

Land at Parc Mawr

Penllergaer

2018/2697/OUT
July 2020
Members Briefing Pack



Introduction

“Parc Mawr offers the opportunity to create a vibrant and walkable neighbourhood with a distinct sense of place as an integrated addition to Penllergaer. A sustainable, mixed use and inclusive community is envisaged which will put people first and provide a high quality development in the City and County of Swansea.”

Bellway Homes has produced this brochure in relation to the hybrid planning application that is being presented to Planning Committee on the 17th July. The application is for the strategic site allocated in the adopted LDP (Strategic Site C) and comprises:

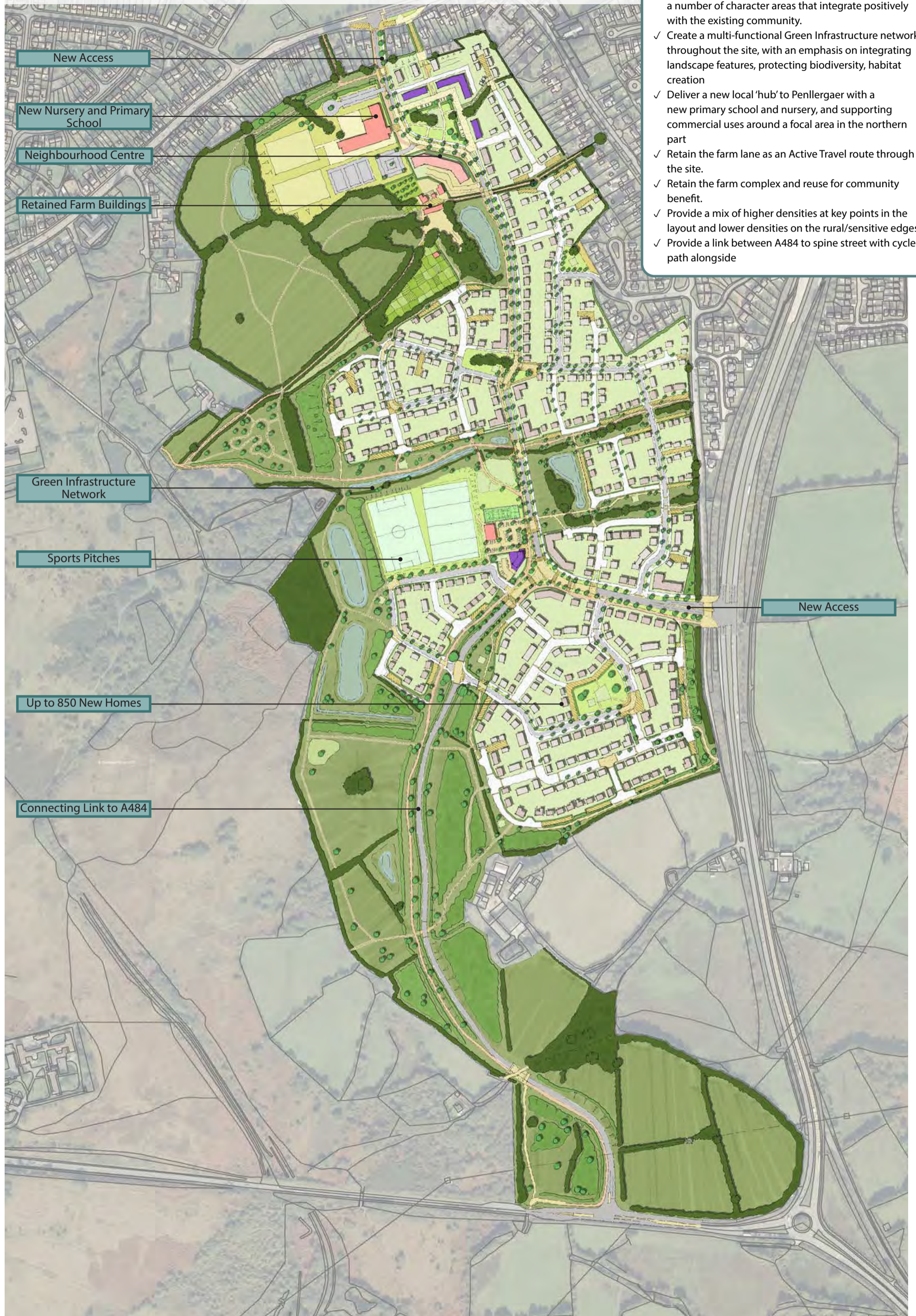
- A) Outline planning application with all matters reserved (except those included in full application below) for residential led mixed use development of up to 850 residential dwellings in total (use class C3) to be developed in phases; primary school; provision of local centre including community facilities; spine road with links to Gorseinon Road, the A483 and A484; and associated public open space/ play provision, highways, drainage, ecological mitigation, landscaping and engineering works,
- B) Full application for the erection of 184 dwellings and associated works as part of phase 1a of the development; access off Brynrhos Crescent; the demolition of 31 Gorseinon Road and demolition of identified Parc Mawr Farm buildings.

The proposals have been subject to extensive engagement with the local community during the LDP preparation stages as well as Council officers during the application preparation. A significant number of design, public open space, community facility and green infrastructure elements have been included at the request of Officers. The proposals are therefore an exciting opportunity to develop a vibrant community where future residents can enjoy green spaces and sustainable living with excellent links to Swansea via an enhanced pedestrian and cycle network.

The scheme will provide much needed open market and affordable homes on one of the Council’s strategic sites in the LDP.



Site Wide Masterplan



In delivering the vision the masterplan proposes to:

- ✓ Create a sustainable residential neighbourhood of up to 850 new homes within Penllergaer, comprising a number of character areas that integrate positively with the existing community.
- ✓ Create a multi-functional Green Infrastructure network throughout the site, with an emphasis on integrating landscape features, protecting biodiversity, habitat creation
- ✓ Deliver a new local 'hub' to Penllergaer with a new primary school and nursery, and supporting commercial uses around a focal area in the northern part
- ✓ Retain the farm lane as an Active Travel route through the site.
- ✓ Retain the farm complex and reuse for community benefit.
- ✓ Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.
- ✓ Provide a link between A484 to spine street with cycle path alongside

Site Wide Green Infrastructure Strategy

The site-wide GI Strategy is multifunctional and provides:

- ✓ Increased green space in more sensitive areas.
- ✓ A multifunctional network of green corridors.
- ✓ Integrated drainage and attenuation.
- ✓ A pedestrian and cycle access route network.
- ✓ Informal and formal play and recreational spaces.
- ✓ Public open spaces, integrated and linked to the community.
- ✓ A 'green edge' to development zones.
- ✓ A 'treeing strategy', including:
 - Formal tree avenues along principal streets.
 - Gateways.
 - Nodal grouping of mixed species within residential areas.
 - Informal native green corridors of woodland, hedgerows and tree groups.
- ✓ A diverse palette of native and ornamental planting.
- ✓ Landscape integration of development edges.
- ✓ Integration and enhancement of existing habitats, including:
 - Species-rich grassland and wetland.
 - Woodland and hedges.
- ✓ Provision of new wildlife habitats.

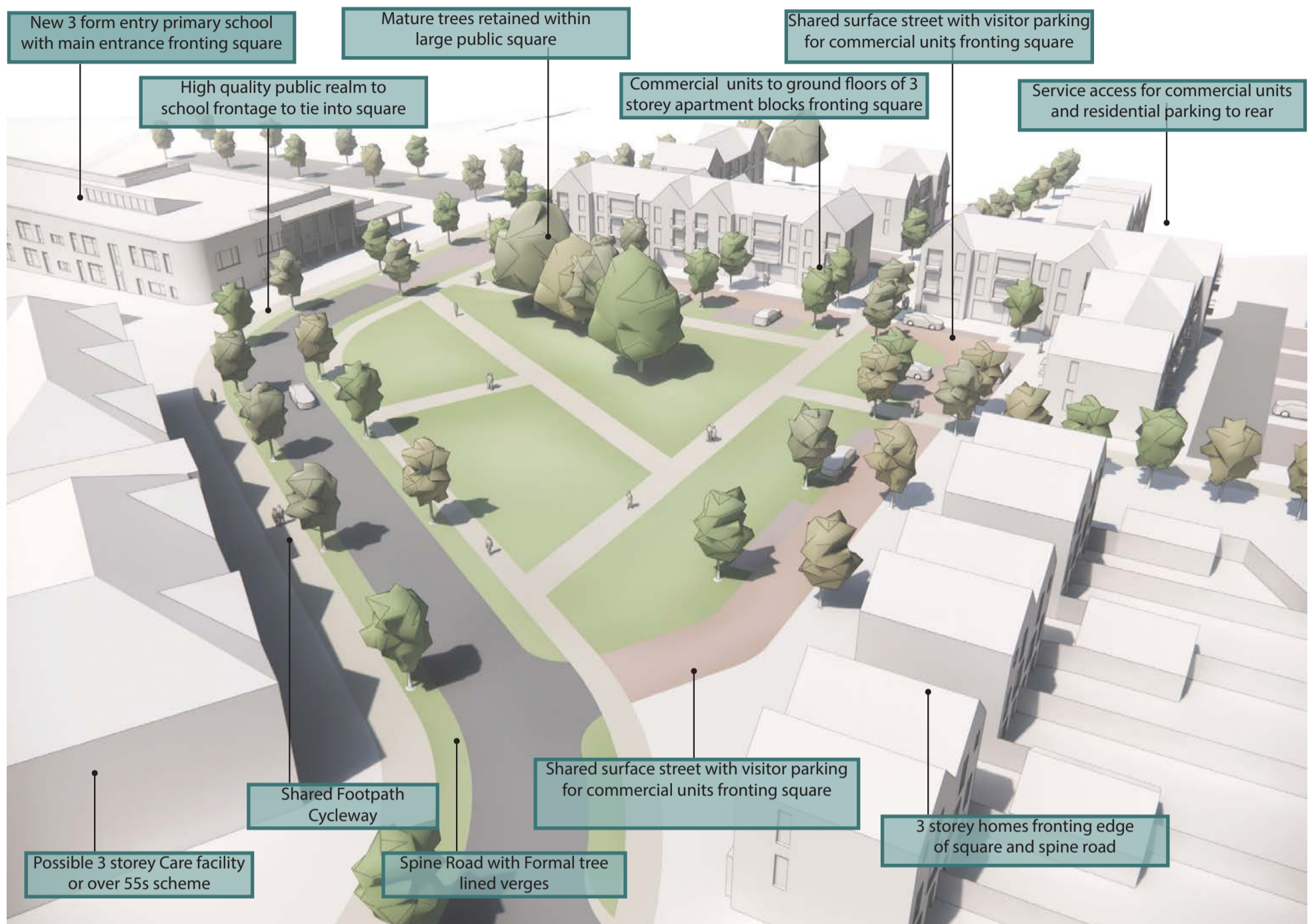
KEY:

Outline Site Boundary (Phase 1b- 4)	
Phase 1a Boundary	
Additional Land within the control of the applicant	
Removed	
Removed Trees/Hedgerows	
Retained	
Retained Existing Category B Trees/Hedgerows	
Retained Existing Category C Trees/Hedgerows	
Retained Existing Category U Trees/Hedgerows	
Retained Existing Woodland	
Retained Existing Hedgerows	
Retained Existing Agricultural Fields	
Retained Existing Marshy Grassland and Semi Improved Neutral Grassland	
Proposed	
Proposed LEAP/LAP	
Proposed Amenity Grass	
Proposed Woodland	
Proposed Hedgerows	
Proposed Structural/Avenue Tree	
Proposed Attenuation Ponds	
Proposed Allotments	



Proposed Neighbourhood Centre and Primary School

The masterplan proposes a new local 'hub' to Penllergaer with a new primary school and nursery, and supporting commercial uses around a focal area in the north of the site. This part of the site will have 'contemporary' character, anchored by the new primary school and commercial use and based around a new tree lined link through the development. It will contain the highest density parts of the development and including buildings of increased scale, a number of which should act as local landmarks.



View North East towards mixed use units from School



View East from above across square towards mixed use units

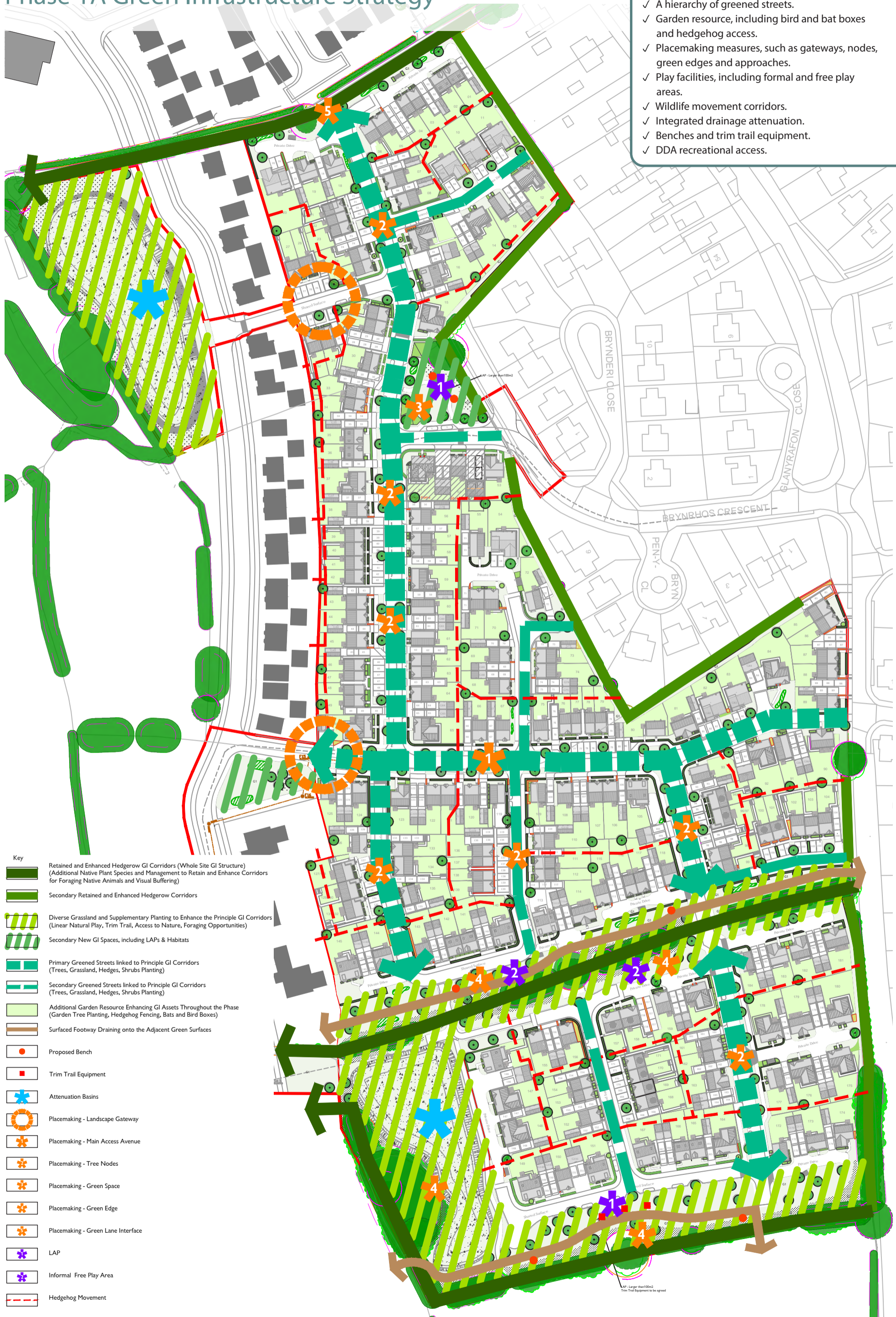


Phase 1A Green Infrastructure Strategy

- The Phase 1a detailed GI Strategy delivers;
- ✓ A hierarchy of greened streets.
 - ✓ Garden resource, including bird and bat boxes and hedgehog access.
 - ✓ Placemaking measures, such as gateways, nodes, green edges and approaches.
 - ✓ Play facilities, including formal and free play areas.
 - ✓ Wildlife movement corridors.
 - ✓ Integrated drainage attenuation.
 - ✓ Benches and trim trail equipment.
 - ✓ DDA recreational access.

Key

- Retained and Enhanced Hedgerow GI Corridors (Whole Site GI Structure) (Additional Native Plant Species and Management to Retain and Enhance Corridors for Foraging Native Animals and Visual Buffering)
- Secondary Retained and Enhanced Hedgerow Corridors
- Diverse Grassland and Supplementary Planting to Enhance the Principle GI Corridors (Linear Natural Play, Trim Trail, Access to Nature, Foraging Opportunities)
- Secondary New GI Spaces, including LAPs & Habitats
- Primary Greened Streets linked to Principle GI Corridors (Trees, Grassland, Hedges, Shrubs Planting)
- Secondary Greened Streets linked to Principle GI Corridors (Trees, Grassland, Hedges, Shrubs Planting)
- Additional Garden Resource Enhancing GI Assets Throughout the Phase (Garden Tree Planting, Hedgehog Fencing, Bats and Bird Boxes)
- Surfaced Footway Draining onto the Adjacent Green Surfaces
- Proposed Bench
- Trim Trail Equipment
- Attenuation Basins
- Placemaking - Landscape Gateway
- Placemaking - Main Access Avenue
- Placemaking - Tree Nodes
- Placemaking - Green Space
- Placemaking - Green Edge
- Placemaking - Green Lane Interface
- LAP
- Informal Free Play Area
- Hedgehog Movement



The Full Planning Application Element

- ✓ An initial first phase of 184 dwellings is proposed within the northeast corner of the site.
- ✓ New access is formed from Brynrhos Crescent opening up onto a new proposed play area.
- ✓ In line with masterplan proposals Phase 1 sits in the Bryn Rhos character area of the site.
- ✓ This is defined as a reinterpretation of the local vernacular, responding to the existing adjoining residential edge and future spine street in architectural style and density.
- ✓ Homes are designed around a hierarchy of streets with a focus on high quality landscaping
- ✓ Architectural uplift to materials, detailing and boundary treatments mark key GI corridors.



Play Area

New Access

Secondary Street

Spine Road

Green Infrastructure Network

Attenuation

Shared Surface Streets

- KEY : General**
- Intermediate
 - * Social Rental
 - Bin Muster Point
 - On-street visitor parking (locations indicative)
 - SHIP(A)
- House Type Prefix and Handing examples:
 SHP - House Type
 (A) - As Shown
 (AL) - As Shown Left-hand Side (semi-detached)
 (OP) - Opposite
 (OL) - Opposite Left-hand Side (semi-detached)
- KEY : Boundary treatments**
- Boundary Type A - 1800mm high close boarded fence
 - Boundary Type B - 1800mm high reconst stone wall
 - Boundary Type C - 1200mm high estate railing
 - Boundary Type D - 1200m high post and rail fence
 - Boundary Type E - 1800mm high brick wall

The Full Planning Application Element Design and Materials

Local Character Study

The character of a range of local areas has been studied, using headings from the Design Commission for Wales document No Place Like Home. These include Penllergaer, Gorseinon and the wider Swansea area.

Character Areas

A materials strategy has been created for Phase 1A in discussion with Swansea Council officers. This provides an uplift in materials around the most prominent frontages within the development, for this phase being the green landscape corridors and around the green space at the site access from Bryn Rhos Crescent. A mix of brick and render facing materials is proposed throughout the body of the phase, as set out in the site-wide design guidance, with stone and render used within the uplift areas. This distinction is consolidated through the architectural details, such as window colour and chimney provision as well as boundary wall details. A consistent general grey colour is used for the roofs, with subtle variation provided by the use of two complementary tiles.



Transport

The site benefits from existing provision for pedestrians and cyclists in the locality, including footways on both sides of the majority of roads surrounding the site. Employment areas and a range of local facilities are located within walking and cycling distance of the site.

Regular bus services are accessible from bus stops located on the A4240, Swansea Road and A483. Gowerton railway station is accessible by bus and provides regular services to Swansea and Cardiff Central.

A Spine Street will be provided at the core of the site which will connect with the A4240 to the north, the A483 to the east and the A484 in the south as development progresses. The Spine Street will offer much needed capacity relief to the M4 J47 and the strategic transport network.

The proposed walking, cycling and public transport measures are comprehensive and extensive across the site and adjoining residential areas, and will link with the wider Active Travel network. This will ensure that existing and future residents will be able to access day-to-day facilities travelling sustainably through a walkable neighbourhood. Improvements to off-site highway infrastructure are proposed.

Landscape and Visual

There are no nationally designated landscapes within or in close proximity to the site, and the topography of the application site is a defining feature. A significant proportion of the retained and proposed landscape elements, including woodland blocks and trees, are of importance visual reference points and act as a green structure to views, which would assist in the visual assimilation of the scheme within the surrounding landscape.

Consideration of the condition of trees, woodland and hedgerow has influenced the design process, and where tree and hedgerow loss is unavoidable, losses are limited to lower value and poorer condition elements. A framework of structural landscape is also proposed, and would function as key landscape mitigation, screening the proposed development and assisting in the absorption of the proposed development within the surrounding landscape.

Ecology/ Trees/ Landscaping

The principle elements of the Ecological Strategy, integrated within the site wide GI Strategy, Illustrative Masterplan and detailed Phase 1A proposal, are to:

- ✓ Retain and manage the ecologically interesting semi-improved neutral grassland and marshy grassland to the north west.
- ✓ Hedgerows associated with the retained grasslands and other species-rich hedgerows are to be retained where possible with loss or breaching of other site hedgerows minimised to seek to retain habitat connectivity for species such as foraging bats and nesting birds.
- ✓ Retain and manage important hedgerows, woodland habitats and mature trees;
- ✓ Provide meaningful west to east green infrastructure/wildlife corridors to assist with ecological connectivity and visual integration of development and provide areas of Public Open Space.
- ✓ Create new water bodies as attenuation features where feasible; and
- ✓ Enhance the ecological value of the existing site with the use of beneficial mix of plant species within the strategic landscape, including diverse grassland and meadow strips and a mix of native and ornamental tree species appropriate to the site context and a residential land use.
- ✓ The considered diversity and mix of landscape elements has been considered throughout the site to add value. Combining habitats such as low diverse grass, next to flowering meadow, drainage swale, hedgerow and large trees, provides diversity and shelter for native species in a three dimensionally complex habitat.

Public Open Space

A wide range of public open space will be provided including:

- ✓ 2 full-size sports pitches with pavilion/changing rooms
- ✓ 1 Neighbourhood Equipped Area of Play, 3 Locally Equipped Areas of Play and 10 Local Areas of Play
- ✓ Multi Use Games Area (MUGA)
- ✓ BMX/bike track
- ✓ Allotments
- ✓ Informal and formal open space areas and a network of pedestrian and cycle paths linking with the wider community

Drainage and Flood Risk

The drainage strategy includes a SuDS management train approach including swales, channels, basins and online ponds. A surface water drainage scheme has been developed in accordance with these principles and is indicated in the application documentation, and this has been agreed with Swansea Council subject to conditions.

A foul water scheme to discharge the northern section of the site via gravity to Gorseinon Road and Phase 1a discharging via a requisitioned sewer to Phoenix Way has been agreed with the Council, with the remainder of the development being drained via a pumped outfall to the existing trunk sewer adjacent to Pontarddulais Road.

Archaeology and Cultural Heritage

Glamorgan Gwent Archaeological Trust (GGAT) has reviewed the submitted information and has recommended a condition requiring a written scheme of investigation for a programme of archaeological work. GGAT envisage that this programme of work would include an archaeological watching brief during any ground disturbing work; a historic hedgerow survey; and a historic building recording.

Water Quality

The application has considered the potential effects in relation to water quality in the Loughor Estuary, Burry Inlet and Carmarthen Bay SAC and the potential impact of foul flows from the proposed development on the ecology of the Estuary and SAC.

The LPA seeks betterment by requiring developers to remove surface water from the existing combined system. This is achieved through a variety of mitigation measures through on-site retention, SuDS, discharge of foul sewage from the development and donor site surface water abstraction. This will have a beneficial effect on the capacity of the sewerage system, will reduce the potential for sewer flooding and will reduce the potential for untreated sewage flooding out of surcharged sewers and flowing overland to the SAC.

Energy

New dwellings at Parc Mawr would be built to achieve and improve on the latest Building Regulation standards for design and construction. Energy conservation measures would focus on individual buildings, adopting a fabric first approach to reduce energy demand in the first instance. The Energy Assessment has concluded that the proposed development will result in a reduction in site-wide CO2 emissions of nearly 5% over and above Building Regulations and a similar reduction in energy usage.

Welsh Language

A Welsh Language Action Plan has been produced which incorporates measures to encourage and enhance the Welsh language, including:

- ✓ A new primary school and nursery, the medium of which will be confirmed by the Council. Regardless of the medium, Welsh Language will form a compulsory subject of the education curriculum.
- ✓ A mix of tenures and dwelling sizes and tenures (including 20% affordable housing) ensuring the housing stock will serve the whole of Penllergaer.
- ✓ A significant provision of open space, parkland, sports provision and community uses, which will nurture cohesive communities and strengthen community ties and networks.
- ✓ Sensitive phasing to ensure that the proposals integrate with the existing area and will ensure cohesive communities.
- ✓ The developer will liaise with the community group Menter Iaith Abertawe which operates Welsh Medium playgroups and mother and baby groups in the Penllergaer ward.
- ✓ All street names and signage will be in Welsh and Bellway will suggest to the Council's Street Naming Officer that the street names should have relevance locally.
- ✓ The use of bilingual literature and signage in the marketing of the site.

Community Benefits and Social Value

The developer will enter into a Section 106 Agreement which will secure the following, to be delivered at various stages through the development, the triggers of which have been agreed with Officers.



- ✓ 20% affordable housing (70% social rented and 30% intermediate units)
- ✓ The delivery of a nursery and primary school or payment of circa £9m financial contribution to Education
- ✓ Highways contribution of £25,000 and off-site highway infrastructure improvements comprising:
 - MOVA installation at Gorseinon Road/ Phoenix Way junction
 - Works to resurface A484 underpass
 - A48/Pontarddulais Road improvement works
 - Spine Street to provide access to A483, A484 and works to A483/ A484 roundabout
 - Active Travel link AT 13 and AT14



- ✓ 2 full-size sports pitches with pavilion/changing rooms
- ✓ 1 Neighbourhood Equipped Area of Play, 3 Locally Equipped Areas of Play and 10 Local Areas of Play
- ✓ Multi Use Games Area (MUGA)
- ✓ BMX/bike track
- ✓ Allotments
- ✓ Transfer of community buildings
- ✓ £7,000 towards Air Quality Monitoring Station
- ✓ £2,100 for bridleway gates
- ✓ Commitment to Council's Beyond Bricks and Mortar scheme during construction



- ✓ Local Centre Scheme to provide details of the marketing scheme for the local retail/ commercial units on site
- ✓ Potential contribution for ongoing maintenance of areas of public open space within the site OR creation of a management and maintenance company and maintenance agreement for all areas of public open space and sports facilities (along with future funding stream and Council step in rights)

In addition to the above, a number of indirect benefits will arise as a result of the development. Construction cost for the whole project is in excess of £130m, supporting local supply chain through spend with local subcontractors and suppliers:

- ✓ 907 direct Bellway jobs (employees and sub-consultants)
- ✓ 453-707 indirect jobs (supply chain etc.)
- ✓ 871-1,033 induced jobs (wider economy)
- ✓ Total potential jobs created = 2,300 to 2,600 jobs
- ✓ Potential Wales Land Transaction Tax receipt = £2.3M
- ✓ £1m in council tax payments over life of the site or £35k per year

Finally, Bellway Wales support a number of charities across Wales including causes local to our development sites:

- ✓ £14,900 raised for Welsh homeless and young persons charity Llamau since 2018.
- ✓ Financial support for local sports clubs including Junior girls and boys football clubs and local Bowling clubs.
- ✓ Support for Cardiff based cycling charity Pedal Power.
- ✓ Ongoing Support for Kids Cancer Charity, which is based in Swansea to fund a short break for one of the families they support.
- ✓ £500 charitable donations to local schools for play equipment.
- ✓ £5000 raised in the last year by the Wales Region for Cancer Research UK, Bellway's nationally chosen charity for the past three years. In that time, the company has nationally raised more than £1 million for the charity.
- ✓ An active apprenticeship programme covering all on-site trades and office functions including accountancy, quantity surveying and design disciplines.