCS Biodiversity	These may be pre-enclosure act fields. It is likely that the hedges on the site will fall under the protection offered by the Hedgerow Regs, they may also have significant ecological value. Uncertainty about the ecological value of the fields and these need surveying. The site doesn't fall within any SINC but there may be ecological constraints on the site. An extended phase 1 survey is needed
CCS Environmental Health	No comments
CCS Education	<u>Newton Primary</u> - over capacity and has a number of timber demountable classrooms that require replacing, rendering some of the current accommodation as unsuitable, although this does feature as a scheme within Band A priority of the SOP. <u>Bishopston Comprehensive</u> - currently over capacity and some of this capacity is housed within timber demountable classrooms. Highway Access to the site is of major concern and would require careful consideration of a new access in order for any expansion on the school site to be approved (recent STF planning approval had this as a condition of approval). However if Crwys Primary were redesignated to Gowerton Comprehensive then this could ease the pressure on places at Bishopston Comprehensive, as Gowerton has sufficient projected surplus capacity
External Stakeholder	Comments
Natural Resources Wales	No comments
Dwr Cymru	<u>Water Supply</u> : The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites. <u>Waste</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. No site specific comments
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 comments

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

Stage 3B: Assessment Against SEA/SA Objectives

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