


Council – 28 January 2021 – Councillor Questions – 9

The site opposite the Observatory in the Marina, is Council owned land allocated for development in the adopted local development plan (**Swansea LDP, adopted 2019** <https://www.swansea.gov.uk/ldp>) for a part residential, mixed use development retaining an element of open space. This allocation followed comprehensive periods of stakeholder engagement and public consultation on the LDP, and all the proposals that the Plan contains. Further details about the detailed consultations undertaken are available to view on the Council's planning web pages <https://www.swansea.gov.uk/article/30232/Core-documents---Submitted-LDP-Docs-LDP>, and shortcuts to these available reports are available via the following links

LDP16a [Initial LDP Consultation Report 2016](#) &

LDP16b [Initial LDP Consultation Report Appendices July 2016](#)

LDP17  [Deposit LDP Consultation Report - July 2017 \(PDF, 12MB\)](#)[Opens new window](#)

The land in question has been identified as being suitable for residential development in successive Development Plans adopted by the Council for over 20 years. Most recently, prior to the LDP the former Swansea Unitary Development Plan (UDP, adopted 2008) <https://www.swansea.gov.uk/article/5337/UDP-written-statement> allocated the site for 55 units.

The site was put forward as a proposed 'Candidate Site' for allocation for development in the Swansea Local Development Plan (LDP) in 2011 <https://www.swansea.gov.uk/ldpcandidatesites> (site ref CA013 refers). A series of Special Planning Committee Meetings were held in June 2015 to discuss all the candidate sites proposed to be allocated in the Swansea LDP – this included hearing the views of petitioners, site promoters and local ward members. All Members were invited to submit representations and/or attend Planning Committee to make their views known. In total 14 petitioners and 11 site promoters were heard during this process, including on the 1 June 2015, a petitioner being heard for the site in question. Full details of this process are available at <https://www.swansea.gov.uk/LDPPA>. In addition to the these Special Meetings, Planning Committee also visited some of the proposed sites for allocation including the site in question. Having considered the detailed assessments undertaken by officers for each site, and all representations made during the LDP public consultation exercises including

the petition hearings process, **Planning Committee then resolved in 2015 to approve the site as appropriate for inclusion in the Plan. This decision was then endorsed by a vote at full Council.**

The Council provided evidence to the Examination in Public carried out on the LDP relating to the site. The Council submitted a statement on the phasing and delivery of the development schemes included in the LDP was published - <https://www.swansea.gov.uk/article/30234/LDP-Examination---Examination-documents>, page 47 of which states in respect of this site:

...30 residential units and open space on Site 9 Trawler Road in the Maritime Quarter. This will be marketed on adoption of the LDP, with a view to selling by 2019/20 as set out in the Council's Asset Disposal Schedule, and therefore expected to be built in 2022/23. Technical studies have been completed and a marketing brief is being prepared....

During the course of the Examination, the site was specifically discussed at a hearing session on 15th Feb 2018 – details available here

<https://www.swansea.gov.uk/article/37783/Hearing-7-Thu-15-Feb-2018-Strategic-A-F-I-J-K--L> - which provided an independent process for the

representations made on this site from interested parties to be discussed. The representations from the local Maritime Quarter Residents Association were discussed at this session.

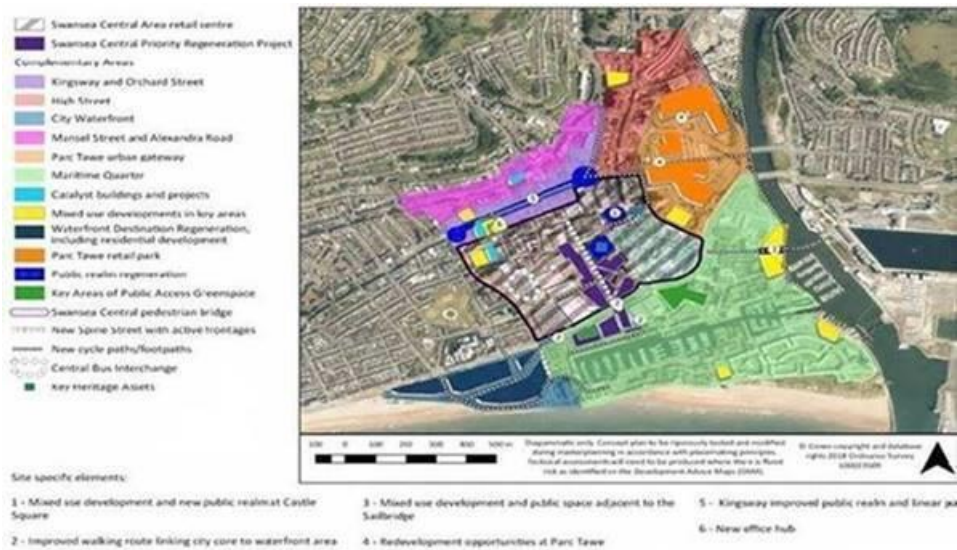
Please note that the statutory report published by the planning inspectors that followed the close of the public Examination on the LDP, confirmed that the site was considered appropriate for development and was able to be allocated in the LDP.

The Council voted to adopt the LDP in February 2019 (including all the allocations within it) as the agreed planning framework against which decisions on planning applications should be made.

A non-statutory Inquiry was held before an Independent Inspector on 3rd to 5th June 2013 to consider an application made by residents to register the land as a Village Green. Following the Inquiry, the Inspector provided a report of his findings. The application was then considered by the Council's Rights of Way and Commons Sub-Committee on 11th September 2013. Following full consideration of the application, including the Inspector's findings, the Committee resolved that the application be refused, which was in accordance with the recommendation of the Inspector.

The site is one of a number (7 in total) that the Council is currently marketing as part of our "Shaping Swansea" program. This process will secure a strategic partner to bring forward a number of identified development sites. This emphasises the Council's intentions, namely to bring forward a high quality development scheme on this allocated site having regard to our wider program of regeneration for the Swansea Central Area. It is anticipated that the strategic partner will be selected by September 2021, after which the 7 sites (including the site in question) will be prioritised before being taken through the development process including a planning application.

In terms of any future application, there are a range of LDP policies that will be referenced to determine any proposals submitted. **Policy SD J 'Swansea Central Area'** makes clear that new development proposals are required to accord with a number of place making principles and development requirements. The following place making principle pertains to the defined 'Maritime Quarter' (as shown in the extract from the LDP produced below), and is particularly relevant for this site: ***Deliver schemes at waterfront sites at Swansea Point and opposite the Observatory which represent small but significant opportunities for leisure and facilities to support the attraction of the Waterfront as a destination.***



The Council will fully consider placemaking and viability matters when deciding what would be the appropriate nature and scale of open space to be provided as part of any specific development proposal for the site, and these details would need to be considered as part of any masterplanning work to advance that scheme. The following additional LDP policies which will also inform any decisions made in relation to the site:

- **PS1, PS2 Placemaking Principles**
- **SD1 Strategic Development Areas,**
- **SD2 Masterplanning Principles**
- **H3 Affordable Housing**
- **HC1 Historical and Cultural Environment,**
- **HC2 Preservation and Enhancement of buildings and features**
- **SI1 Health and Well being ,**
- **SI6 Provision of new open space**
- **RC 2 Retail and Leisure**
- **ER2 Strategic Green Infrastructure network**
- **ER9 Ecological Networks and Biodiversity**

In addition to being allocated in the LDP, the site is also identified as a development opportunity within the **Swansea Central Area Regeneration**

Framework (Adopted 2016), which provides guidance to inform decisions on planning applications.

