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Item 1 (Cont'd)

Application Number:

2019/2905/RES

LDP - SD2 - Masterplanning Principles

Masterplanning Principles - On all sites where there is capacity for 100 homes or more, development must deliver a comprehensively planned, sustainable neighbourhood with distinct sense of place that must comply with relevant masterplanning principles. Strategic Development Areas must also accord with additional relevant masterplanning principles. Design and Access statements are required to support the strategic placemaking approach.

LDP - SDB - Site specific policy Garden Village

Site specific policy for Strategic Development site North of Garden Village setting out placemaking principles and development requirements.

LDP - IO1 - Supporting Infrastructure

Supporting Infrastructure - development must be supported by appropriate infrastructure, facilities and other requirements considered necessary as part of the proposal.

LDP - IO2 - Employment and Training Opportunities

Employment and Training Opportunities - developers are encouraged to maximise added benefits from the development in relation to the creation of training and job opportunities in line with the Council's Beyond Bricks and Mortar Policy.

LDP - H2 - Affordable Housing Strategy

Affordable Housing Strategy - provision will be made to deliver a minimum 3,310 affordable homes over the Plan period.

LDP - H3 - Affordable Housing

On-Site Affordable Housing - sets the percentage of affordable housing provision required in the Strategic Housing Policy Zones, subject to consideration of financial viability.

LDP - SI1 - Health and Wellbeing

Health and Wellbeing - health inequalities will be reduced and healthy lifestyles encouraged by complying with set criteria.

LDP - SI3 - Education Facilities

Education Facilities - Where residential development generates a requirement for school places, developers will be required to either: provide land and/or premises for new schools or make financial contributions towards providing new or improved school facilities. Proposals for the development of new primary and secondary education must comply with specific criteria.

LDP - SI6 - Provision of New Open Space

Provision of New Open Space -Open space provision will be sought for all residential development proposals in accordance with the policy principles, and in accordance with relevant criteria relating to design and landscaping principles. The quantity, quality and location of the open space contribution required will be determined against the most recent Open Space Assessment and Open Space Strategy.

LDP - SI8 - Community Safety

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LDP - ER1 - Climate Change

Climate Change - To mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account the climate change principles specified in the policy.

LDP - ER2 - Strategic Green Infrastructure Network

Strategic Green Infrastructure Network - Green infrastructure will be provided through the protection and enhancement of existing green spaces that afford valuable ecosystem services. Development that compromises the integrity of such green spaces, and therefore that of the overall green infrastructure network, will not be permitted. Development will be required to take opportunities to maintain and enhance the extent, quality and connectivity of the County's multi-functional green infrastructure network in accordance with the green infrastructure principles set out in the policy.

LDP - ER6 - Designated Sites of Ecological Importance

Designated Sites of Ecological Importance - Development will not be permitted that would result in a likely significant adverse effect on the integrity of international and national designated sites, except in the circumstances specified in relevant legislation.

Development that would adversely affect locally designated sites should maintain and enhance the nature conservation interest of the site. Where this cannot be achieved development will only be permitted where it can be demonstrated that specified policy criteria are met.

LDP - ER8 - Habitats and Species

Habitats and Species - Development proposals that would have a significant adverse effect on the resilience of protected habitats and species will only be permitted where they meet specific criteria.

LDP - ER9 - Ecological Networks and Features of Importance for Biodiversity

Ecological Networks and Features of Importance for Biodiversity - Development proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Particular importance will be given to maintaining and enhancing the connectivity of ecological network. Development that could have an adverse effect on such networks and features will only be permitted where meet specific criteria are met.

LDP - ER11 - Trees, Hedgerows and Development

Trees, Hedgerows and Development - Development that would adversely affect trees, woodlands and hedgerows of public amenity, natural/cultural heritage value, or that provide important ecosystem services will not normally be permitted. Ancient Woodland, Ancient Woodland Sites, Ancient and Veteran trees merit specific protection and development that would result in specified outcomes will not normally be permitted.

Where necessary a tree survey; arboricultural impact assessment; an arboricultural method statement; tree protection plan and/or scheme for tree replacement, including details of planting and aftercare will be required in support of a planning application.

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LDP - T1 - Transport Measures and Infrastructure

Transport Measures and Infrastructure - Development must be supported by appropriate transport measures and infrastructure and dependent the nature, scale and siting of the proposal, meet specified requirements. Development that would have an unacceptable impact on the safe and efficient operation of the transport network will not be permitted.

LDP - T2 - Active Travel

Active Travel - Development must take opportunities to enhance walking and cycling access either by incorporation within the site, and/or making financial contributions towards the delivery off site of specific measures, as specified in the policy. Developments must not have a significant adverse impact on existing active travel routes as specified in the policy.

LDP - T5 - Design Principles for Transport Measures and Infrastructure

Design Principles for Transport Measures and Infrastructure - provides design criteria that the design of the new development, including supporting transport measures/infrastructure must adhere to.

LDP - T6 - Parking

Parking - proposals must be served by appropriate parking provision, in accordance with maximum parking standards, and consider the requirements for cycles, cars, motorcycles and service vehicles. In those instances where adequate parking cannot be provided on site, or is judged not to be appropriate, the developer will be required to provide a financial contribution towards alternative transport measures where appropriate. The provision of secure cycle parking and associated facilities will be sought in all major development schemes.

Proposals on existing car parks that would reduce parking provision will not be permitted where the loss of the parking facility would result in outcomes specified in the policy.

LDP - T7 - Public Rights of Way and Recreational Routes

Public Rights of Way and Recreational Routes - development that significantly adversely affects the character, safety, enjoyment and convenient use of a Public Right of Way (PROW) will only be permitted where an acceptable alternative route is identified and provided. Linkages, and where appropriate extensions, to the existing PROW network will be expected from all new developments, which must have regard to the existing character of the PROW and the aspiration to improve access for all.

LDP - EU4 - Public Utilities and New Development

Public Utilities and New Development - development will be permitted where the utility infrastructure is adequate to meet the needs of the development.

Development that requires new or improved utility infrastructure will be permitted where it can be satisfactorily demonstrated that the developer will make an appropriate contribution to secure the provision of the infrastructure.

LDP - RP1 - Safeguarding and Public Health and Natural Resources

Safeguarding and Public Health and Natural Resources - development that would result in significant risk to life; human health and wellbeing; property; controlled waters; or the historic and natural environment, especially European designated sites, will not be permitted, particularly in respect of the specified potential risks.

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LDP - RP4 - Water Pollution and the Protection of Water Resources

Water Pollution and the Protection of Water Resources - development that compromises the quality of the water environment, or does not comply with good water resource management, will not be permitted. Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements to water quality. Sustainable drainage systems (SuDS) must be implemented wherever they would be effective and practicable. Water courses will be safeguarded through green corridors/riparian buffers. Development proposals that would have a significant adverse impact on biodiversity, fisheries, public access or water related recreation use of water resources, will not be permitted.

LDP - RP6 - Land Contamination

Land Contamination - development proposals on land where there is a risk from actual or potential contamination or landfill gas will not be permitted unless it can be demonstrated that measures can be taken to satisfactorily overcome any significant risk to life, human health, property, controlled waters, or the natural and historic environment.

LDP - RP7 - Land Instability

Land Instability - Development which would create, affect or might be affected by unstable or potentially unstable land will not be permitted where there would be a significant direct risk to life, human health, property, buildings and structures, or the natural heritage on the site or in its vicinity. Development will only be permitted on unstable or potentially unstable land where it is in line with policy principles. Development is not permitted within Graig Trewyddfa Slip area.

LDP - RP10 - Sustainable Waste Management for New Development

Sustainable Waste Management for New Development - development will be required to incorporate, as appropriate, adequate and effective provision for the storage, recycling and other sustainable management of waste, and allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

Site History

App Number	Proposal	Status	Decision Date
2018/1295/PRE	(Pre-application) Reserved matters submission for "up to" 750 units and associated works in association with outline planning Permission 2016/1478 which achieved a resolution to grant planning permission	WDN	14.06.2018
2018/1325/PRE	(Pre-application) Reserved matters submission for "up to" 750 units and associated works in association with outline planning Permission 2016/1478 which achieved a resolution to grant planning permission.	WDN	29.11.2019

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2019/2906/RES	<p>Reserved Matters application for the details of landscaping for the whole site (excluding the site of the school) and ecological migratory planting along the access road pursuant to outline planning permission 2016/1478 granted 12th December 2019. Submission of details pursuant to Conditions 40 (Ancient Woodland Mitigation Strategy), 41 (Dormouse Mitigation Strategy), 42 (Wildlife Protection Plan), 43 (Lemp) of planning permission 2016/1478 granted 12th December 2019.</p>	PDE
2020/0006/NMA	<p>Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to allow the variation of wording to condition 9.</p>	APP 03.01.2020
2020/2455/NMA	<p>Non Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to vary the wording of condition 47 from 'submission of the servicing and management plan with the reserved matters application' to 'submission of the servicing and management plan prior to beneficial occupation' in relation to the facilities for loading / unloading and service management plan (including hours of operation for deliveries) of the A1-A3/D1 units and the school.</p>	APP 15.12.2020

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2021/0295/NMA	Non Material Amendment to Planning Permission 2016/1478/FUL granted 12th December 2019 to amend the wording of condition 5 to amend the site location plan.	APP	24.02.2021
2021/1157/NMA	Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to amend the wording of conditions 9, 10 and 32	APP	27.05.2021
2021/1677/NMA	Non-Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to vary the wording on condition 35 (public art) to alter the trigger point for the submission of the required details.	APP	22.06.2021
2007/0657	Rear conservatory	APP	18.05.2007
2016/1478	Hybrid planning application (with all matters reserved apart from strategic access) for residential-led mixed use development, to be developed in phases, including: preparatory works as necessary	S106	12.12.2019

RESPONSE TO CONSULTATIONS

The application was advertised in accordance with the Town and Country Planning (Development Management Procedure) Order 2012 (as amended) by neighbour notification letters sent to adjacent neighbours, by means of Site Notices and a Press Notice.

EIGHT LETTERS OF OBJECTION have been received which are summarised as follows:

- The proposal to have an junction access on the brow of the hill on Swansea Road for HGV and refuse vehicles from this development onto Swansea Road in Garden Village is ill-conceived and dangerous.

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- The proposed vehicular access from Swansea Road should not be considered because of the traffic management and more importantly the safety aspect of traffic entering on the brow of the hill.
- Strongly object to 700 plus houses being built in on what was for many years, regarded green belt land, and is currently used for grazing livestock. I live right by where the access road off Swansea road is being planned, and I can inform you with complete honesty the extreme danger that would cause to both people and traffic, in my view an accident waiting to happen.
- As well as congestion it will also make air pollution worse which is both a health hazard and a major cause of global warming, something that is a concern for everyone.
- With such a large development there is also the extra risk of flooding by surface water and the River Lliw, which the lower end of Gorseinon is prone to. Our home has been affected by flooding in the past and I don't want it to happen again
- I also have conservation issues due to the loss of such a large area of green land which is home to a vast variety of birds and animals - what happens to them? There are so many new housing estates being built in Gorseinon/Loughor/Penllergaer areas that there is very little green land left. The small amount of trees to be planted doesn't compensate for the amount being taken away.
- The reasons for my objection related to the effect these developments would have on our local infrastructure such as roads and schools as they were not designed to handle the volume now expected.
- A new primary school would not address the secondary education needs of the new population and I see no mention of any GP practice to cater for the increase in patients needing to be registered. Currently there are few if any NHS dental places available in the area, are there any new practices to be built and staffed to cater for the increased population?
- Threat to the hard work done to prevent flooding from the river Lliw that runs through lower Gorseinon. I felt that this money and effort could be jeopardised by the concreting-over of green land that acts as a natural soak away and slowly releases the water back into the eco-system.
- Plans are also underway to build 850 houses in Penllergaer as far as Cadle, again concreting-over more of our valuable green land. What price the council is prepared to pay for granting planning permission to these developments?
- At Spring Gardens and the surrounding area, there has been history of flooding from the Lliw River, albeit this has been controlled over the past 20 years. Most recently the area behind the Loughor Workingman's Club (The Bug) has flooded, as have the main roads approaching the traffic lights at the same spot. The drainage in this area is inadequate, even at times of simple flash storms. Should the common land at Garngoch be used for development I believe that this whole area will be at risk of major flooding in the coming years. Meaning that my home will be at risk.

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- Traffic in this area is already a nightmare: the main roads in and out of Gorseinon, Garden Village and Gowerton are often at a standstill, even out of peak times and to add another 700 + houses, which no doubt will bring about 1500 more cars is an absolutely absurd idea.

Natural Resources Wales (NRW)

We note that a number of the matters which we commented on in our response to the outline application have been translated into Condition 41, 43 and 44, as specified on the Decision Notice, for the outline application (2016/1478).

We note that several new or revised documents have been submitted in support of this application, in the form of:

- 'Arboricultural Method Statement (Incorporating Impact Assessment and Tree Protection Measures) - (Report Reference edp2688_r015e)', dated February 2021, by The Environmental Dimension Partnership Ltd,
- Drawing titled; 'Biodiversity Enhancement Plan: Bat, Bird, Reptile & Hedgehog Features (Drawing No. edp2688_d084)', dated 10 February 2021, by The Environmental Dimension Partnership Ltd
- Drawing titled; 'Detailed Plot Planting - Phases 1 & 2 (Drawing No. edp2688_d075d)', dated 8 February 2021, by The Environmental Dimension Partnership Ltd,
- Drawing titled; 'Detailed Soft Landscape - Open Space Plan (Drawing No. edp2688_d074d)', dated 9 February 2021, by The Environmental Dimension Partnership Ltd.

We note that this application seeks to consult NRW in relation to a number of conditions, which could be of relevance to the matters which we raised as part of our final response.

These are as follows:

Condition 8 (Design and Access Statement)

The wording of the condition states that:

'Any reserved matters application, shall be accompanied by a detailed Design and Access Statement which explains the compliance of the submitted phase of development, with the placemaking principles of the development hereby approved.

Reason: To ensure that the site is comprehensively developed to a high standard of sustainable urban design in accordance with National and Local Planning Policy advice and guidance.'

As this condition appears to in relation to placemaking, we assume that this would be for your Authority to decide upon. However, as far as we can tell, the amended documents broadly concur with the ecological parameters agreed at outline.

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Nevertheless, we would advise that you discuss the discharge of this condition with your Authority's Planning Ecologist and Tree Officer.

Condition 18 (Arboricultural Impact Assessment)

The wording of the above condition states that:

'Any reserved matters application relating to a phase of development, shall be accompanied by an Arboricultural Impact Assessment (and associated Arboricultural Method Statement) indicating what impacts the proposed development has on the trees within that phase of development. The submitted information shall also include the impacts of services upon retained trees and hedgerows. The development works relating to that phase of development shall be carried out in accordance with the approved Arboricultural Method Statement. Reason: To prevent detrimental impacts to trees, hedges and other landscape features which contribute to the amenity, landscape and biodiversity of the site and surrounding area.'

Although we would continue to advise that trees are subject to surveys for bats before any phase of the development (as we did at outline stage), the above condition makes no reference to ecology/bats and therefore in the context of the wording of the condition, we would not object to the discharge of the condition, as it would appear that the wording of Condition 42 (Wildlife Protection Plan) is the more appropriate place to consider this issue.

However, we would advise that you discuss the discharge of this condition with your Authority's Planning Ecologist and Tree Officer.

As we did not request Conditions 9, 10, 15, 25, 34, 35, 47 and 49, we leave the discharge of these conditions to the discretion of your Authority.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website.

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Coal Authority

Initial Comments

The Coal Authority Response: Substantive Concern.

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Prior to the submission of any reserved matters application, Condition 9 of planning permission 2016/1478 seeks to ensure the undertaking of intrusive site investigations for any shallow coal workings and for the mine entries within the site.

Condition 10 requires any reserved matters application relating to each phase of the development to be accompanied by the following reports:

- i) The report of findings arising from the both of the investigations required by Condition 9;
- ii) The submission of a layout plan which identifies appropriate zones of influence for the mine entries, and the definition of 'no build zones';
- iii) The submission of a scheme of treatment for the mine entries for approval; and
- iv) The submission of a scheme of remedial works for the shallow workings for approval.

Prior to the commencement of development on each phase, the condition requires the treatment/remedial works relating to that phase to be implemented in accordance with the detail approved.

In terms of providing comments in relation to this planning application, it is noted that the submission is a reserved matters application in respect of outline planning approval reference 2016/1478 and that the proposed built development layout appears to have been designed around the recorded mine entries present within the site.

The Coal Authority notes the Supplementary Mining and Groundwater Investigation Report (November 2019, prepared by Geotechnology Ltd), which accompanies this planning application. The Report confirms the investigation of the shallow workings, but only one of the four mine entries recorded to be within the site, of which is not identified on the layout plan, including its zone of influence and the definition of a 'no build zone.'

On account of the above, and with the Supplementary Mining and Groundwater Investigation Report confirming that further probe drilling is required to definitively discount the presence of any shallow coal workings, the Coal Authority is of the opinion that the requirements of neither condition have been met. We therefore object to this planning application and are of the opinion that the proposed development layout is currently not justified.

Further Comments

The Coal Authority Response: Material Consideration

Prior to the submission of any reserved matters application, Condition 9 of planning permission 2016/1478 seeks to ensure the undertaking of intrusive site investigations for any shallow coal workings and for the mine entries within the site.

Condition 10 requires any reserved matters application relating to each phase of the development to be accompanied by the following reports:

- i) The report of findings arising from the both of the investigations required by Condition 9;
- ii) The submission of a layout plan which identifies appropriate zones of influence for the mine entries, and the definition of 'no build zones';

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- iii) The submission of a scheme of treatment for the mine entries for approval; and
- iv) The submission of a scheme of remedial works for the shallow workings for approval.

Prior to the commencement of development on each phase, the condition requires the treatment/remedial works relating to that phase to be implemented in accordance with the detail approved.

The Coal Authority previously provided comments to this planning application consultation in a letter to the LPA dated 16 January 2020. We confirmed that the layout appeared to have been designed around the recorded mine entries present within the site and noted the supporting Supplementary Mining and Groundwater Investigation Report (November 2019, prepared by Geotechnology Ltd). The Report confirmed the investigation of the shallow workings, but only one of the four mine entries recorded to be within the site, of which was not identified on the layout plan, including its zone of influence and the definition of a 'no build zone.'

On account of the above, and with the Supplementary Mining and Groundwater Investigation Report confirming that further probe drilling was required to definitively discount the presence of any shallow coal workings, we confirmed that the requirements of neither condition had been met. We therefore objected to the planning application and were of the opinion that the proposed development layout was not justified.

The applicant has now submitted a Coal Mining Investigation Addendum (November 2020, prepared by Geotechnology Ltd) in support of both the proposed development layout and the discharge of the aforementioned conditions. Based on the results of further intrusive site investigations, the report is able to discount risks to ground stability posed by shallow coal mine workings.

In terms of the situation with regard to the mine entries, we note that one of the shafts (Shaft 1) has been located outside the development area and that Shaft 4 has been discounted as representing a mine entry and removed from our records. Whilst not posing a risk to the stability of any of the structures Shafts 2 and 3 have not been investigated, specifically due to them corresponding the alignment of a high pressure gas main. This additional information is sufficient to withdraw our objection to the proposed development layout and the planning application and it will be the responsibility of the developer to ensure that those unrecorded mine entries identified within the site do not present any undue risk to ground stability and public safety.

Notwithstanding the above, and in terms of Conditions 9 and 10, the Coal Authority is still of the opinion that the full requirements of neither condition have been met. Two of the recorded mine entries have not been investigated due to a high pressure gas main, which may incur a variation and the mine entries are also still not identified on the layout plan, including their zones of influence and the definition of a 'no build zones.' In addition, the mine entry which has been located within the site has not been remediated, nor have any detailed remedial measures been submitted for approval.

On account of the above, the Coal Authority is still therefore unable to recommend the LPA discharge Conditions 9 and 10.

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The applicant may also wish to consider applying to vary the condition relating to approved plans, to allow for the incorporation of a sterile area corresponding with the established zones of influence of the two of recorded mine entries that are unable to be investigated/remediated.

Final Comments

The Coal Authority Response : Material Consideration

Prior to the submission of any reserved matters application, Condition 9 of planning permission 2016/1478 seeks to ensure the undertaking of intrusive site investigations for any shallow coal workings and for the mine entries within the site.

Condition 10 requires any reserved matters application relating to each phase of the development to be accompanied by the following reports:

- i) The report of findings arising from the both of the investigations required by Condition 9;
- ii) The submission of a layout plan which identifies appropriate zones of influence for the mine entries, and the definition of 'no build zones';
- iii) The submission of a scheme of treatment for the mine entries for approval; and
- iv) The submission of a scheme of remedial works for the shallow workings for approval.

Prior to the commencement of development on each phase, the condition requires the treatment/remedial works relating to that phase to be implemented in accordance with the detail approved.

The Coal Authority initially provided comments to this planning application consultation in a letter to the LPA dated 16 January 2020. We confirmed that the layout appeared to have been designed around the recorded mine entries present within the site and noted the supporting Supplementary Mining and Groundwater Investigation Report (November 2019, prepared by Geotechnology Ltd). The Report confirmed the investigation of the shallow workings, but only one of the four mine entries recorded to be within the site, of which was not identified on the layout plan, including its zone of influence and the definition of a 'no build zone.'

On account of the above, and with the Supplementary Mining and Groundwater Investigation Report confirming that further probe drilling was required to definitively discount the presence of any shallow coal workings, we confirmed that the requirements of neither condition had been met. We therefore objected to the planning application and were of the opinion that the proposed development layout was not justified.

The applicant then submitted a Coal Mining Investigation Addendum (November 2020, prepared by Geotechnology Ltd) in support of both the proposed development layout and the discharge of the aforementioned conditions. Based on the results of further intrusive site investigations, the report was able to discount risks to ground stability posed by shallow coal mine workings.

In terms of the situation with regard to the mine entries, we noted that one of the shafts (Shaft 1) had been located outside the development area and that Shaft 4 had been discounted as representing a mine entry and removed from our records. Whilst not posing a risk to the stability of any of the structures Shafts 2 and 3 had not been investigated, specifically due to them corresponding with the alignment of a gas main.

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We considered that the additional information was sufficient to withdraw our objection to the proposed development layout and the planning application and we confirmed that it would be the responsibility of the developer to ensure that those unrecorded mine entries identified within the site would not present any undue risk to ground stability and public safety.

Notwithstanding the above, and in terms of Conditions 9 and 10, the Coal Authority was still of the opinion that the full requirements of neither condition had been met. Two of the recorded mine entries had not been investigated due to the high pressure gas main, which we confirmed may have to incur a variation and the mine entries were also still not identified on the layout plan, including their zones of influence and the definition of a 'no build zones.' This was further compounded in that the mine entry which had been located within the site had not been remediated, nor had any detailed remedial measures been submitted for approval.

On account of the above, the Coal Authority was still unable to recommend the LPA discharge Conditions 9 and 10. We also suggested that the applicant may wish to consider applying to vary the condition relating to approved plans, to allow for the incorporation of a sterile area corresponding with the established zones of influence of the two of recorded mine entries that were unable to be investigated/remediated.

The Coal Authority now notes the submitted letter (dated 26 January 2021) from Geotechnology Ltd, the content of which includes commentary from the Coal Authority's Mining Information Manager, who confirms that Shaft 1 is a trial shaft not connected to workings. The Coal Authority's Mining Information Manager goes on to confirm, that whilst not detailed, the proposed method of treatment is sufficient.

In addition to the above, the letter also includes a new revised plan showing the access track diverted to avoid the zone of influence of Shaft 2.

Having now had the opportunity to consider all of the additional submitted information, specifically within the context of Conditions 9 and 10, you will be able to appreciate that by not investigating Shafts 2 and 3, the requirements of Condition 9 and 10 can never be met, without variation. However, in considering the overriding circumstances which prevent their investigation and that footfall would avoid their respective zones of influence, and on the proviso that Shaft 1 is remediated prior to the commencement of development in accordance with the remedial proposals assessed by the Coal Authority's Mining Information Manager, **the Coal Authority would now raise no objections, should the LPA be minded to discharge Conditions 9 and 10.**

Dwr Cymru / Welsh Water (DCWW)

Dwr Cymru Welsh Water (DCWW) were consulted on the outline planning application and by response (Ref: PLA0022115 & PLA0027007) offered no objection subject to recommended condition and advisory notes. We note that the application was approved subject to conditions 11 - 15 in which the latter requires the submission of a surface water drainage strategy.

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As part of this latest application for approval of reserved matters, we acknowledge that the application also seeks approval to discharge of condition 15 and is accompanied by an 'Engineering Appraisal' (Drawing Nos. 10076-01 1; 2; 3; 4; 5; 6; 7; & 8) which appears to indicate proposals to discharge surface water flows to the river as well as utilise a variety of attenuation basins. In principle we offer no objection to the surface water drainage proposals, on the understanding there is no proposed connection to the public sewerage system, and recommend consultation with Natural Resources Wales and/or the Lead Local Flood Authority as the regulatory body.

With respect to the application for approval of reserved matters, we offer no objection subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, namely conditions 11 - 14:

Placemaking & Strategic Planning Advisor

Overview

The appraisal set out below focusses solely on the detailed matters remaining to be determined under the Reserved Matters application. It is not necessary to discuss compliance with broad policy principles, as the principle of development of the site for a residential-led mixed use scheme has already been established to be consistent with the adopted Swansea LDP and national policy. The principle of development was first established through the LDP which locates the application site within the urban settlement boundary and allocates it for strategic mixed use development under Policy SD B.

The granting of outline permission for the site on 12th December 2019 (Ref 2016/1478) subsequently established that the site is in broad policy compliance and that the proposals agreed successfully incorporate the essential LDP policy requirements. The outline consent includes a condition requiring substantial accordance with the approved parameter plans allows fix and flexibility in the detailed delivery.

This appraisal is based on a review of material submitted with the reserved matters application and also by the series of very constructive collaborative PPA meetings held with the Applicant and their design team. The key issues discussed during this process have focussed on ensuring that the required level of placemaking is achieved in the development, and crucially that green infrastructure is achieved at all scales throughout the site.

It is our view that as a result of the positive and innovative collaboration process undertaken, the scheme has been considerably improved and should be supported.

Only minor issues remain relating to access at Swansea Road, which are discussed below, alongside an appraisal of the key aspects of placemaking that will be achieved on the scheme.

Key Placemaking and Strategic Planning Issues

The comments set out below focus on the key placemaking and strategic planning issues that relate to the Reserved Matters application.

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- National Guidance: New places are an opportunity for sustainable cohesive communities. Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Planning Policy Wales edition 11 set placemaking as a national planning objective in order to deliver the goals of the Well-Being of Future Generations Act. PPW defines placemaking as the holistic approach to the planning and design of development and spaces, focused on positive outcomes. This approach is applied locally via the policies of the Swansea Local Development Plan and supplementary planning guidance. During summer 2020 the Placemaking Charter Wales was launched to emphasise the importance of placemaking at all scales as a multi-disciplinary objective not just for the planning system.
- LDP Policy PS2 sets out overarching principles for new places applicable at all scales. This includes high quality active frontages and multi-functional green infrastructure approach to the integration of open space provision, drainage, active travel and biodiversity. Policy PS2 states that development should enhance the quality of places and spaces, and respond positively to aspects of local context and character that contribute towards a sense of place. The design, layout and orientation of proposed buildings, and the spaces between them, should provide for an attractive, legible, healthy, accessible and safe environment. All proposals should ensure that no significant adverse impacts would be caused to people's amenity.
- Policy SD 2 applies to all sites with capacity for 100 homes. The proposal must therefore be assessed against Policy SD 2 to establish that it has been comprehensively planned, to form a sustainable neighbourhood with a distinct sense of place that meets detailed policy criteria which require provision of good quality legible street hierarchy incorporating active travel, social infrastructure, appropriate phasing of development and infrastructure, net residential density of at least 35 homes per hectare, open spaces which are multifunctional and maintain and enhance biodiversity.,
- Policy SD B & Appendices 3 & 5: The site specific development and Placemaking requirements for this strategic residential-led mixed use site are set out in policy SD B, the indicative Concept Plan, and the relevant sections of ppendices 3 and 5. SD B establishes general placemaking policies and a specific policy for this site with concept plan showing the expected disposition of land uses and main structuring elements. The outline permission has secured delivery of the key site elements and development requirements however the outline provides sufficient fix and flex for the details to be determined through this reserved matters application.

The supporting text to Policy SD B emphasises that the development should seek to strengthen connections with established communities both to the north and south by sensitively integrating the development with the existing urban form. It emphasises that, in order to maximise the site's location in relation to Gorseinon District Centre, new cycle and pedestrian routes must be provided both to and within the site to enable sustainable travel to the District Centre and connections to the existing PROW network.

The Policy text goes on to say development should create a sense of place and stimulate activity through the day at the nodal point near to the school, commercial floor space within the ground floor level of the potential apartment blocks should be provided.

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These should be 'flexible unit(s)' (incorporating the corner plots) for uses such as a local shop, café, live-work units and/or health facilities.

The LDP has embedded throughout an approach to the allocation of strategic housing developments which is based on sustainable placemaking to create new neighbourhoods with new community facilities and public transport at the centre. This places strong emphasis on the legacy, sustainability, quality of life and wellbeing not simply on the delivery of housing targets.

Initial RM Application and subsequent negotiation

The initial reserved matters submission at the end of December 2019 was contrary to the policy framework namely due to lack of green infrastructure at all scales, lack of quality and character to the new place, unresolved low speed street network and dominance of car parking. To ensure the positive delivery of this allocated site the LPA and developers team entered into constructive negotiation during 2020 via a series of online meetings to collaboratively redesign the proposals in a place-led approach which has achieved a potentially exemplar scheme.

The latter stages of the positive redesign was presented to the expert impartial Design Commission for Wales in August 2020. The positive engagement via a 'time for design process' with the LPA was noted by the DCfW. The hierarchy of streets with green infrastructure at all scales was welcomed. The extensive open spaces were noted as being positive and potentially very successful. The range of character areas was supported and it was noted that the range of spaces will make this new place distinctive.

The amended proposals are supported by a comprehensive and well-illustrated DAS demonstrating compliance with the outline approved parameters, explaining the amendments made during negotiations and clearly presenting the new place being created with a range of visuals.

Detailed Assessment:

The detailed layout for 705 new homes has been assessed in a structured manner using the criteria set out in the Residential Design Guide which aligns with the national and local placemaking framework. The proposals have also been assessed against the Placemaking Policies of the Local Development Plan. This assessment starts with strategic aspects such as neighbourhoods and mixed used and works through the detail to conclude with character. The sections of the Residential Design Guide are as follows:

1. Neighbourhoods
2. Density and mixed uses
3. Natural heritage
4. Making connections
5. Public spaces
6. Streets as places
7. Inclusive places
8. Buildings
9. Community safety
10. Privacy and amenity

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- 11. Accommodating parking
- 12. Quality and character

1. Neighbourhoods - Policy SD 2 (i)(1); SD B

The LDP allocation for this site (SD B) requires a sustainable extension to Garden Village that is linked to Gorseinon High Street. The outline proposal was for up to 750 homes based on a walkable neighbourhood, with extensive green space and community facilities at the heart.

The reserved matters layout has been conceived to support the walkable neighbourhood requirement with a network of pedestrian routes and green spaces that encourage walking and health/ well-being. The number of homes has reduced to 705 in the reserved matters application due to technical constraints such as topography. The mix of homes ranges from 1-4 bedrooms organised to create cohesive communities within three distinct character areas. The likely population will be circa 1700 people based on average occupancy of 2.4 persons per home. The proposals include a large (3.2ha) new central parkland area with an extensive range of play provision, plus multiple path links to positively integrate and benefit the existing Garden Village community and the new community.

The co-location of the new primary school and community retail in a central location, with a focal open space, will create a clear 'heart' to the new walkable neighbourhood.

The size of the development at the longer east / west dimension is 1km which relates to a 10-20 minute typical end to end walking time, plus the centre of the development is 1km or a 10-20 minute walking time to the District Retail Centre facilities on Gorseinon High Street.

Overall the proposal is considered to represent a well-structured walkable neighbourhood with positively integrated community facilities.

2. Density and mixed uses:

Density - Policy SD 2 sets a density target for all strategic sites of 35 dwellings per hectare (net). This density target presumes that a site will provide higher density in suitable locations (including flats), more 'standard' family homes with useable gardens across significant parts of the site, and lower densities on sensitive edges. This approach ensures that good use is made of development sites to provide a critical mass of residents to support the community infrastructure, without overdeveloping the site or harming the amenity of new or existing residents. The net density measurement is calculated based on the net developable, residential areas only and excludes open spaces and non-residential uses.

In the case of Bryngwyn Fields at Garden Village, the area within the application 'red line site boundary' is approximately 50ha, however only 18.75ha (38%) is proposed for residential development for 705 homes; this gives a net density of 37.7 dwellings per hectare. This is broadly in line with the density target and therefore is policy compliant and welcomed in principle. The density is less than the 750 homes estimated at the outline stage, the reduction in capacity is due to detailed aspects such site levels, back to back separation and achieving a high quality place. The net density being above the 35 dph is the result of the inclusion of more three storey flats than originally envisioned at the outline planning application stage.

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This is welcomed to make best use of the strategic site, whilst using the flats to add townscape to key corners and frontages.

In accordance with LDP Policies SD 2 and SD B, and the adopted residential design guide, the density of development varies with the site; this includes higher density three storey town houses in short terraces and three storey corner turning apartments along the entrance 'Boulevard', spine street and onto key spaces this ensure townscape emphasis to the key parts of the new place. The majority of the site is family homes with gardens and the sensitive western area adjacent to the SINC has lower densities to ensure a positive integration with the wider countryside.

Affordable Housing - Policy SD B requires "Provision of affordable housing at the on-site target rate of 20% subject to consideration of financial viability." The s106 agreement signed as part of the outline confirms that 20% of the homes (i.e.141) will be affordable and these affordable houses and flats meet the local housing need. These affordable homes which are DQR compliant are well integrated into each phase of the development as clusters of 4-6 homes amongst the private homes.

The site is a residential-led mixed use scheme which will accommodate a modest number of jobs within the new primary school and community retail units.

Education - Policy SI 3 & SD B: In accordance with the LDP concept plan and approved masterplan, the site for the new 2.5 form entry primary school is located at the heart of the walkable place. Not only are quality schools essential to the future of young people, they are also the centre of communities both for parents and also for activities and events outside school hours. The new school has been co-located opposite community retail units and a main open space at the junction of the entrance Boulevard and east west spine street to create a strong and legible focal area to the development.

The school is not part of the current reserved matters application and the S106 indicates that the developer must make payment for the new school prior to the occupation of the 201st home.

Community Commercial Space - The community commercial space comprises 560sqm in two buildings each of two stories. These could be arranged as 2-4 separate units that are serviced from the front with bin store to the rear. They are specified for the A1-A3 and D1 use classes which encompasses retail, café with potential for external spill out space for tables and chairs or what is classed as non-residential institutions such as health, crèche, education use. They could possibly be used as a local co-working space but this would require a change of use to include Business (B1).

The community commercial buildings are integrated with the three townhouses facing the school to ensure natural surveillance and vibrancy. Together these elements form the heart of the development and their legible and accessible location encourages walking and cycling. At this stage no tenants are signed up for the commercial units and there is scope to fine tune the detail design (without altering the footprint or massing) once the occupants are known such as installation of bi-fold doors for a possible café and possibly use of first floor roof void for additional mezzanine floorspace.

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These commercial units have two public elevations and are serviced from the front; to the rear is a bin store accessed via gated side alley and close relationship to houses / gardens on two sides. At this stage there are no details mechanical and electrical equipment such as kitchen flues, air conditioning etc this could be accommodated above the bin store roof but should avoid proximity to residential or commercial windows which could give rise to complaints. A condition is attached to the outline permission requiring the details of these aspects prior to beneficial use of the commercial units.

At this stage there is no phasing plan indicating when the community commercial and other facilities such as the open spaces are to be provided. However this is covered by condition 1 of the outline consent that requires a phasing plan to be submitted and agreed before any development on site.

3. Natural Heritage (Green Infrastructure) Policies ER 2, ER 6, ER 8, ER 9 & SD B, SD 2 and PS 2

In determining the application, the Planning Authority must be satisfied that the applicant has sufficiently engaged with the Council as part of a commitment to ensure proposals adhere to the principle of creating a connected multi-functional Green Infrastructure (GI) network at all scales, in the interests of achieving high quality sustainable development that maximises the benefits from ecosystem services and which facilitates Active Travel. Delivery of a quality green infrastructure network was therefore central to the process of negotiation of the reserved matters application.

Specific GI requirements for this site (Policy SD B) are the creation of a major east-west green corridor with new, and retained planting, accessible green space and ecological areas along the west of the site, creation of a village green, retaining existing trees and hedgerows, integrating landscape features and protecting biodiversity, including appropriate landscaping, and opportunities for formal and informal play and recreation.

The site is 'greenfield' and is not previously developed land. It comprises a network of fields, hedges, isolated field trees in the south and unmanaged woodland including ancient woodland in the north.

A Landscape and Visual Impact Assessment (LVIA) was undertaken at the outline stage. This indicated a low to moderate effect on landscape character and visual impact. The LVIA recognises that development of up to 3 stories on the high ground area within the site will be prominent and this is addressed through design such as roofscape articulation and planting to soften the built form. The LVIA also recognises that site benefits from wide ranging views which will contribute to the character and sense of place. The scale of development does not exceed three storey (flats and townhouses) which is well articulated with roof form and townscape and therefore does not alter the conclusions of the LVIA at the outline stage.

The submitted Drainage strategy, which proposes the integration of sustainable drainage features at all scales of the development and will provide a range of benefits both beyond the primary functions of improving water quality and managing surface water at source, demonstrates compliance with both the water quality and water management requirements of LDP policy RP 4. Detailed comments from the Council's drainage section will provide further analysis in these matters.

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Detailed ecological surveys were submitted in support of the outline application. Key areas of ecological retention and mitigation were agreed through the outline with issues of future maintenance secured through the s106 agreement, and dormouse mitigation addressed through conditions (subject to a separate current RM/DoC 2019/2906/RES application). This RM application is supported by updated landscape plans including ecological mitigation planting.

The ecological and landscape constraints and opportunities of the site have informed a comprehensive Green infrastructure strategy for this site which, in compliance with LDP Policy, seeks to integrate measures to maintain biodiversity and ecosystem resilience within the delivery of active travel, open space, drainage and community facilities. This has resulted in an innovative approach which blends maximisation of avoidance of development on sensitive areas, retention of key assets within the site, and has ensured all opportunities have been explored to maximise the multi-functionality of all newly created spaces.

The GI Strategy is particularly good example of a positive outcome of the collaborative working process. The discussions surrounding its formation and the final document itself have resulted not just an improved scheme, but an improved understanding of and signposting to the complex amount of surveys and drawings that informed the multifunctional design and layout of the scheme.

The detailed reserved matters layout addressed the Planning Policy Wales requirement for multi-functional green infrastructure 'at all scales' as follows:

- o Landscape scale
- o Neighbourhood scale
- o Street scale
- o Plot scale

The concept is particularly well captured in the submitted GI Strategy.

Landscape Scale: At the landscape scale, the masterplan layout approved at the outline stage avoids development in the areas of ecological sensitivity. The detailed layout fully accords with the outline parameters by retaining the entirety of the area within the site associated with the Waungron to Gowerton Railway Line SINC namely woodland and associated grassland. As a result, the development is proposed in the open southern area of fields where some hedges and the majority of isolated trees will be retained. There is no development in the ecologically sensitive northern area except for the main access road from Hospital Road. This affects a small area of ancient woodland (98.3% retained and 1.7% removed) and dormice habitat, and a mitigation strategy has been agreed with Natural Resources Wales (details in the associated 2019/2906/RES application). The Council's Natural Environment section will provide more detailed comments on the final proposals in relation to mitigation measures and related landscaping plans.

Neighbourhood Scale: At the neighbourhood scale, there are key areas of retained green space and significant new park land areas created that retain existing landscape features whilst also enhancing biodiversity. The western SINC area is also retained undeveloped and connected to the natural northern edge via a retained hedge green corridor. This will be a multifunctional green space facilitating ecological linkages within and outside the site, active travel and frontage for housing. The existing PRoW is retained within this western SINC area.

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The extensive parks are anchored by retained landscape features including field trees and hedges; these balance the active spaces for the community including play, cycle tracks, recreation, relaxation, community food growing alongside ecological enhancement.

The stream in the eastern area is retained as a feature of the new place within the biodiversity park open space area, plus new areas of standing water will be formed by ponds that are part of the Sustainable Urban Drainage System (SUDS). This increases the water habitat on site as well as retaining/ creating features which are integrated within the open spaces and public realm.

These neighbourhood features will help give the development a sense of place and make a significant contribution to the physical and mental health and wellbeing of residents (in accordance with Policy SI 1).

Street Scale: At the street scale, green infrastructure is positively embraced by formal tree lined spine streets with planted verges to both sides and 'green streets' with extensive informal tree planting within the public realm. As well as providing biodiverse ecological stepping stones, these trees contribute to urban tree cover, shading and wellbeing with the occupants of every home having a direct or oblique view of greenery.

Local Scale: At the local scale, the landscape design includes outward facing green edges with 'ecotone' planting along the northern path edge which comprises transition planting between the existing grassland and woodland areas. This benefits the nature conservation to increase the habitat whilst providing buffering from the residential activities and improving the environment and wellbeing for new residents.

Plot Scale: At the plot scale, the house frontages are proposed to be planted as part of the streetscape. In some areas this frontage planting is proposed to help soften underbuild masonry necessary for the houses in steeply sloping parts of the site. To the rear, it is for the residents to personalise the gardens but in some instances trees are carefully located to help soften back to back amenity relationships.

Also at the plot scale, green infrastructure planting is used to soften and enhance the rear parking courts which accommodate cars for the apartments and town houses in four locations across the site.

Also in terms of heritage matters, there are no extant vernacular farm buildings to retain, but there are the remains of Penyfrode Fach farmstead in south eastern area close to the east end of Ffordd Talfan. This is the location of the proposed southern drop-off for the school accessed from Swansea Road, therefore it is suggested that this area is recorded to document any standing remains before development and perhaps the historic name could be incorporated into the development such as one of the park or street names Condition 36 of the outline requires a record of the remains of Pen Y Frode to be submitted to the LPA. Plus a condition should be added to require the reuse of the stonework from the farm remains in an agreed manner on site possibly as new 'abutments' where the street crosses the stream in the east of the site.

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4. Making connections

Although the site is large (50ha), there is no public access to or through the area at present. The vehicle, walking and cycling routes circumvent the site well away from the boundaries on Gorseinon Road, Hospital Road, Swansea Road and the cycle way along the former rail line.

The reserved matters layout responds to the requirements of the LDP, adopted Residential Design Guide and approved outline masterplan; the proposal is a well structured, walkable neighbourhood with strong links to the surrounding area and strong links through / within the site. In total there are eight proposed pedestrian and cycle links to surrounding area. This includes multiple pedestrian/ cycle access points to / through the new central parkland which will join the new community to the existing Garden Village community. These links will also connect the areas surrounding the site (for example linking Swansea Road to Hospital Road by foot and cycle).

The proposals include a new active travel connection to the existing cycle route over the Afon Lliw which links to Gorseinon High Street. This connection passes through the western wooded SINC area that creates a unique and distinct link that balances the green infrastructure requirements of people and nature. Further along this link the S106 agreement includes a contribution to upgrade the environment along Railway Terrace which is outside the site boundary to encourage walking and cycling. In addition, a S106 contribution will be made towards the proposed new cycle path which will extend the existing Kingsbridge Link cycle path to connect to Gowerton railway station.

The layout is based upon the concept plan and site specific policy set out in the LDP, in accordance with the Residential Design Guide and approved outline masterplan requirement for a connected network of low speed streets and spaces as the basis of a walkable neighbourhood. This aligns with the national emphasis on walking and cycling by means of the Active Travel Act. The positive provision for walking and cycling includes north and south perimeter paths that allow for informal recreation along the green edges within the site that are overlooked by house frontages. The main movement routes within the site are provided by a hierarchy of streets with the east west spine street emphasised by the public realm treatment including trees along verges and active house frontages. The body of the site is made up of connected green streets with extensive green infrastructure within the public realm that are legible and easy to find your way around. The full pedestrian permeability is ensured in private drive areas by linking paths to avoid creating cul-de-sacs for pedestrians. All streets within site are well overlooked to ensure community safety and deter anti-social behaviour.

As well as providing legibility to the hierarchy of streets, the street greening also provides enhanced ecological connectivity, with trees to either side on spine streets and green infrastructure stepping stones on other streets.

The main vehicle access off Hospital Road includes a shared 3m wide path (narrowing to 1.8m where it passes the retained ancient woodland) to one side only to balance the active travel requirements in support of walking and cycling, whilst limiting land-take through the ecologically sensitive northern area in order to minimise the impacts on ancient woodland and protected species.

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The layout includes a secondary vehicle access for 150 homes and school drop off from Swansea Road. This also creates the opportunity for a bus service to pass through the site from Hospital Road to Swansea Road with a central bus stop in the open space by the co-located school and community retail area. The location of this bus stop will be within a 400m walk for most homes on site and this should help encourage sustainable travel habits with convenient access to this facility. The carriageway of streets along the bus route would be 6.5m wide to ensure ease of bus access through the site. This bus route is proposed to incorporate a bus gate to stop private cars passing through the site.

This bus gate is proposed to take the form of a green infrastructure carriageway narrowing with automatic number plate recognition camera to control unauthorised use by private cars.

The Swansea Road access is a widening of an existing farm track. The hedge boundary to the west side is retained and the east side is widened with part of the adjacent house plot. This link would have footway to one side only and green infrastructure planting to ensure a high quality environment.

5. Open Spaces

The approved play and open space parameter plan specifies that 5ha is to be set out as publically accessible open space. These are well distributed through the site as part of the green infrastructure-led placemaking approach and this means that all homes will be within a 5 minute walk of a park with a safe and green walk along low speed streets to get there. All the spaces are well overlooked by front elevations of homes to ensure natural surveillance and to deter anti-social behaviour. The open spaces are proposed to be adopted by the Council with an appropriate commuted sum for maintenance by the developer.

The open space is distributed through the site, with the expansive main Orchard view park (3.2ha) acting as a focal point and connection between Garden Village and the new community which will be delivered by a specified number of homes and as set out in the phasing condition. A number of additional parks are provided included those given the working titles of 'east end park', 'village green', and 'chilli green', as well as informal space along the northern rural edge that wraps around to the east. It is proposed that these open spaces will be laid out as part of the relevant housing phase and they will be maintained by the Council with a commuted maintenance fund.

Within these main spaces, play provision is proposed to ensure healthy lifestyles, wellbeing and community cohesion. In the main Orchard View Park, this includes a Neighbourhood Equipped Area for Play (NEAP) and Local Equipped Area for Play (LEAP) both for all ages/ abilities, Multi-Use Games Area (MUGA) typically comprising all weather surface suitable for various ball games and bike tracks where they are accessible to existing Garden Village residents and the new community. This central park which will support informal recreation is also proposed to include a community orchard to encourage community food growing, plus the network of paths within the site including the perimeter paths on the green edges will encourage walking and a leisure activity.

A further LEAP is proposed within the east end park. The outline parameter included a third LEAP which has been provided as a linear 'play wild trail' on the northern edge alongside the public footpath.

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Additional Local Areas for Play (LAPs) are incorporated in the rest of the site.

Furthermore the eastern area of protected woodland with existing stream is proposed to be supplemented by a SUDS pond and biodiversity parkland. The exact nature of play equipment and benches etc can be controlled via condition.

There is a condition on the outline consent requiring a public art strategy which is being addressed by a series of installations along the perimeter paths as 'education stations' that provide interpretation on the ecology and history of the site. This is welcomed as a strategy and the detail of each specific installation can be controlled by the existing condition.

Whilst the low speed green streets are not designated specifically as Home Zones in a formal sense, they have been designed to allow for informal play and vehicle parking has been designed out where possible to maximise the area for play and minimise the potential for conflict between vehicles and human activity within the street (see below section on 'Streets as Places').

In addition to the green spaces, a paved urban square is proposed at the southern end of the entrance Boulevard where the school is co-located with the community retail. This space will incorporate the T junction between the Boulevard and Spine Street; drop off for the school and potential coach turning area, plus customer parking for the community retail units. Clearly this area will be busy at times and the detailed layout and tracking demonstrates how this area can safely function. Furthermore the connected street network creates avoiding vehicular routes that allows traffic to enter and exit the site without passing through what is known as School Square.

Given the positive provision of open space and play opportunities on site, the nature areas including the SINC areas and northern woodland will have restricted public access. This will include fences to deter people and domestic animals entering the ecological areas and the details of this will be resolved at the Reserved Matters stage.

As the reserved matters application was submitted before the end of December 2019, this means the proposals are not subject to the SAB drainage requirements however as this is a greenfield site, the surface water attenuation requires surface water from roads, roofs and hard paved areas to be stored following periods of rainfall and slowly released into the existing watercourse networks to ensure that this is not overloaded. This creates a requirement for drainage attenuation areas within the open spaces; these are generally dry planted areas except for the biodiversity parkland alongside the existing stream which will hold permeant water as a feature. These are features within the open spaces, informal recreations spaces, additional ecological habitat and a drainage attenuation feature. They will be adopted by the Council and maintained using a commuted sum.

The playing field to the new school will be fenced in accordance with safeguarding requirements. There may be potential for community use of the school facilities such as pitches within the school grounds out of hours but this depending on the approach of the Head Teacher and Governors and is outside the control of the planning system.

The MUGA within Orchard park has been sited close to the school to allow shared use.

The existing pitches and play area off Ffordd Talfan and Myrtle Road are outside the boundary of the application site and are not affected by the proposals.

6. *Streets as places*

In accordance with PPW, LDP, adopted residential design guide and outline movement and access parameter plan, the reserved matters layout is based on a low speed neighbourhood of connected streets to ensure legibility and permeability in support of walking, cycling and community cohesion. All streets are to be offered for adoption, a number of which will have a 10-20mph design speed. The key design element of each street type as follows:

- Access Road - 6.5m wide carriage way for bus access with 3m shared pedestrian and cycle path on one side only to limit intrusion into ecological area.
- Boulevard and Mixed Use Spine Street - 6.5m carriage way for bus access, plus grass verges and regularly spaced trees to both sides with 2m footway on one side and 3m shared path on the other. Buildings of 2-3 storey buildings with and modest front garden area with front boundary railings. All residential parking behind the building line.
- Residential Spine Street (the east west 'back bone' to the site) - 5.5m carriageway, plus grass verges and regularly spaced trees to both sides with 2m footways to either side (6.5m carriageway along bus only route to Swansea Road). Buildings of 2-3 storey buildings with and modest front garden area with front boundary railings. All residential parking behind the building line.
- Secondary Street - as per the spine street but with intermittent tree planting along the frontages (6.5m carriageway along bus only route to Swansea Road with control 'bus gate' in eastern part of the site to stop through traffic other than buses).
- Green Streets - shared space carriageways of 7m with extensive integrated green infrastructure including trees within the public realm.
- Private Drive - these will serve small groups of homes and supplemented by pedestrian paths to ensure walking connections.

The functions of the streets is reflected in the width and building height (known as the enclosure), frontage treatments and parking arrangements. The more important streets that provide the main connections are emphasised by taller buildings and regularly spaced street trees. The design of the streets balances the place / movement functions so that they can accommodate low speed traffic whilst also supporting the social life of the new neighbourhood. Key areas will be emphasised through block paving; a range of surfacing options and associated commuted sums are being considered by the Council and this detail will be agreed via condition.

The proposed green streets deserve special mention. These seek to rebalance vehicle dominance and extensively integrating green infrastructure at the street level within the new place. These green streets have been designed as 10mph places with pedestrian provision on street and clearly defined gateways from the standard streets. They have also been carefully designed to control inappropriate parking which is unsafe or to the visual detriment, through the inclusion of green infrastructure planting areas within the public realm. These streets have been agreed with the Highways Development Management Team, they fit with the agreed approach of adopting nonstandard streets that are safe and accessible.

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To confirm that the streets are safe and accessible, the entire scheme has been through the stage 1 safety audit, tracking and forward visibility. The Council Development Management Highway Engineer has been part of this process and the safe and accessible place-led streets are in accordance with Planning Policy Wales and Manual for Streets are welcomed. It is important that this low speed place-led approach to streets does not unravel at the adoption process.

The spine streets have active travel provision as 3m shared paths along one side. In the quieter streets with 10mph design speed, the active travel (cycling) would occur within the carriageway areas.

As a large scale strategic site, it has been ensured there are no dead ends for active travel. Where there are a limited number of vehicular cul de sacs; these are supplemented by well overlooked pedestrian/cycle paths. Furthermore where private drives are proposed typically on the edges of the development overlooking the countryside; these are supplemented by public footpaths around the entirety of the site edge.

7. Accessible Places

The development and public realm will be inherently inclusive. The natural topography means that streets will be sloping but these are designed to adoptable gradients. All 20mph streets will have pedestrian provision and 10mph low speed streets will have a clear transition into shared space areas.

The open space, parkland and play areas will be accessible to all ages and abilities; the exact equipment can be agreed via condition. The legible layout will make the development easy to navigate and the main areas such as the school and open spaces are centrally located and will be easy to find. The public buildings, such as the school and community retail units, will meet the access requirements of the Equalities Act and Part M of the Building Regulations which deals with access to and the use of buildings.

The streets and open spaces will be adopted and the development will be open and permeable for all members of the public. The site will provide new through public walking and cycling routes from Garden Village to Hospital Road that do not currently exist and the extensive on site play/ open space provision will be accessible to all.

8. Buildings (Townscape)

The way that the buildings are arranged alongside the network of connected streets creates a townscape. The basis for the townscape throughout the scheme is set by the parameters plans and the reserved matters detail is substantially in accordance as required by the condition.

Persimmon Homes are a national house builder with a standard range of house types and the proposed layout includes a mixture of three storey apartments, town houses, terraced houses, semi-detached and detached. Notwithstanding this, the LPA has been clear throughout discussions on requirements for the site that this standard range must be tailored and re-defined to deliver a new neighbourhood that is distinctive, characterful and contributes towards the sense of wellbeing for future residents and visitors.

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Streetscene drawings have been used to assess and refine the composite groupings of the house types (they are never viewed in isolation). This shows appropriate transitions of scale to the three storey flats and town houses. The streetscenes also show an elegant stepping of development with the underlying topography and no jarring changes of level. The streetscenes are mixed in terms of house types but those submitted are coherent through a consistent building line and use of common features, details and materials. The streetscenes shows strong themes of repeating front gables which is a passing reference to the character of Garden Village. Further streetscenes are expected to be illustrated to ensure a wider range of house types proposed across the three character areas are able to be fully assessed, including the proposed Persimmon Homes (rather than Charles Church) within the Traditional Village Character Area, and house types within the Contemporary Garden Village Area.

Further analysis of the quality and character of the range of house types proposed to be delivered is provided in the section below - 12. Quality and Character.

Junctions are to be emphasised with corner turning buildings with two public elevations in accordance with the Residential Design Guide. The layout shows consistent building lines and taller buildings to define key areas within the neighbourhood.

The maximum building height is three storey apartments and townhouses under pitched roofs. The community retail units are two storey and the proposed streetscene shows that these have an increased floor to floor heights to be of comparable scale as the adjacent 3 town houses opposite the school which ensures intensity, continuity of scale and best use of land.

The extent of three storey flats and three storey town houses accords with the approved building height parameter plan which allows up to three storey across the majority of the site except for the west area adjacent to the SINC. The distribution of three storey development through the site is welcomed to emphasise key townscape locations and maximise suburban densities. The inclusion of flats and continuous residential frontages of town houses in key areas also necessitates rear parking courts which are treated as places and well overlooked.

Parts of the site slope steeply; this requires areas of underbuild, front steps to some house frontages as well as retaining structures in some rear gardens. This has been designed not to be dominant in the streetscene or disjointed in the garden areas. The character of houses stepping down the contours will be a key feature of this new place and many homes will benefit from expansive views.

The new homes will have legible entrances facing the street and habitable windows including bay windows will face the streets and open spaces to ensure natural surveillance and community interaction. A key aspect of the masterplan is outward facing edges where homes face the countryside rural edge to maximise the outlook and provide natural surveillance of the perimeter paths and public realm areas. This is a step change from past developments that would back onto site boundaries and this creates a strong identity with green infrastructure as a key placemaking principle.

The site indicated for the new 2.5 form entry school requires a two storey school design to ensure sufficient external space is provided for pupils. The approved outline scale parameters sets the criteria for a two storey school which will become the focal building to close the view at the south end of the entrance Boulevard.

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The scale of this 2 storey education building is compatible with the community retail and three town houses opposite. The design of the school is not fixed at this stage and the detail will be resolved at the separate future reserved matters application.

9. Community safety

As noted earlier, the site will form new through routes for pedestrians and cyclists and the open spaces / play areas will be open to the wider community, not just the new residents. This is essential to integrate the existing and new communities and the fact that all public streets, public open spaces and play areas will be well overlooked by residential frontages, including front doors and windows to habitable rooms, which will ensure natural surveillance and deter anti-social behaviour.

As the layout is based on the perimeter block layout, the majority of gardens are secured by buildings and are not open to casual intrusion. Side boundaries are shown as brick bases with timber infill panels which ensures a robust and quality boundary.

The parking for residents in the apartments and town houses is accommodated behind the buildings in well overlooked parking courts which are accessed via drive under 'sentinel flats'. It is not appropriate to have parking in front of the building line in these areas as this would disrupt the quality of the public realm and the density of development does not allow parking in side drive arrangements. These courtyard parking areas will have a single point of entry for vehicles not be through routes.

Residents will have private gates from rear gardens into the parking court. Historically certain parking court designs have been highlighted by the Police Designing Out Crime Officer as being areas of concern for community safety, however in this development the parking courts are necessary in terms of placemaking to emphasise key corners and key frontages as well as increasing suburban densities. The parking courts are considered safe areas that will be informally policed by direct entrances to the units served, they will be well overlooked by windows of habitable rooms and ensure there are no hidden areas in the detailed design.

The school field will be fenced to ensure safeguarding of pupils and to stop unauthorised access to the school building and external areas. It should be possible to arrive at a suitable design for the school to enable it to benefit from an open, welcoming frontage up to the main entrance. Such an approach would emphasise the open community function of the building. This will be resolved at the detailed architectural design as part of the separate future Reserved Matters application.

10. Privacy and amenity

The detailed layout demonstrates that with a density of 37 dwellings per hectare (net) the gardens will generally be at least same size as house footprint. There are a few smaller gardens but these are balanced by a number of much larger gardens many times larger than the home footprint thereby providing choice for purchasers and future residents. This ensures sufficient useable private amenity space whilst delivering the placemaking qualities.

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The layout is based upon the perimeter block approach with rear gardens abutting rear gardens and secured by built form. The detailed layout indicates that separation distances of 21m back to back between rear elevations are achieved to ensure privacy between windows and gardens in accordance with the adopted Residential Design Guide. These distances are increased in the sloping areas of site to avoid an overbearing effect on the lower house and garden. Furthermore a 12m separation is achieved between rear elevations and blank side gables is also achieved to avoid an overbearing effect.

The site gently slopes with a level change of 33m over 700m distance from 15m AOD in the west frontage onto the SINC area up to 48m AOD at the high point in the east in the general location of the proposed 'village square' open space. The detailed layout with engineering slab levels indicates that the changes in level between the homes can be taken up by sloped garden areas without the need for significant retaining structures or stepped buildings.

It is considered that there are no unacceptable amenity impacts on existing residents.

The new park and retained western SINC effectively creates a buffer area against much of Garden Village and where new homes are proposed back to back with existing houses in the south eastern part of the site, these are sufficiently set away from the boundaries to avoid overlooking of the existing gardens and to ensure at least 21m separation between windows to ensure privacy.

To ensure well-being for all residents including those in the flats, the three storey flats all have external terraces to the ground floor flats and projecting balconies for the upper floor flats. These private spaces are of sufficient size for occupants to sit, grow plants and personalise etc. The handful of flats over garages at the entrances to the parking courts are provided with Juliette balconies that maximise natural lighting and allow the French doors to be opened. Additionally within the contemporary character areas, many of the houses are provided with upper floor Juliette balconies to front elevations that maximise the connection to the public realm and surrounding green space.

The houses to either side of the commercial units at school square may be affected by the mechanical and electrical equipment for a café etc. At this stage there is no certainty on the future commercial tenants so aspects such as commercial kitchen flues have been conditioned as part of the outline consent.

11. Accommodating parking

The approved outline masterplan establishes a layout for a walkable neighbourhood with new school at the heart, improved active travel route connections to Gorseinon High Street to encourage walking and cycling for short trips. However cars are an inevitable part of the new place and the detailed layout shows that these are accommodated in a way that is not dominant on the public realm or townscape.

The supporting parking assessment seeks to justify a reduction of designated parking spaces by one space per home, in accordance with the sustainability appraisal within the adopted Parking Standards SPG. The proposed reduction is balanced by extensive shared 'overspill'/ visitor on street and layby parking. For example a 2 bed house would have one designated parking space and access to shared parking within a close walk.

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This approach is supported by Planning Policy Wales, which encourages less dependence on private cars, and is welcomed to allow for differing levels of car ownership between households whilst allowing the suburban densities to be increased.

The Council's Highways section will provide further detailed comments on these matters of parking provision.

As indicated earlier the parking for the apartments and town houses is accommodated in private parking courts that are secure and well overlooked. These areas are for residents only; they have a single point of vehicular access via a drive under flat arrangement and residents access their homes via private gates in rear boundaries.

In accordance with the requirement for green infrastructure at all scales, these parking court areas include planting to soften and enhance the area.

Along the spine street areas with planted verges, the parking for houses is accommodated on plot in the form of side drives between buildings. This places the cars behind the building line which ensures no dominance on the streetscene and limits disruption to the green infrastructure verges from drive access areas.

Away from the main spine streets, frontage parking is proposed to larger houses with wide frontages that have space for parking and half the frontage to be softened by planting. This can be seen in the western Charles Church area of the site. Frontage parking is also proposed for smaller houses on the green streets throughout the site where the dominance of cars to both side of the street is softened by green infrastructure within the public realm including street trees and green growing surface treatments to some parking spaces.

Within the green streets, incidental parking has been designed out to control safety and visual issues. This is achieved through the inclusion of green infrastructure planting that cannot be removed by future residents such as trees in the public realm. This is balanced by defined overspill residential and visitor parking a short walk away.

Furthermore the carriageway widths along the spine streets allows for informal on street parking to one side which will also act as informal traffic calming.

In some parts of the site, the topography will result in retaining walls around frontage parking spaces; these are proposed to be softened by green infrastructure planting to ensure no dominance in the streetscene.

Commercial parking and servicing/ refuse collection for the community retail units will be accommodated within the multi-functional urban square. This area also includes public cycle parking.

Staff parking for the future school will be accommodated within the school site area as part of the separate future reserved matters application. The current reserved matters proposal includes a school drop off loop area accessed from the south off Swansea Road with 3m wide walking route to the new school site.

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12. Quality and character

There is no strong existing vernacular character in the area and this development is an opportunity to create a new neighbourhood that exhibits a high quality and characterful 'feel' with distinctive identity.

Given the scale of the site with 705 new homes and in accordance with the policy requirement, the detailed proposals are for three character areas to make the standard Persimmon House types distinctive:

- o Traditional Garden Village
- o Contemporary Garden Village
- o Contemporary Urban Village

These character areas differ from those defined in the outline parameters plans, however this variation is considered acceptable as a more refined and considered approach.

Taking each in turn:

The contemporary urban village is the main heart of the site including the entrance boulevard, school square and east west spine street. The houses could be described as contemporary vernacular with pitched roofs and modern use of details. Details include flat projecting entrance canopies, square bays windows to some plots, Juliet balconies to some homes, grey UPVC window frames, grey fascias to match the windows and black rainwater goods. The houses are linked through a common materials palette of red brick and black cladding. Overall this is considered to create a distinctive and fresh character. This area includes the community commercial buildings which utilise a similar materials palette.

The contemporary garden village has the same house types and many common contemporary details such as the UPVC window frames and introduces render in place of the black cladding. There is therefore only considered to be a subtle difference in character between the above two mentioned character areas and this could be further distinguished by use of a different brick and possibly use of different feature render colours which can be controlled via the materials condition.

The traditional garden village character includes the west end of the site and incorporates the Persimmon 'Charles Church' brand house types, plus the northern outward facing green edge of the more 'standard' persimmon house types. Traditional details in this area include pitched projecting porches, cast stone bands between ground and first floor, cast stone heads to openings, sage green UPVC windows, sage green fascias to match the windows, black rain water goods. The walling materials are a mixture of red brick, rough cast render and cast stonework to create a varied 'village character'. The low density Charles church house types in the west are further uplifted by tile hanging to gables and cill band courses.

Through negotiations with the LPA since the original submission of the application the house types proposed have been refined and improved significantly. This has included increased use of weather board cladding, inclusion to tile hanging to the Charles Church houses and inclusion of projecting porches (as opposed to canopies) to a few Charles Church houses.

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Whilst considerable progress has been made in respect of the house types now proposed in the submitted plans, there remain some further refinements in the way of additional detailing and design amendments that would serve to further uplift the sense of quality, character and distinctiveness of the new neighbourhood to be created at Bryngwyn Fields. It is considered that the Persimmon wide houses with flat frontages such as the Charnwood and Whiteleaf in the traditional character area would also be enhanced through the inclusion of projecting porches where there is space and this can be required via condition.

It will be important to ensure that details are appropriate to the quality of the new place being created, such as ensuring crisp verges to the repeating front gables that will be a key feature. The black cladding is welcomed as a key distinguishing feature within the contemporary urban village area. However successful implementation is critical in this respect. With reference to past Persimmon developments elsewhere in Wales, this cladding can appear 'stuck on' and must therefore be recessed to be flush with the masonry. Similarly entrance canopies are key features that join the private house to the public realm and require good detailing. These aspects can all be controlled via a condition requiring large scale drawings. It has been suggested that these details can be conditioned to be 'fine-tuned' prior to each phase; as the development progresses this will allow review and reflection of completed houses which may elicit a change of detail or material.

All the materials can be assessed collectively via a composite sample panel that can be required by condition. This will also allow juxtapositions of materials/ details to be examined.

All new homes require various meter cupboards and these can detract from well designed frontages. This can be controlled via a condition requiring these plastic units to be located on less prominent side elevations as far as possible. Where this not possible the meter cupboards need to a recessive colour and this can also be controlled via condition.

At the outline stage a parameter plan was set for uplifts to key frontages and this has evolved in the detailed proposals with uplifted designs throughout the site. The proposed house types, materials and details are certainly enhanced from the past Persimmon homes developments in Swansea and collectively the whole development is considered to be an enhanced place having regard to proposed boundary treatments and planting. Given the flexibility allowed by the condition requiring 'substantial accordance', this place-wide approach to uplifted designed is welcomed and considered acceptable.

In all character areas, the key frontages such as entrance boulevard, school square, spine street, around key spaces will include estate railings which is welcomed as an uplift. These metal horizontal railings do need to return to public corner elevations and house frontages so the final extent of estate railings can be controlled via condition.

Given the sloping nature of the site, there are areas of brickwork underbuild and some homes have steps up to front doors. Through detailed negotiations, these have been minimised and screened by planting where possible. The step handrails will form a prominent frontage feature and can be controlled via condition.

The detailed design of the school will be resolved via a separate reserved matters application.

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Sustainability

The Swansea LDP is committed to a holistic Placemaking and Place Management approach being applied in all areas and at a range of scales, in order to create a genuine sustainable legacy in accordance with the Well-being of Future Generations (Wales) Act 2015. The creation of sustainable, distinct communities that are supported by good quality infrastructure, community facilities and opportunities for recreation is central to the Plan's vision and objectives. The plan therefore requires that all proposals, and particularly large high profile schemes such as this, exhibit high quality, sustainable design credentials that respond to local context. The success of achieving this approach relies on a multidisciplinary approach to address the full range of considerations result in the design of successful new community.

The design process has been an exemplar of the multi-disciplinary approach envisaged in the plan. The resulting development proposes a sustainable neighbourhood that encourages walking and cycling with new school at heart, strong connections to Garden Village and improved linkages to Gorseinon High Street. The site can accommodate a new through bus service. The open spaces including community orchard and connected streets is designed to encourage active and healthy lifestyles for all ages. Educational opportunities relating to the environmental assets are proposed. Therefore the development has potential to establish a 'sustainable community' that supports active healthy, lifestyles and reduces dependence on private cars. Key ecological features have been retained, in order to maintain and enhance biodiversity and ecosystem resilience.

Nature based landscaping and drainage solutions are also proposed to enhance the multifunctionality of key aspects of infrastructure. The integrated multifunctional green infrastructure network provided at all scales throughout the site provides a sound foundation of benefits to both people and nature. This is well evidenced in the Green Infrastructure Strategy which sets out the broad range of ecosystem services provided by the proposal. This innovative approach to the appraisal of the sustainability of a scheme is a particular strength of this proposal and demonstrates a close fit with the objectives of both the WBFG Act and the Environment (Wales) Act.

In terms of the sustainable use of energy (as required by Policy EU 2) the new homes will conform to Part L of the Building Regulations (Conservation of Heat and Power). The aim is for the new school which will be subject to a separate future reserved matters application to meet the sustainable building standard known as BREEAM Excellent (as per recent new schools in the Swansea area), with BREEAM Very Good as the fall back.

Placemaking Summary

Having regard to the matters discussed above, the Placemaking and Strategic Planning Section consider that the detailed proposals submitted as part of this Reserved Matters application do meet the relevant planning condition imposed on the Outline permission requiring substantial accordance with the agreed placemaking parameters, and that the proposals do suitably accord the LDP policy and the adopted Residential Design Guide SPG.

The negotiation process between applicant and LPA, which have been undertaken in large part during COVID-19 lockdown, has been a collaborative and creative exercise that significantly improved the scheme as originally proposed in the initial Reserved Matters application.

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In fact, the process followed is considered a potential exemplar of the placemaking approach for residential developments. Having regard to the submitted plans and information, there is a significant opportunity for Bryngwyn Fields, Garden Village to become a connected place, a green place, a distinctive place and potentially an exemplar of green infrastructure-led placemaking by a mass house builder.

In order for this significant opportunity to be realised, the Placemaking and Strategic Planning Section therefore recommends approval, subject to a range of conditions to cover the following aspects:

- Notwithstanding the proposed plans, all house type details/ materials should be reviewed/ amended/ agreed prior to the commencement of superstructure for that phase.
- Notwithstanding the proposed plans, details of projecting porches should be added to the wide fronted Persimmon houses in the traditional character area and agreed with the LPA.
- A composite sample panel should be constructed on site showing juxtaposition of proposed materials
- A strategy for locations of meter boxes for each house type should be agreed with the LPA
- Large scale drawn details of the following should be submitted for agreement with the LPA:
 - o Typical window in opening/ surround
 - o Bay window
 - o Juliette balcony
 - o Balconies to flats
 - o Eaves
 - o Verge
 - o Porch/ canopies and front doors
 - o Steps/ railings and public realm retaining walls
- Notwithstanding submitted plans, the locations and extent of estate railings for that phase should be agreed prior to commencement of superstructure for that phase.
- Notwithstanding submitted plans - final highway materials should be agreed prior to superstructure
- Proposals to reuse the stonework from ruined farm buildings on site such as 'abutments' to demark the stream crossing in the east of the site will need to be agreed.
- Notwithstanding the submitted plans, full details of commercial units to show scenarios for different uses should be agreed, such as shopfronts/ bi-fold doors, external seating and M+E such as air con/ flues prior to the commencement of commercial building superstructure.

Head of Transportation and Engineering

The Highway Authority, in responding to the above application, gives the following substantive response: No Objection (subject to conditions)

This application is for 705 residential units on land North of Garden Village, Swansea.

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This is a reserved matters application for the whole site granted outline permission under application 2016/1478. The principle of residential development being already established. These Highway's comments are concerned with the layout of the internal streets.

Some initial comments were provided, to the initial December 2019 submission together with a request for more information, these have been incorporated into the emerging design following collaborative negotiation between the applicant Highway Authority and LPA.

Overall this has resulted in a well-connected site with a distinct hierarchy of streets.

The main spine through the site is a 6.5m carriageway with planted verges a 2m footway on one side and 3m shared use path on the other. Further into the site the layout becomes less regimented, some shared streets areas are designed with the intention of providing a very low speed environment where pedestrians and cyclists are able to share space safely with motor vehicles, this approach is seen to have merit and is appropriate. Some properties are accessed from shared private driveways, these are of suitable width and serve a maximum of 5 properties

New pedestrian and cycle routes are proposed which seek to maximise sustainable links between the site and Gorseinon District Centre, and provide a new walkable neighbourhood, this has the potential to reduce the need to travel by car in line with current local and national policies and legislation.

The majority of the streets, with the exception of the shared driveways appear to be suitable for potential adoption.

Junction and forward visibility splays were questioned, these have now been provided by the applicant, together with details of some localised buildouts and are seen to be acceptable, and the forward visibility envelopes can be achieved within the highway boundary.

Parking

The apartment buildings and local centre have proposed cycle parking at the correct level.

Vehicle parking has been provided at a slightly reduced rate in line with the sustainability appendix of the parking SPG. Three and four bed properties have a minimum of 2 spaces, some 1 bed properties have a single space - it should be noted however that extensive visitor parking has been provide throughout the site, and makes up for any perceived shortfall. In addition the narrowest 'green streets' have been designed to prevent any indiscriminate parking on street, and all have visitor spaces a short walk from the properties.

Servicing and Refuse

Swept path analysis has been provided for the whole site, this shows that the site is able to be serviced by an 11.2m Phoenix 2 Duo refuse lorry, which is larger than the 10.2m lorries in the Swansea Council fleet. In addition, the design of the narrower streets is such that through driveway positions, strategically placed build outs and sufficient visitor parking any indiscriminate parking will be kept to an absolute minimum and maintain sufficient space for service vehicles.

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The Engineering layouts detail some retaining structures throughout the development.

Please note that calculations will need to be provided to Highway Authority if any structure on the site is over 1.5m in retained height, or over 1.37m (4ft 6in) in retained height within 4 yards of the Highway:

In addition, the new structure and culvert over the water-course between phases 3 and 4 will require formal design approval.

Outline Application Conditions

The submitted details are sufficient to discharge the below conditions on outline application 2016/1478:

Condition 34 - Bus Gate

Condition 47 - Loading and unloading provision for A1-A3 and D1 units.

Condition 49 - Cycle Parking for the A1-A3/D1 units

There is no Highway objection to the proposals subject to the conditions below:

1. No development shall commence until full engineering, drainage, street lighting and construction details of the streets proposed for adoption have been submitted to and approved in writing by the LPA. This shall include full design details and calculations for any retaining wall over 1.5m in height, 1.37m in height if within 4 yards of a highway and the proposed culvert.
2. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as private management and Maintenance Company has been established or the applicant has entered into an agreement under section 38 of the Highways Act.]

Note 1. The applicant is advised that in order to discharge condition 3 the LPA requires a copy of the constitution and details of a Private Maintenance and Management Company confirming funding, management and maintenance regimes.

The applicant must contact the Highway Management Group, Swansea Council, Guildhall offices C/O Civic Centre, Swansea SA13SN before carrying out any work. Please email networkmanagement@swansea.gov.uk.

Designing Out Crime Officer

In respect of the residential units we would respectfully ask that the following are recommendations are considered:

1. Vehicle and pedestrian routes should be designed so that they visually open, direct, well used. The routes are well defined and with no leaky cul de sacs.

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2. A scheme of lighting to BS 5489-1:2013.
3. Rear dwelling boundaries should be 1.8m high walls / fencing with gating to the same height. There should be no recessed areas created.
4. Defensible planting at the front of the properties to define public and private space. This could be a low rail/ picket fence (to 1 metre) or planting with a maximum growing height of 1 metre.
5. External doors and windows should be certificated to PAS 24:2016
6. Access control system for multi dwellings with a facility to record and identify location with an memory storage of not less than 30 days.
7. Bicycle and bin storage should be in secure units and lockable.
8. If the plots are multi occupancy an appropriate fire safety/ evacuation plan should also be in place.

Policy Support

- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states: "It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder."
- TAN 12 Design. Para 5.17.1 "Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour."
- Planning Policy Wales
 - 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....
 - 8.2.1. - Transport - Provision of safe, convenient and well signed routes
 - 9.1.1. -Housing - Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities
 - 9.1.2. Housing - Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

Tree Officer

Initial Comments - 1

The tree protection plan shows trees 46 and 47 to be removed. These are not included in the schedule of removals and were agreed to be retained.

The position of the protective fencing needs to be shown with dimensions from fixed objects (usually the tree stems).

Without these alterations the AIA and TPP is not suitable to discharge the condition.

Further Comments - 2

Amended information was received.

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Trees 46 and 47 are shown to be removed on the arboricultural plans. These trees are to be retained and were considered in the design process. The position of the protective fencing needs annotation and / or dimensions shown from fixed points. Similarly areas of ground protection and special engineering solutions requires dimensions on the plans. NJUG4 is not suitable protection for trees where other controls exist. Considering the scale of the site, pre-construction tree work will be on a large scale. A method to ensure the retained trees is required during this phase.

Further Comments - 3

The AMS still shows trees 46 and 47 to be removed. So not suitable.

I will look to TPO the new trees in the private realm and in areas not adopted following approval and prior to development starting. It is possible to do this within the Tree Regulations / TCPA 1990.

Final Comments - 4

The Arboricultural Impact Assessment (AIA) correctly identifies the impacts of the development on trees throughout the site.

Where good quality trees are to be removed there appears to be adequate tree planting proposed in mitigation.

The plans now show trees T46 and T47 being retained that were incorrectly shown removed in the first submission.

The plans also include dimensions to allow the correct positioning of the protective fencing which was also initially missing.

Documents suitable to discharge conditions 17 and 18.

Ecology Officer

Arboricultural Method Statement (AMS) Outline Permission - Condition 18 stated:

'Any reserved matters application relating to a phase of development, shall be accompanied by an Arboricultural Impact Assessment (and associated Arboricultural Method Statement) indicating what impacts the proposed development has on the trees within that phase of development. The submitted information shall also include the impacts of services upon retained trees and hedgerows. The development works relating to that phase of development shall be carried out in accordance with the approved Arboricultural Method Statement.'

Although the above condition makes no direct reference to ecology or protected species such as bats, the reason for attaching the condition is 'To prevent detrimental impacts to trees, hedges and other landscape features which contribute to the amenity, landscape and biodiversity of the site and surrounding area.' In order to ensure that protected species such as bats and nesting birds are suitably protected during tree works we would suggest that reference is made to the Wildlife Protection Plan in the AMS to ensure that any works are compliant with both documents.

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Landscaping

As stated in previous comments, the detailed soft landscaping plan indicates areas of amenity grass verges, we previously requested that these be replaced and managed as a wildflower grassland verge where possible. The soft landscaping plan still appears to support many amenity verges, which would be good candidates for wildflower verges. Consideration may need to be made to incorporating a seed mix more suitable to woodland edges and shading in some areas, depending on adjacent habitats and aspect. We would also suggest using a local supplier for seed mixes where possible to ensure a mix of species of local provenance

With regards to the long term management of these species rich grassland areas, informative signs or markers should be installed to ensure that the areas are not incorporated within the amenity grassland mowing regime.

In addition, with regards to the detailed plot planting, we would request that wildflower meadow mixes are adopted in replacement for the amenity grassland areas which are currently proposed. We would also request that increased native species planting at the plot level is incorporated, with particular regard to the low shrub mix and country village mix areas.

Landscape Officer

Initial Comments

General observations:

I am mindful of comments made by the Council's Tree Officer and Ecologist and have tried not to repeat those comments other than where particularly relevant and in discharge of 2019/2906/RES and are necessarily specific.

Comments on tree protection fencing by others.

Tree Planting:

Generally: there appears to be sufficient tree planting within the scheme in mitigation of trees lost and in the creation of Place and habitat connectivity. I am mindful of the use of larger growing longer lived tree species in public open spaces that is to encouraged. I note the hierarchy of tree planting in roads with likely higher usage and the more domestic character of lower use. While being mindful of the need to contribute positively to existing biodiversity and the retention and use of space by people I would have welcomed greater variety in tree species with consideration to future climate change.

Street tree planting:

Generally, Street trees should be of similar ultimate height and growth rates and have a significant variety of say 5 species within a visual sphere for seasonal variation, resilience and Place making; Note the Tree Officer's comments re the use of staggered planting in connecting roads etc. as above and elsewhere.

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With regard to the final plan, if the highways are to be adopted the Council's tree Services unit should also have the opportunity to comment on the suitability of street trees.

Of particular relevance is the variety in street scene trees (garden or street trees) to include variation of form, textures, seasonal variation and autumn colouring in the setting of homes and in the creation of Place. I would expect to see at least 5 different tree species in most visual spheres being mindful of resilience in the event of diseases or impact of climate change and that they should also have amenity value in the creation of Place and be worthy of protection by TPO. The comments take into account that the housebuilders and designers have responsibility over the locations and interactions of trees with structures and hard surfaces and should provide adequate spacing, with root guards to prevent damage to suitably designed foundations and paving as appropriate, avoidable damage to structures is often a reason for the removal of maturing trees.

Specifically - locations of mix of *Amelanchier lamarckii*, *Betula pendula* and *Prunus padus* will give a great variety in height and spread and irregular shapes within the street scene, the difference in height between *Amelanchier* and *Prunus* spp could be as much as double in height (6m and 12m respectively) and they would look strange in a street setting. Suggest that these be changed to *Amelanchier arborea* Robin Hill (specified elsewhere within the development), *Betula utilis* spp and *Prunus padus* *Albertii* for similarity in height in the street scene. I note the specification of *Sorbus aucuparia* *Asplenifolia* as street trees, generally *Sorbus aucuparia* spp. in close proximity to paving are struggling and failing in Swansea, Suggest alternative species be used.

I note the tree planting to the West of Plot 141, South of Plot 133 etc. is rather a strange mixture of character for such a formal sweep in the landscape; *Acer platanoides*, *Carpinus betulus* and *Populus tremula* make unusual bedfellows in a formal avenue (consider changing *Carpinus* to *Tilia cordata* Rancho, *Populus tremula* to *Alnus Spaethii* and *Acer platanoides* to *Liquidambar* for similarity in growth rates and sizes and complimentary seasonal variation) while *Acer Elsrijk* is a regular shaped species but is used in an informal space; suggest substituting with *Acer campestre* or *Acer campestre* *Elegant* that have a more naturalistic and varied shapes that are more suitable for group planting.

Front Garden trees:

Noting elsewhere our requirement for placemaking and the protection of trees for their amenity and placemaking values and consequent protection by TPO

I note the Tree Officers observations that the following five species are considered generally too big for the space available in front gardens: *Acer campestre* 'Elsrijk', *Alnus incana* 'Laciniata', *Betula utilis* *jacquemontii*, *Carpinus betulus* 'Fastigiata' (that spreads very widely at maturity) and *Gleditsia triacanthos* 'Draves Street Keeper'. For information only the native form of *Sorbus aucuparia* are not faring well locally as Standard trees, particularly where adjacent to paving (see above). *Betula pendula* *fastigiata* 'Obelisk' is an upright Silver Birch that can be considered relatively close to structures.

Tree selection by necessity is site, aspect and ground condition specific but typically garden trees need to be varied and long lived to deliver a varied setting and amenity for homes, streets and neighbourhoods.

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The list of potential tree spp. are enormous and variety in species selection within gardens is to be encouraged, being mindful of not using shallow growing or short lived spp. and their proximity to structures and the need for the developer to design and install appropriate foundations and structures in the vicinity of trees.

Free standing Standard trees in POS (i.e. outside of woodlands): the following comments are made in the interpretation of the intention of the planting as individuals, groups or 'woodlands', what those planted trees will grow like to maturity and to minimise interactions with each other to their detriment. The comments are made generally to reflect the minimum space that those trees species require to grow to maturity when not parts of a 'group' or woodland.

Plant *Quercus robur fastigiata* at least 5 meters apart.

Plant *Populus tremula* at least 8m apart generally not within 5m of hard surfaces, as it has the propensity to sucker and damage paving, provide root protector to a min depth of 600mm to makers current printed instructions, where adjacent to paving root protector to extend a min of 10m in total (symmetrically from planting location). Where more than 1 of the species is planted adjacent to paving the root protector should be entire; show locations of root protector on hard and soft landscape plans. It appears that the intention is for these trees to be grown to maturity as individuals, not as groups and the comments are made on that basis; if a larger number of the same species are planted with the intention of creating part of a group, these spacings could be reduced.

Acer campestre Elsrijk - do not plant within 6m of other trees.

Salix alba as standards - do not plant within 15m of other trees.

Generally, provide root protectors between free standing trees and hard paving or shallow / vulnerable services where roots will extend to same at maturity, all in accordance with manufacturers' current printed instructions to contain roots and prevent root growth above the 'protector'. Show locations of root protectors on Landscape Plans.

Woodland and woodland edge planting:

In order for the varying species of woodland edge and woodland planting to survive future maintenance and retain the diversity and varieties of species they should be planted generally in single species groups of 3,5 or 7 with exceptions for robustly growing or particularly notable plants that should be planted singularly and randomly e.g. *Sambucus*, *Rosa canina* and *Ilex* (there will be locations where groups of *Ilex* as hedges etc are an exception). Larger growing and long lived species should be identified, grouped and spaced accordingly with underplanting (e.g. for oak standards with coppiced hazel or *Ilex* as understory). While being mindful of the purpose of ecotone planting and that *Lonicera periclymenum* is a food and nesting source for dormice there is a very high percentage of that species specified (25%) that may be to the detriment of woodland edge shrubs, are they to be planted in groups or singly? I can't find that detail and therefore predict / describe the outcome. I also note that at masterplan level that woodland edge planting is shown abutting paving and that sufficient space be allowed when planting for edge shrubs to grow to a naturalistic shape (unless maintained as a hedge) with or without a mowing margin adjacent to paving.

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Some thorny species e.g. Prunus spinosa and Rosa canina in particular should be located away from paved surfaces bearing in mind how quickly Rosa can grow and Prunus also suckers.

Notes could describe woodland edge or hedgerow planting as follows to enable the survival of various species of a percentage thinning strategy:

Plant long lived high canopy trees in single species groups of up to 10 at 2-3m spacing (interplant only with lower growing species, or species managed to be lower growing e.g. by coppicing). Do not plant within 1500mm of paving so that species do not spread over adjacent walkway / thoroughfare / kerb lines. (Consider planting a native hedgerow mix with 'standards' at 5/m (in 2 staggered rows 225mm apart and at staggered 450mm centres or similar spacing) comprising

15% Acer campestre

20% Corylus avellana

25% Crataegus monogyna,

5% Ilex aquifolium,

2.5% Lonicera periclymenum

10% Prunus spinosa

7.5% Quercus robur as 60-90

2.5% Quercus robur as CG light standard (planted to grow on as standard trees within the hedgerow, provide Rabbit guard and strimmer protection and for identification for retention as standard trees in the ongoing maintenance)

2.5% Rosa canina

2.5% Salix caprea

2.5% Sambucus nigra

2.5% Sorbus aucuparia*

2.5% Viburnum opulus

Single species to be planted in groups of 3,5 or 7 except, Holly, Elder, Rosa and Lonicera that are to be planted as singles (randomly spaced) To be planted at least 750mm from paving and maintained by regular cutting not to spread within 300mm of paving to a height of 2.5m above walkway and 5.5 above carriageways. In hedgerows or woodland edge planting allow Quercus to grow through as standards at irregular intervals at approx. 20m intervals (See previous notes that trees should not be planted so that at maturity the boles do not encroach within at least 600mm of the highway.)

*Sorbus aucuparia can be included in woodland edge planting.

Shrub planting:

Context: Under Construction (Design and Management) Regulations (CDM Regulations) which came into force on 31 March 1995. The regulations were introduced to ensure that health and safety issues are properly considered during a project's development so that the risk of harm to those who have to build, use and maintain structures is reduced. Planting is frequently shown directly adjacent to buildings, if gravel or mowing margins or hardened areas within planting are to be incorporated to facilitate general maintenance e.g. window cleaning, they should be shown and planting locations adjusted accordingly; the extent of the planting bed and the relative planting locations should be shown and of shrub planting locations (i.e. distance of planting from bark mulched beds).

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I note that the shrub planting labels are not sufficiently specific e.g. where there are a number of shrub species designated in any one area, it does not show whether large quantities of 1 species are to be planted in smaller groups, that taller species are planted as boundary perimeters or to rear of planting beds etc. While the LEMP describes the need to employ suitably qualified and experienced contractors the information provided should be sufficient for the contractors to follow rather than interpret planting plans e.g. where to plant shrubs within a mixture.

The numbers of different shrub planting mixtures are relatively small for each aspect designation and will create relatively little variety in any visual sphere creating something of an amenity as opposed to residential character. Being mindful that it is not feasible to produce individual designs for each garden or frontage and that we would hope that this is a starting point for ongoing enjoyment and the settings of people's homes this is somewhat of a missed opportunity to create a variety and maturity of character that usually only develops in established communities over time.

I am mindful that we are describing the settings of people's homes and that shrub planting that has otherwise failed should be replaced for the duration of the condition by the developers, however we should not enforce replacement shrub planting under condition where adequate compensatory planting has been provided by the home owners, but that I note that the LEMP states that replacement planting should be replaced by like for like original species and specification, this does not differentiate when failures occur or replacements are required. Ideally this should be replaced by a statement that plant sizes should be increased by replanting with larger specimens to be similar in size to surviving specimens on site or that the number of plants be doubled for each failure; otherwise there is no significant incentive for high quality ground preparation or maintenance.

All trees that are planted as part of the landscape scheme or are part of the existing landscape structure are to be protected by TPO, ideally this is done prior to the sale of houses so that potential home owners are aware of constraints posed by trees and or shrub planting for the differing and or enduring periods as prescribed.

Shrubs : I note 1 bed adjacent to a house front shows:

Urban Village Mix 1

16 No. Acer japonicum 'Aconitifolium' 16.67%

16 No. Carex pendula 16.67%

16 No. Cordyline australis 'Torbay Dazzler' 16.67%

16 No. Cornus sanguinea 'Midwinter Fire' 16.67%

16 No. Cortaderia selloana 'Aureolineata'

As Acer japonicum 'Aconitifolium' is a small short boled branched wide tree which makes a round bush of about 4m (12ft) in height and diameter, this hopefully is a typo and should be reviewed.

Final Comments

I note and welcome the revisions described following my earlier comments.

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Drainage Officer

Initial Comments

We have reviewed the submitted information and offer the following comments.

We are unable to approve the application as it currently stands for the following reasons.

- The calculations submitted appear to have used FSR unfortunately the Authority does not accept their use at this stage as FSR has long since been superseded by FEH2013.

Notwithstanding the above there also appears to be missing information, the plans submitted indicate 3 attenuation basins while cross sections and calcs have only been submitted for basins 1 and 2, see dwg 10076-01-7 Rev E.

- We would be expecting the full range of storms to be run for a site for this size rather than ending at the 24 hour storm.
- We also note flooding on both networks 1 and 2 at locations S95, S97, S222 and S227.
- We also query the final discharge rates from the ponds as they seem far higher than that required by the contributing area for example pond 1 is discharging at 84l/s while the contributing area and previously agreed Qbar rates of 7l/s/ha would give 50l/s as a discharge rate obviously this will have a noticeable effect on the attenuation basin's size.
- There are appear to be numbering errors for example the document entitled Network 1 Details within the document is labelled Network 2.
- The design also doesn't seem to have considered LDP Policy RP4, part of policy RP4 clearly states that 'Development proposals must make efficient use of water resources and where appropriate contribute to improvements in water quality. SuDS must be implemented wherever they would be effective and practicable.' The current design is a simple pipe to pond solution which is not considered SuDS, in line with the Authority's policy the applicant must consider how they can make their design more compliant in accordance with LDP Policy RP4.
- It would be useful if the latest flood zones could be transposed onto the engineering plans, we understand that the ponds are being offered to the Authority for adoption however we will not adopt them if they are within a flood zone.
- We also note that no compensatory SW removal scheme has been proposed in relation to this application.

We may have further comments as the above elements are addressed.

Further Comments

We have reviewed the submitted information and comment as follows.

We note the use of grills/grids on the inlets/outlets of the basins and the culvert, we try and avoid the use of such structures as they create a maintenance liability which the Authority would not want to accept. If grids/grills are necessary due to risk of blockage or security reasons they should be designed in strict accordance with Trash Screen Design Guide. Details of the grid design should be submitted for this reserved matters application.

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In regards to the manner of connection to the streams we also need to see details on how that will be managed i.e designs and any erosion control measures. It is unclear how the discharge rates have been arrived at, for example the northern catchment served by Basin 1 has an area of 7.35ha, this is further refined by the Surface Water Discharge rates table which seems to indicate that 58.2% of 7.35ha is impermeable, this would indicate an impermeable area of approximately 4.3ha and a discharge rate of 55l/s. The catchment plan seems to indicate that all green spaces and gardens discharge to the drainage network, the very nature of development means this is not possible. This large discrepancy needs to be clarified.

In regards to the microdrainage calculations they show that flooding occurs at several locations the Authority cannot accept this, therefore the flooding issues need to be solved. Furthermore has effect of fluvial flooding been considered, can the basins still discharge when the streams are at bankfull or in flood conditions?

Until the above issues are solved we cannot comment further.

Final Comments

I can confirm that Condition 15 details are now acceptable and the condition can be discharged.

We note that the final swale connections are intended to be governed by an Ordinary Watercourse Consent (OWC) under Section 23 of the Land Drainage Act 1991. This is acceptable.

Please add the following informative:.

We note that the final swale connections are intended to be governed by an Ordinary Watercourse Consent (OWC) under Section 23 of the Land Drainage Act 1991. Any works affecting an ordinary watercourse will require the Authority's prior written consent under Section 23 of the Land Drainage Act 1991. Application forms can be downloaded from the Authority's website(<https://www.swansea.gov.uk/article/5390/Drainage-and-coastal-management>) or obtained by emailing Drainage.Consents@swansea.gov.uk

Housing Officer

I can confirm Housing is in agreement with the proposed number of on-site affordable homes and the distribution, mix, sizing and citing within each phase of this development. The affordable housing must be built to DQR standard and be indistinguishable from the market housing.

Parks Officer

The proposed plans/details in relation to the Public Open Space (POS), landscaping, parks and play facilities are acceptable to the Parks Service.

We are happy to adopt the Public Open Space and play facilities.

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Play Development Officer

It is far more progressive than the usual 'children play here only' approach. The fit with Green Infrastructure is really strong. It opens up far more opportunity for play and exploration around the new community as a whole as well as providing the traditional opportunities.

Pollution Control

Condition 25 - I have read through the assessment provided and although the Swansea data used is a few years old, I do not have any grounds to object to the modelled data and conclusions supplied and would deem the condition complied with subject to the following confirmations being received:

- o Mitigation measures set out within the Construction Phase section of the report and Appendix D are implemented.
- o Details to be provided regarding their intentions surrounding EV Recharging infrastructure within the development.

The condition can be discharged.

Waste Management

Having looked at the plans I have some concerns regarding the road layout. While the tracking shows that our collection vehicles should get access, the roads appear quite narrow, so if cars park on the road and not the driveway our vehicles will be obstructed. I can't make out from the drawings whether the developer has proposed to put double yellow lines on the roadway to stop cars parking. If they have then I have no objections to the access proposed. However, if double yellow lines are not proposed I will object as we can't guarantee collection if cars park on the roadway.

In relation to the loading & unloading for the A1-A3/ D1 units, I had some queries about which units that refers to? I think it refers to the Thetford units? If so, the proposed bin storage is unsuitable. We aim to collect loose bags from domestic properties and won't be able to service bin storage for blocks of 6no flats. The bin compound appears to have enough capacity, but each flat will need to present waste in line with our collection requirements, namely:

- o Food waste in 23ltr caddies emptied on a weekly basis
- o Plastic in a reusable pink bag emptied on a fortnightly basis
- o Glass and cans in a single use plastic sack emptied on a fortnightly basis
- o Paper and card in a single use plastic sack emptied on a fortnightly basis
- o Garden waste in a reusable bag emptied on a fortnightly basis
- o Non-recyclable waste in black bags, no more than 3no bags per property per fortnight.
We may be able to bin lift this material if there is one 1100ltr wheeled bin provided.

Finally, in relation to the commercial premises, while there may be enough storage for the unit WG require businesses to separate the various recycling streams for us or private contractors to separately collect. The 1100ltr bins will need to be replaced by food bins, glass bins, etc. depending on the type of business occupying the unit.

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APPRAISAL

This application seeks approval for the 'reserved matters' of access, appearance, landscaping, layout and scale required by planning permission 2016/1478 granted on 12th December 2019, for up to 750 dwellings (Use Class C3, including affordable homes); provision of 1 no. Primary school; circa 280m² - 370m² of flexible A1-A3 / D1 floorspace; open space including parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated services, infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths / cycle ways; landscaping works (including sustainable drainage systems), ecological mitigation works and ancillary works.

This current application relates to the whole site with the exception of the site of the school.

This reserved matters application also includes details in relation to the following conditions that form part of the 2016/1478 outline planning permission:

- 8 - Design and Access statement,
- 9 - Intrusive Site Investigation for mine entries & shallow coal workings,
- 10 - Reports for the findings and treatment of the Intrusive Site Investigation for mine entries & shallow coal workings,
- 15 - Surface Water Strategy,
- 17 - Tree Protection,
- 18 - Arboriculture Impact Assessment,
- 19 - Tree protection fencing,
- 25 - Air Quality Assessment,
- 34 - Vehicular Restriction / Bus Gate,
- 47 - Loading & Unloading for the A1-A3/ D1 units.
- 49 - Cycle parking for the A1-A3/D1 units

As part of the 2016/1478 planning permission, a Section 106 Agreement was signed which included

- o Affordable Housing - 20% Affordable housing (AH) on the site; comprising 50% social rent (at 42% ACG) and 50% intermediate (at 70% ACG) and DQR compliant. The AH shall comprise a mix of 2 and 3 bedroom dwellings. The design and specification of the AH shall be of an equivalent quality to those used in the Open Market Units. The AH shall be dispersed across the site in clusters and 20% shall be delivered within each phase of the development.
- o Local Highway Improvements Works:
 - (a) J47 (M4) - contribution to the installation of the MOVA to be made on the occupation of the first dwelling. (£100,000).
 - (b) A484 / B4560 Swansea interchange (Day's Roundabout) - existing roundabout enlarged, wider flare lanes and the two western approaches increased from two lanes to three lanes each. The access from Day's (eastern approach) increased from one lane to two lanes. Payment to be triggered on the occupation of the 100th residential unit (£334,688).

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(c) A4240 / Hospital Road Interchange (Gorseinon Rd / Hospital Road) - the existing 2 mini-roundabouts will become one small roundabout with access to 3M (UK) becoming a priority junction. Payment to be triggered on the occupation of the 50th residential unit (£134,297).

(d) B4560 / Hospital Road Interchange (Swansea Road / Hospital Road) - the signalisation of the junction with a pedestrian phase across both Hospital Road and Swansea Road. Payment to be triggered on the occupation of the 300th residential unit (£214,453).

- o New School: A payment of £5.5m to the Council for the Council to construct the 2.5 form entry school (together with the associated playing fields, external open space, and boundary treatment etc) together with delivery of the land required to build the school. A payment of £266,503 would be required prior to any works commencing on site, whilst the remaining balance of £5,233,497 would be required to be paid prior to the occupation of the 201st residential unit. The developer to construct the school drop off / pick up area and associated access road, prior to the occupation of the 301st residential unit.
- o Cycle Path: Contribution of £100,000 towards the extension of the existing Kingsbridge Link cycle path across Stafford Common to Gowerton Railway station, to be paid prior to the occupation of the 351st dwelling.
- o Local Enhancement Works: Scheme of enhancement works for Railway Terrace (shared surface, planting and new fencing) - £197,210 to be paid prior to the occupation of the 351st dwelling. Improvements to the existing footpath between Clos Bryngwyn and Clos Llandyfan (widening and resurfacing) £50,000 to be paid on the prior to the occupation of the 351st dwelling.
- o Management Plans: Unless offered for adoption by the Council (with an appropriate commuted sum agreed with the Council's Parks Dept), the Management Plans for the future maintenance of the retained woodland and ecologically sensitive areas, proposed parks, open spaces, LEAPS, NEAPS, MUGA and SUDs ponds, to be submitted prior to the commencement of the phase of works within which the relevant area is contained.
- o Bus Service: A subsidy payment of £101,000 per year for the provision of a public bus service to go through the site for 2 years, or up to the year following the creation of a through bus route, whichever is the sooner. £202,000 to be paid (following the occupation of the 75th dwelling).
- o Council's Monitoring Fee: A Monitoring fee of £11,340 (based on 20% of the application fee, as the 2% fee of the overall cost of the obligation would be unreasonably and prohibitively large). The fee to be paid prior to the commencement of works on site.
- o Legal Fees: The Council's legal fees of £3,000 relating to the preparation of the S106 agreement.

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Site Description

The site is located to the north of Garden Village within the Kingsbridge Ward on the north-west edge of the City of Swansea.

The site is boarded by the following land uses:

- To the north by Hospital Road, beyond which is Garn Goch common and the commercial trading estate of Garngoch Industrial Estate;
- To the east by Pen Y Waun Common and the A484;
- To the south by the existing residential settlement of Garden Village; and
- To the west by the existing settlement at Gorseinon and by a dismantled railway line (now a cycle & footpath) and the Afon Lliw.

The site comprises approximately 50ha of undeveloped land situated on the northern and north-eastern edge of Garden Village. The site sits within a varied landscape of permanent pasture, unimproved common land, current and former industrial sites and residential urban areas.

The site consists of a number of undulating fields (subgrade 3b or 4 with some areas limited to grade 5) with hedges and scattered trees in the south, which are predominantly utilised for the grazing of animals, but also abandoned pastures exhibiting no recent management. In addition, two areas of semi-natural broadleaved woodland, an area of willow and alder carr and scrub woodland, and numerous areas of dense scrub comprise the remainder of the site. In addition there is a small area of ancient semi-natural woodland towards the northern end of the site.

The field pattern is shown in first edition Ordnance Survey map and there was a small farmstead - Penyfode Fach - in the south-eastern area of the site accessed from what is now Swansea Road.

In the northern part of the site is unmanaged woodland, including ancient woodland. The site drops down in the west to the Afon Lliw.

The site is crossed by two overhead power lines leading to an electricity sub-station outside the site to the north-east within the common land area, and by an underground high pressure gas main which runs from the northern section to the south eastern section of the site.

Two Tree Preservation Orders lie within the site:

- TPO-P17.7.4.435 relates to trees in and around Clos Bryngwyn which overlap onto the application site; and
- TPO642 relates to a significant number of trees and hedgerows within the site itself.

There are no statutory nature conservation designations affecting the site. Within the application site (and adjacent to it) is a locally identified Site of Nature Conservation (SINC).

The site also includes a small section of common land within the northern section of the site (CL44 Mynydd Garngoch Common).

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Around the site are industrial / employment sites off Hospital Road to the north. Mynnyd Garn Goch Common to the west. The residential area of Garden Village is to the south with existing pitches and a play area abutting the southern boundary of the site. To the west is the former rail line, now a cycle route, and beyond this an industrial area to the south-west, part of which was Mardy tinplate works. Gorseinon High Street some 1km to the north-west.

The site for the new school is not included within this reserved matters application as the school will be constructed by the Council and as such a separate planning application will be submitted in due course.

Background Information/Planning History

Reserved Matters application 2019/2906/RES is also on this Committee agenda for determination:

That application provides details of landscaping for the whole site (with the exception of the school) and ecological mitigatory planting along the access road, pursuant to outline planning permission 2016/1478 granted 12th December 2019. It also provides details pursuant to Conditions 40 (Ancient Woodland Mitigation Strategy), 41 (Dormouse Mitigation Strategy), 42 (Wildlife Protection Plan) and 43 (Lemp).

2020/0006/NMA - approved on 3rd January 2020 - Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to allow the variation of wording to condition 9.

2020/2455/NMA - approved on 14th December 2020 - Non Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to vary the wording of condition 47 from 'submission of the servicing and management plan with the reserved matters application' to 'submission of the servicing and management plan prior to beneficial occupation' in relation to the facilities for loading / unloading and service management plan (including hours of operation for deliveries) of the A1-A3/D1 units and the school.

2021/0295/NMA - approved on 18th Feb 2021 - Non Material Amendment to Planning Permission 2016/1478/FUL granted 12th December 2019 to amend the wording of condition 5 to amend the site location plan.

2021/1157/NMA - approved on 27th May 2021 - Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to amend the wording of conditions 9, 10 and 32

Main Issues

The main issues for consideration with regard to this application relate to the acceptability of the proposed access, appearance, landscaping, layout and scale of the proposed development in terms of the impacts of the development on the character and appearance of the area, residential amenity impacts upon neighbouring occupiers, the impact of the development on access, parking and highway safety, and impacts upon trees, ecology, drainage, and environmental interests with regard to the relevant adopted Swansea Local Development Plan (2010-2025) policies listed in the 'background' section of this report and the relevant Supplementary Planning Guidance documents listed within the following sections of this report.

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Policy Context

National Planning Policy

The National Development Framework: Future Wales - the National Plan 2040 published by WG on 24th February 2021, contributes the national tier of the Development Plan - it sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs.

Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

The following national policy contained in Future Wales is of relevance to this application :

Policy 1 - Where Wales Will Grow

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure.

The National Growth Areas are:

- o Cardiff, Newport and the Valleys
- o Swansea Bay and Llanelli
- o Wrexham and Deeside

The National Growth Areas are complemented by Regional Growth Areas which will grow, develop and offer a variety of public and commercial services at regional scale.

There are Regional Growth Areas in three regions:

- o The South West
- o Mid Wales
- o The North

Development and growth in towns and villages in rural areas should be of appropriate scale and support local aspirations and need.

Policy 2 - Shaping urban growth and regeneration - Strategic placemaking)

The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with GI. Urban growth and regeneration should be based on the following placemaking principles:

- o creating a rich mix of uses;
- o providing a variety of housing types and tenures;
- o building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;

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- o increasing population density, with development built at urban densities that can support public transport and local facilities;
- o establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- o promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- o integrating GI, informed by the planning authority's GI Assessment.

Policy 7 - Delivering Affordable Homes

The Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised. Through their Strategic and Local Development Plans planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.

Policy 9 - Resilient ecological networks and Green infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of GI, the Welsh Government will work with key partners to:

- o identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and
- o identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

Planning authorities should include these areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Policy 12 - Regional Connectivity

The Welsh Government will support and invest in improving regional connectivity. In urban areas, to support sustainable growth and regeneration, our priorities are improving and integrating active travel and public transport. In rural areas our priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. The Welsh Government will work with Transport for Wales, local authorities, operators and partners to deliver the following measures to improve regional connectivity:

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- o Active Travel - Prioritising walking and cycling for all local travel. We will support the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes that connect places that people need to get to for everyday purposes.
- o Bus - Improve the legislative framework for how local bus services are planned and delivered. We will invest in the development of integrated regional and local bus networks to increase modal share of bus travel and improve access by bus to a wider range of trip destinations.
- o Metros - Develop the South East Metro, South West Metro and North Wales Metro. We will create new integrated transport systems that provide faster, more frequent and joined-up services using trains, buses and light rail.
- o Ultra-Low Emission Vehicles - Support the roll-out of suitable fuelling infrastructure to facilitate the adoption of ultra-low emission vehicles, particularly in rural areas.

Planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport, including identifying opportunities for higher density, mixed-use and car-free development around metro stations.

Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.

Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.

Policy 13 - Supporting Digital Communications

The Welsh Government supports the provision of digital communications infrastructure and services across Wales. Planning authorities must engage with digital infrastructure providers to identify the future needs of their area and set out policies in Strategic and Local Development Plans to help deliver this. New developments should include the provision of Gigabit capable broadband infrastructure from the outset.

Policy 28 - National Growth Area - Swansea Bay and Llanelli

Swansea Bay and Llanelli will be the main focus for growth and investment in the South West region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. The Welsh Government will work with regional bodies and local authorities to promote and enhance Swansea Bay and Llanelli's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

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Local Planning Policy

The Swansea Local Development Plan (2010-2025) was adopted in 2019, and the full list of the Policies which relate to this development are listed in the 'Background Information - Policies' section of this report.

Relevant Supplementary Planning Guidance (SPG)

The following Supplementary Planning Guidance (SPG) are relevant to the proposed development:

- o Places to Live - Residential Design Guide (Adopted January 2014)
- o Parking Standards (Adopted March 2012)
- o Planning Obligations (Adopted March 2010)
- o Planning for Community Safety (Adopted December 2012)
- o The Protection of Trees on Development Sites (October 2016)
- o Development and Biodiversity (February 2021)

The above SPGs provide information and guidance to clarify the policy aims of the relevant LDP Policies as set out above. These SPG have been formally adopted by the Council following public consultation and stakeholder engagement that informed the content of the documents. Some of the SPG documents were adopted by the Council prior to the LDP being formally adopted, and in due course the SPG documents will be subject to an updated public consultation and a re-adoption process. Notwithstanding this, it is considered appropriate to have regard to the content of the SPG given: they are fundamentally aligned to (and referenced as supporting documents within) the relevant LDP Policies and are considered to be consistent with national guidance and the overarching principles of Placemaking set out within PPW and the relevant TANs. Ultimately the SPG documents provide useful guidance to confirm how the Council considers the relevant LDP Policy aims and objectives should be interpreted.

Placemaking / Visual Amenity

The proposal has been the subject of significant negotiations during the course of the assessment of this reserved matters application, as per the detailed and comprehensive comments made by the Placemaking and Strategic Planning Advisor contained within the 'Response to Consultations' section of this report.

It is considered that that the density, layout, scale, appearance and landscaping of the development has sufficient regard for its location and the placemaking principles contained within the SPG - A Design Guide for Residential Development, LDP Policy PS2 - Placemaking and Place Management, SD2 - Master Planning Principles, SDB - Land North of Garden Village Strategic Development Site, and National Policy, as detailed within the following paragraphs.

Layout & Scale, Appearance and Landscaping

The development of 705 dwellings includes a mix of flats in three storey buildings, two, three and four bedroom houses within a mix of 2 and 3 storey buildings, and includes the mixed use commercial buildings and school at the heart of the site (for the avoidance of doubt, details of the school do not form part of this application).

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The houses will be detached, semi-detached and terraced, with the flats being located within detached 3 storey blocks with associated parking and bin storage.

The site will be formed of 3 distinct character areas, Traditional Garden Village, Contemporary Garden Village and Contemporary Urban Village.

Contemporary urban village - This is located within the main heart of the site and includes the entrance boulevard, school square and east west spine street. The houses will be 'contemporary vernacular' with pitched roofs and modern use of details, including flat projecting entrance canopies, square bays windows, Juliet balconies, grey UPVC window frames, grey fascias to match the windows and black rainwater goods. The houses are linked through a common materials palette of red brick and black cladding. This is considered to create a distinctive and fresh character. This area includes the community commercial buildings which utilise a similar materials palette.

Contemporary garden village - This will have the same house types and many common contemporary details such as the UPVC window frames and render in place of the black cladding.

As detailed in the Placemaking Advisor's comments, there is considered to be only a subtle difference in character between the above two mentioned character areas and as such, it is considered that this could be further distinguished by use of a different brick and possibly use of different feature render colours which will be controlled via a materials condition.

Tradition garden village - This character area includes the west end of the site and incorporates the Persimmon 'Charles Church' house types, plus the northern outward facing green edge of the more 'standard' persimmon house types. Traditional details in this area include pitched projecting porches, cast stone bands between ground and first floor, cast stone heads to openings, sage green UPVC windows, sage green fascias to match the windows, black rain water goods. The walling materials are a mixture of red brick, rough cast render and cast stonework to create a varied 'village character'. The low density Charles church house types in the west are further uplifted by tile hanging to gables and cill band courses.

The scale, density and layout of development varies within the site due to the topography of the site. The majority of the site will be formed of family homes with gardens, comprising a combination of detached, semi-detached and terraced dwellings. The sensitive western area adjacent to the SINC has lower densities to ensure a positive integration with the wider countryside. The community commercial buildings are located within with the higher density area within Phase 2 and will be integrated into three townhouses facing the school.

The visual townscape throughout the scheme was set by the parameters plans at the outline stage and this reserved matters application is considered to be accordance with those plans and is considered that the development will create a new neighbourhood that is distinctive and characterful.

The streetscenes submitted with the application demonstrate that the development will have an attractive visual appearance which takes account of the varying topographical changes across the site, and demonstrates that there will be no jarring changes of level.

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The streetscenes show the variety of house types within the development, which are considered to demonstrate coherency through a consistent building line and use of common features, details and materials. The design includes a strong theme of repeating front gables which is a passing reference to the character of the original Garden Village community to the south of the site.

The layout of the site includes a significant number of public open spaces (5ha) and multifunctional green infrastructure features at all scales which are well distributed through the site. The largest of these spaces being the main 'Orchard Park' (3.2ha) which will include a Neighbourhood Equipped Area for Play (NEAP) and Local Equipped Area for Play (LEAP) both for all ages/abilities, a Multi-Use Games Area (MUGA) typically comprising an all weather surface suitable for various ball games and bike tracks which will be accessible to existing Garden Village residents and the new community.

The central 'Orchard Park' which will support informal recreation is also proposed to include a community orchard to encourage community food growing, plus the network of paths within the site including the perimeter paths on the green edges will encourage walking and a leisure activity.

A further LEAP is proposed within the 'east end' park. The outline parameter included a third LEAP which has been provided as a linear 'play wild trail' on the northern edge alongside the public footpath. Additional Local Areas for Play (LAPs) are incorporated in the rest of the site.

The eastern area of protected woodland with existing stream is proposed to be supplemented by a SUDS pond and biodiversity parkland. The extensive open space areas are anchored by retained landscape features including field trees and hedges.

In total there are eight proposed pedestrian and cycle links to surrounding area. This includes multiple pedestrian/ cycle access points to / through the new central parkland which will join the new community to the existing Garden Village community. These links will also connect the areas surrounding the site.

It is considered that the layout of the site, which is based on the concept plan and specific policy set out in the LDP, will create a well-structured walkable neighbourhood with strong links to the surrounding area and strong links through/within the site. The body of the site is made up of connected green streets with extensive green infrastructure within the public realm that are legible and easy to find your way around. The full pedestrian permeability is ensured in private drive areas by linking paths to avoid creating cul-de-sacs for pedestrians.

A comprehensive Green Infrastructure (GI) Strategy has been submitted for this site, which seeks to integrate measures to maintain biodiversity and ecosystem resilience within the delivery of active travel, open space, drainage and community facilities. It is considered that the submitted GI Strategy is appropriate as it demonstrates the multi-functional green infrastructure 'at all scales' as follows:

- o Landscape scale - it is noted that the detailed layout fully accords with the outline parameters by retaining the entirety of the area within the site associated with the Waungron to Gowerton Railway Line SINC namely woodland and associated grassland.

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As a result, the development is proposed in the open southern area of fields where some hedges and the majority of isolated trees will be retained. There is no development in the ecologically sensitive northern area except for the main access road from Hospital Road. This affects a small area of ancient woodland (98.3% retained and 1.7% removed) and dormice habitat, and a mitigation strategy has been agreed with Natural Resources Wales, as per the discharge of condition details which are shown in the next section of this report.

- o Neighbourhood scale - there are areas of retained green space and significant new park land areas that retain existing landscape features whilst also enhancing biodiversity. The western SINC area is also retained undeveloped and connected to the natural northern edge via a retained hedge green corridor. This will be a multifunctional green space facilitating ecological linkages within and outside the site, active travel and frontage for housing. The existing PRoW is retained within this western SINC area. The extensive parks are anchored by retained landscape features including field trees and hedges; these balance the active spaces for the community including play, cycle tracks, recreation, relaxation, community food growing alongside ecological enhancement. It is considered that the neighbourhood features will help give the development a sense of place and make a significant contribution to the physical and mental health and wellbeing of residents.
- o Street scale - it is considered that the green infrastructure is positively enhanced by formal tree lined spine streets with planted verges to both sides and 'green streets' with extensive informal tree planting within the public realm. It is considered that the trees will contribute to urban tree cover, shading and wellbeing with the occupants of every home having a direct or oblique view of greenery. It is noted that the landscape design includes outward facing green edges with 'ecotone' planting along the northern path edge which comprises transition planting between the existing grassland and woodland areas. This benefits the nature conservation to increase the habitat whilst providing buffering from the residential activities and improving the environment and wellbeing for new residents
- o Plot scale - the house frontages are proposed to be planted as part of the streetscape, with frontage planting which will soften any underbuild masonry necessary for the houses in steeply sloping parts of the site. To the rear, trees are carefully located to help soften back to back amenity relationships and views between buildings from the public realm. In addition, planting is to be used to soften and enhance the rear parking courts which accommodate cars for the apartments and town houses in four locations across the site.

The Landscape Officer and Ecology Officer initially raised concerns regarding the details of the proposed landscaping for the site (as per the Landscape Officer and Ecology Officers comments set out earlier in this report). Amended plans were received which overcame the concerns raised and as such the landscaping scheme is considered to be appropriate and will ensure an attractive environment is created which includes biodiversity enhancements throughout the site.

With regard to the Placemaking Advisor's comments regarding suggested conditions, the details of the flue extraction system for any A3 use are required to be submitted via condition 48 of the outline permission 2016/1478, and the noise levels of any plant and equipment is controlled by condition 51 of the aforementioned outline permission.

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With regard to the Placemaking advisor's comments regarding suggested conditions for materials, house type details, porches and large scale plans, a condition will be imposed requiring composite sample panels to be constructed on site for the written approval of the Local Planning Authority. With regard to the suggested condition for the estatem railings, this is included within Condition 32 of the outline permission. With regard to the re-use of the stone from Pen Y Frode, this element cannot be conditioned as it would not meet the 'tests' set out within Circular 016/2014 (Planning Conditions Cicular). However the developer has indicated that they will investigate the possibility of using the stone from the remains of the building and will re-use it if it is possible.

It is considered that the layout, scale, appearance and landscaping of the proposed site will provide for an attractive, legible, healthy, accessible and safe environment and the inclusion and integration of multifunctional GI within the proposal, meets policy requirements in this regard. It is considered that the GI retains existing GI networks, and additional GI features have been included at all relevant scales of the development.

The proposal is therefore considered to represent an acceptable form of development in terms of its impacts upon the character and appearance of the area. It is considered that the layout, scale, appearance and landscaping of the development would create a good quality and distinctive new community and would accord with the provisions of Policies PS2 and SDB of the Swansea Local Development Plan and the Council's SPG - Places to Live: Residential Design Guide, and National Policy.

Residential Amenity

In terms of residential amenity impacts, there are a number of existing residential dwellings which immediately abut the site. Specifically, these are numbers 15-24 Ffordd Talfan and 17-20 Llys Aneirin, Nos 2, 4, 4a, 6, 8 10, 'Winterbrook' and 'The Oaklands', Swansea Road, 29 and 30 Garden Crescent, 56 Myrtle Road all of the houses in Clos Bryngwyn, which all share a mutual boundary with the application site.

The proposed dwellings which abut the existing houses in Ffordd Talfan and Llys Aneirin are located within Phase 3 of the development and consist of two storey houses and one 3 storey building containing flats. All of the proposed houses and flats have sufficient separation distances in relation to the existing houses, as each of the new dwellings would have a rear garden of a minimum length of 10m. It is also noted that the existing significant hedge row and trees to the rear of houses in Ffordd Talfan will be retained.

The proposed dwellings which abut the existing houses in Swansea Road are located in Phase 4 of the development and consist of two storey houses. All of the proposed houses have sufficient separation distances in relation to the existing houses, as each of the new dwellings would have a rear garden of a minimum length of 10m. It is also noted that the existing significant hedge row and trees to the rear of Winterbrook and The Oaklands in Swansea Road will be retained.

The resulting separation distances between the existing and proposed houses are in excess of the 21m distance required by the minimum separation distances contained within the Council's Places to Live: Residential Design Guide.

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As such, it is considered that there would be no material residential amenity impacts in terms of overlooking, overbearance or overshadowing on these existing dwellings.

With regard to the houses in Clos Bryngwyn, Garden Crescent and Myrtle Road, they will be adjacent to the public open spaces and retained grasslands, and will not have any new houses adjacent to their boundaries. A number of public footpaths will cross the areas in reasonable proximity to these houses, so there will be increased activity over and above the current situation. However it is considered that the public open spaces and their use would not detrimentally impact upon the amenity of these existing houses.

There is a current undetermined planning application (2020/2616/FUL) relating to land located to the rear of 2b Swansea Road which will have 3 sides abutting the proposed development. This application is under assessment at present. A number of new dwellings proposed within Phases 3 and 4 will abut the adjacent development site. All of the proposed houses have sufficient separation distances in relation to the adjacent development site, as each of the new dwellings would have a rear garden of a minimum length of 10m. It is also noted that the existing significant hedge rows and trees on the boundary with the adjacent development site will be retained. As such, it is considered that there would be no material residential amenity impacts in terms of overlooking, overbearance or overshadowing and the proposed development will not prejudice the development of the adjacent site.

The layout of the proposed development ensures that all separation distances for back to back relationships accord with (and exceed) the minimum separation distances set out in the Council's Places to Live: Residential Design Guide. All of the plots would have a minimum 10m separation distance where first floor windows overlook neighbouring private amenity space, and a minimum of 12m is achieved where rear elevations face onto a blank side elevation. As part of the site is located on a slope, additional separation distances have been achieved to allow for any change in levels.

All of the dwellings would have an acceptably sized rear garden, and all of the flats will have access to either a private ground floor terrace or upper floor balcony to ensure access to private amenity space.

With regard to the dwellings located adjacent to the commercial units, a condition on the outline consent requires full details of any ventilation/flue extraction systems to be submitted and approved by the LPA, (conditions 48 and 51) and as such any impacts upon the amenity of those houses can be controlled should any of the units be operated as an A3 use. An opening times condition was also included within the outline consent which restricts the uses of the A1-A3 and D1 uses to 07.00-21.00hrs mon - Saturdays and 08.00-20.00hrs on Sundays.

In terms of the residential amenity of existing and future occupiers, the application is considered to be acceptable and would accord with the provisions of Policy PS2 of the Swansea Local Development Plan, and the Council's Places to Live: Residential Design Guide (2014).

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Access, Transportation and Highway Safety

The application already benefits from outline (hybrid) planning permission (2016/1478) which included the strategic access road to the site from Hospital Road which will serve the majority of the dwellings, the school and the retail areas. A new roundabout is proposed to connect the access road to Hospital Road.

That application was supported by a Transport Assessment and significant S106 contributions for Local Highway Improvements Works were secured (as detailed in the appraisal section of this report).

A new secondary access to the site from Swansea Road has been designed to serve a maximum 150 dwellings and the school drop off point. A new priority junction is proposed to connect this access road to Swansea Road. It has been demonstrated that priority junction design is capable of accommodating 20% of all the traffic without detriment to the free flow of existing traffic, nor resulting in any significant queuing.

Condition 7 of the outline permission required full details of the proposed access road from Swansea Road to be submitted and approved prior to the commencement of development.

The layout of the site has been designed to include a main spine road through the site with a 6.5m carriageway with planted verges a 2m footway on one side and 3m shared use path on the other which will accommodate the bus route through the site. A bus gate in the form of a number plate recognition camera will be located adjacent to plot 108 in Phase 3 to prevent 'rat-running' from Hospital Road to Swansea Road.

Within the site some shared streets areas are designed with the intention of providing a very low speed environment where pedestrians and cyclists are able to share space safely with motor vehicles, which is considered to be acceptable.

New pedestrian and cycle routes are proposed which seek to maximise sustainable links between the site and Gorseinon District Centre and provide a new walkable neighbourhood. This has the potential to reduce the need to travel by car in line with current local and national policies and legislation.

All the junction and forward visibility splays have been provided together with details of localised build-outs which are acceptable, and the forward visibility envelopes can be achieved within the highway boundary.

Vehicle parking has been provided at a slightly reduced rate in line with the sustainability appendix of the parking SPG. Three and four bed properties have a minimum of 2 spaces, some 1 bed properties have a single space. Extensive visitor parking has been provided throughout the site, and makes up for any perceived shortfall. In addition the narrowest 'green streets' have been designed to prevent any indiscriminate parking on street, and all have visitor spaces a short walk from the properties.

With regard to refuse collection vehicles and the comments made by the Waste Management team earlier in this report, the Head of Transportation and Engineering has confirmed that swept path analysis have been provided for the whole site, which demonstrate that whole site is able to be serviced by an 11.2m Phoenix 2 Duo refuse lorry, which is larger than the 10.2m lorries in the Swansea Council fleet.

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It is noted that the Head of Transportation and Engineering has raised no objection to the application subject to conditions. With regard to the request for the conditions relating to the future management of the proposed streets and street lighting, these conditions were included within the outline consent; as such it is not necessary to add these condition to this reserved matters application (Conditions 29 - Maintenance / management of streets, and 39 - street lighting). With regard to the requested condition relating to retaining walls, this was included as an Highway Advisory Note informative (no.7) of the outline permission 2016/1478.

In summary, it is considered that the means of access, layout and parking for the proposed development is acceptable and would accord with the provisions of Policies PS2, T2, T5, T6, and T7 of the Swansea Local Development Plan and the SPG - Parking Standards (2012).

Affordable Housing

There are 141 affordable dwellings (20%) proposed which are evenly distributed across the site. The development provides 42 x two bed apartments, 49 x two bed houses, 44 x three bed houses and 6 x three bed town houses, which will be split between social rented and intermediate (50:50), and are all DQR compliant.

As per the Housing Enabling Officer comments earlier in this report, it is considered that the affordable housing provision within the development is acceptable as are the location of the affordable houses and flats. The design of the affordable dwellings are also considered to be indistinguishable to the open market dwellings, which is supported.

As such, it is considered that the proposed affordable housing provision is acceptable and complies with Policies SDB, H2 and H3 of the Swansea Local Development Plan.

Conditions of the Outline Permission

Condition 8 - Design and Access statement

Condition 8 of the outline permission stated:

Any reserved matters application, shall be accompanied by a detailed Design and Access Statement which explains the compliance of the submitted phase of development, with the placemaking principles of the development hereby approved.

Reason: : To ensure that the site is comprehensively developed to a high standard of sustainable urban design in accordance with National and Local Planning Policy advice and guidance

The submitted document is considered to be acceptable, namely:

Design and Access statement received 24th November 2020.

Condition 9 - Intrusive Site Investigation for mine entries & shallow coal workings

Condition 9 (as amended) of the outline permission stated:

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A scheme for dealing with any mine entries and a scheme of intrusive site investigations for any shallow coal workings shall be submitted as part of any subsequent reserved matters application submitted pursuant to planning permission reference 2016/1478 granted on 12 December 2019. The details of these schemes shall be approved in writing by the Local Planning Authority prior to the commencement of development on site and shall be undertaken in accordance with the approved details thereby approved.

Reason: To ensure the safety of users and the stability of the proposed development

The submitted details are considered to be acceptable, namely:

Ground Investigation Report (parts 1-3) received 19th December 2019
Supplementary Mining And Groundwater Investigation received 19th December 2019
1938r3v1d1120 Coal Mining Investigation Addendum received 9th December 2020
1938/5/2 - Proposed Shaft 1 Remediation Scheme received 23 Dec 2020
1938/51 - Shaft Locations And Sterile Zones received 23 Dec 2020
Geo Tech Letter dated 21 December 2020 received 23 Dec 2020
1938 Addendum 3 Coal Mining received 29 Jan 2021
1938/6/1 REV 2 Addendum 3 - Shaft Locations And Sterile Zones received 29 Jan 2021

Condition 10 - Reports for the findings and treatment of the Intrusive Site Investigation for mine entries & shallow coal workings

Condition 10 (as amended) of the outline permission stated:

Any reserved matters application relating to each phase of the development shall be accompanied by the following reports:

- (i) The report of findings arising from the schemes required by Condition 9
 - (ii) The submission of a layout plan which identifies appropriate zones of influence for the mine entries, and the definition of suitable 'no-build' zones;
 - (iii) The submission of a scheme of treatment for the mine entries for approval; and
 - (iv) The submission of a scheme of remedial works for the shallow coal workings for approval
- Prior to the commencement of development works on each phase, the required treatment/remedial works relating to that phase shall be implemented in accordance with the details thereby approved.

Reason: To ensure the safety and stability of the proposed development.

The submitted details are considered to be acceptable, namely:

Ground Investigation Report (parts 1-3) received 19th December 2019
Supplementary Mining And Groundwater Investigation received 19th December 2019
1938r3v1d1120 Coal Mining Investigation Addendum received 9th December 2020
1938/5/2 - Proposed Shaft 1 Remediation Scheme received 23 Dec 2020
1938/51 - Shaft Locations And Sterile Zones received 23 Dec 2020
Geo Tech Letter dated 21 December 2020 received 23 Dec 2020
1938 Addendum 3 Coal Mining received 29 Jan 2021
1938/6/1 REV 2 Addendum 3 - Shaft Locations And Sterile Zones received 29 Jan 2021

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Condition 15 - Surface Water Strategy

Condition 15 of the outline permission stated:

Any reserved matters application relating to each phase of the development shall be accompanied by a detailed surface water strategy pursuant to that phase of development. The strategy shall demonstrate how the management of water within the phase of development accords with the approved details for the strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water at source as far as practicable, to limit the rate and quantity of runoff and improve the quality of any runoff before it leave the site or joins any water body.

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure that a satisfactory and sustainable means of surface water drainage is available 'upfront' to serve development individual phases, and to prevent the increased risk of flooding to third parties.

The submitted details are considered to be acceptable, namely:

10076-07 Sewer Construction Details
Received 19 December 2019

Surface Water Discharge Rates received 1st May 2020

10076-109 Watercourse Crossing received 9th December 2020

10076-101 REV G Proposed Drainage Catchment Plan received 7th April 2021

10076-SW Network 1 Details
10076-SW Network 2 Details
10076-SW Network 4 Details
10076-01-1-R Engineering Layout-Phase 1
10076-01-2-O Engineering Layout-Phase 1
10076-01-3-O Engineering Layout-Phase 1
10076-01-4-G Engineering Layout-All Phase 1
10076-01-5-L Engineering Layout- Phase 2
10076-01-6-L Engineering Layout- Phase 2
10076-01-7-F Engineering Layout- All Phase 2
10076-01-8-K Engineering Layout- Phase 3
10076-01-9-K Engineering Layout- Phase 3
10076-01-10-E Engineering Layout- All Phase 3
10076-01-11-K Engineering Layout- Phase 4
10076-01-12-I Engineering Layout- Phase 4
Received 5th May 2021

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10076 SW Network 1 Critical Storms (7day).
10076 SW Network 2 Critical Storms (7 Day)
10076 SW Network 3 Critical Storms (7day).
10076 SW Network 3 Details
10076 SW Network 4 Critical Storms (7day).
10076-115 Phase 4 Crate Attenuation
10076-102-I Basin 1 Plan
10076-103 G Basin 2 Plan
10076-107 G Basin 3 Plan
Received 24th May 2021

10076-105-B Hydrobrake Chamber Sb-58 Construction Details
10076-104-B Hydrobrake Chamber Sa-121 Construction Details
10076-01-13-E-Engineering Layout- All Phase 4
Received 24th June 2021
Condition 17 - Tree Protection

Condition 17 of the outline permission stated:

No development works within each phase of the development (including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works) shall commence until a scheme for tree protection relating to that phase of development has been submitted to and approved in writing by the Local Planning Authority. No development works or other operations within the phase of development shall take place other than in complete accordance with the approved tree protection scheme (relating to that phase of development), unless otherwise agreed in writing by the Local Planning Authority. The tree protection scheme shall include the following information:

- (a) A tree protection plan comprising of a drawing at a scale of not less than 1:500 showing, with a solid line, all trees and other landscape features that are to be retained and, with a dashed or dotted line, those that are to be removed. This drawing shall also show the position of protection zones, fencing and ground protection measures to be established for retained trees. Where applicable, two lines shall be shown demonstrating the lines of temporary tree protective fencing during the demolition phase and during the construction phase.
- (b) A British Standard 5837 Tree Survey schedule with tree reference numbers corresponding with trees on the plan required by section a) of this condition.
- (c) The specification for protective fencing and a timetable to show when fencing will be erected and dismantled in relation to the different phases of the development;
- (d) Details of mitigation proposals to reduce negative impacts on trees including specifications and method statements for any special engineering solutions required and the provisions to be made for isolating such precautionary areas from general construction activities;
- (e) Details of any levels changes within or adjacent to protection zones;
- (f) Details of the surface treatment to be applied within protection zones, including a full specification and method statement;
- (g) The routing of overhead and underground services and the location of any wayleaves along with provisions for reducing their impact on trees to an acceptable level;
- (h) A specification and schedule of works for any vegetation management required, including pruning of trees and details of timing in relation to the construction programme;

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- (i) Provision for the prevention of soil compaction within planting areas;
- (j) Provision for the prevention of damage to trees from soft landscape operations including details of the application of any herbicides;
- (k) Provision for briefing construction personnel on compliance with the plan;
- (l) Provision for signage of protection zones and precautionary areas;
- (m) Details of contractor access during any demolition or building operations including haulage routes where soil is to be removed.
- (n) A tree protection mitigation plan detailing emergency tree protection and remediation measures which shall be implemented in the event that the tree protection measures are contravened.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity.

The submitted details are considered to be acceptable, namely:

EDP2688 R015 REV F - Arboricultural Method Statement (Incorporating Arboricultural Impact Assessment and Tree Protection Plan)

Condition 18 - Arboriculture Impact Assessment

Condition 18 of the outline permission stated:

Any reserved matters application relating to a phase of development, shall be accompanied by an Arboricultural Impact Assessment (and associated Arboricultural Method Statement) indicating what impacts the proposed development has on the trees within that phase of development. The submitted information shall also include the impacts of services upon retained trees and hedgerows. The development works relating to that phase of development shall be carried out in accordance with the approved Arboricultural Method Statement.

Reason: To prevent detrimental impacts to trees, hedges and other landscape features which contribute to the amenity, landscape and biodiversity of the site and surrounding area.

The submitted details are considered to be acceptable, namely:

EDP2688 R015 REV F - Arboricultural Method Statement (Incorporating Arboricultural Impact Assessment and Tree Protection Plan)

Condition 19 - Tree protection fencing

Condition 19 of the outline permission stated:

All of the trees and hedgerow shown on the Masterplan and Land Use Parameters plans (received on 26th January 2018) as "to be retained" and/or any trees whose canopies overhang the site shall be protected by strong fencing. The location and type of fencing shall be submitted to and approved in writing by the Local Planning Authority before development commences on the phase of development to which those trees and hedgerows relate.

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The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials (for the purposes of the development) are brought onto the phase of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from that phase of the development. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area.

The submitted details are considered to be acceptable, namely:

EDP2688 R015 REV F - Arboricultural Method Statement (Incorporating Arboricultural Impact Assessment and Tree Protection Plan)

Condition 25 - Air Quality Assessment

Condition 25 of the outline permission stated:

Prior to the commencement of development on site, details of the following air quality assessment shall be submitted to and approved in writing by the Local Planning Authority : the applicant shall conduct, and provide the results of an air quality assessment of the potential impact of the proposed development, within the development site and upon the surrounding local area. The assessment should pay particular attention to the 1 hour NO₂ objective and NO₂ annual mean objective within the National Air Quality Strategy and Air Quality (Wales) Regulations 2000 as amended by the Air Quality (Amendment) (Wales) Regulations 2002. In addition the assessment should also pay particular attention to the PM₁₀ objectives set in regulation (24 hour mean objective of 50_µg/m³ - 35 exceedances' and the annual mean objective of 40_µg/m³ to be achieved by the 31/4/2004 and maintained thereafter). Also, an indication of the particles (PM 2.5) Exposure Reduction objective (contained within the Air Quality strategy 2007) of 25_µg/m³ should be made.

Reason: To provide the Local Planning Authority with information relating to the impact of the development of air quality within the site and the locality.

The submitted details are considered to be acceptable, namely:

Air Quality Assessment received on 19th December 2019

Condition 34 Vehicular Restriction / Bus Gate

Condition 34 of the outline permission stated:

The reserved matters application relating to the phase of development within which the method of restricting the movement of vehicles (other than buses) through the site from the Hospital Road side of the site to the Swansea Road side of the site, shall be accompanied by full details of the means of restricting such vehicular access through the site. The agreed details shall be implemented prior to the occupation of any buildings within that phase of development. The submitted scheme shall allow for pedestrian, cycle and bus accessibility.

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Reason: In the interests of pedestrian and highway safety.

The submitted details are considered to be acceptable, namely:

10076-09 Bus Gate received 1st June 2021

10076-01-9-K Engineering Layout- Phase 3
10076-01-10-E Engineering Layout- All Phase 3
Received 5th May 2021

Condition 47 - Loading & Unloading for the A1-A3/ D1 units

Condition 47 of the outline permission stated:

The reserved matters application relating to the phase of development that relates to the A1-A3/D1 units shall be accompanied by details of facilities for the loading and unloading of vehicles serving the A1-A3/D1 units. Prior to the beneficial occupation of the A1-A3/ D1 units and the school, a servicing management plan, which shall include hours of operation for deliveries shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details thereby approved, and none of the A1-A3/D1 units or school buildings shall be occupied until the approved servicing / loading / unloading facilities serving them have been provided. These facilities shall be made available for such uses at all times thereafter and the approved servicing management plan adhered to at all times.

Reason: To ensure that the servicing of the proposed commercial and school buildings does not interfere with the safety and free flow of traffic within the development.

The submitted details are considered to be acceptable, namely:

10076-01-5-L Engineering Layout- Phase 2
10076-01-7-F Engineering Layout- All Phase 2
Received 5th May 2021

Condition 49 - Cycle Parking for the A1-A3/D1 units

Condition 49 of the outline permission stated:

Any reserved matters application relating to the phase of development that includes the school and A1-A3/D1 units, shall be accompanied by a scheme for the secure storage of bicycles. The agreed scheme shall be provided before the school and the A1-A3/D1 units are brought into beneficial use and shall be retained as approved at all times thereafter.

Reason: In the interests of providing facilities for sustainable transport.

The submitted details are considered to be acceptable, namely:

10076-01-5-L Engineering Layout- Phase 2
10076-01-7-F Engineering Layout- All Phase 2
Received 5th May 2021

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Response to Objections

Issues relating to junction access, the principle of the development, traffic congestion, air pollution flooding and drainage, loss of green space, impacts on birds and animals, trees, local infrastructure, schools, GP practices, NHS dental places, were all considered and assessed when the outline planning permission 2016/1478 was determined.

Conclusion

Having regard to all material planning considerations, including the provisions of the Human Rights Act, this reserved matters application, providing details of access, appearance, landscaping, layout and scale is considered to be acceptable in terms of the impacts of the development on the character and appearance of the area, residential amenity impacts upon neighbouring occupiers, the impact of the development on access, parking and highway safety, and impacts upon trees, ecology, drainage, and environmental interests.

As such, the application is considered to comply with regard to the relevant adopted Swansea Local Development Plan (2010-2025) policies listed in the 'background' section of this report and the relevant Supplementary Planning Guidance documents listed within the previous sections of this report.

Furthermore, the information submitted in respect of Conditions 8, 9, 10, 15, 17, 18, 19, 25, 34, 35, 47 and 49 of outline planning permission 2016/1478 are also considered to be acceptable.

Regard has been given to the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principles, under Part 2, Section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this recommendation, the Local Planning Authority has taken into account of the ways of working set out at Part 2, Section 5 of the WBFG Act and consider that this recommendation is in accordance with the sustainable development principles through its contribution towards one or more of the public bodies' well-being objectives set out as required by Part 2, Section 9 of the WBFG Act.

RECOMMENDATION:

APPROVE subject to the following conditions:

- 1 The development shall be carried out in accordance with the following approved plans and documents:

Ground Investigation Report (parts 1-3) and Supplementary Mining And Groundwater Investigation, received 19th December 2019

10076-07 Sewer Construction Details
10076-S278-HR-4 Highway Cross Sections
10076-S278-HR-5 Highway Long Section
received 19 December 2019

Surface Water Discharge Rates, received 1st May 2020

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R019B Design And Access Statement, received 24th November 2020

0643 ALN-03 Alnmouth (Contemporary Urban Village)
0763 EP-01 REV A Epping (Traditional County Village)
0763 EP-03 REV A Epping (Contemporary Urban Village)
0795 FOG-03 REV A Flat Over Garage Fog (Contemporary Urban Village)
0811 DAN-01 Danbury (Traditional County Village)
0811 DAN-03 Danbury (Contemporary Urban Village)
0811 DAN-100 REV A Danbury (Traditional County Village - Render Front)
0968 SHW-03 Sherwood (Contemporary Urban Village)
1012 CHWD-03 Charnwood (Contemporary Urban Village)
1012 CHWD-CB-03 Charnwood Corner (Contemporary Urban Village)
1035 SNT-03 Saunton (Contemporary Urban Village)
1115 BNRH-03 Burnham (Contemporary Urban Village)
1259 WHLF-03 Whiteleaf (Contemporary Urban Village)
1259 WHLFCB-03 Whiteleaf Corner (Contemporary Urban Village)
0893 DQR 4.2.1-03 DQR 4.2.1 (Contemporary Urban Village)
0964 DQR 5.3.1-03 DQR 5.3.1 (Contemporary Urban Village)
0893 DQR 4.2.1-101 DQR 4.2.1 (Traditional County Village full Stone)
1299 DQR-TH-03 DQR Town House (Contemporary Urban Village)
1299 DQR-THV2-03 DQR Town House V2 (Contemporary Urban Village)
993 DEL-03 Delamare (Contemporary Urban Village)
CB01 Commercial Building Plans & Elevations
D01 REV A 1800MM Screen Wall
D17 REV A 1800MM Hit & Miss Fence
D19 REV A 1800MM Hit & Miss Fence To Retaining Wall
D31 600MM Brick Wall With Hit & Miss Fence
10076-106 Stone Dust Footpath Details
10076-109 Watercourse Crossing received
1938r3v1d1120 Coal Mining Investigation Addendum
received 9th December 2020

FGG-01 Front Gable Single And Double Garages, received 10th December 2020

1299 DQT-TH-03 DQR Town House (Contemporary Urban Village)
1299 DQT-THV2-03 DQR Town House V2 (Contemporary Urban Village)
1938/5/2 - Proposed Shaft 1 Remediation Scheme
1938/51 - Shaft Locations And Sterile Zones
Geo Tech Letter dated 21 December 2020
received 23rd December 2020

0643 Aln-01 Rev A Alnmouth Plans & Elevations (Traditional Country Village)
0643 Aln-02 Alnmouth Plans & Elevations (Contemporary Garden Village)
0763 Ep-01 Rev B Epping Plans & Elevations (Traditional Country Village)
0763 Ep-02 Rev A Epping Plans & Elevations (Contemporary Garden Village)
0795 Fog-02 Rev A Flat Over Garage (Fog) Plans & Elevations (Contemporary Garden Village)
0811 Dan-01 Rev A Danbury Plans & Elevations (Traditional Country Village)
0811 Dan-02 Danbury Plans & Elevations (Contemporary Garden Village).

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0811 Dan-100 Rev B Danbury Render Plans & Elevations (Traditional Country Village)
0811 Dan-101 Rev C Danbury Render Plans & Elevations (Traditional Country Village)
0893 DQR 4.2.1-01 Rev A DQR 4.2.1 Plans & Elevations (Traditional Country Village)
0893 DQR 4.2.1-02 DQR 4.2.1 Plans & Elevations (Contemporary Garden Village).
0893 DQR 4.2.1-101 Rev A DQR 4.2.1 Stone Plans & Elevations (Traditional Country Village)
0933 Del-02 Delamare Plans & Elevations (Contemporary Garden Village).
0964 DQR 5.3.1-01 Rev A DQR 5.3.1 Plans & Elevations (Traditional Country Village)
0964 DQR 5.3.1-02 DQR 5.3.1 Plans & Elevations (Contemporary Garden Village).
0968 Shw-01 Rev A Sherwood Plans & Elevations (Traditional Country Village)
0968 Shw-02 Sherwood Plans & Elevations (Contemporary Garden Village).
0968 Shw-100 Rev A Sherwood Render Plans & Elevations (Traditional Country Village)
0968 Shw-101 Rev B Sherwood Render Plans & Elevations (Traditional Country Village)
0993 Del-01 Rev A Delamare Plans & Elevations (Traditional Country Village)
0993 Del-100 Rev B Delamare Render Plans & Elevations (Traditional Country Village)
0993 Del-101 Rev A Delamare Stone Plans & Elevations (Traditional Country Village)
1012 Chwd-01 Rev A Charnwood Plans & Elevations (Traditional Country Village)
1012 Chwd-Cb-01 Rev A Charnwood Corner Plans & Elevations (Traditional Country Village)
1012 Chwd-Cb-02 Charnwood Corner Plans & Elevations (Contemporary Garden Village).
1012 Chwd-Cb-03 Charnwood Corner Bay Plans & Elevations (Contemporary Garden Village).
1012 Chwd-Cb-101 Rev A Charnwood Corner Stone Plans & Elevations (Traditional Country Village)
1035 Snt-01 Rev A Saunton Plans & Elevations (Traditional Country Village)
1035 Snt-02 Saunton Plans & Elevations (Contemporary Garden Village).
1035 Snt-101 Rev B Saunton Stone Plans & Elevations (Traditional Country Village)
1115 Brnh-01 Rev A Burnham Plans & Elevations (Traditional Country Village)
1115 Brnh-02 Burnham Plans & Elevations (Contemporary Garden Village).
1115 Brnh-100 Rev B Burnham Render Plans & Elevations (Traditional Country Village)
1115 Brnh-101 Rev A Burnham Stone Plans & Elevations (Traditional Country Village)
1259 Whlf-01 Rev A Whiteleaf Plans & Elevations (Traditional Country Village)
1259 Whlf-02 Whiteleaf Plans & Elevations (Contemporary Garden Village).
1259 Whlf-100 Rev B Whiteleaf Render Plans & Elevations (Traditional Country Village)
1259 Whlf-101 Rev A Whiteleaf Stone Plans & Elevations (Traditional Country Village)
1259 Whlf-102 Rev C Whiteleaf Render Phase 3 - Plots 17, 18 & 55 Plans & Elevations (Traditional Country Village)
1259 Whlf-Cb-01 Rev A Whiteleaf Corner Plans & Elevations (Traditional Country Village)
1259 Whlf-Cb-101 Rev B Whiteleaf Corner Stone Plans & Elevations (Traditional Country Village)
1259 Whlfc-02 Whiteleaf Corner Plans & Elevations (Contemporary Garden Village).
1299 DQR-TH-03 REV A DQR TOWN HOUSE PLANS & ELEVATIONS (CONTEMPORARY URBAN VILLAGE)
1299 DQR-THV2-03 REV A DQR Town House V2 Plans & Elevations (Contemporary Urban Village)
1401 MYF-05 REV A Mayfair Plans & Elevations (Traditional Country Village)
1513 HRL-05 REV A Harley Plans & Elevations (Traditional Country Village)

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1623 - MRYB-05 REV A Marylebone Plans & Elevations (Traditional Country Village)
1767 FNCH-05 REV A Fenchurch Plans & Elevations (Traditional Country Village)
received 20th January 2021

0628 THFD-05 REV D Thetford Apartments With Drive Thru (Contemporary Urban Village)
1012 CHWD-CB-03 REV A Charnwood Corner (Phase 1 Plots 84,97,114) (Phase 2 Plots 84, 87) (Phase 3 Plot 196)
1012 CHWD-CB-04 REV A Charnwood Corner (Phase 1 Plots 44,102,109,110,144,157,158,165,174,184,188) (PHA 2 - Plots 33, 37, 98, 103, 108, 138 & 141) (phase 3 - Plot 36)
BS01 REV C Bike And Bin Stores (Apartments)
DCA01 REV B Character Area (ALL PHASES)
DCA01-1, -2, -3 & -4 REV B Character Area Phases 1 - 4 (4 PLANS)
received 25th January 2021

0628 Thfd-02 Rev C Thetford Plans & Elevations Phase 2 Plots 3-8 And 76-81 (Contemporary Garden Village)
0628 Thfd-04 Rev D Thetford Plans & Elevations With Drive Thru (Contemporary Garden Village)
1202 Knbr-03 Rev D Knightsbridge Plans & Elevations (Traditional Country Village)
1351 Str-03 Rev C Strand Planning Elevations (Traditional Country Village)
1767 Fnch-05 Rev B Fenchurch (Phase 1 - Plot 1) Planning Elevations (Traditional Country Village)
Bs01.1 Bin & Bike Stores (Type 1)
Bs01.2 Bin & Bike Stores (Type 1)
Mp01 Rev C Materials Plan (All Phases)
received 26th January 2021

1938 Addendum 3 Coal Mining
1938/6/1 REV 2 Addendum 3 - Shaft Locations And Sterile Zones
received 29th January 2021

10076-108-01 Rev B Visibility Splay Sheet 1 Phase 1
10076-108-02 Rev B Visibility Splay Sheet 2 Phase 2
10076-108-03 Rev B Visibility Splay Sheet 3 Phase 3
10076-108-04 Rev B Visibility Splay Sheet 4 Phase 4
received 15th February 2021

EDP2688_D084 (5 SHEETS) Biodiversity Enhancement Plan - Bat, Bird, Reptile & Hedgehog Features, received 19th February 2021

EDP2688 R015 REV F Arboricultural Method Statement (Incorporating AIA & TPP), received 26th March 2021

10076-101 REV G Proposed Drainage Catchment Plan, received 7th April 2021

10076-SW Network 1 Details
10076-SW Network 2 Details

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10076-SW Network 4 Details
10076-01-1-R Engineering Layout-Phase 1
10076-01-2-O Engineering Layout-Phase 1
10076-01-3-O Engineering Layout-Phase 1
10076-01-4-G Engineering Layout-All Phase 1
10076-01-5-L Engineering Layout- Phase 2
10076-01-6-L Engineering Layout- Phase 2
10076-01-7-F Engineering Layout- All Phase 2
10076-01-8-K Engineering Layout- Phase 3
10076-01-9-K Engineering Layout- Phase 3
10076-01-10-E Engineering Layout- All Phase 3
10076-01-11-K Engineering Layout- Phase 4
10076-01-12-I Engineering Layout- Phase 4
received 5th May 2021

10076 SW Network 1 Critical Storms (7day).
10076 SW Network 2 Critical Storms (7 Day)
10076 SW Network 3 Critical Storms (7day).
10076 SW Network 3 Details
10076 SW Network 4 Critical Storms (7day).
10076-115 Phase 4 Crate Attenuation
10076-102-I Basin 1 Plan
10076-103 G Basin 2 Plan
10076-107 G Basin 3 Plan
received 24th May 2021

10076-09 Bus Gate, received 1st June 2021

PI01 Rev G Planning Layout (All Phases)
PI01-1 Rev G Planning Layout (Phase 1)
PI01-2 Rev G Planning Layout (Phase 2)
PI01-3 Rev G Planning Layout (Phase 3)
PI01-4 Rev G Planning Layout (Phase 4)
D074 Rev F Sheet 1 Of 6 Detailed Soft Landscape - Open Space Plan 1
D074 Rev F Sheet 2 Of 6 Detailed Soft Landscape - Open Space Plan 2
D074 Rev F Sheet 3 Of 6 Detailed Soft Landscape - Open Space Plan 3
D074 Rev F Sheet 4 Of 6 Detailed Soft Landscape - Open Space Plan 4
D074 Rev F Sheet 5 Of 6 Detailed Soft Landscape - Open Space Plan 5
D074 Rev F Sheet 6 Of 6 Detailed Soft Landscape - Open Space Plan 6
D075 Rev F Sheet 1 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 2 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 3 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 4 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 5 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 6 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 7 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 8 Of 8 Detailed Plot Planting - Phases 1 & 2
D076 Rev G Sheet 1 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 2 Of 8 Detailed Plot Planting - Phases 3 & 4

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D076 Rev G Sheet 3 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 4 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 5 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 6 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 7 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 8 Of 8 Detailed Plot Planting - Phases 3 & 4
received 14th June 2021

1098 ASH-03 Rev A Ashdown (Contemporary Urban Village)
1098 ASH-DT-03 Rev A Ashdown With Drive (Contemporary Urban Village)
1098 ASH-SP-03 REV B Ashdown Special (Contemporary Urban Village)
received 22nd June 2021

10076-104-B Hydrobrake Chamber SA-121 Construction Details
10076-105-B Hydrobrake Chamber SB-58 Construction Details
10076-01-13-E Engineering Layout- All Phase 4
LP10 REV A Site Location Plan
HD01 handrail detail
received 24th June 2021

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

- 2 No above ground development works shall commence on any building within each phase of the development (other than the strategic access road from Hospital Road), until full details (including surfacing details and details of all the play equipment) of the Public Open Spaces (POS), Local Equipped Areas of Play (LEAPs), Local Areas of Play (LAPs), Multi Use Games Area (MUGA), Neighbourhood Areas of Play (NEAPs), 'informal' play areas and the two BMX tracks, are submitted to and approved in writing by the Local Planning Authority.

The approved scheme of POS, LEAPs, LAPs , MUGA, NEAPs, informal play areas and BMX tracks shall be provided prior to the occupation of the 50th residential dwelling of the phase of development to which they relate and shall be retained as such at all times thereafter.

Reason: In the interest of providing a full range of open space and play equipment in the interests of visual amenity and the wellbeing of future and existing residents.

- 3 No above ground development works shall commence on any building within each phase of the development (other than the strategic access road from Hospital Road), until full details of the surface materials of the proposed highways and pathways forming part of the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

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- 4 No above ground development works shall commence on any building within the development (other than the strategic access road from Hospital Road), until a composite sample panel for each of the 'materials mix' areas listed on Drawing No MP01 Rev C (received 26th January 2021) has been constructed on site, for the inspection and written approval in writing by the Local Planning Authority. Only the approved composite sample panels shall be retained on site for the duration of the works.

The composite samples panels shall include details of the following:

- Contemporary Urban Village - bricks, cladding, windows, roof tiles, sills and headers to windows, feature window surrounds, eaves, verges, soffits, bargeboards, rainwater goods, front and garage doors and entrance canopies. Details of the junctions between the materials.
- Contemporary Garden Village - bricks, render, cladding, windows, roof tiles, eaves, verges soffits, bargeboards, rainwater goods, front and garage doors and entrance canopies. Details of the junctions between the materials.
- Traditional Country Village (Red Brick) - bricks, windows, roof tiles, sills and headers to windows, eaves, verges soffits, bargeboards, rainwater goods, front and garage doors and entrance porches. Details of the junctions between the materials.
- Traditional Country Village (Render) - bricks, render windows, roof tiles, sills and headers to windows, eaves, verges, soffits, bargeboards, rainwater goods, front and garage doors and entrance porches. Details of the junctions between the materials.
- Traditional Country Village (Stone) - Stone, windows, roof tiles, sills and headers to windows, eaves, verges and rainwater goods, front and garage doors and entrance porches. Details of the junctions between the materials.
- Traditional Country Village (Tile hanging) - bricks, hanging tiles, windows, roof tiles, sills and headers to windows, eaves, verges and rainwater goods, front and garage doors and entrance porches. Details of the junctions between the materials.

The buildings hereby approved shall be constructed in full accordance with the material samples and junction details contained within the approved composite sample panels.

Reason: In the interests of visual amenity.

- 5 Notwithstanding the details shown on the drawings and Design and Access Statement hereby approved;
- The feature weather boarding on the dwellings hereby approved shall be flush with the render and brickwork reveals, and shall not project forward of the render / brickwork reveals.
 - All front gables of the dwellings shall have continuous verge trims for crisp roof edges
 - Any pitched roofed porches and bay windows featured within any of the dwellings shall have small formal tiles matching the main roof of the building to which it relates - no Glass Reinforced Plastic (GRP) shall be used.
 - Any Juliette balconies on the dwellings and the balconies to the flats shall be metal framed (painted to match the window surrounds) with clear glass balustrades.
 - The windows frames to the commercial units shall be aluminium and power coated in anthracite grey.

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- The front doors and garage doors to the dwellings within the Traditional Country Village character area shall not be white in colour

Reason: In the interests of visual amenity.

- 6 No above ground development works shall commence on any building within each phase of the development (other than the strategic access road from Hospital Road), until full details of the external meter boxes to be fitted to buildings, including their positioning on each house type, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

- 7 All planting, seeding or turfing comprised in the landscaping scheme hereby approved, shall be carried out in the first planting and seeding seasons following the completion of the phase of development to which it relates. Any trees or plants which within a period of 5 years from the completion of the respective phase of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the approved landscaping scheme is implemented in a timely manner.

Informatives

- 1 The national development plan is Future Wales: The National Plan 2040. The following policies were relevant to the consideration of the application: Policies 1, 2, 7, 9, 12, 13, and 28.

The development plan covering the City and County of Swansea is the Swansea Local Development Plan. The following policies were relevant to the consideration of the application: PS1, PS2, PS3, SD1, SD2, SDB, IO1, IO2, H2, H3, SI1, SI3, SI6, SI8, ER1, ER2, ER6, ER8, ER9, ER11, T1, T2, T5, T6, T7, EU4, RP1, RP4, RP6, RP7 and RP10.

- 2 Bats may be present. All British bat species are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2017. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal whether a bat is present at the time or not. It is also an offence to recklessly / intentionally to disturb such an animal.

If evidence of bats is encountered during site clearance e.g. live or dead animals or droppings, work should cease immediately and the advice of the Natural Resources Wales sought before continuing with any work (0300 065 3000).

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- 3 Birds may be present in this building and grounds please note it is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest is in use or being built
 - Take or destroy an egg of any wild bird
- No works should be undertaken between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests either in vegetation or buildings immediately before the vegetation is cleared and/or work commences on the building to ensure that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.
- 4 It is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest is in use or being built
 - Take or destroy an egg of any wild bird
- You are advised that any clearance of trees, shrubs, scrub (including gorse and bramble) or empty buildings should not be undertaken during the bird nesting season, 1st March - 31st August and that such action may result in an offence being committed.
- 5 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
- 6 **Warning: An European protected species (EPS) Licence is required for this development.**
- This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>
- 7 No development shall take place until the developer has notified the Local Planning Authority of the initiation of the development. Such notification shall be in accordance with the form set out in Schedule 5A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or any order revoking or re-enacting that Order.
- No development shall take place until the developer has displayed a site notice in accordance with the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or any order revoking or re-enacting that order. The site notice shall be displayed at all times when development is carried out.

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- 8 The Council is responsible for the naming and numbering of streets within the administrative area. All new property addresses or changes to existing addresses arising from development for which planning consent is sought must be cleared through the Council's Street Naming and Numbering Officer as soon as building work commences. Street naming and numbering proposals must be agreed with the Council prior to addresses being created or revised. Please note that there is a charge for the provision of some street naming and numbering services.

For further information please visit <https://www.swansea.gov.uk/streetnamingnumbering> or contact the Council's Street Naming and Numbering Officer Tel: 01792 637127; email snn@swansea.gov.uk

- 9 Note 1. The applicant is advised that in order to discharge condition 29 of the outline permission 2016/1478 the LPA requires a copy of the constitution and details of a Private Maintenance and Management Company confirming funding, management and maintenance regimes.

The applicant must contact the Highway Management Group, Swansea Council, Guildhall offices C/O Civic Centre, Swansea SA13SN before carrying out any work. Please email networkmanagement@swansea.gov.uk

- 10 Please note that reference is made to the Wildlife Protection Plan in the Arb Method Statement to ensure that any works are compliant with both documents
- 11 We note that the final swale connections are intended to be governed by an Ordinary Watercourse Consent (OWC) under Section 23 of the Land Drainage Act 1991. Any works affecting an ordinary watercourse will require the Authority's prior written consent under Section 23 of the Land Drainage Act 1991. Application forms can be downloaded from the Authority's website (<https://www.swansea.gov.uk/article/5390/Drainage-and-coastal-management>) or obtained by emailing Drainage.Consents@swansea.gov.uk.
- 12 You are required to note all of the conditions and informatives on the outline planning permission 2016/1478 granted on the 12th December 2019.
- 13 The applicant/developer is advised that the proposed footbridge and vehicular bridge crossing the water course located between phases 3 and 4 were not granted permission as part of the 2016/1478 planning permission. Consequently, a separate planning permission will be required for these structures.
-

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LDP - SDB - Site specific policy Garden Village

Site specific policy for Strategic Development site North of Garden Village setting out placemaking principles and development requirements.

LDP - IO1 - Supporting Infrastructure

Supporting Infrastructure - development must be supported by appropriate infrastructure, facilities and other requirements considered necessary as part of the proposal.

LDP - IO2 - Employment and Training Opportunities

Employment and Training Opportunities - developers are encouraged to maximise added benefits from the development in relation to the creation of training and job opportunities in line with the Council's Beyond Bricks and Mortar Policy.

LDP - H2 - Affordable Housing Strategy

Affordable Housing Strategy - provision will be made to deliver a minimum 3,310 affordable homes over the Plan period.

LDP - H3 - Affordable Housing

On-Site Affordable Housing - sets the percentage of affordable housing provision required in the Strategic Housing Policy Zones, subject to consideration of financial viability.

LDP - SI1 - Health and Wellbeing

Health and Wellbeing - health inequalities will be reduced and healthy lifestyles encouraged by complying with set criteria.

LDP - SI3 - Education Facilities

Education Facilities - Where residential development generates a requirement for school places, developers will be required to either: provide land and/or premises for new schools or make financial contributions towards providing new or improved school facilities. Proposals for the development of new primary and secondary education must comply with specific criteria.

LDP - SI6 - Provision of New Open Space

Provision of New Open Space - Open space provision will be sought for all residential development proposals in accordance with the policy principles, and in accordance with relevant criteria relating to design and landscaping principles. The quantity, quality and location of the open space contribution required will be determined against the most recent Open Space Assessment and Open Space Strategy.

LDP - SI8 - Community Safety

LDP - ER1 - Climate Change

Climate Change - To mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account the climate change principles specified in the policy.

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LDP - ER2 - Strategic Green Infrastructure Network

Strategic Green Infrastructure Network - Green infrastructure will be provided through the protection and enhancement of existing green spaces that afford valuable ecosystem services. Development that compromises the integrity of such green spaces, and therefore that of the overall green infrastructure network, will not be permitted. Development will be required to take opportunities to maintain and enhance the extent, quality and connectivity of the County's multi-functional green infrastructure network in accordance with the green infrastructure principles set out in the policy.

LDP - ER6 - Designated Sites of Ecological Importance

Designated Sites of Ecological Importance - Development will not be permitted that would result in a likely significant adverse effect on the integrity of international and national designated sites, except in the circumstances specified in relevant legislation.

Development that would adversely affect locally designated sites should maintain and enhance the nature conservation interest of the site. Where this cannot be achieved development will only be permitted where it can be demonstrated that specified policy criteria are met.

LDP - ER8 - Habitats and Species

Habitats and Species - Development proposals that would have a significant adverse effect on the resilience of protected habitats and species will only be permitted where they meet specific criteria.

LDP - ER9 - Ecological Networks and Features of Importance for Biodiversity

Ecological Networks and Features of Importance for Biodiversity - Development proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Particular importance will be given to maintaining and enhancing the connectivity of ecological network. Development that could have an adverse effect on such networks and features will only be permitted where meet specific criteria are met.

LDP - ER11 - Trees, Hedgerows and Development

Trees, Hedgerows and Development - Development that would adversely affect trees, woodlands and hedgerows of public amenity, natural/cultural heritage value, or that provide important ecosystem services will not normally be permitted. Ancient Woodland, Ancient Woodland Sites, Ancient and Veteran trees merit specific protection and development that would result in specified outcomes will not normally be permitted.

Where necessary a tree survey; arboricultural impact assessment; an arboricultural method statement; tree protection plan and/or scheme for tree replacement, including details of planting and aftercare will be required in support of a planning application.

LDP - T1 - Transport Measures and Infrastructure

Transport Measures and Infrastructure - Development must be supported by appropriate transport measures and infrastructure and dependent the nature, scale and siting of the proposal, meet specified requirements. Development that would have an unacceptable impact on the safe and efficient operation of the transport network will not be permitted.

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LDP - T2 - Active Travel

Active Travel - Development must take opportunities to enhance walking and cycling access either by incorporation within the site, and/or making financial contributions towards the delivery off site of specific measures, as specified in the policy. Developments must not have a significant adverse impact on existing active travel routes as specified in the policy.

LDP - T5 - Design Principles for Transport Measures and Infrastructure

Design Principles for Transport Measures and Infrastructure - provides design criteria that the design of the new development, including supporting transport measures/infrastructure must adhere to.

LDP - T6 - Parking

Parking - proposals must be served by appropriate parking provision, in accordance with maximum parking standards, and consider the requirements for cycles, cars, motorcycles and service vehicles. In those instances where adequate parking cannot be provided on site, or is judged not to be appropriate, the developer will be required to provide a financial contribution towards alternative transport measures where appropriate. The provision of secure cycle parking and associated facilities will be sought in all major development schemes.

Proposals on existing car parks that would reduce parking provision will not be permitted where the loss of the parking facility would result in outcomes specified in the policy.

LDP - T7 - Public Rights of Way and Recreational Routes

Public Rights of Way and Recreational Routes - development that significantly adversely affects the character, safety, enjoyment and convenient use of a Public Right of Way (PROW) will only be permitted where an acceptable alternative route is identified and provided. Linkages, and where appropriate extensions, to the existing PROW network will be expected from all new developments, which must have regard to the existing character of the PROW and the aspiration to improve access for all.

LDP - EU4 - Public Utilities and New Development

Public Utilities and New Development - development will be permitted where the utility infrastructure is adequate to meet the needs of the development.

Development that requires new or improved utility infrastructure will be permitted where it can be satisfactorily demonstrated that the developer will make an appropriate contribution to secure the provision of the infrastructure.

LDP - RP1 - Safeguarding and Public Health and Natural Resources

Safeguarding and Public Health and Natural Resources - development that would result in significant risk to life; human health and wellbeing; property; controlled waters; or the historic and natural environment, especially European designated sites, will not be permitted, particularly in respect of the specified potential risks.

LDP - RP4 - Water Pollution and the Protection of Water Resources

Water Pollution and the Protection of Water Resources - development that compromises the quality of the water environment, or does not comply with good water resource management, will not be permitted. Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements to water quality.

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Sustainable drainage systems (SuDS) must be implemented wherever they would be effective and practicable. Water courses will be safeguarded through green corridors/riparian buffers. Development proposals that would have a significant adverse impact on biodiversity, fisheries, public access or water related recreation use of water resources, will not be permitted.

LDP - RP6 - Land Contamination

Land Contamination - development proposals on land where there is a risk from actual or potential contamination or landfill gas will not be permitted unless it can be demonstrated that measures can be taken to satisfactorily overcome any significant risk to life, human health, property, controlled waters, or the natural and historic environment.

LDP - RP7 - Land Instability

Land Instability - Development which would create, affect or might be affected by unstable or potentially unstable land will not be permitted where there would be a significant direct risk to life, human health, property, buildings and structures, or the natural heritage on the site or in its vicinity. Development will only be permitted on unstable or potentially unstable land where it is in line with policy principles. Development is not permitted within Graig Trewyddfa Slip area.

LDP - RP10 - Sustainable Waste Management for New Development

Sustainable Waste Management for New Development - development will be required to incorporate, as appropriate, adequate and effective provision for the storage, recycling and other sustainable management of waste, and allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

Site History

App Number	Proposal	Status	Decision Date
2018/1295/PRE	(Pre-application) Reserved matters submission for "up to" 750 units and associated works in association with outline planning Permission 2016/1478 which achieved a resolution to grant planning permission	WDN	14.06.2018
2018/1325/PRE	(Pre-application) Reserved matters submission for "up to" 750 units and associated works in association with outline planning Permission 2016/1478 which achieved a resolution to grant planning permission.	WDN	29.11.2019

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2019/2905/RES	<p>Reserved Matters application for the details of the access, appearance, layout, scale and landscaping pursuant to outline planning permission 2016/1478 granted 12th December 2019 (excluding the site of the school). Submission of details pursuant to Conditions 8 (Design – Access Statement), 9 (Intrusive Site Investigation for mine entries and shallow coal workings), 10 (Reports for the findings and treatment of the Intrusive Site Investigation for mine entries – shallow coal workings), 15 (Surface Water Strategy), 17 (tree protection), 18 (Arboriculture Impact Assessment), 19 (Tree protection fencing), 25 (Air Quality Assessment), 34 (vehicular restriction / bus gate), 47 (loading and unloading for the A1-A3/D1 units) and 49 (cycle parking for the A1-A3/D1 units) of planning permission 2016/1478 granted 12th December 2019.</p>	PDE
2020/0006/NMA	<p>Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to allow the variation of wording to condition 9.</p>	APP 03.01.2020
2020/2455/NMA	<p>Non Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to vary the wording of condition 47</p>	APP 15.12.2020

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2021/0295/NMA	Non Material Amendment to Planning Permission 2016/1478/FUL granted 12th December 2019 to amend the wording of condition 5 to amend the site location plan.	APP	24.02.2021
2021/1157/NMA	Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to amend the wording of conditions 9, 10 and 32	APP	27.05.2021
2021/1677/NMA	Non-Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to vary the wording on condition 35 (public art) to alter the trigger point for the submission of the required details.	APP	22.06.2021
2016/1478	Hybrid planning application (with all matters reserved apart from strategic access) for residential-led mixed use development, to be developed in phases, including: preparatory works as necessary	S106	12.12.2019
2007/0657	Rear conservatory	APP	18.05.2007

RESPONSE TO CONSULTATIONS

The application was advertised in accordance with the Town and Country Planning (Development Management Procedure) Order 2012 (as amended) by neighbour notification letters sent to adjacent neighbours, by means of Site Notices and a Press Notice.

THREE LETTERS OF OBJECTION have been received which are summarised below:

- Air quality is bound to be worse with all the vehicles for 750 residential houses
- You are making less open space.
- The development gives no real consideration to the quality of life of the people who choose to live in the area for its semi-rural aspect.

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- Doctors surgery could not sustain another influx of patients - no medical centres or chemists to be built.
- Not enough road construction to accommodate extra traffic.
- Not enough school places, no new secondary places being created.
- No foul drainage plan in place
- A large teenage congregational area (as described online), a NEAP, is to be situated as far from the proposed housing as possible but just 40 yards from the existing housing.
- The infrastructure will not cope.
- Drainage is inadequate and leads to flooding.
- The development will lead to a major risk of flooding.
- This area is already over subscribed. It does not need new houses, more people and more traffic.
- What is does need is roads without potholes, better drainage and better traffic management.

Natural Resources Wales (NRW)

Initial Comments - 1

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following existing conditions from the outline permission, to any Decision Notice for this proposal. Otherwise, we would object to this planning application.

Condition: The addition of Conditions 40, 41, 42, 43 and 44, from the planning permission for 2016/1478/OUT, should be added to any Decision Notice that your Authority may be minded to grant for this reserved matters application.

We note that your Authority are seeking our comments in relation to the details of landscaping for the whole site and the ecological migratory planting along the access road.

However, several conditions (which have not been addressed as part of this submission), are of material consideration to this Reserved Matters application.

As part of our final response letter (CAS-39785-B9T5), to the original outline application we advised that a number of matters related to ecology and protected species were conditioned. These were subsequently addressed by: Conditions 40, 41, 42, 43 and 44.

We would have hoped that the information necessary to discharge these conditions would have been submitted, before the reserved matters applications. In particular, the dormouse mitigation strategy submitted with the outline application was in outline only (hence the condition) and although some indication about habitat loss / gain was detailed, it was missing other relevant information including information relating to the phasing of mitigation (including planting), and other aspects such as the detail of other habitat improvements and enhancement required to offset the initial impacts and mitigate the overall impacts.

For ease of reference the Condition 41 (Dormouse Mitigation Strategy) states:

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Notwithstanding the submitted Dormouse Mitigation Strategy (C_EDP2688_13c), no development shall commence on site (including demolition, ground works, vegetation clearance) until a revised Dormouse Mitigation Scheme has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall thereafter be implemented in strict accordance with the approved details. The strategy shall include;

- i. the timing and phasing of implementation of ecological mitigation
- ii. information setting out the extent of and the spatial distribution of habitats to be lost, and those to be enhanced or created in mitigation, including appropriately scaled and annotated drawings.
- iii. the preparation of a construction method statement to detail how protected species will be conserved during the site clearance works, including details, timing and duration of the works, action to be taken in the event a dormouse is found
- iv. the location, form and extent of 'buffers' to be retained and/or newly planted/translocated material, including measures to safeguard habitats from the proposed development. Buffers shall be a minimum of 5m wide.'

We welcome the submission of the drawings entitled; 'Detailed Open Space Plan: Sheets 1 - 6 (Drawing No: edp2688_d058)', dated 26 November 2019, by the Environmental Dimension Partnership Ltd, which set out, in some detail, the planting proposed as part of the development.

However, we consider that Condition 41 (Dormouse Mitigation Strategy) and Condition 43 (Landscape and Ecological Management Plan) are material considerations for this current application and therefore, we would have advised that the information related to these conditions should have been submitted, prior to considering reserved matters applications.

Notwithstanding this, if your Authority are minded to consider this application at this time, NRW advise that the following additional information should be submitted:

- Details of the timing and phasing of the implementation of all ecological mitigation planting and enhancement; related to each other and the phasing of the development
- Details of the location and nature of areas to be enhanced (as referred to in Section 5.49 of the Dormouse Mitigation Strategy), the nature of those enhancements and the timetable for these. These enhancements are required to offset the initial impacts and are an important part of the overall mitigation approach
- Confirmation that all buffer areas are a minimum of 5-metre in width, as required by Condition 41.
- Confirmation of the width of the road, road verges and central vegetated area (intended to facilitate dormouse crossing).

This collective information will inform, as necessary, any further NRW comment on the proposed landscaping and mitigatory planting in respect of dormouse a European Protected Species (EPS).

On receipt of this information we would be happy to provide further comments.

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Further Comments - 2

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met. Otherwise, we would object to this planning application.

Requirement: The submission of further information is required to demonstrate that the proposal will not be detrimental to the maintenance of the favourable conservation status of Dormice (European Protected Species), as detailed in this letter.

In our consideration of the above application, we have reviewed the following documents, submitted in support of the application.

- 'Byngwyn Fields, Kingsbridge. Wildlife Protection Plan. Report Ref: edp2688_r018a', dated November 2020 by edp (The Environmental Dimension Partnership Ltd);
- 'Land North of Garden Village. Arboricultural Method Statement (Incorporating Impact Assessment & Tree Protection Measures). Report Ref: edp2688_r015c.', dated November 2020 by edp;
- 'Bryngwyn Fields, Kingsbridge. Revised Ancient Woodland Mitigation Scheme. Report Ref: edp2688_r017a', dated November 2020 by edp;
- 'Bryngwyn Fields, Kingsbridge. Revised Dormouse Mitigation Strategy. Report Ref: edp2688_r016a', dated November 2020 by edp;
- 'Bryngwyn Fields, Kingsbridge. Landscape and Ecology Management Plan. Report Ref:2688_r021a', dated November 2020 by edp;
- Drawings No's: edp2688_d074b: 'Detailed Soft Landscape_Open Space Plan' Sheets 1-6, dated 24 November 2020 by edp.
- Drawing No's: edp2688_d075b Rev b: 'Detailed Plot Planting - Phases 1&2 Sheets 1-8', dated 24 November 2020 by edp Ltd.

In our previous response of 5 February 2020, NRW advised that; 'the following information should be submitted to your Authority for your consideration of the application:

- Details of the timing and phasing of the implementation of all ecological mitigation planting and enhancement; related to each other and the phasing of the development,
- Details of the location and nature of areas to be enhanced (as referred to in Section 5.49 of the Dormouse Mitigation Strategy), the nature of those enhancements and the timetable for these. These enhancements are required to offset the initial impacts and are an important part of the overall mitigation approach,
- Confirmation that all buffer areas are a minimum of 5 metre in width, as required by Condition 41,
- Confirmation of the width of the road, road verges and central vegetated area (intended to facilitate dormouse crossing).

This collective information will inform, as necessary, any further NRW comment on the proposed landscaping and migratory planting in respect of dormouse a European Protected Species (EPS).'

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While we welcome the submission documents and drawings referenced above, which seek to address the concerns previously raised, there are however a number of points that we still require further information on, as outlined below.

With regard to the first bullet point (above) that we previously raised, we note that information related to the above has been presented within Section 5: Mitigation and Compensation of the Revised Dormouse Mitigation Strategy and Section 4: Habitat Creation and Landscape Planting (Construction Phase) of the Landscape and Ecology Management Plan, which goes some way to address concerns.

However, it is unclear how the habitat planting is phased relative to habitat loss. Therefore, we advise a 'Planting Phasing Plan' is submitted to address this issue. We would advise that as much of the new planting is provided at the outset.

With regard to the second bullet point, in relation to enhancements, we welcome the commitment given to enhance woodlands to improve structure, and we would envisage discussing this with the applicant at their licence application. We envisage that a proportion of these enhancements will be delivered at the outset, as referred to above.

In relation to our previous comments outlined by the third bullet point:

- o Confirmation that all buffer areas are a minimum of 5 metre in width, as required by Condition 41).

We note from Section 5.50: Dormouse Habitat to be Retained, Enhance and Created - Point 3, of the Dormouse Mitigation Strategy that habitat buffers proposed are to measure; 'on average 5m in width, varying between circa 2m and 33m wide', as illustrated in drawing No. edp2688_d078: Plan EDP 4: Habitat Calculations, dated 9 November 2020 by edp, and as shown on Drawings No's: edp2688_d074b: 'Detailed Soft Landscape Open Space Plan' Sheets 1-6, dated 24 November 2020 by edp, which is disappointing.

We previously advised that habitat buffers were a minimum of 5m. We therefore have concerns that where the buffers are below this minimum width, and are in close proximity to housing and areas close to public spaces, creating pinch points, they will be unable to fulfil their intended purpose, to minimise impacts of the development on any retained, new or translocated habitat.

Therefore, we advise that where buffers are below the advised width, these are amended to address this issue.

Additional Comments

Long Term Management, Maintenance and Monitoring:

We note from Section 6: Post-Development Site Safeguard of the Revised Dormouse Mitigation Strategy that, 'Management and maintenance of all retained, enhanced and newly created habitats is proposed to be undertaken by a Private Management Company over the lifetime of the development' and, 'Management and monitoring measures...will require subsequent assessment and review at 5 yearly intervals to determine the success of habitat enhancement measures and to ensure they remain appropriate...', which we welcome.

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We note from Section 7: Summary and Conclusions of the Landscape and Ecology Management Plan however that, 'This LEMP will extend for a minimum of 20 years post-construction, requiring subsequent monitoring and review of all operations set out within the LEMP at 5-year intervals....'.

Therefore, we advise that the text is amended to ensure that LEMP is implemented over the lifetime of the development and not just 20 years post-construction. The LEMP should be reviewed and updated, as appropriate, every 5 years, to be submitted and agreed with your Authority and NRW.

Lighting: We note reference to 'Temporary Lighting' within Section 5 of the Revised Dormouse Mitigation Strategy, which we welcome. Furthermore, we note the measures within Section 4: Habitat Creation and Landscape Planting (Construction Phase), 'Operational Sensitive Lighting Strategy of the LEMP, points 4.52-4.55.

However, point 4.51 states that, 'A sensitive lighting strategy has been prepared for the Development Site and is to be submitted to inform the Reserved Matters Applications.'

This does not appear to have been included in the submitted documents.

We therefore advise that a lighting strategy for the site is produced and submitted to your Authority for consideration, as previously advised in our response to application 2016/1478.

European Protected Species Licence - We also advise that a European Protected Species licence is sought from Natural Resources Wales under Regulation 55 of The Conservation of Habitats and Species Regulations 2017 before any works on site commence that may impact upon bats, dormice or otters.

Please note that the granting of planning permission does not negate the need to obtain a licence.

European Protected Species: Legislation & Policy - All species of British bats, dormice and otters are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017. Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range.'

These requirements are translated into planning policy through Planning Policy Wales (PPW) December 2018, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.

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Other Matters - Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Further comments - 3

Our comments are in relation to condition 40, 41 and 42. Please note: a revised/updated LEMP has not been submitted to support condition 43.

In our consideration of the application, we have reviewed the following documents, submitted in support of the application:

- Condition 40: 'Bryngwyn Fields, Kingsbridge. Revised Ancient Woodland Mitigation Strategy'. Report Reference: edp2688_r017c, dated February 2021 by edp;
- Condition 41: 'Bryngwyn Fields, Kingsbridge. Revised Dormouse Mitigation Strategy'. Report Reference: edp2688_r016c, dated February 2021 by edp;
- Condition 42: 'Bryngwyn Fields, Kingsbridge. Wildlife Protection Plan'. Report Reference: edp2688_018c, dated February 2021 by edp;
- ' Biodiversity Enhancement Plan: Bat, Bird, Reptile & Hedgehog Features'. Drawing No.: edp2688_d084 Sheets 1-5, dated 10 February 2021 by edp;
- 'Preliminary Lighting Strategy', Project No. GC/3771. GC3771-CAP-79-XX-DR-E-1301 Revision P01, dated 13 November 2020 by Capita.
- Drawing No.: edp2688_d074d, 'Detailed Soft Landscape - Open Space Plan' Sheets 1-6, dated 9 February 2021 by edp.

We welcome the submission of the above revised documents. As previously advised, there may be aspects of the scheme which we discuss with the applicant at the licensing stage. We advise that these documents are included in the list of approved documents.

Condition 40 (Ancient Woodland Mitigation Strategy)

Subject to the development being carried out in accordance with the above documents and corresponding drawings, we have no further comments to make at this time in relation to condition 40.

Condition 41 (Dormouse Mitigation Strategy)

Subject to the development being carried out in accordance with the above documents and corresponding drawings, we have no further comments to make at this time in relation to condition 41.

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Condition 42 (Wildlife Protection Plan)

Subject to the development being carried out in accordance with the above documents and corresponding drawings, we have no further comments to make at this time in relation to condition 42.

Condition 43 (LEMP)

With regard to Condition 43, we note that a revised LEMP has not been submitted to support Condition 43. In our previous response we advised that: 'We note from Section 7: Summary and Conclusions of the Landscape and Ecology Management Plan however that, 'This LEMP will extend for a minimum of 20 years post-construction, requiring subsequent monitoring and review of all operations set out within the LEMP at 5 year intervals...'. We therefore advise that the LEMP is implemented over the lifetime of the development and not just 20 years post-construction. The LEMP should be reviewed and updated, as appropriate, every 5 years, to be submitted and agreed with your Authority and NRW.'

We therefore advise that a revised LEMP is submitted which addresses the comments made above and ensures that the LEMP is to be implemented over the lifetime of the development. This would be in accordance with the commitments laid out in the revised dormouse mitigation strategy and revised ancient woodland mitigation strategy

Additional Comments

Lighting: With regard to lighting, we note the submission of the 'Preliminary Lighting Strategy', which only shows the lighting proposed at the junction to the site, and along the access road. However, we welcome the intention to dim output to 70% between the hours of 8pm and 6am. We further advise that any light-spill onto retained or newly planted habitats is minimised as much as possible. Lux levels in ecologically sensitive areas should be demonstrated to be below 1 lux at 100% output.

European Protected Species Licence - We also advise that a European Protected Species licence is sought from Natural Resources Wales under Regulation 55 of The Conservation of Habitats and Species Regulations 2017 before any works on site commence that may impact upon bats, dormice or otters.

Please note that the granting of planning permission does not negate the need to obtain a licence.

European Protected Species: Legislation & Policy - All species of British bats, dormice and otters are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017. Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation.

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One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range.'

These requirements are translated into planning policy through Planning Policy Wales (PPW) December 2018, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.

Other Matters - Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Further comments - 4

Following our previous response to the above proposal (CAS-138631-L9T1), which was dated 18 March 2021, we have reviewed the following revised document, which has been submitted in support of the application:

- 'Bryngwyn Fields, Kingsbridge. Landscape and Ecology Management Plan (Report Reference: edp2688_r021d)', dated March 2021, by The Environmental Dimension Partnership Ltd.

Condition 43 (LEMP)

As the above Landscape and Ecology Management Plan (LEMP) has now been amended to cover the lifetime of the development, we have no objection to its discharge.

However, we do wish to take this opportunity to highlight that a number of drawings within the amended LEMP appear to have included 'formal' pathways, which lie within and cut through several areas of: Ecotone Buffer Planting, Woodland Edge Planting and Woodland Planting, mainly in the north / north-west of the site (see Appendix EDP 2).

It was our understanding that no 'formal' paths would cross thorough these types of mitigation planting areas. Indeed, our preference would be that no such 'formal' pathways would cross these areas, and that any access should be 'informal' in nature.

The presence of 'formal' paths, which cross areas of: Ecotone Buffer Planting, Woodland Edge Planting and Woodland Planting would appear to contravene statements made in other documents. Furthermore, the inclusion of 'formal' paths in these areas, does raise concerns over other aspects of the site's ecological management, given the potential for increases in disturbance, which such 'formal' paths could bring.

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Therefore, we would advise that you discuss this matter with your Authority's Planning Ecologist in order to determine whether they consider that any additional measures or guarantees (i.e. fencing, etc), are required in these areas, if the presence of such 'formal' paths are deemed necessary.

We refer you to our previous response for comments in relation to Condition 40, 41 and 42, along with our additional advice in relation to: Long Term Management, Maintenance and Monitoring, Lighting and the need to obtain a European Protected Species licence.

Other Matters - Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Final comments - 5

As you will be aware, we recently reviewed the document titled;

- 'Bryngwyn Fields, Kingsbridge. Landscape and Ecology Management Plan (Report Reference: edp2688_r021d)', dated March 2021, by The Environmental Dimension Partnership Ltd.

Condition 43 (LEMP)

As the amended Landscape and Ecology Management Plan (LEMP) had been amended to cover the lifetime of the development, we offered no objection to its discharge.

Nevertheless, we previously raised some concerns in relation to the proposed inclusion of a number of 'formal' pathways, which appeared to lie within and cut through several areas of: Ecotone Buffer Planting, Woodland Edge Planting and Woodland Planting, mainly in the north / north-west of the site.

However, having reviewed the additional information and clarification provided in your recent email we note that the proposed 'formal' pathways (in the north-western corner of the site) are intended to be 'perimeter' pathways, which will lie adjacent to the developed area and around the SUDS basin in order to allow for maintenance. We also note that these pathways are detailed in the approved Access & Movement Perimeter Plan (Drawing No. AMP02).

In addition, we welcome the confirmation that estate railings, or knee-rail fencing will be put in place to prevent people and dogs from entering the retained ecological sensitive areas. We also note that no pathways will access the retained ecological sensitive areas, to the north of the developed area.

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In light of these additional details we have no further comments to make in relation to the pathways in these areas.

We refer you to our previous responses for comments in relation to Condition 40, 41 and 42, along with our additional advice in relation to: Long Term Management, Maintenance and Monitoring, Lighting and the need to obtain a European Protected Species licence.

Other Matters - Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Wales & West Utilities Ltd

Wales & West Utilities acknowledge receipt of your notice advising us of your planning application. Please find enclosed a copy of the requested plan and our general conditions for guidance. The plan must be printed in A3 size and will also need to be produced in colour. A hard copy is available upon request.

Gas pipes owned by other GT's and also privately owned may be present in this area. You must not build over any of our plant or enclose our apparatus.

Placemaking & Strategic Planning Advisor

The following comments were made by the Council's Placemaking and Strategic Advisor in respect of the application subject of this report and planning application 2019/2605/RES. Members of the Committee that most of the comments made below relate to matters that will be considered as part of the 2019/2605/RES application (details of buildings etc).

Overview

The appraisal set out below focusses solely on the detailed matters remaining to be determined under the Reserved Matters application. It is not necessary to discuss compliance with broad policy principles, as the principle of development of the site for a residential-led mixed use scheme has already been established to be consistent with the adopted Swansea LDP and national policy. The principle of development was first established through the LDP which locates the application site within the urban settlement boundary and allocates it for strategic mixed use development under Policy SD B.

The granting of outline permission for the site on 12th December 2019 (Ref 2016/1478) subsequently established that the site is in broad policy compliance and that the proposals agreed successfully incorporate the essential LDP policy requirements. The outline consent includes a condition requiring substantial accord with the approved parameter plans allows fix and flexibility in the detailed delivery.

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This appraisal is based on a review of material submitted with the reserved matters application and also by the series of very constructive collaborative PPA meetings held with the Applicant and their design team. The key issues discussed during this process have focussed on ensuring that the required level of placemaking is achieved in the development, and crucially that green infrastructure is achieved at all scales throughout the site.

It is our view that as a result of the positive and innovative collaboration process undertaken, the scheme has been considerably improved and should be supported.

Only minor issues remain relating to access at Swansea Road, which are discussed below, alongside an appraisal of the key aspects of placemaking that will be achieved on the scheme.

Key Placemaking and Strategic Planning Issues

The comments set out below focus on the key placemaking and strategic planning issues that relate to the Reserved Matters application.

- National Guidance: New places are an opportunity for sustainable cohesive communities. Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Planning Policy Wales edition 11 set placemaking as a national planning objective in order to deliver the goals of the Well-Being of Future Generations Act. PPW defines placemaking as the holistic approach to the planning and design of development and spaces, focused on positive outcomes. This approach is applied locally via the policies of the Swansea Local Development Plan and supplementary planning guidance. During summer 2020 the Placemaking Charter Wales was launched to emphasise the importance of placemaking at all scales as a multi-disciplinary objective not just for the planning system.
- LDP Policy PS2 sets out overarching principles for new places applicable at all scales. This includes high quality active frontages and multi-functional green infrastructure approach to the integration of open space provision, drainage, active travel and biodiversity. Policy PS2 states that development should enhance the quality of places and spaces, and respond positively to aspects of local context and character that contribute towards a sense of place. The design, layout and orientation of proposed buildings, and the spaces between them, should provide for an attractive, legible, healthy, accessible and safe environment. All proposals should ensure that no significant adverse impacts would be caused to people's amenity.
- Policy SD 2 applies to all sites with capacity for 100 homes. The proposal must therefore be assessed against Policy SD 2 to establish that it has been comprehensively planned, to form a sustainable neighbourhood with a distinct sense of place that meets detailed policy criteria which require provision of good quality legible street hierarchy incorporating active travel, social infrastructure, appropriate phasing of development and infrastructure, net residential density of at least 35 homes per hectare, open spaces which are multifunctional and maintain and enhance biodiversity.

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- Policy SD B & Appendices 3 & 5: The site specific development and Placemaking requirements for this strategic residential-led mixed use site are set out in policy SD B, the indicative Concept Plan, and the relevant sections of Appendices 3 and 5. SD B establishes general placemaking policies and a specific policy for this site with concept plan showing the expected disposition of land uses and main structuring elements. The outline permission has secured delivery of the key site elements and development requirements however the outline provides sufficient fix and flex for the details to be determined through this reserved matters application.

The supporting text to Policy SD B emphasises that the development should seek to strengthen connections with established communities both to the north and south by sensitively integrating the development with the existing urban form. It emphasises that, in order to maximise the site's location in relation to Gorseinon District Centre, new cycle and pedestrian routes must be provided both to and within the site to enable sustainable travel to the District Centre and connections to the existing PROW network.

The Policy text goes on to say development should create a sense of place and stimulate activity through the day at the nodal point near to the school, commercial floor space within the ground floor level of the potential apartment blocks should be provided.

These should be 'flexible unit(s)' (incorporating the corner plots) for uses such as a local shop, café, live-work units and/or health facilities.

The LDP has embedded throughout an approach to the allocation of strategic housing developments which is based on sustainable placemaking to create new neighbourhoods with new community facilities and public transport at the centre. This places strong emphasis on the legacy, sustainability, quality of life and wellbeing not simply on the delivery of housing targets.

Initial RM Application and subsequent negotiation

The initial reserved matters submission at the end of December 2019 was contrary to the policy framework namely due to lack of green infrastructure at all scales, lack of quality and character to the new place, unresolved low speed street network and dominance of car parking. To ensure the positive delivery of this allocated site the LPA and developers team entered into constructive negotiation during 2020 via a series of online meetings to collaboratively redesign the proposals in a place-led approach which has achieved a potentially exemplar scheme.

The latter stages of the positive redesign was presented to the expert impartial Design Commission for Wales in August 2020. The positive engagement via a 'time for design process' with the LPA was noted by the DCfW. The hierarchy of streets with green infrastructure at all scales was welcomed. The extensive open spaces were noted as being positive and potentially very successful. The range of character areas was supported and it was noted that the range of spaces will make this new place distinctive.

The amended proposals are supported by a comprehensive and well-illustrated DAS demonstrating compliance with the outline approved parameters, explaining the amendments made during negotiations and clearly presenting the new place being created with a range of visuals.

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Detailed Assessment:

The detailed layout for 705 new homes has been assessed in a structured manner using the criteria set out in the Residential Design Guide which aligns with the national and local placemaking framework. The proposals have also been assessed against the Placemaking Policies of the Local Development Plan. This assessment starts with strategic aspects such as neighbourhoods and mixed used and works through the detail to conclude with character. The sections of the Residential Design Guide are as follows:

1. Neighbourhoods
2. Density and mixed uses
3. Natural heritage
4. Making connections
5. Public spaces
6. Streets as places
7. Inclusive places
8. Buildings
9. Community safety
10. Privacy and amenity
11. Accommodating parking
12. Quality and character

1. Neighbourhoods - Policy SD 2 (i)(1); SD B

The LDP allocation for this site (SD B) requires a sustainable extension to Garden Village that is linked to Gorseinon High Street. The outline proposal was for up to 750 homes based on a walkable neighbourhood, with extensive green space and community facilities at the heart.

The reserved matters layout has been conceived to support the walkable neighbourhood requirement with a network of pedestrian routes and green spaces that encourage walking and health/ well-being. The number of homes has reduced to 705 in the reserved matters application due to technical constraints such as topography. The mix of homes ranges from 1-4 bedrooms organised to create cohesive communities within three distinct character areas. The likely population will be circa 1700 people based on average occupancy of 2.4 persons per home. The proposals include a large (3.2ha) new central parkland area with an extensive range of play provision, plus multiple path links to positively integrate and benefit the existing Garden Village community and the new community.

The co-location of the new primary school and community retail in a central location, with a focal open space, will create a clear 'heart' to the new walkable neighbourhood.

The size of the development at the longer east / west dimension is 1km which relates to a 10-20 minute typical end to end walking time, plus the centre of the development is 1km or a 10-20 minute walking time to the District Retail Centre facilities on Gorseinon High Street.

Overall the proposal is considered to represent a well-structured walkable neighbourhood with positively integrated community facilities.

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2. Density and mixed uses:

Density - Policy SD 2 sets a density target for all strategic sites of 35 dwellings per hectare (net). This density target presumes that a site will provide higher density in suitable locations (including flats), more 'standard' family homes with useable gardens across significant parts of the site, and lower densities on sensitive edges. This approach ensures that good use is made of development sites to provide a critical mass of residents to support the community infrastructure, without overdeveloping the site or harming the amenity of new or existing residents. The net density measurement is calculated based on the net developable, residential areas only and excludes open spaces and non-residential uses.

In the case of Bryngwyn Fields at Garden Village, the area within the application 'red line site boundary' is approximately 50ha, however only 18.75ha (38%) is proposed for residential development for 705 homes; this gives a net density of 37.7 dwellings per hectare. This is broadly in line with the density target and therefore is policy compliant and welcomed in principle. The density is less than the 750 homes estimated at the outline stage, the reduction in capacity is due to detailed aspects such site levels, back to back separation and achieving a high quality place. The net density being above the 35 dph is the result of the inclusion of more three storey flats than originally envisioned at the outline planning application stage. This is welcomed to make best use of the strategic site, whilst using the flats to add townscape to key corners and frontages.

In accordance with LDP Policies SD 2 and SD B, and the adopted residential design guide, the density of development varies with the site; this includes higher density three storey town houses in short terraces and three storey corner turning apartments along the entrance 'Boulevard', spine street and onto key spaces this ensure townscape emphasis to the key parts of the new place. The majority of the site is family homes with gardens and the sensitive western area adjacent to the SINC has lower densities to ensure a positive integration with the wider countryside.

Affordable Housing - Policy SD B requires "Provision of affordable housing at the on-site target rate of 20% subject to consideration of financial viability." The s106 agreement signed as part of the outline confirms that 20% of the homes (i.e.141) will be affordable and these affordable houses and flats meet the local housing need. These affordable homes which are DQR compliant are well integrated into each phase of the development as clusters of 4-6 homes amongst the private homes.

The site is a residential-led mixed use scheme which will accommodate a modest number of jobs within the new primary school and community retail units.

Education - Policy SI 3 & SD B: In accordance with the LDP concept plan and approved masterplan, the site for the new 2.5 form entry primary school is located at the heart of the walkable place. Not only are quality schools essential to the future of young people, they are also the centre of communities both for parents and also for activities and events outside school hours. The new school has been co-located opposite community retail units and a main open space at the junction of the entrance Boulevard and east west spine street to create a strong and legible focal area to the development.

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The school is not part of the current reserved matters application and the S106 indicates that the developer must make payment for the new school prior to the occupation of the 201st home.

Community Commercial Space - The community commercial space comprises 560sqm in two buildings each of two stories. These could be arranged as 2-4 separate units that are serviced from the front with bin store to the rear. They are specified for the A1-A3 and D1 use classes which encompasses retail, café with potential for external spill out space for tables and chairs or what is classed as non-residential institutions such as health, crèche, education use. They could possibly be used as a local co-working space but this would require a change of use to include Business (B1).

The community commercial buildings are integrated with the three townhouses facing the school to ensure natural surveillance and vibrancy. Together these elements form the heart of the development and their legible and accessible location encourages walking and cycling. At this stage no tenants are signed up for the commercial units and there is scope to fine tune the detail design (without altering the footprint or massing) once the occupants are known such as installation of bi-fold doors for a possible café and possibly use of first floor roof void for additional mezzanine floor space.

These commercial units have two public elevations and are serviced from the front; to the rear is a bin store accessed via gated side alley and close relationship to houses / gardens on two sides. At this stage there are no details mechanical and electrical equipment such as kitchen flues, air conditioning etc this could be accommodated above the bin store roof but should avoid proximity to residential or commercial windows which could give rise to complaints. A condition is attached to the outline permission requiring the details of these aspects prior to beneficial use of the commercial units.

At this stage there is no phasing plan indicating when the community commercial and other facilities such as the open spaces are to be provided. However this is covered by condition 1 of the outline consent that requires a phasing plan to be submitted and agreed before any development on site.

3. Natural Heritage (Green Infrastructure) Policies ER 2, ER 6, ER 8, ER 9 & SD B, SD 2 and PS 2

In determining the application, the Planning Authority must be satisfied that the applicant has sufficiently engaged with the Council as part of a commitment to ensure proposals adhere to the principle of creating a connected multi-functional Green Infrastructure (GI) network at all scales, in the interests of achieving high quality sustainable development that maximises the benefits from ecosystem services and which facilitates Active Travel. Delivery of a quality green infrastructure network was therefore central to the process of negotiation of the reserved matters application.

Specific GI requirements for this site (Policy SD B) are the creation of a major east-west green corridor with new, and retained planting, accessible green space and ecological areas along the west of the site, creation of a village green, retaining existing trees and hedgerows, integrating landscape features and protecting biodiversity, including appropriate landscaping, and opportunities for formal and informal play and recreation.

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The site is 'greenfield' and is not previously developed land. It comprises a network of fields, hedges, isolated field trees in the south and unmanaged woodland including ancient woodland in the north.

A Landscape and Visual Impact Assessment (LVIA) was undertaken at the outline stage. This indicated a low to moderate effect on landscape character and visual impact. The LVIA recognises that development of up to 3 stories on the high ground area within the site will be prominent and this is addressed through design such as roof scape articulation and planting to soften the built form. The LVIA also recognises that site benefits from wide ranging views which will contribute to the character and sense of place. The scale of development does not exceed three storey (flats and townhouses) which is well articulated with roof form and townscape and therefore does not alter the conclusions of the LVIA at the outline stage.

The submitted Drainage strategy, which proposes the integration of sustainable drainage features at all scales of the development and will provide a range of benefits both beyond the primary functions of improving water quality and managing surface water at source, demonstrates compliance with both the water quality and water management requirements of LDP policy RP 4. Detailed comments from the Council's drainage section will provide further analysis in these matters.

Detailed ecological surveys were submitted in support of the outline application. Key areas of ecological retention and mitigation were agreed through the outline with issues of future maintenance secured through the s106 agreement, and dormouse mitigation addressed through conditions (subject to a separate current RM/DoC 2019/2906/RES application). This RM application is supported by updated landscape plans including ecological mitigation planting.

The ecological and landscape constraints and opportunities of the site have informed a comprehensive Green infrastructure strategy for this site which, in compliance with LDP Policy, seeks to integrate measures to maintain biodiversity and ecosystem resilience within the delivery of active travel, open space, drainage and community facilities. This has resulted in an innovative approach which blends maximisation of avoidance of development on sensitive areas, retention of key assets within the site, and has ensured all opportunities have been explored to maximise the multi-functionality of all newly created spaces.

The GI Strategy is particularly good example of a positive outcome of the collaborative working process. The discussions surrounding its formation and the final document itself have resulted not just an improved scheme, but an improved understanding of and signposting to the complex amount of surveys and drawings that informed the multifunctional design and layout of the scheme.

The detailed reserved matters layout addressed the Planning Policy Wales requirement for multi-functional green infrastructure 'at all scales' as follows:

- o Landscape scale
- o Neighbourhood scale
- o Street scale
- o Plot scale

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The concept is particularly well captured in the submitted GI Strategy Landscape Scale:

At the landscape scale, the masterplan layout approved at the outline stage avoids development in the areas of ecological sensitivity. The detailed layout fully accords with the outline parameters by retaining the entirety of the area within the site associated with the Waungron to Gowerton Railway Line SINC namely woodland and associated grassland. As a result, the development is proposed in the open southern area of fields where some hedges and the majority of isolated trees will be retained. There is no development in the ecologically sensitive northern area except for the main access road from Hospital Road. This affects a small area of ancient woodland (98.3% retained and 1.7% removed) and dormice habitat, and a mitigation strategy has been agreed with Natural Resources Wales (details in the associated 2019/2906/RES application). The Council's Natural Environment section will provide more detailed comments on the final proposals in relation to mitigation measures and related landscaping plans.

Neighbourhood Scale: At the neighbourhood scale, there are key areas of retained green space and significant new park land areas created that retain existing landscape features whilst also enhancing biodiversity. The western SINC area is also retained undeveloped and connected to the natural northern edge via a retained hedge green corridor. This will be a multifunctional green space facilitating ecological linkages within and outside the site, active travel and frontage for housing. The existing PRoW is retained within this western SINC area.

The extensive parks are anchored by retained landscape features including field trees and hedges; these balance the active spaces for the community including play, cycle tracks, recreation, relaxation, community food growing alongside ecological enhancement.

The stream in the eastern area is retained as a feature of the new place within the biodiversity park open space area, plus new areas of standing water will be formed by ponds that are part of the Sustainable Urban Drainage System (SUDS). This increases the water habitat on site as well as retaining/ creating features which are integrated within the open spaces and public realm.

These neighbourhood features will help give the development a sense of place and make a significant contribution to the physical and mental health and wellbeing of residents (in accordance with Policy SI 1).

Street Scale: At the street scale, green infrastructure is positively embraced by formal tree lined spine streets with planted verges to both sides and 'green streets' with extensive informal tree planting within the public realm. As well as providing biodiverse ecological stepping stones, these trees contribute to urban tree cover, shading and wellbeing with the occupants of every home having a direct or oblique view of greenery.

Local Scale: At the local scale, the landscape design includes outward facing green edges with 'ecotone' planting along the northern path edge which comprises transition planting between the existing grassland and woodland areas. This benefits the nature conservation to increase the habitat whilst providing buffering from the residential activities and improving the environment and wellbeing for new residents.

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Plot Scale: At the plot scale, the house frontages are proposed to be planted as part of the streetscape. In some areas this frontage planting is proposed to help soften underbuild masonry necessary for the houses in steeply sloping parts of the site. To the rear, it is for the residents to personalise the gardens but in some instances trees are carefully located to help soften back to back amenity relationships.

Also at the plot scale, green infrastructure planting is used to soften and enhance the rear parking courts which accommodate cars for the apartments and town houses in four locations across the site.

Also in terms of heritage matters, there are no extant vernacular farm buildings to retain, but there are the remains of Penyfrode Fach farmstead in south eastern area close to the east end of Ffordd Talfan. This is the location of the proposed southern drop-off for the school accessed from Swansea Road, therefore it is suggested that this area is recorded to document any standing remains before development and perhaps the historic name could be incorporated into the development such as one of the park or street names Condition 36 of the outline requires a record of the remains of Pen Y Frode to be submitted to the LPA. Plus a condition should be added to require the reuse of the stonework from the farm remains in an agreed manner on site possibly as new 'abutments' where the street crosses the stream in the east of the site.

4. Making connections

Although the site is large (50ha), there is no public access to or through the area at present. The vehicle, walking and cycling routes circumvent the site well away from the boundaries on Gorseinon Road, Hospital Road, Swansea Road and the cycle way along the former rail line.

The reserved matters layout responds to the requirements of the LDP, adopted Residential Design Guide and approved outline masterplan; the proposal is a well structured, walkable neighbourhood with strong links to the surrounding area and strong links through / within the site. In total there are eight proposed pedestrian and cycle links to surrounding area. This includes multiple pedestrian/ cycle access points to / through the new central parkland which will join the new community to the existing Garden Village community. These links will also connect the areas surrounding the site (for example linking Swansea Road to Hospital Road by foot and cycle).

The proposals include a new active travel connection to the existing cycle route over the Afon Lliw which links to Gorseinon High Street. This connection passes through the western wooded SINC area that creates a unique and distinct link that balances the green infrastructure requirements of people and nature. Further along this link the S106 agreement includes a contribution to upgrade the environment along Railway Terrace which is outside the site boundary to encourage walking and cycling. In addition, a S106 contribution will be made towards the proposed new cycle path which will extend the existing Kingsbridge Link cycle path to connect to Gowerton railway station.

The layout is based upon the concept plan and site specific policy set out in the LDP, in accordance with the Residential Design Guide and approved outline masterplan requirement for a connected network of low speed streets and spaces as the basis of a walkable neighbourhood.

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This aligns with the national emphasis on walking and cycling by means of the Active Travel Act. The positive provision for walking and cycling includes north and south perimeter paths that allow for informal recreation along the green edges within the site that are overlooked by house frontages. The main movement routes within the site are provided by a hierarchy of streets with the east west spine street emphasised by the public realm treatment including trees along verges and active house frontages. The body of the site is made up of connected green streets with extensive green infrastructure within the public realm that are legible and easy to find your way around. The full pedestrian permeability is ensured in private drive areas by linking paths to avoid creating cul-de-sacs for pedestrians. All streets within site are well overlooked to ensure community safety and deter anti-social behaviour.

As well as providing legibility to the hierarchy of streets, the street greening also provides enhanced ecological connectivity, with trees to either side on spine streets and green infrastructure stepping stones on other streets.

The main vehicle access off Hospital Road includes a shared 3m wide path (narrowing to 1.8m where it passes the retained ancient woodland) to one side only to balance the active travel requirements in support of walking and cycling, whilst limiting land-take through the ecologically sensitive northern area in order to minimise the impacts on ancient woodland and protected species.

The layout includes a secondary vehicle access for 150 homes and school drop off from Swansea Road. This also creates the opportunity for a bus service to pass through the site from Hospital Road to Swansea Road with a central bus stop in the open space by the co-located school and community retail area. The location of this bus stop will be within a 400m walk for most homes on site and this should help encourage sustainable travel habits with convenient access to this facility. The carriageway of streets along the bus route would be 6.5m wide to ensure ease of bus access through the site. This bus route is proposed to incorporate a bus gate to stop private cars passing through the site.

This bus gate is proposed to take the form of a green infrastructure carriageway narrowing with automatic number plate recognition camera to control unauthorised use by private cars.

The Swansea Road access is a widening of an existing farm track. The hedge boundary to the west side is retained and the east side is widened with part of the adjacent house plot. This link would have footway to one side only and green infrastructure planting to ensure a high quality environment.

5. Open Spaces

The approved play and open space parameter plan specifies that 5ha is to be set out as publically accessible open space. These are well distributed through the site as part of the green infrastructure-led placemaking approach and this means that all homes will be within a 5 minute walk of a park with a safe and green walk along low speed streets to get there. All the spaces are well overlooked by front elevations of homes to ensure natural surveillance and to deter anti-social behaviour. The open spaces are proposed to be adopted by the Council with an appropriate commuted sum for maintenance by the developer.

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The open space is distributed through the site, with the expansive main Orchard view park (3.2ha) acting as a focal point and connection between Garden Village and the new community which will be delivered by a specified number of homes and as set out in the phasing condition. A number of additional parks are provided included those given the working titles of 'east end park', 'village green', and 'chilli green', as well as informal space along the northern rural edge that wraps around to the east. It is proposed that these open spaces will be laid out as part of the relevant housing phase and they will be maintained by the Council with a commuted maintenance fund.

Within these main spaces, play provision is proposed to ensure healthy lifestyles, wellbeing and community cohesion. In the main Orchard View Park, this includes a Neighbourhood Equipped Area for Play (NEAP) and Local Equipped Area for Play (LEAP) both for all ages/ abilities, Multi-Use Games Area (MUGA) typically comprising all weather surface suitable for various ball games and bike tracks where they are accessible to existing Garden Village residents and the new community. This central park which will support informal recreation is also proposed to include a community orchard to encourage community food growing, plus the network of paths within the site including the perimeter paths on the green edges will encourage walking and a leisure activity.

A further LEAP is proposed within the east end park. The outline parameter included a third LEAP which has been provided as a linear 'play wild trail' on the northern edge alongside the public footpath.

Additional Local Areas for Play (LAPs) are incorporated in the rest of the site.

Furthermore the eastern area of protected woodland with existing stream is proposed to be supplemented by a SUDS pond and biodiversity parkland. The exact nature of play equipment and benches etc can be controlled via condition.

There is a condition on the outline consent requiring a public art strategy which is being addressed by a series of installations along the perimeter paths as 'education stations' that provide interpretation on the ecology and history of the site. This is welcomed as a strategy and the detail of each specific installation can be controlled by the existing condition.

Whilst the low speed green streets are not designated specifically as Home Zones in a formal sense, they have been designed to allow for informal play and vehicle parking has been designed out where possible to maximise the area for play and minimise the potential for conflict between vehicles and human activity within the street (see below section on 'Streets as Places').

In addition to the green spaces, a paved urban square is proposed at the southern end of the entrance Boulevard where the school is co-located with the community retail. This space will incorporate the T junction between the Boulevard and Spine Street; drop off for the school and potential coach turning area, plus customer parking for the community retail units. Clearly this area will be busy at times and the detailed layout and tracking demonstrates how this area can safely function. Furthermore the connected street network creates avoiding vehicular routes that allows traffic to enter and exit the site without passing through what is known as School Square.

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Given the positive provision of open space and play opportunities on site, the nature areas including the SINC areas and northern woodland will have restricted public access. This will include fences to deter people and domestic animals entering the ecological areas and the details of this will be resolved at the Reserved Matters stage.

As the reserved matters application was submitted before the end of December 2019, this means the proposals are not subject to the SAB drainage requirements however as this is a greenfield site, the surface water attenuation requires surface water from roads, roofs and hard paved areas to be stored following periods of rainfall and slowly released into the existing watercourse networks to ensure that this is not overloaded. This creates a requirement for drainage attenuation areas within the open spaces; these are generally dry planted areas except for the biodiversity parkland alongside the existing stream which will hold permeant water as a feature. These are features within the open spaces, informal recreations spaces, additional ecological habitat and a drainage attenuation feature. They will be adopted by the Council and maintained using a commuted sum.

The playing field to the new school will be fenced in accordance with safeguarding requirements. There may be potential for community use of the school facilities such as pitches within the school grounds out of hours but this depending on the approach of the Head Teacher and Governors and is outside the control of the planning system.

The MUGA within Orchard park has been sited close to the school to allow shared use.

The existing pitches and play area off Ffordd Talfan and Myrtle Road are outside the boundary of the application site and are not affected by the proposals.

6. *Streets as places*

In accordance with PPW, LDP, adopted residential design guide and outline movement and access parameter plan, the reserved matters layout is based on a low speed neighbourhood of connected streets to ensure legibility and permeability in support of walking, cycling and community cohesion. All streets are to be offered for adoption, a number of which will have a 10-20mph design speed. The key design element of each street type as follows:

- Access Road - 6.5m wide carriage way for bus access with 3m shared pedestrian and cycle path on one side only to limit intrusion into ecological area.
- Boulevard and Mixed Use Spine Street - 6.5m carriage way for bus access, plus grass verges and regularly spaced trees to both sides with 2m footway on one side and 3m shared path on the other. Buildings of 2-3 storey buildings with and modest front garden area with front boundary railings. All residential parking behind the building line.
- Residential Spine Street (the east west 'back bone' to the site) - 5.5m carriageway, plus grass verges and regularly spaced trees to both sides with 2m footways to either side (6.5m carriageway along bus only route to Swansea Road). Buildings of 2-3 storey buildings with and modest front garden area with front boundary railings. All residential parking behind the building line.

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- Secondary Street - as per the spine street but with intermittent tree planting along the frontages (6.5m carriageway along bus only route to Swansea Road with control 'bus gate' in eastern part of the site to stop through traffic other than buses).
- Green Streets - shared space carriageways of 7m with extensive integrated green infrastructure including trees within the public realm.
- Private Drive - these will serve small groups of homes and supplemented by pedestrian paths to ensure walking connections.

The functions of the streets is reflected in the width and building height (known as the enclosure), frontage treatments and parking arrangements. The more important streets that provide the main connections are emphasised by taller buildings and regularly spaced street trees. The design of the streets balances the place / movement functions so that they can accommodate low speed traffic whilst also supporting the social life of the new neighbourhood. Key areas will be emphasised through block paving; a range of surfacing options and associated commuted sums are being considered by the Council and this detail will be agreed via condition.

The proposed green streets deserve special mention. These seek to rebalance vehicle dominance and extensively integrating green infrastructure at the street level within the new place. These green streets have been designed as 10mph places with pedestrian provision on street and clearly defined gateways from the standard streets. They have also been carefully designed to control inappropriate parking which is unsafe or to the visual detriment, through the inclusion of green infrastructure planting areas within the public realm. These streets have been agreed with the Highways Development Management Team, they fit with the agreed approach of adopting nonstandard streets that are safe and accessible.

To confirm that the streets are safe and accessible, the entire scheme has been through the stage 1 safety audit, tracking and forward visibility. The Council Development Management Highway Engineer has been part of this process and the safe and accessible place-led streets are in accordance with Planning Policy Wales and Manual for Streets are welcomed. It is important that this low speed place-led approach to streets does not unravel at the adoption process.

The spine streets have active travel provision as 3m shared paths along one side. In the quieter streets with 10mph design speed, the active travel (cycling) would occur within the carriageway areas.

As a large scale strategic site, it has been ensured there are no dead ends for active travel. Where there are a limited number of vehicular cul de sacs; these are supplemented by well overlooked pedestrian/cycle paths. Furthermore where private drives are proposed typically on the edges of the development overlooking the countryside; these are supplemented by public footpaths around the entirety of the site edge.

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7. Accessible Places

The development and public realm will be inherently inclusive. The natural topography means that streets will be sloping but these are designed to adoptable gradients. All 20mph streets will have pedestrian provision and 10mph low speed streets will have a clear transition into shared space areas.

The open space, parkland and play areas will be accessible to all ages and abilities; the exact equipment can be agreed via condition. The legible layout will make the development easy to navigate and the main areas such as the school and open spaces are centrally located and will be easy to find. The public buildings, such as the school and community retail units, will meet the access requirements of the Equalities Act and Part M of the Building Regulations which deals with access to and the use of buildings.

The streets and open spaces will be adopted and the development will be open and permeable for all members of the public. The site will provide new through public walking and cycling routes from Garden Village to Hospital Road that do not currently exist and the extensive on site play/open space provision will be accessible to all.

8. Buildings (Townscape)

The way that the buildings are arranged alongside the network of connected streets creates a townscape. The basis for the townscape throughout the scheme is set by the parameters plans and the reserved matters detail is substantially in accordance as required by the condition.

Persimmon Homes are a national house builder with a standard range of house types and the proposed layout includes a mixture of three storey apartments, town houses, terraced houses, semi-detached and detached. Notwithstanding this, the LPA has been clear throughout discussions on requirements for the site that this standard range must be tailored and re-defined to deliver a new neighbourhood that is distinctive, characterful and contributes towards the sense of wellbeing for future residents and visitors.

Streetscene drawings have been used to assess and refine the composite groupings of the house types (they are never viewed in isolation). This shows appropriate transitions of scale to the three storey flats and town houses. The streetscenes also show an elegant stepping of development with the underlying topography and no jarring changes of level. The streetscenes are mixed in terms of house types but those submitted are coherent through a consistent building line and use of common features, details and materials. The streetscenes shows strong themes of repeating front gables which is a passing reference to the character of Garden Village. Further streetscenes are expected to be illustrated to ensure a wider range of house types proposed across the three character areas are able to be fully assessed, including the proposed Persimmon Homes (rather than Charles Church) within the Traditional Village Character Area, and house types within the Contemporary Garden Village Area.

Further analysis of the quality and character of the range of house types proposed to be delivered is provided in the section below - 12. Quality and Character.

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Junctions are to be emphasised with corner turning buildings with two public elevations in accordance with the Residential Design Guide. The layout shows consistent building lines and taller buildings to define key areas within the neighbourhood.

The maximum building height is three storey apartments and townhouses under pitched roofs. The community retail units are two storey and the proposed streetscene shows that these have an increased floor to floor heights to be of comparable scale as the adjacent 3 town houses opposite the school which ensures intensity, continuity of scale and best use of land.

The extent of three storey flats and three storey town houses accords with the approved building height parameter plan which allows up to three storey across the majority of the site except for the west area adjacent to the SINC. The distribution of three storey development through the site is welcomed to emphasise key townscape locations and maximise suburban densities. The inclusion of flats and continuous residential frontages of town houses in key areas also necessitates rear parking courts which are treated as places and well overlooked.

Parts of the site slope steeply; this requires areas of underbuild, front steps to some house frontages as well as retaining structures in some rear gardens. This has been designed not to be dominant in the streetscene or disjointed in the garden areas. The character of houses stepping down the contours will be a key feature of this new place and many homes will benefit from expansive views.

The new homes will have legible entrances facing the street and habitable windows including bay windows will face the streets and open spaces to ensure natural surveillance and community interaction. A key aspect of the masterplan is outward facing edges where homes face the countryside rural edge to maximise the outlook and provide natural surveillance of the perimeter paths and public realm areas. This is a step change from past developments that would back onto site boundaries and this creates a strong identity with green infrastructure as a key placemaking principle.

The site indicated for the new 2.5 form entry school requires a two storey school design to ensure sufficient external space is provided for pupils. The approved outline scale parameters sets the criteria for a two storey school which will become the focal building to close the view at the south end of the entrance Boulevard. The scale of this 2 storey education building is compatible with the community retail and three town houses opposite. The design of the school is not fixed at this stage and the detail will be resolved at the separate future reserved matters application.

9. Community safety

As noted earlier, the site will form new through routes for pedestrians and cyclists and the open spaces / play areas will be open to the wider community, not just the new residents. This is essential to integrate the existing and new communities and the fact that all public streets, public open spaces and play areas will be well overlooked by residential frontages, including front doors and windows to habitable rooms, which will ensure natural surveillance and deter anti-social behaviour.

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As the layout is based on the perimeter block layout, the majority of gardens are secured by buildings and are not open to casual intrusion. Side boundaries are shown as brick bases with timber infill panels which ensures a robust and quality boundary.

The parking for residents in the apartments and town houses is accommodated behind the buildings in well overlooked parking courts which are accessed via drive under 'sentinel flats'. It is not appropriate to have parking in front of the building line in these areas as this would disrupt the quality of the public realm and the density of development does not allow parking in side drive arrangements. These courtyard parking areas will have a single point of entry for vehicles not be through routes.

Residents will have private gates from rear gardens into the parking court. Historically certain parking court designs have been highlighted by the Police Designing Out Crime Officer as being areas of concern for community safety, however in this development the parking courts are necessary in terms of placemaking to emphasise key corners and key frontages as well as increasing suburban densities. The parking courts are considered safe areas that will be informally policed by direct entrances to the units served, they will be well overlooked by windows of habitable rooms and ensure there are no hidden areas in the detailed design.

The school field will be fenced to ensure safeguarding of pupils and to stop unauthorised access to the school building and external areas. It should be possible to arrive at a suitable design for the school to enable it to benefit from an open, welcoming frontage up to the main entrance. Such an approach would emphasise the open community function of the building. This will be resolved at the detailed architectural design as part of the separate future Reserved Matters application.

10. Privacy and amenity

The detailed layout demonstrates that with a density of 37 dwellings per hectare (net) the gardens will generally be at least same size as house footprint. There are a few smaller gardens but these are balanced by a number of much larger gardens many times larger than the home footprint thereby providing choice for purchasers and future residents. This ensures sufficient useable private amenity space whilst delivering the placemaking qualities.

The layout is based upon the perimeter block approach with rear gardens abutting rear gardens and secured by built form. The detailed layout indicates that separation distances of 21m back to back between rear elevations are achieved to ensure privacy between windows and gardens in accordance with the adopted Residential Design Guide. These distances are increased in the sloping areas of site to avoid an overbearing effect on the lower house and garden. Furthermore a 12m separation is achieved between rear elevations and blank side gables is also achieved to avoid an overbearing effect.

The site gently slopes with a level change of 33m over 700m distance from 15m AOD in the west frontage onto the SINC area up to 48m AOD at the high point in the east in the general location of the proposed 'village square' open space. The detailed layout with engineering slab levels indicates that the changes in level between the homes can be taken up by sloped garden areas without the need for significant retaining structures or stepped buildings.

It is considered that there are no unacceptable amenity impacts on existing residents.

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The new park and retained western SINC effectively creates a buffer area against much of Garden Village and where new homes are proposed back to back with existing houses in the south eastern part of the site, these are sufficiently set away from the boundaries to avoid overlooking of the existing gardens and to ensure at least 21m separation between windows to ensure privacy.

To ensure well-being for all residents including those in the flats, the three storey flats all have external terraces to the ground floor flats and projecting balconies for the upper floor flats. These private spaces are of sufficient size for occupants to sit, grow plants and personalise etc. The handful of flats over garages at the entrances to the parking courts are provided with Juliette balconies that maximise natural lighting and allow the French doors to be opened. Additionally within the contemporary character areas, many of the houses are provided with upper floor Juliette balconies to front elevations that maximise the connection to the public realm and surrounding green space.

The houses to either side of the commercial units at school square may be affected by the mechanical and electrical equipment for a café etc. At this stage there is no certainty on the future commercial tenants so aspects such as commercial kitchen flues have been conditioned as part of the outline consent.

11. Accommodating parking

The approved outline masterplan establishes a layout for a walkable neighbourhood with new school at the heart, improved active travel route connections to Gorseinon High Street to encourage walking and cycling for short trips. However cars are an inevitable part of the new place and the detailed layout shows that these are accommodated in a way that is not dominant on the public realm or townscape.

The supporting parking assessment seeks to justify a reduction of designated parking spaces by one space per home, in accordance with the sustainability appraisal within the adopted Parking Standards SPG. The proposed reduction is balanced by extensive shared 'overspill'/ visitor on street and layby parking. For example a 2 bed house would have one designated parking space and access to shared parking within a close walk.

This approach is supported by Planning Policy Wales, which encourages less dependence on private cars, and is welcomed to allow for differing levels of car ownership between households whilst allowing the suburban densities to be increased.

The Council's Highways section will provide further detailed comments on these matters of parking provision.

As indicated earlier the parking for the apartments and town houses is accommodated in private parking courts that are secure and well overlooked. These areas are for residents only; they have a single point of vehicular access via a drive under flat arrangement and residents access their homes via private gates in rear boundaries.

In accordance with the requirement for green infrastructure at all scales, these parking court areas include planting to soften and enhance the area.

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Along the spine street areas with planted verges, the parking for houses is accommodated on plot in the form of side drives between buildings. This places the cars behind the building line which ensures no dominance on the streetscene and limits disruption to the green infrastructure verges from drive access areas.

Away from the main spine streets, frontage parking is proposed to larger houses with wide frontages that have space for parking and half the frontage to be softened by planting. This can be seen in the western Charles Church area of the site. Frontage parking is also proposed for smaller houses on the green streets throughout the site where the dominance of cars to both side of the street is softened by green infrastructure within the public realm including street trees and green growing surface treatments to some parking spaces.

Within the green streets, incidental parking has been designed out to control safety and visual issues. This is achieved through the inclusion of green infrastructure planting that cannot be removed by future residents such as trees in the public realm.

This is balanced by defined overspill residential and visitor parking a short walk away.

Furthermore the carriageway widths along the spine streets allows for informal on street parking to one side which will also act as informal traffic calming.

In some parts of the site, the topography will result in retaining walls around frontage parking spaces; these are proposed to be softened by green infrastructure planting to ensure no dominance in the streetscene.

Commercial parking and servicing/ refuse collection for the community retail units will be accommodated within the multi-functional urban square. This area also includes public cycle parking.

Staff parking for the future school will be accommodated within the school site area as part of the separate future reserved matters application. The current reserved matters proposal includes a school drop off loop area accessed from the south off Swansea Road with 3m wide walking route to the new school site.

12. Quality and character

There is no strong existing vernacular character in the area and this development is an opportunity to create a new neighbourhood that exhibits a high quality and characterful 'feel' with distinctive identity.

Given the scale of the site with 705 new homes and in accordance with the policy requirement, the detailed proposals are for three character areas to make the standard Persimmon House types distinctive:

- o Traditional Garden Village
- o Contemporary Garden Village
- o Contemporary Urban Village

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These character areas differ from those defined in the outline parameters plans, however this variation is considered acceptable as a more refined and considered approach.

Taking each in turn:

The contemporary urban village is the main heart of the site including the entrance boulevard, school square and east west spine street. The houses could be described as contemporary vernacular with pitched roofs and modern use of details. Details include flat projecting entrance canopies, square bays windows to some plots, Juliet balconies to some homes, grey UPVC window frames, grey fascias to match the windows and black rainwater goods. The houses are linked through a common materials palette of red brick and black cladding. Overall this is considered to create a distinctive and fresh character. This area includes the community commercial buildings which utilise a similar materials palette.

The contemporary garden village has the same house types and many common contemporary details such as the UPVC window frames and introduces render in place of the black cladding. There is therefore only considered to be a subtle difference in character between the above two mentioned character areas and this could be further distinguished by use of a different brick and possibly use of different feature render colours which can be controlled via the materials condition.

The tradition garden village character includes the west end of the site and incorporates the Persimmon 'Charles Church' brand house types, plus the northern outward facing green edge of the more 'standard' persimmon house types. Traditional details in this area include pitched projecting porches, cast stone bands between ground and first floor, cast stone heads to openings, sage green UPVC windows, sage green fascias to match the windows, black rain water goods. The walling materials are a mixture of red brick, rough cast render and cast stonework to create a varied 'village character'. The low density Charles church house types in the west are further uplifted by tile hanging to gables and cill band courses.

Through negotiations with the LPA since the original submission of the application the house types proposed have been refined and improved significantly. This has included increased use of weather board cladding, inclusion to tile hanging to the Charles Church houses and inclusion of projecting porches (as opposed to canopies) to a few Charles Church houses. Whilst considerable progress has been made in respect of the house types now proposed in the submitted plans, there remain some further refinements in the way of additional detailing and design amendments that would serve to further uplift the sense of quality, character and distinctiveness of the new neighbourhood to be created at Bryngwyn Fields. It is considered that the Persimmon wide houses with flat frontages such as the Charnwood and Whiteleaf in the traditional character area would also be enhanced through the inclusion of projecting porches where there is space and this can be required via condition.

It will be important to ensure that details are appropriate to the quality of the new place being created, such as ensuring crisp verges to the repeating front gables that will be a key feature. The black cladding is welcomed as a key distinguishing feature within the contemporary urban village area. However successful implementation is critical in this respect. With reference to past Persimmon developments elsewhere in Wales, this cladding can appear 'stuck on' and must therefore be recessed to be flush with the masonry. Similarly entrance canopies are key features that join the private house to the public realm and require good detailing.

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These aspects can all be controlled via a condition requiring large scale drawings. It has been suggested that these details can be conditioned to be 'fine-tuned' prior to each phase; as the development progresses this will allow review and reflection of completed houses which may elicit a change of detail or material.

All the materials can be assessed collectively via a composite sample panel that can be required by condition. This will also allow juxtapositions of materials/ details to be examined.

All new homes require various meter cupboards and these can detract from well designed frontages. This can be controlled via a condition requiring these plastic units to be located on less prominent side elevations as far as possible. Where this not possible the meter cupboards need to a recessive colour and this can also be controlled via condition.

At the outline stage a parameter plan was set for uplifts to key frontages and this has evolved in the detailed proposals with uplifted designs throughout the site. The proposed house types, materials and details are certainly enhanced from the past Persimmon homes developments in Swansea and collectively the whole development is considered to be an enhanced place having regard to proposed boundary treatments and planting. Given the flexibility allowed by the condition requiring 'substantial accordance', this place-wide approach to uplifted designed is welcomed and considered acceptable.

In all character areas, the key frontages such as entrance boulevard, school square, spine street, around key spaces will include estate railings which is welcomed as an uplift. These metal horizontal railings do need to return to public corner elevations and house frontages so the final extent of estate railings can be controlled via condition.

Given the sloping nature of the site, there are areas of brickwork under-build and some homes have steps up to front doors. Through detailed negotiations, these have been minimised and screened by planting where possible. The step handrails will form a prominent frontage feature and can be controlled via condition.

The detailed design of the school will be resolved via a separate reserved matters application.

Sustainability

The Swansea LDP is committed to a holistic Placemaking and Place Management approach being applied in all areas and at a range of scales, in order to create a genuine sustainable legacy in accordance with the Well-being of Future Generations (Wales) Act 2015. The creation of sustainable, distinct communities that are supported by good quality infrastructure, community facilities and opportunities for recreation is central to the Plan's vision and objectives. The plan therefore requires that all proposals, and particularly large high profile schemes such as this, exhibit high quality, sustainable design credentials that respond to local context. The success of achieving this approach relies on a multidisciplinary approach to address the full range of considerations result in the design of successful new community.

The design process has been an exemplar of the multi-disciplinary approach envisaged in the plan. The resulting development proposes a sustainable neighbourhood that encourages walking and cycling with new school at heart, strong connections to Garden Village and improved linkages to Gorseinon High Street.

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The site can accommodate a new through bus service. The open spaces including community orchard and connected streets is designed to encourage active and healthy lifestyles for all ages. Educational opportunities relating to the environmental assets are proposed. Therefore the development has potential to establish a 'sustainable community' that supports active healthy, lifestyles and reduces dependence on private cars. Key ecological features have been retained, in order to maintain and enhance biodiversity and ecosystem resilience.

Nature based landscaping and drainage solutions are also proposed to enhance the multifunctionality of key aspects of infrastructure. The integrated multifunctional green infrastructure network provided at all scales throughout the site provides a sound foundation of benefits to both people and nature. This is well evidenced in the Green Infrastructure Strategy which sets out the broad range of ecosystem services provided by the proposal. This innovative approach to the appraisal of the sustainability of a scheme is a particular strength of this proposal and demonstrates a close fit with the objectives of both the WBFG Act and the Environment (Wales) Act.

In terms of the sustainable use of energy (as required by Policy EU 2) the new homes will conform to Part L of the Building Regulations (Conservation of Heat and Power). The aim is for the new school which will be subject to a separate future reserved matters application to meet the sustainable building standard known as BREEAM Excellent (as per recent new schools in the Swansea area), with BREEAM Very Good as the fall back.

Placemaking Summary

Having regard to the matters discussed above, the Placemaking and Strategic Planning Section consider that the detailed proposals submitted as part of this Reserved Matters application do meet the relevant planning condition imposed on the Outline permission requiring substantial accordance with the agreed placemaking parameters, and that the proposals do suitably accord the LDP policy and the adopted Residential Design Guide SPG.

The negotiation process between applicant and LPA, which have been undertaken in large part during COVID-19 lockdown, has been a collaborative and creative exercise that significantly improved the scheme as originally proposed in the initial Reserved Matters application. In fact, the process followed is considered a potential exemplar of the placemaking approach for residential developments. Having regard to the submitted plans and information, there is a significant opportunity for Bryngwyn Fields, Garden Village to become a connected place, a green place, a distinctive place and potentially an exemplar of green infrastructure-led placemaking by a mass house builder.

In order for this significant opportunity to be realised, the Placemaking and Strategic Planning Section therefore recommends approval, subject to a range of conditions to cover the following aspects:

- Notwithstanding the proposed plans, all house type details / materials should be reviewed / amended / agreed prior to the commencement of superstructure for that phase.
- Notwithstanding the proposed plans, details of projecting porches should be added to the wide fronted Persimmon houses in the traditional character area and agreed with the LPA.

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- A composite sample panel should be constructed on site showing juxtaposition of proposed materials
- A strategy for locations of meter boxes for each house type should be agreed with the LPA
- Large scale drawn details of the following should be submitted for agreement with the LPA:
 - o Typical window in opening/ surround
 - o Bay window
 - o Juliette balcony
 - o Balconies to flats
 - o Eaves
 - o Verge
 - o Porch/ canopies and front doors
 - o Steps/ railings and public realm retaining walls
- o Notwithstanding submitted plans, the locations and extent of estate railings for that phase should be agreed prior to commencement of superstructure for that phase.
- o Notwithstanding submitted plans - final highway materials should be agreed prior to superstructure
- o Proposals to reuse the stonework from ruined farm buildings on site such as 'abutments' to demark the stream crossing in the east of the site will need to be agreed.
- o Notwithstanding the submitted plans, full details of commercial units to show scenarios for different uses should be agreed, such as shopfronts/ bi-fold doors, external seating and M+E such as air con/ flues prior to the commencement of commercial building superstructure.

Ecology Officer

Initial Comments

Dormouse mitigation strategy

We have concerns regarding some of the retained habitat that has been included in the habitat calculations for dormouse mitigation and compensation. Particularly those within the south of the site. Could the areas that have been identified as retained habitat be reviewed with regards to their continued functionality as suitable dormouse habitat in the long term? For example, the areas in green below are unlikely to continue functioning as viable dormouse habitat in the long term due to increased disturbance and should therefore be considered habitat loss which will have implications on the calculations and compensation requirements which should be provided at a minimum of 2:1 gain to loss.

With regards to the proposed habitat compensation for dormouse, please could a planting plan be provided which clearly shows the proposed phasing of planting. Compensatory dormouse planting should be provided prior to the loss of habitat. Please could the plan also include the areas of habitat proposed for translocation and the proposed receptor sites.

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The provision of the landscaped wildlife crossing at the southern end of the strategic access road is welcomed, however due to the likely delay in achieving canopy connectivity in this area, could the provision of an additional wildlife bridge crossing be explored to ensure connectivity in the short term. The connectivity between these areas should be monitored within the monitoring regime.

Landscaping & other biodiversity comments

We previously agreed to discourage resident access around the most easterly SuDS pond through the removal of the access path around the western edge and the incorporation of increased planting to provide continuous cover from the retained woodland to the edge of the pond. This does not appear to have been implemented. Please could this be updated to reflect previous discussions?

Due to the intersecting footpath to the northern extent of this section would it also be possible to enhance connectivity between these two sections of retained vegetation through increased native tree planting to aid canopy connectivity. At present it appears that beech trees are proposed to be planted, could these be replaced with oaks for example?

With regards to retained habitats, a minimum of 5 m buffer should be retained between them and the development to deter incorporation into residential gardens. The plans at present do not appear to include this buffer within all retained habitats and residential plots. Please could this be reviewed.

The submitted LEMP states that retained and enhanced habitats will require ongoing sensitive and appropriate management over the lifetime of the development, however the submitted document states that it will extend for a minimum of 20 years. Provisions should be made for the lifetime of the development and committed to within the document. The mechanisms for reporting the monitoring and management actions must also be provided.

The LEMP should set out how contingencies and/or remedial action will be identified, agreed and implemented, however this it is not clear within the document how this will be achieved for all habitats and species. The report refers to 'key indicators' that will be monitored within the habitat mitigation areas, however it is not clear what these indicators will be and where remedial action may be triggered.

The LEMP also refers to the provision of dormouse, bat and bird boxes and reptile hibernacula. The proposed locations of these provisions should be provided on a suitable drawing.

Could consideration be made to the provision of increased planting and standard native trees such as oaks within the proposed orchard area in the south of the site, with the aim to enhance the connectivity along this southern boundary.

The detailed plot planting suggests the inclusion of amenity grassland verges, could consideration be made to planting and managing these areas as wildflower meadow areas?

In order to maintain habitat connectivity within the development for hedgehogs, which are a species of conservation concern, can provisions be made to ensure suitable gaps are retained in boundary and residential fences.

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Further Comments

Documents Received:

- Bryngwyn Fields, Kingsbridge. Revised Ancient Woodland Mitigation Strategy; Report Reference: edp2688_r017c; dated February 2021 by edp (Condition 40)
- Bryngwyn Fields, Kingsbridge. Revised Dormouse Mitigation Strategy; Report Reference: edp2688_r016c; dated February 2021 by edp (Condition 41)
- Bryngwyn Fields, Kingsbridge. Wildlife Protection Plan Report Reference: edp2688_018c; dated February 2021 by edp (Condition 42)
- Bryngwyn Fields, Kingsbridge. Landscape and Ecology Management Plan. Report Ref:2688_r021a; dated March 2021 by edp (Condition 43)
- Biodiversity Enhancement Plan: Bat, Bird, Reptile & Hedgehog Features; Drawing No.: edp2688_d084 Sheets 1-5, dated 10 February 2021 by edp;

Condition 42 - Wildlife Protection Plan - We welcome the recommendations made to undertake pre construction protected species surveys. However, where these are 'recommended' within the report there must be a clear commitment to undertaking these pre-commencement surveys. For example with regards to pre-commencement badger surveys recommended within paragraph 4.49, these must be clearly committed to.

With regards to otter, it is noted that pre-commencement surveys will be carried out where vegetation clearance is proposed within 10 m of a watercourse. Where suitable habitat to support holts or resting places is present we would request that pre commencement surveys are carried out prior to any works within 150 m of these habitats.

I note that the plan contains outline pollution prevention measures, with a CEMP due to be submitted at a later date to fulfil Condition 45. The plan suggests that silt traps will be installed within watercourses; however, every effort must be made to prevent mobilised sediments from entering the watercourse in the first place. The CEMP must outline the proactive measures that will be adopted to prevent this from occurring.

Biodiversity Enhancement Plan - It is noted that the proposed locations of bat roost, bird nesting and reptile hibernacula provisions are given on the plan. However, the plan does not give specific locations where the hedgehog passes will be provided in fenced boundaries. The locations of these must be specified within the plan. These should provide connectivity between gardens as well as those adjacent to public open space.

Dormouse Mitigation Strategy - Condition 41 - It is noted that protective habitat buffers are to incorporate fencing where appropriate to divert footfall away from retained and/or created sensitive habitats. The submitted supporting plans appear to include estate railings and knee rails within the residential aspects of the development; however, they do not appear to include the proposed protective fencing for the sensitive habitats. This should be provided, along with the proposed fence type.

We note the results of dormouse monitoring will be submitted to the Peoples Trust for Endangered Species (PTES), the results should also be submitted to the South East Wales Biodiversity Records Centre (SEWBRc). In addition, the records made during baseline surveys should be submitted to SEWBRc.

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Condition 43 - LEMP - We previously requested that the connectivity between the retained woodland to the north of the SuDS ponds and that to the north of the new footpath be improved with additional oak trees rather than the proposed beech trees. This has now been updated.

We previously agreed to discourage resident access around the most easterly SuDS pond through the removal of the access path around the western edge and the incorporation of increased planting to provide continuous cover from the retained woodland to the edge of the pond. It is our understanding that access is required here to fulfil SAB requirements for access. The proposal has since been updated to replace the informal footpath with amenity mown grass and increased shrub planting between the mown area and retained woodland.

The LEMP submitted initially stated that retained and enhanced habitats will require ongoing sensitive and appropriate management over the lifetime of the development, however the submitted document stated that it would extend for a minimum of 20 years. This has now been updated to commit to extending the management over the operational lifetime of the development.

The detailed soft landscaping plan indicates areas of amenity grass verges, we previously requested that these be replaced and managed as a wildflower grassland verge where possible. The soft landscaping plan still appears to support many amenity verges, which would be good candidates for wildflower verges. Consideration may need to be made to incorporating a seed mix more suitable to woodland edges and shading in some areas, depending on adjacent habitats and aspect.

With regards to the management of these species rich grassland areas, informative signs or markers should be installed to ensure that the areas are not incorporated within the amenity grassland mowing regime.

Lighting - We note the submission of the 'Preliminary Lighting Strategy' and highlight that prior to the commencement of development works on each phase of development, a "Lighting Design Strategy for Biodiversity" must be submitted. These must be submitted and agreed prior to the commencement of works for each phase.

Final Comments

Following on from the earlier response to the above regarding otters and NRW response. What I would say is that Pre-construction otter surveys should be undertaken prior to the commencement of any works in order to identify any changes in otter activity, holt locations, etc., since the original surveys. This will ensure that the prescribed mitigation measures remain adequate to address possible impacts on otters. It is also important to ensure that no new holts have been created in the intervening period.

In general, I would say that a survey of suitable habitat within 200m of a development, including a survey of at least 250m upstream and downstream of the development site is the accepted standard for otters.

Regarding access tracks to a development site, a survey of at least 100m on either side of any indicative proposed routes is required.

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With regards to boundary treatments, hedgehogs and dormice, I agree with your comments on it being covered in the separate condition.

Landscape Officer

Initial Comments

General observations:

I am mindful of comments made by the Council's Tree Officer and Ecologist and have tried not to repeat those comments other than where particularly relevant and in discharge of 2019/2906/RES and are necessarily specific. Comments on tree protection fencing by others.

Tree Planting:

Generally: there appears to be sufficient tree planting within the scheme in mitigation of trees lost and in the creation of Place and habitat connectivity. I am mindful of the use of larger growing longer lived tree species in public open spaces that is encouraged. I note the hierarchy of tree planting in roads with likely higher usage and the more domestic character of lower use. While being mindful of the need to contribute positively to existing biodiversity and the retention and use of space by people I would have welcomed greater variety in tree species with consideration to future climate change.

Street tree planting:

Generally, Street trees should be of similar ultimate height and growth rates and have a significant variety of say 5 species within a visual sphere for seasonal variation, resilience and Place making; Note the Tree Officer's comments re the use of staggered planting in connecting roads etc. as above and elsewhere.

With regard to the final plan, if the highways are to be adopted the Council's tree Services unit should also have the opportunity to comment on the suitability of street trees.

Of particular relevance is the variety in street scene trees (garden or street trees) to include variation of form, textures, seasonal variation and autumn colouring in the setting of homes and in the creation of Place. I would expect to see at least 5 different tree species in most visual spheres being mindful of resilience in the event of diseases or impact of climate change and that they should also have amenity value in the creation of Place and be worthy of protection by TPO. The comments take into account that the housebuilders and designers have responsibility over the locations and interactions of trees with structures and hard surfaces and should provide adequate spacing, with root guards to prevent damage to suitably designed foundations and paving as appropriate, avoidable damage to structures is often a reason for the removal of maturing trees.

Specifically - locations of mix of *Amelanchier lamarckii*, *Betula pendula* and *Prunus padus* will give a great variety in height and spread and irregular shapes within the street scene, the difference in height between *Amelanchier* and *Prunus* spp could be as much as double in height (6m and 12m respectively) and they would look strange in a street setting.

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Suggest that these be changed to Amelanchier arborea Robin Hill (specified elsewhere within the development), Betula utilis spp and Prunus padus Albertii for similarity in height in the street scene. I note the specification of Sorbus aucuparia Asplenifolia as street trees, generally Sorbus aucuparia spp. in close proximity to paving are struggling and failing in Swansea, Suggest alternative species be used.

I note the tree planting to the West of Plot 141, South of Plot 133 etc. is rather a strange mixture of character for such a formal sweep in the landscape; Acer platanoides, Carpinus betulus and Populus tremula make unusual bedfellows in a formal avenue (consider changing Carpinus to Tilia cordata Rancho, Populus tremula to Alnus Spaethii and Acer platanoides to Liquidambar for similarity in growth rates and sizes and complimentary seasonal variation) while Acer Elsrijk is a regular shaped species but is used in an informal space; suggest substituting with Acer campestre or Acer campestre Elegant that have a more naturalistic and varied shapes that are more suitable for group planting.

Front Garden trees:

Noting elsewhere our requirement for placemaking and the protection of trees for their amenity and placemaking values and consequent protection by TPO

I note the Tree Officers observations that the following five species are considered generally too big for the space available in front gardens: Acer campestre 'Elsrijk', Alnus incana 'Laciniata', Betula utilis jacquemontii, Carpinus betulus 'Fastigiata' (that spreads very widely at maturity) and Gleditsia triacanthos 'Draves Street Keeper'.

For information only the native form of Sorbus aucuparia are not faring well locally as Standard trees, particularly where adjacent to paving (see above). Betula pendula fastigiata 'Obelisk' is an upright Silver Birch that can be considered relatively close to structures.

Tree selection by necessity is site, aspect and ground condition specific but typically garden trees need to be varied and long lived to deliver a varied setting and amenity for homes, streets and neighbourhoods. The list of potential tree spp. are enormous and variety in species selection within gardens is to be encouraged, being mindful of not using shallow growing or short lived spp. and their proximity to structures and the need for the developer to design and install appropriate foundations and structures in the vicinity of trees.

Free standing Standard trees in POS (i.e. outside of woodlands): the following comments are made in the interpretation of the intention of the planting as individuals, groups or 'woodlands', what those planted trees will grow like to maturity and to minimise interactions with each other to their detriment. The comments are made generally to reflect the minimum space that those trees species require to grow to maturity when not parts of a 'group' or woodland.

Plant Quercus robur fastigiata at least 5 meters apart.

Plant Populus tremula at least 8m apart generally not within 5m of hard surfaces, as it has the propensity to sucker and damage paving, provide root protector to a min depth of 600mm to makers current printed instructions, where adjacent to paving root protector to extend a min of 10m in total (symmetrically from planting location).

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Where more than 1 of the species is planted adjacent to paving the root protector should be entire; show locations of root protector on hard and soft landscape plans. It appears that the intention is for these trees to be grown to maturity as individuals, not as groups and the comments are made on that basis; if a larger number of the same species are planted with the intention of creating part of a group, these spacings could be reduced.

Acer campestre Elsrijk - do not plant within 6m of other trees.

Salix alba as standards - do not plant within 15m of other trees.

Generally, provide root protectors between free standing trees and hard paving or shallow / vulnerable services where roots will extend to same at maturity, all in accordance with manufacturers' current printed instructions to contain roots and prevent root growth above the 'protector'. Show locations of root protectors on Landscape Plans.

Woodland and woodland edge planting:

In order for the varying species of woodland edge and woodland planting to survive future maintenance and retain the diversity and varieties of species they should be planted generally in single species groups of 3,5 or 7 with exceptions for robustly growing or particularly notable plants that should be planted singularly and randomly e.g. *Sambucus*, *Rosa canina* and *Ilex* (there will be locations where groups of *Ilex* as hedges etc are an exception). Larger growing and long lived species should be identified, grouped and spaced accordingly with underplanting (e.g. for oak standards with coppiced hazel or *Ilex* as understorey). While being mindful of the purpose of ecotone planting and that *Lonicera periclymenum* is a food and nesting source for dormice there is a very high percentage of that species specified (25%) that may be to the detriment of woodland edge shrubs, are they to be planted in groups or singly? I can't find that detail and therefore predict / describe the outcome. I also note that at masterplan level that woodland edge planting is shown abutting paving and that sufficient space be allowed when planting for edge shrubs to grow to a naturalistic shape (unless maintained as a hedge) with or without a mowing margin adjacent to paving. Some thorny species e.g. *Prunus spinosa* and *Rosa canina* in particular should be located away from paved surfaces bearing in mind how quickly *Rosa* can grow and *Prunus* also suckers.

Notes could describe woodland edge or hedgerow planting as follows to enable the survival of various species of a percentage thinning strategy:

Plant long lived high canopy trees in single species groups of up to 10 at 2-3m spacing (interplant only with lower growing species, or species managed to be lower growing e.g. by coppicing). Do not plant within 1500mm of paving so that species do not spread over adjacent walkway / thoroughfare / kerb lines. (Consider planting a native hedgerow mix with 'standards' at 5/1m (in 2 staggered rows 225mm apart and at staggered 450mm centres or similar spacing) comprising

- 15% *Acer campestre*
- 20% *Corylus avellana*
- 25% *Crataegus monogyna*,
- 5% *Ilex aquifolium*,
- 2.5% *Lonicera periclymenum*

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- 10% Prunus spinosa
- 7.5% Quercus robur as 60-90
- 2.5% Quercus robur as CG light standard (planted to grow on as standard trees within the hedgerow, provide Rabbit guard and strimmer protection and for identification for retention as standard trees in the ongoing maintenance)
- 2.5% Rosa canina
- 2.5% Salix caprea
- 2.5% Sambucus nigra
- 2.5% Sorbus aucuparia*
- 2.5% Viburnum opulus

Single species to be planted in groups of 3,5 or 7 except, Holly, Elder, Rosa and Lonicera that are to be planted as singles (randomly spaced) To be planted at least 750mm from paving and maintained by regular cutting not to spread within 300mm of paving to a height of 2.5m above walkway and 5.5 above carriageways. In hedgerows or woodland edge planting allow Quercus to grow through as standards at irregular intervals at approx. 20m intervals (See previous notes that trees should not be planted so that at maturity the boles do not encroach within at least 600mm of the highway.)

*Sorbus aucuparia can be included in woodland edge planting.

Shrub planting:

Context: Under Construction (Design and Management) Regulations (CDM Regulations) which came into force on 31 March 1995. The regulations were introduced to ensure that health and safety issues are properly considered during a project's development so that the risk of harm to those who have to build, use and maintain structures is reduced. Planting is frequently shown directly adjacent to buildings, if gravel or mowing margins or hardened areas within planting are to be incorporated to facilitate general maintenance e.g. window cleaning, they should be shown and planting locations adjusted accordingly; the extent of the planting bed and the relative planting locations should be shown and of shrub planting locations (i.e. distance of planting from bark mulched beds).

I note that the shrub planting labels are not sufficiently specific e.g. where there are a number of shrub species designated in any one area, it does not show whether large quantities of 1 species are to be planted in smaller groups, that taller species are planted as boundary perimeters or to rear of planting beds etc. While the LEMP describes the need to employ suitably qualified and experienced contractors the information provided should be sufficient for the contractors to follow rather than interpret planting plans e.g. where to plant shrubs within a mixture.

The numbers of different shrub planting mixtures are relatively small for each aspect designation and will create relatively little variety in any visual sphere creating something of an amenity as opposed to residential character. Being mindful that it is not feasible to produce individual designs for each garden or frontage and that we would hope that this is a starting point for ongoing enjoyment and the settings of people's homes this is somewhat of a missed opportunity to create a variety and maturity of character that usually only develops in established communities over time.

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I am mindful that we are describing the settings of people's homes and that shrub planting that has otherwise failed should be replaced for the duration of the condition by the developers, however we should not enforce replacement shrub planting under condition where adequate compensatory planting has been provided by the home owners, but that I note that the LEMP states that replacement planting should be replaced by like for like original species and specification, this does not differentiate when failures occur or replacements are required. Ideally this should be replaced by a statement that plant sizes should be increased by replanting with larger specimens to be similar in size to surviving specimens on site or that the number of plants be doubled for each failure; otherwise there is no significant incentive for high quality ground preparation or maintenance.

All trees that are planted as part of the landscape scheme or are part of the existing landscape structure are to be protected by TPO, ideally this is done prior to the sale of houses so that potential home owners are aware of constraints posed by trees and or shrub planting for the differing and or enduring periods as prescribed.

Shrubs : I note 1 bed adjacent to a house front shows:

Urban Village Mix 1

16 No. Acer japonicum 'Aconitifolium' 16.67%

16 No. Carex pendula 16.67%

16 No. Cordyline australis 'Torbay Dazzler' 16.67%

16 No. Cornus sanguinea 'Midwinter Fire' 16.67%

16 No. Cortaderia selloana 'Aureolineata'

As Acer japonicum 'Aconitifolium' is a small short boled branched wide tree which makes a round bush of about 4m (12ft) in height and diameter, this hopefully is a typo and should be reviewed.

Final Comments

I note and welcome the revisions described following my earlier comments.

Tree Officer

Initial Comments

Landscape - The comments of the Tree Officer will only relate to the suitability of proposed tree planting contained in the Landscape Scheme.

Generally most areas suitable for tree planting are shown with trees.

A palette of eight different tree species are proposed for planting in the front gardens of the houses. Of these five are too big for most of the positions indicated, this will put pressure on their retention into maturity. The five species considered too big are Acer campestre 'Elsrijk', Alnus incana 'Lacintiana', Betula utilis jacquemontii, Carpinus betulus 'Fastigiata' and Gleditsia tricanthos 'Draves Street Keeper'.

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Alternatives trees such as Sorbus aucuparia varieties and Amelanchier should be considered where space is limited.

Trees in the street avenues should be planted in a staggered fashion to ensure any future failures are not as noticeable as they would be with the opposite planting shown. The avenue planting is formed of mono species, this can be improved visually as well as preventing loss of all trees to a disease for example if a suitable mix is chosen.

Planting in the public open space and around the SUDS areas should include large, long lived tree species wherever possible.

Ideally a more diverse palette should be chosen to provide variation in form, colour (both summer and autumn) and foliage size

The proposed woodland planting is suitable.

Further comments

The proposed tree planting is suitable for the site and positions shown. There is more scope for large tree species to be planted in the POS, but some of these areas are used for foraging species.

Not all of the trees are specified with their stock type, this needs clarification before discharge.

Final comments

The Arboricultural Impact Assessment (AIA) correctly identifies the impacts of the development on trees throughout the site.

Where good quality trees are to be removed there appears to be adequate tree planting proposed in mitigation.

The plans now show trees T46 and T47 being retained that were incorrectly shown removed in the first submission.

The plans also include dimensions to allow the correct positioning of the protective fencing which was also initially missing.

Parks Service

The proposed plans in relation to the POS, landscaping, parks and play facilities are acceptable to the Parks Service.

APPRAISAL

This application seeks 'reserved matters' approval of landscaping details required by planning permission 2016/1478 granted on the 12th December 2019. The submitted information provides landscaping details of the entire site, with the exception of the land that will accommodate the new school.

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The 2016/1478 permission granted planning permission for up to 750 dwellings (use Class C3, including affordable homes); provision of 1 no. Primary school; circa 280m² - 370m² of flexible A1-A3 / D1 floorspace; open space including parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated services, infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths / cycle ways; landscaping works (including sustainable drainage systems), ecological mitigation works and ancillary works.

This application also includes details in relation to the following conditions that form part of the 2016/1478 planning permission:

- 40 - Ancient Woodland Mitigation Strategy,
- 41 - Dormouse Mitigation Strategy,
- 42 - Wildlife Protection Plan,
- 43 - Landscape and Ecology Management Plan (LEMP),

The purpose of submitting this 'stand alone' landscaping reserved matters application is to seek approval in the first instance, to allow the applicant to submit their necessary application for an EPS Licence to NRW to enable works to commence on constructing the development access road from Hospital Road to the north, approved in full under planning permission 2016/1478. The submitted landscaping scheme covers the whole site, and is identical to that submitted in the associated application 2019/2905/RES.

The site benefits from outline planning permission (2016/1478) for residential development for up to 750 dwellings which was granted on the 12th December 2019.

As part of that permission, a Section 106 Agreement was signed which included

- Affordable Housing - 20% Affordable housing (AH) on the site; comprising 50% social rent (at 42% ACG) and 50% intermediate (at 70% ACG) and DQR compliant. The AH shall comprise a mix of 2 and 3 bedroom dwellings. The design and specification of the AH shall be of an equivalent quality to those used in the Open Market Units. The AH shall be dispersed across the site in clusters and 20% shall be delivered within each phase of the development.
- Local Highway Improvements Works:
 - (a) J47 (M4) - contribution to the installation of the MOVA to be made on the occupation of the first dwelling. (£100,000).
 - (b) A484 / B4560 Swansea interchange (Day's Roundabout) - existing roundabout enlarged, wider flare lanes and the two western approaches increased from two lanes to three lanes each. The access from Day's (eastern approach) increased from one lane to two lanes. Payment to be triggered on the occupation of the 100th residential unit (£334,688).

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(c) A4240 / Hospital Road Interchange (Gorseinon Rd / Hospital Road) - the existing 2 mini-roundabouts will become one small roundabout with access to 3M (UK) becoming a priority junction. Payment to be triggered on the occupation of the 50th residential unit (£134,297).

(d) B4560 / Hospital Road Interchange (Swansea Road / Hospital Road) - the signalisation of the junction with a pedestrian phase across both Hospital Road and Swansea Road. Payment to be triggered on the occupation of the 300th residential unit (£214,453).

- New School: A payment of £5.5m to the Council for the Council to construct the 2.5 form entry school (together with the associated playing fields, external open space, and boundary treatment etc) together with delivery of the land required to build the school. A payment of £266,503 would be required prior to any works commencing on site, whilst the remaining balance of £5,233,497 would be required to be paid prior to the occupation of the 201st residential unit. The developer to construct the school drop off / pick up area and associated access road, prior to the occupation of the 301st residential unit.
- Cycle Path: Contribution of £100,000 towards the extension of the existing Kingsbridge Link cycle path across Stafford Common to Gowerton Railway station, to be paid prior to the occupation of the 351st dwelling.
- Local Enhancement Works: Scheme of enhancement works for Railway Terrace (shared surface, planting and new fencing) - £197,210 to be paid prior to the occupation of the 351st dwelling. Improvements to the existing footpath between Clos Bryngwyn and Clos Llandyfan (widening and resurfacing) £50,000 to be paid on the prior to the occupation of the 351st dwelling.
- Management Plans: Unless offered for adoption by the Council (with an appropriate commuted sum agreed with the Council's Parks Dept), the Management Plans for the future maintenance of the retained woodland and ecologically sensitive areas, proposed parks, open spaces, LEAPS, NEAPS, MUGA and SUDs ponds, to be submitted prior to the commencement of the phase of works within which the relevant area is contained.
- Bus Service: A subsidy payment of £101,000 per year for the provision of a public bus service to go through the site for 2 years, or up to the year following the creation of a through bus route, whichever is the sooner. £202,000 to be paid (following the occupation of the 75th dwelling).
- Council's Monitoring Fee: A Monitoring fee of £11,340 (based on 20% of the application fee, as the 2% fee of the overall cost of the obligation would be unreasonably and prohibitively large). The fee to be paid prior to the commencement of works on site.
- Legal Fees: The Council's legal fees of £3,000 relating to the preparation of the S106 agreement.

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Site Description

The site is located to the north of Garden Village within the Kingsbridge Ward on the north-west edge of the City of Swansea.

The site is boarded by the following land uses:

- To the north by Hospital Road, beyond which is Garn Goch common and the commercial trading estate of Garngoch Industrial Estate;
- To the east by Pen Y Waun Common and the A484;
- To the south by the existing residential settlement of Garden Village; and
- To the west by the existing settlement at Gorseinon and by a dismantled railway line (now a cycle & footpath) and the Afon Lliw.

The site comprises approximately 50ha of undeveloped land situated on the northern and north-eastern edge of Garden Village. The site sits within a varied landscape of permanent pasture, unimproved common land, current and former industrial sites and residential urban areas.

The site consists of a number of undulating fields (subgrade 3b or 4 with some areas limited to grade 5) with hedges and scattered trees in the south, which are predominantly utilised for the grazing of animals, but also abandoned pastures exhibiting no recent management. In addition, two areas of semi-natural broadleaved woodland, an area of willow and alder carr and scrub woodland, and numerous areas of dense scrub comprise the remainder of the site. In addition there is a small area of ancient semi-natural woodland towards the northern end of the site.

The field pattern is shown in first edition Ordnance Survey map and there was a small farmstead - Penyfode Fach - in the south-eastern area of the site accessed from what is now Swansea Road.

In the northern part of the site is unmanaged woodland, including ancient woodland. The site drops down in the west to the Afon Lliw.

The site is crossed by two overhead power lines leading to an electricity sub-station outside the site to the north-east within the common land area, and by an underground high pressure gas main which runs from the northern section to the south eastern section of the site.

Two Tree Preservation Orders lie within the site:

- TPO-P17.7.4.435 relates to trees in and around Clos Bryngwyn which overlap onto the application site; and
- TPO642 relates to a significant number of trees and hedgerows within the site itself.

There are no statutory nature conservation designations affecting the site. Within the application site (and adjacent to it) is a locally identified Site of Nature Conservation (SINC).

The site also includes a small section of common land within the northern section of the site (CL44 Mynydd Garngoch Common).

Around the site are industrial / employment sites off Hospital Road to the north. Mynnyd Garn Goch Common to the west. The residential area of Garden Village is to the south with existing pitches and a play area abutting the southern boundary of the site.

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To the west is the former rail line, now a cycle route, and beyond this an industrial area to the south-west, part of which was Mardy tinplate works. Gorseinon High Street some 1km to the north-west.

The site for the new school is not included within this reserved matters application as the school will be constructed by the Council and as such a separate planning application will be submitted in due course.

Background Information/Planning History

Reserved Matters application 2019/2905/RES is also on this agenda for determination:

The 2019/2905/RES application provides details of the access, appearance, layout, scale and landscaping for the construction of 705 residential dwellings, associated public open space, hierarchy of street networks, provision of local centre, habitat retention, SUDS attenuation areas and other associated works, pursuant to outline planning permission 2016/1478 granted 12th December 2019.

That application also relates to the submission of details pursuant to Conditions: 8 (Design & Access Statement), 9 (Intrusive Site Investigation for mine entries & shallow coal workings), 10 (Reports for the findings and treatment of the Intrusive Site Investigation for mine entries & shallow coal workings), 15 (Surface Water Strategy), 17 (tree protection), 18 (Arboriculture Impact Assessment), 19 (Tree protection fencing), 25 (Air Quality Assessment), 34 (vehicular restriction / bus gate), 47 (loading & unloading for the A1-A3/ D1 units) and 49 (cycle parking for the A1-A3/D1 units) of the 2016/1478 permission.

2020/0006/NMA - approved on 3rd January 2020 - Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to allow the variation of wording to condition 9.

2020/2455/NMA - approved on 14th December 2020 - Non Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to vary the wording of condition 47 from 'submission of the servicing and management plan with the reserved matters application' to 'submission of the servicing and management plan prior to beneficial occupation' in relation to the facilities for loading / unloading and service management plan (including hours of operation for deliveries) of the A1-A3/D1 units and the school.

2021/0295/NMA - approved on 18th Feb 2021 - Non Material Amendment to Planning Permission 2016/1478/FUL granted 12th December 2019 to amend the wording of condition 5 to amend the site location plan.

2021/1157/NMA - approved on 27th May 2021 - Non- Material Amendment to Planning Permission 2016/1478 granted 12th December 2019 to amend the wording of conditions 9, 10 and 32

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Main Issues

The main issues for consideration with regard to this application relate to the acceptability of the proposed landscaping and ecological migratory planting of the proposed development in terms of the impacts of the development on the character and appearance of the area, and impacts upon trees, ecology, and environmental interests with regard to the relevant adopted Swansea Local Development Plan (2010-2025) policies listed in the 'background' section of this report and the relevant Supplementary Planning Guidance documents listed within the following sections of this report.

Policy Context

National Planning Policy

The National Development Framework: Future Wales - the National Plan 2040 published by WG on 24th February 2021, contributes the national tier of the Development Plan - it sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs.

Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

The following national policy contained in Future Wales is of relevance to this application :

Policy 1 - Where Wales Will Grow

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure.

The National Growth Areas are:

- o Cardiff, Newport and the Valleys
- o Swansea Bay and Llanelli
- o Wrexham and Deeside

The National Growth Areas are complemented by Regional Growth Areas which will grow, develop and offer a variety of public and commercial services at regional scale.

There are Regional Growth Areas in three regions:

- o The South West
- o Mid Wales
- o The North

Development and growth in towns and villages in rural areas should be of appropriate scale and support local aspirations and need.

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Policy 2 - Shaping urban growth and regeneration - Strategic placemaking)

The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with GI. Urban growth and regeneration should be based on the following placemaking principles:

- creating a rich mix of uses;
- providing a variety of housing types and tenures;
- building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;
- increasing population density, with development built at urban densities that can support public transport and local facilities;
- establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- integrating GI, informed by the planning authority's GI Assessment.

Policy 7 - Delivering Affordable Homes

The Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised. Through their Strategic and Local Development Plans planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.

Policy 9 - Resilient ecological networks and Green infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of GI, the Welsh Government will work with key partners to:

- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

Planning authorities should include these areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide.

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In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Policy 12 - Regional Connectivity

The Welsh Government will support and invest in improving regional connectivity. In urban areas, to support sustainable growth and regeneration, our priorities are improving and integrating active travel and public transport. In rural areas our priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. The Welsh Government will work with Transport for Wales, local authorities, operators and partners to deliver the following measures to improve regional connectivity:

- Active Travel - Prioritising walking and cycling for all local travel. We will support the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes that connect places that people need to get to for everyday purposes.
- Bus - Improve the legislative framework for how local bus services are planned and delivered. We will invest in the development of integrated regional and local bus networks to increase modal share of bus travel and improve access by bus to a wider range of trip destinations.
- Metros - Develop the South East Metro, South West Metro and North Wales Metro. We will create new integrated transport systems that provide faster, more frequent and joined-up services using trains, buses and light rail.
- Ultra-Low Emission Vehicles - Support the roll-out of suitable fuelling infrastructure to facilitate the adoption of ultra-low emission vehicles, particularly in rural areas.

Planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport, including identifying opportunities for higher density, mixed-use and car-free development around metro stations.

Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.

Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.

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Policy 13 - Supporting Digital Communications

The Welsh Government supports the provision of digital communications infrastructure and services across Wales. Planning authorities must engage with digital infrastructure providers to identify the future needs of their area and set out policies in Strategic and Local Development Plans to help deliver this. New developments should include the provision of Gigabit capable broadband infrastructure from the outset.

Policy 28 - National Growth Area - Swansea Bay and Llanelli

Swansea Bay and Llanelli will be the main focus for growth and investment in the South West region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. The Welsh Government will work with regional bodies and local authorities to promote and enhance Swansea Bay and Llanelli's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

Local Planning Policy

The Swansea Local Development Plan (2010-2025) was adopted in 2019, and the full list of the Policies which relate to this development are listed in the 'Background Information - Policies' section of this report.

Relevant Supplementary Planning Guidance (SPG)

The following Supplementary Planning Guidance (SPG) are relevant to the proposed development:

- Design Guide for Residential Development (January 2014)
- The Protection of Trees on Development Sites (October 2016)
- Development and Biodiversity (February 2021)

These SPG have been formally adopted by the Council following public consultation and stakeholder engagement that informed the content of the documents. The Design Guide for Residential Development and Protection of Trees on Development Sites SPGs were adopted by the Council prior to the LDP being formally adopted, and in due course these SPGs will be subject to an updated public consultation and a re-adoption process. Notwithstanding this, it is considered appropriate to have regard to the content of the SPGs given: they are fundamentally aligned to (and referenced as supporting documents within) the relevant LDP Policies and are considered to be consistent with national guidance and the overarching principles of Placemaking set out within PPW and the relevant TANs. Ultimately the SPG documents provide useful guidance to confirm how the Council considers the relevant LDP Policy aims and objectives should be interpreted.

Placemaking / Visual Amenity

The associated reserved matters application (2019/2905/RES) considers the layout and scale, appearance, access and landscaping details for the whole site (except for the site of the proposed school).

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As mentioned previously, the purpose of submitting this 'stand alone' landscaping reserved matters application is to seek approval in the first instance to allow the applicant to submit their necessary application for an EPS Licence to NRW, to enable works to commence on constructing the development access road from Hospital Road to the north, approved in full under planning permission 2016/1478.

The proposal has been the subject of significant negotiations during the course of the assessment of this reserved matters application, as per the detailed and comprehensive comments received from the Council's Placemaking and Strategic Planning Advisor and other consultees, as set out in the 'Response to Consultations' section of this report.

It is considered that that the landscaping of the development has sufficient regard for its location and the placemaking principles contained within the Council's Design Guide for Residential Development, LDP Policy PS2 - Placemaking and Place Management, SD2 - Master Planning Principles, SDB - Land North of Garden Village Strategic Development Site, and National Policy.

Landscaping

It is considered that in visual terms the landscaping is appropriate for the area and will result in an attractive development within the site.

The layout of the site includes a significant number of public open spaces (5ha) and multifunctional green infrastructure features at all scales, which are well distributed through the site. The largest of these spaces being the main 'Orchard Park' (3.2ha) which will include a Neighbourhood Equipped Area for Play (NEAP) and Local Equipped Area for Play (LEAP) both for all ages/ abilities, a Multi-Use Games Area (MUGA) typically comprising all weather surface suitable for various ball games and bike tracks which will be accessible to existing Garden Village residents and the new community.

The central 'Orchard Park' which will support informal recreation is also proposed to include a community orchard to encourage community food growing, plus the network of paths within the site including the perimeter paths on the green edges will encourage walking and a leisure activity.

A further LEAP is proposed within the 'east end' park. The outline parameter included a third LEAP which has been provided as a linear 'play wild trail' on the northern edge alongside the public footpath. Additional Local Areas for Play (LAPs) are incorporated in the rest of the site.

The eastern area of protected woodland with existing stream is proposed to be supplemented by a SUDS pond and biodiversity parkland. The extensive open space areas are anchored by retained landscape features including field trees and hedges.

A comprehensive Green Infrastructure Strategy (GI Strategy) has been submitted for the site which, seeks to integrate measures to maintain biodiversity and ecosystem resilience within the delivery of active travel, open space, drainage and community facilities. It is considered that the submitted GI Strategy is appropriate as it demonstrates the multi-functional green infrastructure 'at all scales' as follows:

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- Landscape scale - it is noted that the detailed layout fully accords with the outline parameters by retaining the entirety of the area within the site associated with the Waungron to Gowerton Railway Line SINC namely woodland and associated grassland. As a result, the development is proposed in the open southern area of fields where some hedges and the majority of isolated trees will be retained. There is no development in the ecologically sensitive northern area except for the main access road from Hospital Road. This affects a small area of ancient woodland (98.3% retained and 1.7% removed) and dormice habitat, and a mitigation strategy has been agreed with Natural Resources Wales, as per the discharge of condition details which are shown in the next section of this report.
- Neighbourhood scale - there are areas of retained green space and significant new park land areas that retain existing landscape features whilst also enhancing biodiversity. The western SINC area is also retained undeveloped and connected to the natural northern edge via a retained hedge green corridor. This will be a multifunctional green space facilitating ecological linkages within and outside the site, active travel and frontage for housing. The existing PRow is retained within this western SINC area. The extensive parks are anchored by retained landscape features including field trees and hedges; these balance the active spaces for the community including play, cycle tracks, recreation, relaxation, community food growing alongside ecological enhancement. It is considered that the neighbourhood features will help give the development a sense of place and make a significant contribution to the physical and mental health and wellbeing of residents.
- Street scale - it is considered that the green infrastructure is positively enhanced by formal tree lined spine streets with planted verges to both sides and 'green streets' with extensive informal tree planting within the public realm. It is considered that the trees will contribute to urban tree cover, shading and wellbeing with the occupants of every home having a direct or oblique view of greenery. It is noted that the landscape design includes outward facing green edges with 'ecotone' planting along the northern path edge which comprises transition planting between the existing grassland and woodland areas. This benefits the nature conservation to increase the habitat whilst providing buffering from the residential activities and improving the environment and wellbeing for new residents
- Plot scale - the house frontages are proposed to be planted as part of the streetscape, with frontage planting which will soften any under-build masonry necessary for the houses in steeply sloping parts of the site. To the rear, trees are carefully located to help soften back to back amenity relationships and views between buildings from the public realm. In addition, planting is to be used to soften and enhance the rear parking courts which accommodate cars for the apartments and town houses in four locations across the site.

The Landscape Officer and Ecology Officer initially raised concerns regarding the details of the proposed landscaping for the site Amended plans were received which overcame the concerns raised. The revised landscaping scheme is considered to be appropriate and will ensure an attractive environment is created which includes biodiversity and ecological enhancements throughout the site

It is considered that the landscaping / green infrastructure proposed across the site will provide for an attractive, legible, healthy, accessible and safe environment and the inclusion and integration of multifunctional GI within the proposal, meets policy requirements in this regard.

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It is considered that the landscaping and GI retains existing GI networks, and additional GI features have been included at all relevant scales of the development.

It is considered that the landscaping of the development would create a good quality and distinctive new community and would accord with the provisions of Policies PS2 and SDB of the Swansea Local Development Plan, the Places to Live: Residential Design Guide and national policy.

Conditions of the Outline Permission

The following conditions were requested by NRW when the 2016/1478 planning application was determined. NRW have considered all of the information submitted in pursuance of the following conditions.

In summary, NRW are satisfied with the information submitted in pursuance of the below listed planning conditions.

Whilst, It is noted that the Council's Ecology Officer has asked for an additional otter survey to be carried out prior to the commencement of development works, such a condition cannot be requested at this stage. If considered necessary, such a condition should have been requested when the 2016/1478 application was determined.

Condition 40 - Ancient Woodland Mitigation Strategy

Condition 40 of the outline permission stated:

Notwithstanding the details contained within the submitted Bryngwyn Fields, Kingsbridge: Ancient Woodland Mitigation Strategy (edp2688_14a000_080218), no development shall take place on site until a revised Ancient Woodland Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure adequate replacement planting is provided in mitigation for the loss of a section of existing ancient woodland.

The submitted information is considered to be acceptable, namely:

EDP2688_R017D Ancient Woodland Mitigation Strategy, received 26th March 2021

Condition 41 Dormouse Mitigation Strategy

Condition 41 of the outline permission stated:

Notwithstanding the submitted Dormouse Mitigation Strategy (C_EDP2688_13c), no development shall commence on site (including demolition, ground works, vegetation clearance) until a revised Dormouse Mitigation Scheme has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall thereafter be implemented in strict accordance with the approved details.

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The strategy shall include;

- i. the timing and phasing of implementation of ecological mitigation
- ii. information setting out the extent of and the spatial distribution of habitats to be lost, and those to be enhanced or created in mitigation, including appropriately scaled and annotated drawings.
- iii. the preparation of a construction method statement to detail how protected species will be conserved during the site clearance works, including details, timing and duration of the works, action to be taken in the event a dormouse is found
- iv. the location, form and extent of 'buffers' to be retained and/or newly planted/translocated material, including measures to safeguard habitats from the proposed development. Buffers shall be a minimum of 5m wide.

Reason: In the interests of bio-diversity and in order to minimise the impacts of the scheme on the existing dormouse habitat.

The submitted information is considered to be acceptable, namely:

EDP2688_R016D Dormouse Mitigation Strategy received 26th March 2021

Condition 42 Wildlife Protection Plan

Condition 42 of the outline permission stated:

No development works on each phase of development shall take place (including demolition, ground works, vegetation clearance) until a Wildlife Protection Plan relating to that phase of development has been submitted to and approved in writing by the Local Planning Authority. The approved Wildlife Protection Plan shall thereafter be implemented in strict accordance with the approved details.

The Wildlife Protection Plan relating to each phase of development shall build upon the principles of Section 6.5 of the submitted report 'Bryngwyn Fields, Kingsbridge, Ecological Appraisal Report, EDP2688_05c' (EDP, July 2016) and include the following as a minimum; - Risk assessment of potentially damaging construction activities. Identification of

- "biodiversity protection zones".
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (including species and habitat specific method statements*).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site
- Details of lighting during construction phase including but not restricted to those measures detailed in section 5.9 of the submitted report 'Bryngwyn Fields, Kingsbridge, Outline Dormouse Mitigation Strategy, C_EDP2688_13c' (EDP, November 2017).
- Details of any additional survey that will be necessary prior to the start of works

*Method statements are required for the following habitats and species identified as present or having potential to be encountered on site:

SINC habitat, Woodland (including ASNW) and scattered mature trees, Hedgerows

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Grassland, Watercourse, Dormice, Bats - particularly in relation to trees, Reptiles, Nesting birds, Otters, and Badger.

Reason: In the interests of protecting wildlife during the course of construction and in order to minimise the impacts of the scheme on the existing wildlife and habitats.

The submitted information is considered to be acceptable, namely:

EDP2688_R018D Wildlife Protection Plan received 26th March 2021

Condition 43 Landscape and Ecology Management Plan (LEMP)

Condition 43 of the outline permission stated

A Landscape and Ecological Management Plan (LEMP) relating to each phase of development, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development works on that phase of development. The LEMP shall thereafter be implemented in strict accordance with the approved details.

The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management e.g. to restore and enhance existing habitats, ensure successful establishment of new habitats etc.
- d) Appropriate management and monitoring options for achieving aims and objectives.
- e) Prescriptions for management actions to include but not be limited to; a scheme for reptile receptor enhancement and bat and bird box installation.
- f) Preparation of a work schedule and monitoring scheme (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the suitably skilled body or organization responsible for implementation of the plan.
- h) On-going monitoring, including of protected species, and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: In the interests of maintaining and managing the landscape and ecological features of the site.

The submitted information is considered to be acceptable, namely:

EDP2688_R021D Landscape And Ecology Management Plan, received 26th March 2021

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Response to Objections

Issues relating to air quality, reduction of open space, doctors surgeries, extra traffic, school places, foul drainage, and flooding, were all considered when planning application 2016/1478 was considered and assessed

Comments have been received about the NEAP being located close to the existing houses. This is considered under the associated reserved matters application 2019/2905/RES (also on this Committee agenda).

Conclusion

Having regard to all material planning considerations, including the provisions of the Human Rights Act, this reserved matters application, providing details of landscaping is considered to be acceptable in terms of the impacts of the development on the character and appearance of the area, and impacts upon trees, ecology and environmental interests.

As such, the application is considered to comply with regard to the relevant adopted Swansea Local Development Plan (2010-2025) policies listed in the 'background' section of this report and the relevant Supplementary Planning Guidance documents listed within the previous sections of this report.

Furthermore, the information submitted in respect of Conditions 40, 41, 42, and 43 of outline planning permission 2016/1478 are also considered to be acceptable.

Regard has been given to the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principles, under Part 2, Section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this recommendation, the Local Planning Authority has taken into account of the ways of working set out at Part 2, Section 5 of the WBFG Act and consider that this recommendation is in accordance with the sustainable development principles through its contribution towards one or more of the public bodies' well-being objectives set out as required by Part 2, Section 9 of the WBFG Act.

RECOMMENDATION:

APPROVE subject to the following conditions:

- 1 The development shall be carried out in accordance with the following approved plans and documents:

EDP2688_R017D Ancient Woodland Mitigation Strategy received 26th March 2021

EDP2688_R016D Dormouse Mitigation Strategy received 26th March 2021

EDP2688_R018D Wildlife Protection Plan received 26th March 2021

EDP2688_R021D Landscape And Ecology Management Plan
received 26th March 2021

EDP2688_D084 (5 SHEETS) Biodiversity Enhancement Plan - Bat, Bird, Reptile & Hedgehog Features, received 19th February 2021.

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PI01 Rev G Planning Layout (All Phases)
PI01-1 Rev G Planning Layout (Phase 1)
PI01-2 Rev G Planning Layout (Phase 2)
PI01-3 Rev G Planning Layout (Phase 3)
PI01-4 Rev G Planning Layout (Phase 4)
D074 Rev F Sheet 1 Of 6 Detailed Soft Landscape - Open Space Plan 1
D074 Rev F Sheet 2 Of 6 Detailed Soft Landscape - Open Space Plan 2
D074 Rev F Sheet 3 Of 6 Detailed Soft Landscape - Open Space Plan 3
D074 Rev F Sheet 4 Of 6 Detailed Soft Landscape - Open Space Plan 4
D074 Rev F Sheet 5 Of 6 Detailed Soft Landscape - Open Space Plan 5
D074 Rev F Sheet 6 Of 6 Detailed Soft Landscape - Open Space Plan 6
D075 Rev F Sheet 1 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 2 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 3 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 4 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 5 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 6 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 7 Of 8 Detailed Plot Planting - Phases 1 & 2
D075 Rev F Sheet 8 Of 8 Detailed Plot Planting - Phases 1 & 2
D076 Rev G Sheet 1 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 2 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 3 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 4 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 5 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 6 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 7 Of 8 Detailed Plot Planting - Phases 3 & 4
D076 Rev G Sheet 8 Of 8 Detailed Plot Planting - Phases 3 & 4
received 14th June 2021

LP10 Rev A Site Location Plan received 24th June 2021

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

- 2 All planting, seeding or turfing comprised in the landscaping scheme hereby approved, shall be carried out in the first planting and seeding seasons following the completion of the phase of development to which it relates. Any trees or plants which within a period of 5 years from the completion of the respective phase of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the approved landscaping scheme is implemented in a timely manner.

Informatives

- 1 The national development plan is Future Wales: The National Plan 2040. The following policies were relevant to the consideration of the application: Policies 1, 2, 7, 9, 12, 13, and 28.

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The development plan covering the City and County of Swansea is the Swansea Local Development Plan. The following policies were relevant to the consideration of the application: PS1, PS2, PS3, SD1, SD2, SDB, IO1, IO2, H2, H3, SI1, SI3, SI6, SI8, ER1, ER2, ER6, ER8, ER9, ER11, T1, T2, T5, T6, T7, EU4, RP1, RP4, RP6, RP7 and RP10.

- 2 Bats may be present. All British bat species are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2017. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal whether a bat is present at the time or not. It is also an offence to recklessly / intentionally to disturb such an animal.

If evidence of bats is encountered during site clearance e.g. live or dead animals or droppings, work should cease immediately and the advice of the Natural Resources Wales sought before continuing with any work (0300 065 3000).

- 3 Birds may be present in this building and grounds please note it is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest is in use or being built
 - Take or destroy an egg of any wild bird

No works should be undertaken between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests either in vegetation or buildings immediately before the vegetation is cleared and/or work commences on the building to ensure that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

- 4 It is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest is in use or being built
 - Take or destroy an egg of any wild bird

You are advised that any clearance of trees, shrubs, scrub (including gorse and bramble) or empty buildings should not be undertaken during the bird nesting season, 1st March - 31st August and that such action may result in an offence being committed.

- 5 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.

- 6 **Warning: An European protected species (EPS) Licence is required for this development.**

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places.

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If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at

<https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>

- 7 No development shall take place until the developer has notified the Local Planning Authority of the initiation of the development. Such notification shall be in accordance with the form set out in Schedule 5A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or any order revoking or re-enacting that Order.

No development shall take place until the developer has displayed a site notice in accordance with the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or any order revoking or re-enacting that order. The site notice shall be displayed at all times when development is carried out.

- 8 The Council is responsible for the naming and numbering of streets within the administrative area. All new property addresses or changes to existing addresses arising from development for which planning consent is sought must be cleared through the Council's Street Naming and Numbering Officer as soon as building work commences. Street naming and numbering proposals must be agreed with the Council prior to addresses being created or revised. Please note that there is a charge for the provision of some street naming and numbering services.

For further information please visit <https://www.swansea.gov.uk/streetnamingnumbering> or contact the Council's Street Naming and Numbering Officer Tel: 01792 637127; email snn@swansea.gov.uk

- 9 Please note that reference is made to the Wildlife Protection Plan in the Arb Method Statement to ensure that any works are compliant with both documents
- 10 You are required to note all of the conditions and informatives on the outline planning permission 2016/1478 granted on the 12th December 2019.
-