



EDENSTONE
HOMES

Planning Briefing Document For Allocated Site H5.6



LDP ALLOCATED SITE AT HIGHER LANE, LANGLAND

Introduction

This report has been prepared as a briefing to the planning committee in order to help answer the questions that were raised at the planning committee on the 3rd of September for this site that has already been allocated for housing under the adopted LDP.

- The application proposal seeks to deliver one of the key visions and objectives of the adopted Swansea Local Development Plan – more affordable and low-cost housing in the Gower fringe area. As Officers have highlighted in the planning committee report, the application site under the provisions of Policy H5 is in fact allocated specifically for such purposes and so the proposed development has addressed the requirements and objectives of this Policy directly.
- The proposals include **16 Local Needs Affordable Homes that will remain as affordable housing in perpetuity**, and 15 Local Needs Market Housing.
- The process of the preparation and consideration of the application proposal has been a lengthy one for all parties, ensuring all aspects have been developed and considered in detail. This has involved two processes of pre-application consultation – including meetings with the neighbour in 104 Higher Lane, a Public Exhibition – as well as continued dialogue with Officers of all relevant departments of the Authority, as well as those of a number of Statutory Consultees, throughout each stage of the process.
- The result is a scheme that sees the delivery of a mix of housing unit types and tenure, set in a site that includes a variety of elements of both formal and informal amenity space.
- **An LVIA has been prepared in accordance with the scope of work set out by Swansea City Council and the proposals are 'low lying' in their setting as can be seen from the visualisation studies.**
- **The scheme sees a reduction in the rate of discharge of surface water from the site.**
- There will be no detriment to highway safety and the proposal ensures that access is provided for all.
- The scheme secures the retention and enhancement of biodiversity interest on the site, as well as facilitating a harmonious addition to the immediate and wider setting of the area.
- **The scheme retains the existing Public Right of Way and offers the dedication of land for a new Public Right of Way.**
- **The application proposal sees no objection from any of the Authority's own Officers or those of statutory bodies on any account.**

We are of course aware that a number of local residents continue to raise concerns and objections to the proposal. However, as detailed at length in your Officers Report, the application proposal has undergone significant scrutiny by your Officers to ensure that it adheres to all relevant local and national planning policy requirements and objectives. With no technical or policy related objections from either local authority, statutory bodies or officers. The proposal is therefore in full compliance with your adopted Local Development Plan, and in particular, your objectives for the delivery of more affordable housing in the Gower fringe area.

We would also like to remind you of the conclusion of the very detailed report from the planning officers as below;

"Having regard to all material planning considerations, including the provisions of the Human Rights Act, it is considered on balance of all material planning considerations that the scheme is an acceptable form of development that will deliver a high proportion of affordable housing and local needs housing to the area. In line with the principle strategy for housing set out in the Local Development Plan and providing a good level of green infrastructure on site the development will form an acceptable relationship with the surrounding land context and will not harm the character and appearance of the surrounding Gower AONB."



Computer Generated Image of the Proposed Development in context.

WHO WE ARE



**EDENSTONE
HOMES**

COASTAL



Coastal is a not-for-profit company that develops homes and commercial premises for rental and sale. Coastal are based at offices on Swansea High Street.

Coastal were formed in 2008 through the merger of Swansea Housing Association and Dewi Sant Housing Association, and so they have been providing homes to local people in and around the Swansea area since the 1970s.

At Coastal we think and act a bit differently. You can absolutely see and feel this but it can be kind of hard to put into words. It's a balance between the belief that anything's possible and the discipline of remaining constructive, relevant and valuable throughout everything we do.

The CGI's of the Coastal Project are from a housing scheme at Pennard which is similarly a Policy H5 site.

EDENSTONE HOMES



**EDENSTONE
HOMES**

Edenstone Homes are an independent, privately owned house builder working hard to tackle the housing shortage by taking a more flexible approach to both the size of the developments and the types of homes they build.

From the very beginning of each project, our approach to identifying and acquiring new sites is to be sensitive to the impact the development will have on communities. The master-planners work to ensure that they enrich the landscape and communities in which the homes will become a part of.

The Edenstone Homes CGI's are extracted from the River View Garden Village scheme in Lydney.

Delivery for a site allocated in the LDP for 'Local Needs Housing'.

- 31 Local needs homes including,
 - 16 affordable homes (51.6%)
 - 15 Local Needs Market Homes

Public Right of Ways

- Existing PROW retained and diverted through the site
- New PROW dedicated from the site to MU3/ coastal path to the south.

Highway Safety & Sustainability

- Road widening on Higher Lane
- New footpath connectivity and uncontrolled crossing on higher lane
- Traffic calming & warning signage to improve safety
- Two new bus stops on Higher Lane

Ecology Enhancement

- Retain and reinforce existing hedgerows
- Translocate hedgerow to northern boundary
- NRW licence applications for any works that may impact protected species.

Drainage Improvements

- Reduced run off from the site.

Privacy and Amenity Compliance

- The proposals respect the separation and amenity distances as set out in the Swansea 'Places To Live' Residential Design Guide.

Design Compliance

- The proposals have been developed in line with the relevant Gower AONB and Coastal Zone Design Guides and are supported by SCC and Place Making.

S106 Contributions

- Highways: £20,400 to deliver crossing improvements and bus travel infrastructure
- Countryside: £25,000 to deliver improvement works on the coastal path MU2
- Coastal Erosion: £30,350 to deliver mitigation and maintenance against coastal erosion of the coastal path.



Computer Generated Image of the Proposed Development in context.

WHAT IS PROPOSED



**EDENSTONE
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AFFORDABLE HOUSING (in perpetuity) FOR LOCAL NEEDS.

SOCIAL RENT

6x 2 Bed 4 Person Houses
2x 3 Bed 5 Person Houses

INTERMEDIATE AFFORDABLE HOUSING FOR LOCAL NEEDS

2x 1 Bed 2 Person Bungalows
4x 2 Bed 3 Person Bungalows
2x 3 Bed 5 Person Houses

LOCAL NEEDS HOUSING

2x 2 Bed 4 Person Houses
7x 2 Bed 4 Person Houses
2x 3 Bed 5 Person Houses
4x 3 Bed 6 Person Houses

LEGEND

- ==== A - B Footpath Diversion
- Proposed Route of Diverted Public Right of Way
- Route of Proposed New Footpath
- Proposed Seating
- ✓ Indicates Aspect From Living Room
- 5 Plot Numbers
- /○/○ Parking / Carport Allocation
- ◀ Front Door Position
- ▶ Rear Door Position
- ⌋ Garage Door Location

Proposed Development

Land at Higher Lane, Langland Allocation in the Swansea LDP 2010-2025

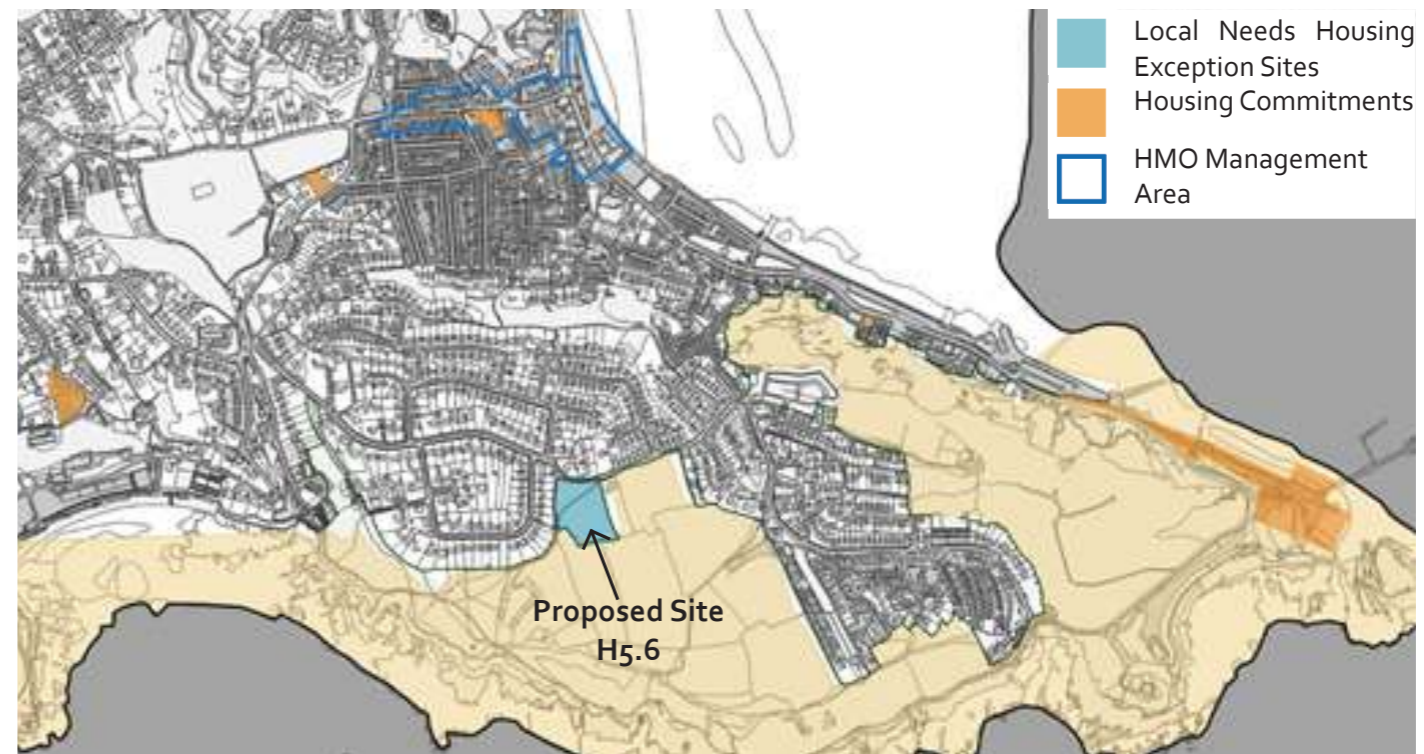
The site was allocated as a 'Local Needs Housing Exception Site' in the Swansea LDP 2010-2025. The allocation details are set out on this page along with the Proposals Map all taken from the LDP.



Swansea Local Development Plan 2010-2025

Essential	Measures where the requirement has been clearly identified in the LDP.
Required	Measures which are required by policy but the exact details will be the subject of further negotiation in light of additional evidence of need and/or viability.
No Issue/Delivered	No issues, or update evidence shows issues have been resolved, or required infrastructure already delivered.

The colours in the appendix above work in conjunction with the Non-Strategic Housing Allocations - Policy H5.



Swansea Local Development Plan 2010-2025

Site Ref & Name	H 5.6 - Land at Higher Lane, Langland	SHPZ West
Education	Off-site financial contributions under S106 to existing Primary and Secondary Schools in the catchment area. In accordance with <i>Policy SI 3 Education Facilities</i> .	
Green Infrastructure Network	Provision of Open Space in accordance with the FIT guidance set out in Six Acre Standard Document, <i>Policy SI 6 Provision of New Open Space</i> , Council's Open Space Assessment and Open Space Strategy.	
Open Space	Provide Green Infrastructure network throughout the site in accordance with <i>Policy ER 2 Strategic Green Infrastructure Network</i> .	
Biodiversity Measures and Environmental Enhancements	Biodiversity and environmental enhancements in accordance with relevant LDP policies, which may include the requirement to submit and agree ecological management plans. (<i>Policies ER 9 Ecological Networks and Features of Importance for Biodiversity, RP 1 Safeguarding Public Health and Natural Resources, RP 2 Noise Pollution, RP 3 Air and Light Pollution, RP 4 Water Pollution and the Protection of Water Resources, RP 6 Land Contamination, RP 7 Land Instability</i>).	
Transport	PROW: connections and improvements will be sought to the following PROWs which are onsite or adjacent to the site: MU5, MU4, MU2, MU6, MU10	
DCWW WWTW	Swansea Bay WwTW: no issues in the WwTW accommodating the foul flows from the allocation.	
	DCWW HMA Foul Water	No
	DCWW HMA Clean Water	No
	Compensatory Surface Water Removal	No
Flood Risk	No	
Welsh Language Action Plan	No	
SINCS	No	
Other Informatives	<p>With Gower AONB and the Coastal Zone: consult with NRW.</p> <p>Use the <i>Gower AONB Design Guide, Gower AONB Landscape Character Assessment and Carmarthen Bay, Gower and Swansea Bay Local Seascape Character Assessment</i> to guide the design and development of this site.</p> <p>A Landscape and Visual Impact Assessment will be required at planning application stage to ensure careful integration of site into landscape and consider wider seascape impact and impact on Wales Coast Path. Preferable 'low lying' buildings with suitable landscaping to ensure minimal adverse impact on landscape/seascape. See <i>Policy ER 4 Gower Area of Outstanding Natural Beauty (AONB)</i>.</p> <p>Probable Grade 3a agricultural land. An agricultural land classification survey will be required.</p>	

Non-Strategic Housing Allocations - Policy H5



H5 Local Needs Housing Exception Sites Policies and Proposals in the Swansea LDP 2010-2025.

The site is allocated as a 'Local Needs Housing Exception Site' and the relevant policies are set out in Section H5 of the Swansea LDP 2010-2025

- **A minimum of 51% Affordable Housing for Local Needs.**
- **A maximum of 49% Local Needs Market Housing.**
- **A range of house types and sizes.**

H 5: Local Needs Housing Exception Sites

Sites are allocated at the following locations for local needs housing to meet an identified social and/or economic need:

- H 5.1: Land at Monksland Road, Scurlage**
- H 5.2: Land to the east of Gowerton Road, Three Crosses**
- H 5.3: Land adjoining Tirmynydd Road, Three Crosses**
- H 5.4: Land adjoining Pennard Drive, Pennard**
- H 5.5: Land at Summerland Lane, Newton**
- H 5.6: Land at Higher Lane, Langland**

Development proposals for the six allocated Exception Sites must provide:

- A minimum of 51% (the majority proportion) Affordable Housing for Local Needs; and
- A maximum of 49% (the minority proportion) enabling Local Needs Market Housing that meets an identified housing need within the Locality by providing an appropriate range of dwelling sizes, types and design specifications having regard to evidence of financial viability.

The occupancy of the Local Needs Market Housing will be restricted to “persons with a local connection” to be used as “their only or principal home” and will be formally tied to planning consent by means of legal agreements and/or conditions.

Proposals that do not provide an appropriate number and range of dwellings to meet the identified social and/or economic needs of “persons with a local connection” within the Locality will not be permitted.

2.5.33 National Planning Policy and Guidance allows for the identification of local needs housing exception sites, which are distinct from standard market housing allocations, to bring forward both affordable and market housing for local needs. In this context, this policy allocates six sites to deliver both *Local Needs Market Housing* and Affordable Housing for Local Needs, specifically in order to meet the identified need in the Gower, Gower Fringe and West SHPZs.

2.5.34 The evidence of need for *affordable housing* in these locations is clear and a reliance entirely on 100% affordable housing exception schemes is not a sufficient approach to meaningfully address this need. Furthermore, the sites identified in the policy are, for the most part, large in relation to the rural settlements/ settings in which they are located. In such instances, it would not be in accordance with the objective of creating cohesive, sustainable communities to allocate the entire site for *affordable housing*. The policy therefore provides a pragmatic and balanced approach, which addresses the identified local needs for new homes, and ensures that the opportunities to deliver *affordable housing* are maximised through sustainable forms of development in accordance with the *affordable housing* strategy set out in Policy H 2 Affordable Housing Strategy.

2.5.35 The policy requires that the majority of the site (i.e. at least 51% of the units) must provide *affordable housing*, as defined within National Planning Policy and Guidance and must be occupied by people who meet the Council's local need criteria, as set out at Appendix 6.

2.5.36 The remainder of the site however may provide *Local Needs Market Housing* to meet identified local social and economic need. This element of the policy seeks to address identified issues and deficiencies in the local housing market that affect the ability of specific local groups to meet their accommodation needs within the local area. These groups are defined as “persons with a local connection” and include first time buyers, local persons creating new households, older people, carers and those requiring care. Appendix 6 provides full details of the definition of “persons with a local connection”.

2.5.37 For the purposes of this policy, the local area is referred to as “the Locality”. The area included within the Locality is informed by the evidence of social and economic need arising in a specific set of electoral wards, which includes the Council's administrative wards of: Bishopston, Fairwood, Gower, Mayals, Newton, Oystermouth, Pennard, Penclawdd and West Cross. The geographical area of the Locality is illustrated in Appendix 6, which also sets out the eligibility criteria for assessing whether a prospective occupier would satisfy the test of local need. All wards within the Locality fall within the Gower, Gower Fringe and West SHPZs. Within these wards evidence shows that the local housing market experiences a range of particular pressures that limit the options available for local households to access private housing and can lead to households moving outside of the Locality.

These pressures include:

- High levels of second home ownership;
- A dominance of larger properties in the existing housing stock;
- A lack of smaller one or two bedroom properties;
- High levels of migrant households from outside of the County that increases levels of competition for existing stock.

2.5.38 The pressures are further compounded by the evidence of the demographic profile of these wards within the Locality, which shows that there are significant levels of older persons in larger properties, and lower levels of younger people and young families in these areas.

2.5.39 All *Local Needs Market Housing* provided on the allocated sites is therefore required to provide an appropriate range of dwelling sizes, types and design specifications to meet the social and economic needs identified within the Locality. This requirement will ensure that the allocated sites contribute to the diversification of existing housing stock and increase the range of housing options within the Locality, thereby increasing the number of households who are able to stay within the Locality to meet their housing needs. This can be achieved by providing:

- **A Range of House Types:** Provision of a range of house types, including for example flats and bungalows, will contribute to diversification of local stock and provide opportunities for certain population cohorts such as older persons, those requiring care and newly forming households to access appropriate housing within the Locality.
- **A Range of Design Specifications:** Provision of stock that meets design standards such as Lifetime Homes Standards, the provision of lifts within flats, level access to dwellings, and other measures, which would serve to increase opportunities for older households or those requiring care, to continue to live independently within the local area.
- **A Range of Sizes:** Addressing the lack of smaller properties in wards within the Locality will increase opportunities for newly forming households, thus reducing the number of young people and young families moving out of the area to find housing or remaining in concealed households not able to form independent households. Ensuring the diversification of sizes of stock in the local housing market will also aid older people to move out of existing family housing into more suitable properties and thus facilitate churn in the local housing market.

2.5.40 In order to ensure that *Local Needs Market Housing* provided on the allocated sites meet the objectives of the policy, the occupation of dwellings will be controlled through the use of local occupancy restrictions. Such restrictions will require that initial and subsequent occupants of the properties fall within the definition of “persons with a local connection”. An exception to this requirement may be permitted if a property has been marketed, for at least 16 weeks at market value price and at the end of the 16 week period no appropriate offers of purchase have been made from a person who meets the local needs criteria. Appendix 6 provides further details of how the marketing period will be implemented. Restrictions will also be imposed to ensure that the dwellings provided are only occupied as “only or principal homes”. Appendix 6 provides further details of the definitions and mechanisms necessary to enforce the implementation of the policy.

2.5.41 In accordance with Policy IO 1 Supporting Infrastructure and Planning Obligations, legal agreements and/or planning conditions will be used to ensure that the agreed percentage of Affordable Housing for Local Needs and *Local Needs Market Housing* is delivered, that an appropriate range of type, sizes and design specifications of dwellings is provided to meet the objectives of the policy, and that local needs housing occupancy restrictions are applied.

2.5.42 Provision of an appropriate range of both Affordable Housing for Local Needs and Local Needs Market dwelling sizes, tenure types and design specifications on the sites allocated in Policy H 5 Local Needs Housing Exception Sites is key to achieving the objectives of the policy. The mix of dwellings must be negotiated with both the Council's Planning and Housing Departments, having regard to meeting the social and economic needs within the Locality identified in the most up to date needs evidence at the time of the application.

2.5.43 The policy acknowledges that some degree of flexibility will be required with regard to ensuring the financial viability of a proposal is not fundamentally undermined, for example through a particular requirement for house types, design or sizes. The Council will take a fair and pragmatic approach to the consideration of financial viability implications during discussions and negotiations with developers on the range of homes to be provided, and in some instances this may necessitate some house types/sizes being included within a scheme that do not specifically address a need or housing shortage in the Locality but are required to make the scheme viable. In such instances full disclosure of the viability evidence relating to the site will be required, and if an agreement cannot be reached, an independent assessment will be commissioned by the Council to reach a resolution, which must be paid for by the developer. However the policy is clear that permission will not be granted if the specified minimum proportion of Affordable Housing for Local Needs is not provided, or if the proposed *Local Needs Market Housing* do not overall provide an appropriate range of dwellings to meet the identified social and/or economic need in the Locality.

2.5.44 Appendix 3 of the Plan provides further details of site specific development requirements relating to each of the allocated sites, including measures necessary to address landscaping impact and where relevant impact on the Gower AONB.

The supplementary planning guidance (SPG) "Swansea Residential Design Guide: Places to Live" sets out the guidance for the relationship between properties, an extract has been included here for ease of reference.

Bungalows have been located in the north east corner of the site to avoid any adverse impact on 104 Higher Lane.

All of the separation distances from the proposed properties to 104 Higher Lane are in excess of those required in Swansea's SPG residential design guide.



Site Layout highlighting the boundary distance from the proposed dwellings.

Extract taken from Swansea Residential Design Guide: Places to Live



15.13 'Back to back' Relationships
A 21m back-to-back separation distance should be provided between windows to habitable rooms for 2 storey dwellings in order to provide adequate privacy within the home.



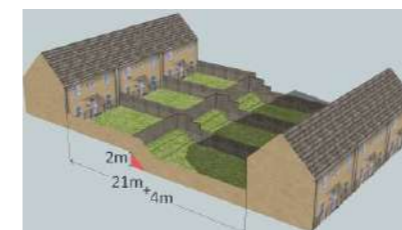
15.14 The relationships of the dwellings across the public realm such as streets will be determined on a case by case basis with regard to the character of the locality.

15.15 'Back to garden' Relationships
Elevations with windows to habitable rooms at first floor level should be set back by 10m from the common boundary. This is to avoid overlooking of adjacent garden/amenity space.



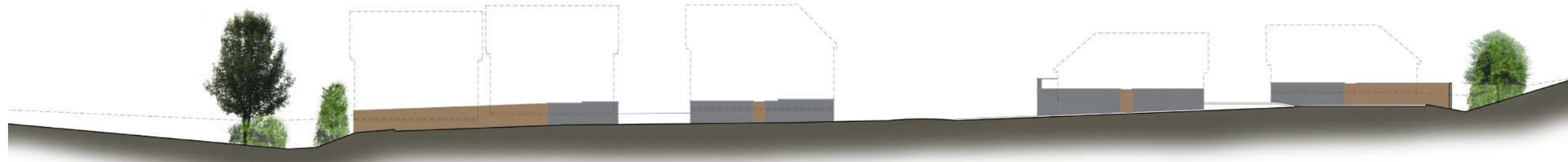
15.16 'Back to side' Relationships
To avoid an overbearing impact on habitable rooms and gardens, a 15m minimum distance should be achieved between existing windowed elevations and opposing proposed windowless walls. Where this relationship exists between two proposed dwellings then the separation can be reduced to 12m.

15.17 Where a design-led solution is utilised to avoid issues of overlooking, considerations of overbearing and overshadowing are still relevant. Therefore regard should be given to the BRE standards which relate to rights to light.



15.18 Relationships at different levels
Where homes are set at different slab levels, or where homes over two storeys in height are proposed this can result in additional overlooking and a more overbearing impact on the lower home/ garden space. Furthermore the potential need for earthworks or retaining structures can limit the useable garden areas of the lower home and is a consideration when assessing the relationship to new and existing homes.

15.19 Therefore as a starting point, the basic separation distances set out in sections 15.13, 15.15 and 15.16 should be increased by 2m for every 1m difference in level. Where the distances are increased, this should include a longer garden for the lower home to compensate for any slopes or retaining structures. If the increased distances cannot be met then planting or a design solution may be required. In many instances, the best way to assess the relationship is by means of a drawn section.



Site Section EE



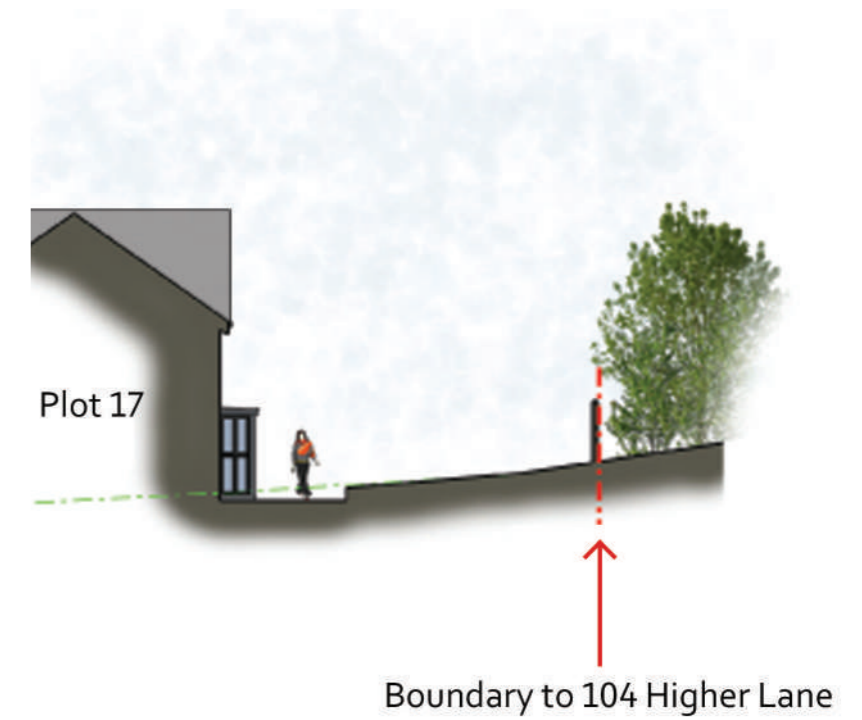
Ariel view of the site.



Image showing existing hedgerow and relative levels of the proposed site in relation to property 104 Higher Lane which is at a higher level.



Location Map illustrating boundary section D and site section E.



Boundary Section DD

Boundary to 104 Higher Lane

- All of the affordable housing will remain as affordable in perpetuity.
- The social rent homes will be owned by Coastal Housing group and Coastal will also retain a golden share in the intermediate affordable homes so that they can never be purchased outright.
- The scheme includes 16 affordable homes, 51.6% of the scheme. Eight Social Rent Homes and eight Intermediate Affordable Homes.
- The Social Rented Homes will be allocated to tenants who are registered on the housing register and fulfil the Local Needs Criteria.
- The intermediate affordable homes will be available to those who meet the Local Needs criteria for the initial sale and all subsequent sales.
- The Swansea local housing assessment that informs the LDP identified that the Gower a AONB and fringe require 500 affordable homes to meet the need in the area.
- Due to the high value of homes in the area Coastal Housing Group have no available properties in the Langland area.
- The proposals and mix have the full support of Swansea's Housing and Planning Departments.



This development is subject to a 'local needs housing' condition as outlined within the Local Authority Planning LDP. The purpose of this condition is to ensure that local people have the first opportunity to purchase on the development ahead of the wider market.

We will therefore advertise for 16 weeks taking all enquiries and will assess the applicants eligibility prior to taking reservations on the development. The homes will only be available to a wider market once the Local Need policy has been addressed.

Local Need defined areas include the following wards: Newton Ward, Bishopston Ward, West Cross Ward, Mayals Ward, Oystermouth Ward, Gower Ward, Pennard Ward and Penclawdd Ward.

For reference, please see map below.

LOCAL NEEDS POLICY FROM THE LDP.

6. Affordable Housing

This appendix provides further detail to support the interpretation of the Plan's affordable housing policies as follows:

Eligibility criteria for local needs affordable housing
Policy H 3 – Re affordable housing provision in Gower and Gower Fringe SHPZ
Policy H 6 and CV 2 – Re 100% Affordable Housing exception sites
Relationship between AHVS sub-markets and LHMA strategic housing policy zones
Policy H 3
Swansea strategic housing policy zones and wards
Policy H 3
Eligibility criteria for local needs market housing on sites listed in Policy H5 Local Needs Housing Exception Sites and local needs housing locality boundary map
Policy H 5

Eligibility criteria for local needs affordable housing

For affordable housing in the Gower and Gower Fringe SHPZ (Policy H3) and on 100% affordable housing exception sites (Policies H 6 and CV 2), all of the Council's eligibility criteria for Affordable Housing must be met⁹⁵ along with the following additional 'local need' criteria.

In the context of rural local needs housing, use of the word 'local' in describing a resident means:

- Applicants who are resident within the area⁹⁶ who have been resident for a continuous period of at least 5 years immediately before making an application;
- Applicants who have been resident within the area for any period of (or periods totalling) greater than 5 but less than 10 years within the previous 10 years immediately before making an application,
- Applicants who were previously resident in the area and who have an immediate family member(s) currently resident in the area and where the immediate family member(s) have been resident within the area for a continuous period of at least 10 years immediately before the housing application was made and intend to remain. 'Immediate family' means a parent or parents, a child or children, or a sibling or siblings;
- Applicants who need to move to the area to enable them to either give or receive support to or from an immediate family member. 'Immediate family' means a parent or parents, a child or children, or a sibling or siblings or other relationships where a genuine need to give or receive support is demonstrated to the satisfaction of the City and County of Swansea;
- Applicants who currently live in the area needing separate accommodation, for example married couple and people living in tied accommodation on retirement;
- Applicants who work either full time or part time within the area. Part time employment in this case is defined as being a minimum of 10 hours each week; or
- Applicants who need to move into the area to take up full or part time work.

In the event that none of the above can be met by the applicants, the Authority may consider individuals from surrounding areas and communities that border the area. This will be defined on a site by site basis if necessary.

⁹⁶ Consult with Housing Officer for further information on "the area" that will apply for an individual application.



⁹⁵ Consult with Housing officer re Council's most up to date affordable housing eligibility criteria.

LANDSCAPE & ECOLOGY ENHANCEMENTS



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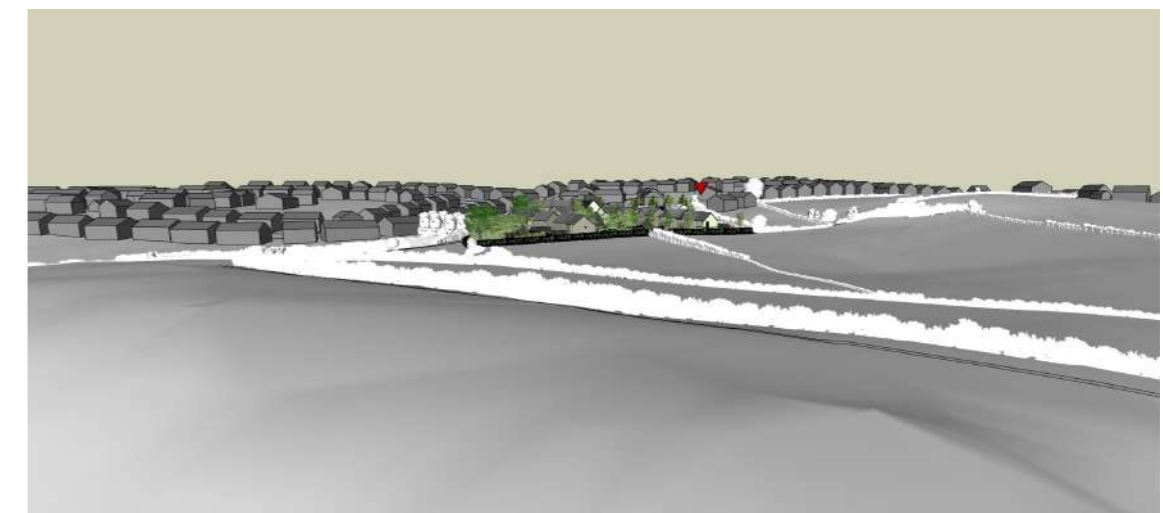


- Retention and reinforcement of existing hedgerows
- Translocation of existing hedgerow to maintain rural character and widen the road.
- Low level lighting scheme to be conditioned by planning.
- NRW licenses to be obtained for all works involving protected species.

KEY

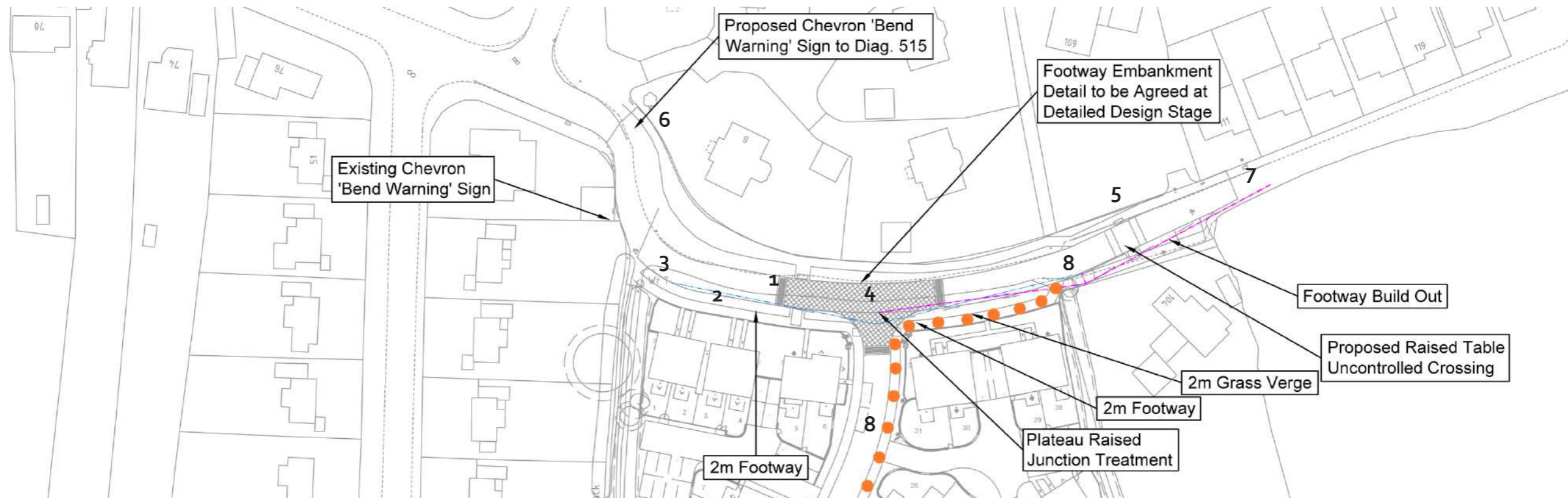
Site Boundary	
Existing Hedgerow	
Existing Vegetation	
Existing Public Right of Way	
Proposed Low Wall and Translocated/New Hedgerow and Hedgerow Trees	
Proposed Hedgerow and Hedgerow Trees	
Proposed Landscape Spine	
Views Out	
Views In	
Higher Lane (single lane)	

- The Landscape and Visual Assessment approach and conclusion of the 2019 LVIA have been reviewed and typographical errors in the report corrected. These are however reporting format errors and do not affect the validity of the assessment process, with LANDMAP and sensitive receptor assessment, Zone of Theoretical Visibility (ZTV) modelling using OS digital terrain mapping and Visual Envelope assessment and compliant GLVIA 3 photography and assessment on site by a Chartered Landscape Architect (CMLI), the methodology and viewpoints scoped with Swansea CC prior to LVIA assessment.
- The LVIA is the culmination of a Landscape and Visual Assessment process which started in 2014, by a robust baseline assessment of site context, landscape character and visual sensitivities, with an assessment of the likely appropriateness for the landscape to accommodate development. This led to a site layout development process informed by a 'Landscape Character and Visual Testing Study' in 2018 including Landscape Constraints and Opportunities assessment, developed from ZTV review and site assessment by a CMLI Landscape Architect.
- Following the iterative site development informed by this process, a 'Landscape and Visual Statement' was developed in late 2018 providing clear CMLI professional opinion on related issues including consideration of the Gower AONB Character Assessment, Design Guide and Management Plan. Following scoping a more developed 'Landscape and Visual Impact Assessment' was developed and reported on later in 2019.
- As the site is over 180m from the cliff edge on a cliff top plateau with the existing urban edge providing much of the context and backdrop to the site, we do not consider a Seascape Assessment is warranted, or relevant in this case. This was also excluded from the LIVA scope which was agreed with SCC.

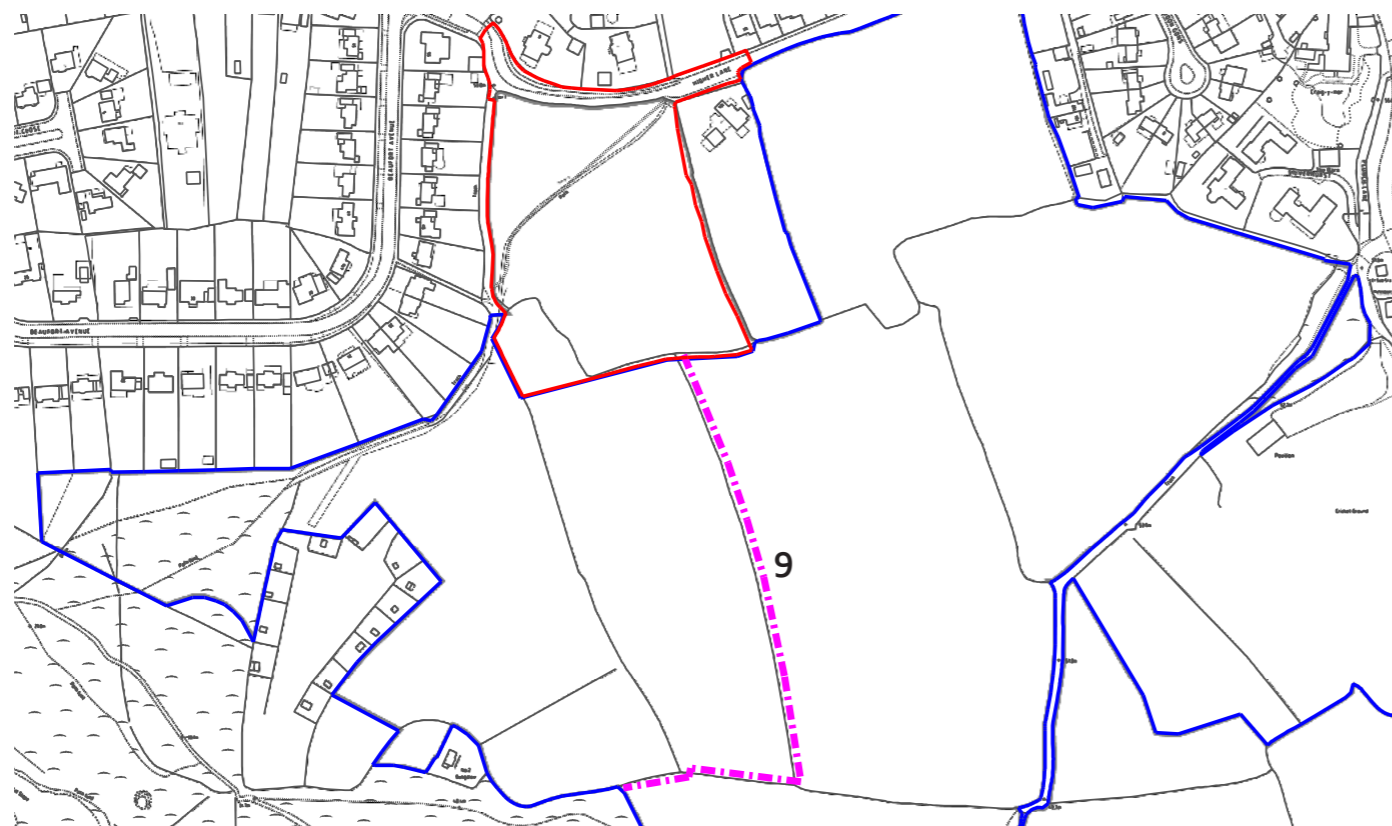


The following illustrations from the fly through show the scheme in context (in addition to but not part of the LVIA)

For more 3D visuals of how the proposed development sits within the surrounding context, a fly through model of the site is available through the Swansea Council Planning Search using the application reference: 2018/2634/FUL, and opening the 'Fly Through' file within the documents folder.



Proposed Access Drawing



Proposed new footpath shown dashed.

The development will be accessed from Higher Lane and will include a number of highway improvements.

1. Road widening across the front of the site.
2. The provision of a new 2m footway to the south of Higher Lane across the front of the site.
3. Translocation of the hedgerow to the front of the site to maintain the character of Higher Lane.
4. The provision of a raised plateau junction as a traffic calming measure at the entrance to the site.
5. The provision of raised table pedestrian crossings on Higher Lane.
6. The provision of new warning signage at the bend on Higher Lane.
7. Off-site improvements to bus stops.
8. Existing Public Right of Way to be diverted through the new development
9. Dedication of land for a new Public Right of Way

DRAINAGE

- The proposed rate of discharge from this site is 2.7 litres/second which equates to less than 1% of the flow capacity of the watercourse we are connecting to.
- The existing water course that we are connecting into has a capacity of 120 litres/second and is fed by 375 mm Welsh Water pipe.
- The drain scheme complies with the requirements of TAN 15 and there are no objections from Swansea City Council Drainage Officer, NRW or Welsh Water.
- The total surface water storage proposed on the site to attenuate the rate of discharge represents 1.4 times the volume of water in the Wales National Pool Swansea's training pool.
- The on-site attenuation includes a dry surface basin with circa 190 m³ of storage and an underground storage tank with 210 m³ of storage.
- The proposals allow for up to the one in 100 year event plus an allowance for 30% climate change.
- The reports consider flooding from all sources and there are no inherent risks.
- A SABs application will be made following the determination of the planning application.

GEOLOGY

- A site investigation comprising a geophysical survey was carried out in April 2018.
- A comprehensive site investigation report has been submitted as part of the planning application.
- The site investigation report records a potential dissolution feature/ stream sink and recommends carrying out a further intrusive investigation.
- Any part of the site affected by potential dissolution features would require piled foundations bored and socketed into the limestone bedrock.
- The proposed planning condition 22 requires that if any further features are discovered a remediation strategy is submitted to the Local Planning Authority for written approval.



Photo taken on site angled towards the site access and 104 Higher Lane.