

## DINAS A SIR ABERTAWE

### HYSBYSIAD O GYFARFOD

Fe'ch gwahoddir i gyfarfod

### PWYLLGOR CYNLLUNIO

Lleoliad: Siambr y Cyngor, Neuadd y Ddinas, Abertawe

Dyddiad: Dydd Llun, 1 Mehefin 2015

Amser: 2.00 pm

### AGENDA

Rhif y Dudalen

- |   |  |         |
|---|--|---------|
| 1 | Ymddiheuriadau am absenoldeb.                            | .       |
| 2 | Datgeliadau o fuddiannau personol a rhagfarnol.          | 1 - 2   |
| 3 | Ystyried dyraniadau a deseibau'r Cynllun Datblygu Lleol. | 3 - 162 |



Patrick Arran

Pennaeth Gwasanaethau Cyfreithiol, Democrataidd a Chaffael

22 Mai 2015

Cyswllt: Gwasanaethau Democrataidd: - 636923

## PLANNING COMMITTEE (12)

### Labour Councillors: 8

John C Bayliss ( <b>Vice-Chair</b> )	Andrea S Lewis
David W Cole	Paul Lloyd ( <b>Chair</b> )
Ann M Cook	Des WW Thomas
Erika T Kirchner	T Mike White

### Liberal Democrat Councillors: 2

Mary H Jones	Cheryl L Philpott
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### Independent Councillors: 1

Ioan M Richard	
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### Conservative Councillor: 1

Anthony C S Colburn	
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**Note: Quorum for this Committee is 6 Councillors**

## Disclosures of Interest

To receive Disclosures of Interest from Councillors and Officers

### Councillors

**Councillors Interests are made** in accordance with the provisions of the Code of Conduct adopted by the City and County of Swansea. You must disclose orally to the meeting the existence and nature of that interest.

**NOTE:** You are requested to identify the Agenda Item / Minute No. / Planning Application No. and Subject Matter to which that interest relates and to enter all declared interests on the sheet provided for that purpose at the meeting.

1. If you have a **Personal Interest** as set out in **Paragraph 10** of the Code, you **MAY STAY, SPEAK AND VOTE** unless it is also a Prejudicial Interest.
2. If you have a Personal Interest which is also a **Prejudicial Interest** as set out in **Paragraph 12** of the Code, then subject to point 3 below, you **MUST WITHDRAW** from the meeting (unless you have obtained a dispensation from the Authority's Standards Committee)
3. Where you have a Prejudicial Interest you may attend the meeting but only for the purpose of making representations, answering questions or giving evidence relating to the business, **provided** that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise. In such a case, you **must withdraw from the meeting immediately after the period for making representations, answering questions, or giving evidence relating to the business has ended**, and in any event before further consideration of the business begins, whether or not the public are allowed to remain in attendance for such consideration (**Paragraph 14** of the Code).
4. Where you have agreement from the Monitoring Officer that the information relating to your Personal Interest is **sensitive information**, as set out in **Paragraph 16** of the Code of Conduct, your obligation to disclose such information is replaced with an obligation to disclose the existence of a personal interest and to confirm that the Monitoring Officer has agreed that the nature of such personal interest is sensitive information.
5. If you are relying on a **grant of a dispensation** by the Standards Committee, you must, before the matter is under consideration:
  - i) Disclose orally both the interest concerned and the existence of the dispensation; and
  - ii) Before or immediately after the close of the meeting give written notification to the Authority containing:

- a) Details of the prejudicial interest;
- b) Details of the business to which the prejudicial interest relates;
- c) Details of, and the date on which, the dispensation was granted; and
- d) Your signature

## **Officers**

### **Financial Interests**

1. If an Officer has a financial interest in any matter which arises for decision at any meeting to which the Officer is reporting or at which the Officer is in attendance involving any member of the Council and /or any third party the Officer shall declare an interest in that matter and take no part in the consideration or determination of the matter and shall withdraw from the meeting while that matter is considered. Any such declaration made in a meeting of a constitutional body shall be recorded in the minutes of that meeting. No Officer shall make a report to a meeting for a decision to be made on any matter in which s/he has a financial interest.
2. A "financial interest" is defined as any interest affecting the financial position of the Officer, either to his/her benefit or to his/her detriment. It also includes an interest on the same basis for any member of the Officers family or a close friend and any company firm or business from which an Officer or a member of his/her family receives any remuneration. There is no financial interest for an Officer where a decision on a report affects all of the Officers of the Council or all of the officers in a Department or Service.

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- 2 Strategic Transport Assessment (verbal update – feedback meeting 1<sup>st</sup> June a.m.)
- 3 Sustainability Assessment Process

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5	CA013	Site 9, Trawler Road - <b>Petition</b>
6	CA014	Vetch Field, Glamorgan Street
7	CA022	Central Area and Waterfront
8	LA001	Land at 66-70 Morfa Road, Swansea
9	LA002	Land at Former Unigate Dairy, Morfa Road
10	LA005	Land at Former Hafod Copperworks
11	LA007	Pipehouse Wharf Council Depot
12	UP004	Llwyn Y Bryn Campus
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14	LS008	Talycoppa Farm, Llansamlet
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ITEM	SITE REF.	SITE LOCATION
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22	BM012	Land north of Cefn Hengoed School
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## **SUSTAINABILITY APPRAISAL OF LOCAL DEVELOPMENT PLAN CANDIDATE SITES**

**Purpose:** To explain the process of Sustainability Appraisal/Strategic Environmental Assessment (SA) of LDP Candidate Sites.

**Policy Framework:** Planning and Compulsory Purchase Act 2004; The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004;

**Reason for Report:** To provide the background and methodology to the detailed LDP and SA Assessment scoring matrices provided within the Candidate Site Assessment Reports

**Summary :**

1. The Council is required by UK & EU legislation to carry out an SA at all stages of plan preparation to improve plan performance and ensure the LDP contributes to sustainable development and highlights/recommends mitigation which informs improvements to site proposals
2. The SA is carried out by scoring candidate sites against a set of 22 SA objectives. The Candidate Site Assessment process also includes assessment against the 24 LDP objectives set out in the Preferred Strategy.
3. SA is an iterative process which has supported the site selection process at all stages and is incorporated into the final stage of the LDP Candidate Site Methodology. Scoring will be continuously refined up to Deposit Stage to take account of updated site information submitted to address issues raised.

**Report Author:** Ruth Henderson

### **Sustainability Appraisal**

#### **Introduction**

The Council is required by UK and EU legislation to carry out a Sustainability Appraisal (SA) as part of the Local Development Plan (LDP) process. The purpose of SA is to improve plan performance and ensure that the LDP contributes to sustainable development. This is achieved through a continual process of appraisal during the preparation of the LDP to identify and report on the likely significant economic, environmental and social effects of implementation of the plan and suggest mitigation measures.

#### **SA and LDP Integration**

SA should be fully integrated into the plan making and monitoring process. This is the most effective way of ensuring that decisions at each stage of the LDP preparation process accord with sustainable development principles

## **The SA Framework**

The sustainability of the Plan's policies and proposals is assessed against the 22 objectives and indicators set out in the SA Framework which can be found in the Council's SA Scoping Report.<sup>1</sup> The objectives reflect the 12 environmental themes identified in the SEA Regulations and include objectives relating to climate change, economic and social issues, in order to ensure sustainable development issues are addressed.

## **The LDP Objectives**

The 24 LDP objectives are wide ranging and seek to promote all aspects of sustainable development. They provide a clear statement of intent and focus how the LDP Vision will be delivered. They set out the overarching guiding principles for the LDP and set the context for the development of the Strategic Growth and Spatial Options of the Preferred Strategy.

## **The Candidate Site Assessment Process**

### **Introduction**

The SA process makes recommendations for opportunities to improve the sustainable development performance of Candidate Sites by highlighting issues and the need for mitigation. The Council must clearly state how the issues identified and/or any recommendations that emerge from the SA of Candidate Sites have been fully considered, including additional detailed work which be required at planning application stage.

### **Methodology**

The LDP Candidate Site Methodology is set out within the document [Candidate Sites Assessment Methodology \(PDF, 119KB\)](#) which was published in 2010 and includes reference to how sites will be assessed against SA objectives. The methodology proposed that the submitted Candidate Sites would be assessed against a 3 Stage filtering methodology approach, consisting of:

- Stage 1: Initial filtering of sites against constraints
- Stage 2: Detailed appraisal of filtered sites
- Stage 3: Assessment of sites against SA and HRA.

Whilst detailed assessment of sites is not included until stage 3, due to the iterative nature of the SA process, in reality the SA has been carried out and informed plan preparation throughout the process.

### **Stage 1: Consideration of initial site constraints and identification of potential strategic site areas for the Preferred Strategy.**

Sites considered to be totally unrealistic or have fundamental constraints were excluded at this stage. Site owners were however contacted and given the opportunity to provide further evidence to demonstrate that these constraints could be overcome.

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<sup>1</sup> Draft SA Scoping Report was published for consultation in 2010 and updated in 2012 to take account of the consultation responses received and the latest available data. The Scoping Report describes the social, environmental and economic characteristics of the area, highlighting key issues that help guide the development of the LDP Vision, Options and Preferred Strategy. The key issues identified help establish the Sustainability Framework. The Scoping Report contains the Plan/Policy/Programme (PPP) Review and Sustainability Objectives; Baseline Information; The SA Framework and SA Objectives



The identification of sites at this stage was done at a broad strategic level. The council carried out a **Spatial Options Assessment** which included an SA of four alternative scenarios for the spatial distribution of growth and predicted the likely positive and negative effects of each on the environmental baseline and the Objectives set out in the SA Framework. The SA did not assess specific sites at this stage, as the Options did not define precise site boundaries, but focused on providing a broad geographical outline of how growth could be distributed.

Areas for potential strategic site allocations identified within the Preferred Strategy were deemed to be viable and deliverable. Where issues were highlighted, mitigation requirements were discussed with site promoters in order to feed into the emerging Strategic Site Masterplanning work.

### **Stage 2: Detailed Appraisals of remaining Candidate Sites.**

Following approval of the Preferred Strategy in 2014 all remaining Candidate Sites were assessed to ensure they fitted in with the Preferred Strategy and categorised according to their suitability for inclusion in the LDP. Each site was assessed against:

- Local context and character
- Regeneration opportunities/community and physical infrastructure
- Environmental impact/mitigation
- Accessibility considerations
- Deliverability constraints (flood risk, viability, etc).

The results of these assessments are contained in the Candidate Site Assessment Reports which have been circulated to Members.

These assessments informed the **pre-Deposit Plan and draft Proposals Maps published in 2014**. The Plan illustrated proposed site allocations and revised settlement boundaries in order to enable consideration of the merits of sites before confirmation of the Deposit Plan. Whilst not statutorily required, all Candidate Sites proposed for allocation at this stage were subject to an initial SA.

### **Stage 3: Detailed SA and LDP Assessments**

Following consultation on the pre-Deposit Plan, a more detailed SA of each Candidate Site has taken place to inform the Deposit Plan. Where relevant this has required further refinement of the initial SA to take account of updated information submitted by Statutory Consultees and additional information from site proposers during the consultation. This reflects the iterative nature of the SA process.

### **Methodology of Stage 3 detailed assessments**

The Candidate Sites were subject to an assessment against both LDP and SA objectives. The Candidate Site Assessment Reports are comprehensive and contain a significant amount of detailed information that was used to inform the scoring process.

#### LDP Scoring

Using information contained within the Candidate Site Assessment Report, the sites were scored against LDP objectives to ensure consistency with the Preferred Strategy. The LDP objectives are clearly focussed on delivering sustainable communities with an emphasis on economic regeneration and development.

## SA Scoring

The SA Scoring Key considers how Candidate Sites contribute to sustainability under each of the specific SA objectives (see Appendix). Comments were included against scores where relevant in order to explain the scores and to identify where further information should be sought to improve any significant effects/likely impacts.

It is recognised that some issues would be addressed by other Regulatory regimes, (e.g. sustainable building regulations, pollution prevention and control, etc), but the SA scoring has been deliberately precautionary in order to pinpoint where further detail is required to reduce uncertainty or improve the score, (e.g. where protected species may be present the submission of an ecological survey will enable more accurate scoring). This has also helped highlight issues which are more than site specific and where cumulative impacts could be an issue. It also helps integration with other assessments as part of the SA process, such as the Welsh Language Impact Assessment and the Equalities Impact Assessment of the LDP.

## **Strategic Sites**

SA regulations require assessment of the effects of the LDP both with and without the implementation of the Plan. Therefore, in light of the emerging masterplans following the adoption of the Preferred Strategy, Strategic Sites were subject to a two stage assessment.

- (i) To assess the site in the context of current planning policy i.e. without the LDP. This assumes that proposals will be delivered in the context of a planning application under the existing UDP and EIA requirements. At this stage, scores reflect the current provision of services and facilities which would support the development. This highlights issues which would require mitigation and the improved levels of provision required in order to make development sustainable.
- (ii) Taking into account the proposals contained in the emerging masterplans, i.e. to assess the proposals with the implementation of the LDP. At this stage assessment took into account the context of the LDP Vision and Strategic Policies which seek to deliver sustainable communities, strategic placemaking and supporting infrastructure. By raising strategic issues at such an early stage in the process, it enables them to be addressed by site proposers helping to demonstrate the deliverability and viability of sites. The SA is continually refined as additional/revised information is received either from site proposers or statutory consultees, thus ensuring sites are focused on meeting sustainability objectives.

## **Non-Strategic Sites**

There have been 2 stages of non-strategic site assessment:

1. All A and B-list sites were assessed before draft Proposals Map stage to help determine which sites accorded with the Preferred Strategy and were considered the most sustainable options;
2. Following public consultation on the draft Proposals Map all the sites were assessed again taking into consideration responses received and any new sites that were proposed. This is the current stage and is an on-going process which will continue until Deposit stage, as and when additional information and comments are received.

### **Mitigation**

Scoring considers ways of mitigating adverse effects, i.e. whether there are any measures to prevent, reduce or offset any significant adverse effects of allocating the site. This includes proactive avoidance of adverse effects, as well as actions taken after effects may be noticed. Mitigation measures may also include recommendations for improving beneficial effects. These can include highlighting technical measures to be applied during the implementation stage, e.g. buffer zones, application of design principles, substitution or offsetting and setting out requirements or terms of reference for EIAs accompanying planning applications.

### **Cumulative Effects**

The SA must assess the potential for any cumulative, secondary and synergistic effects from site allocations. Examples of such effects include changes in the landscape, loss of tranquillity, economic decline and climate change. These effects are very hard to deal with on a project-by-project basis through EIA and should be highlighted at the strategic level. Examples of these three types of indirect effect are set out below:

Secondary - a plan proposal that would facilitate or attract other developments, or a proposal that would change a water table and thus affect the ecology of a nearby wetland

Cumulative - plan proposals which on their own might have only an insignificant effect but together would have a significant effect, such as several small housing allocations which together could affect the character of a locality.

Synergistic - plan proposals which could interact to produce a total effect greater than the sum of the individual parts. This may happen when transport, housing and employment proposals each with their own effects, collectively produce a critical mass to produce a more sustainable community. Alternatively, in adverse terms where a wildlife habitat becomes progressively fragmented until a final proposal could make the area too small to support species.

## Assessment Against LDP Objectives

<b>+2</b>	Will fully meet LDP objective
<b>+1</b>	Will have positive impact on LDP objective
<b>0</b>	Neutral effect on LDP objective
<b>-1</b>	Will have a negative impact on LDP
<b>-2</b>	Will not meet LDP objective

No.	LDP Objective
1	Communities have a mix of uses and facilities to create sustainable, inclusive neighbourhoods that allow community life to flourish
2	Encourage development of town and district centres as focal areas for regeneration
3	Improve access to health care, lifelong learning, leisure, recreation and other community facilities
4	Promote walking, cycling and public transport as integral elements of a sustainable transport system
5	Facilitate the provision of appropriate utility and transport infrastructure to support communities and businesses
6	Encourage appropriate development of low carbon renewable energy resources and energy infrastructure
7	Support the safeguarding and sustainable use of natural resources where appropriate
8	Facilitate the sustainable management of waste
9	Direct new housing to economically viable and deliverable sites at sustainable locations
10	Support development that positions Swansea as an economically competitive place and an economic driver for the City Region
11	Facilitate growth and diversification of the local economy and an increase in high value, skilled employment
12	Reinforce and improve the City Centre as a vibrant regional destination for shopping, culture, leisure, learning and business
13	Ensure Swansea represents a strong commercial investment opportunity for developers and other partners delivering the Council's priority regeneration schemes
14	Ensure that communities have sufficient, good quality housing to meet a range of needs and support economic growth
15	Promote and enhance a diverse and sustainable rural economy
16	Improve, expand and diversify appropriate sustainable tourism facilities and infrastructure
17	Promote a sustainable development strategy that prioritises the re-use of appropriate previously developed land avoids significant adverse environmental impacts and respects environmental assets
18	Preserve and enhance the County's high quality cultural and historic environments
19	Conserve and enhance the County's natural heritage
20	Maintain and enhance green infrastructure networks
21	Support measures minimise the causes and consequences of climate change
22	Promote good design that is locally distinct, sustainable, innovative and sensitive to location
23	Support the development of safe, accessible and vibrant places and spaces
24	Create environments that encourage and support good health, well being and equality

## Assessment Against SA Objectives

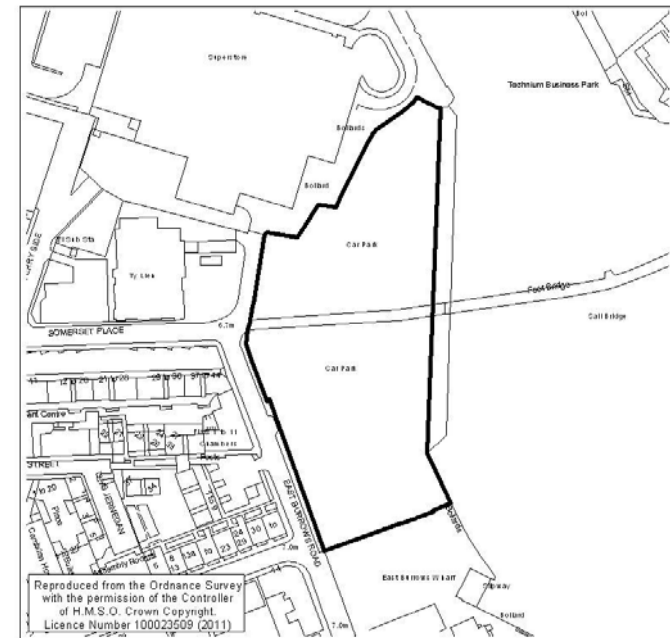
### Key:

<b>++</b>	Will contribute to sustainability
<b>+</b>	Will result in some positive effects
<b>+/-</b>	Range of positive and negative effects
<b>-</b>	Will have some negative/non-sustainable effects
<b>--</b>	Will have a negative/non-sustainable effect
<b>0</b>	Neutral effects
<b>?</b>	Uncertain effects
<b>X</b>	Not applicable to policy

No.	SA Objective
1	Promotion of sustainable development
2	Maintain and enhance biodiversity resource and protected habitats and species.
3	Increase community safety and sense of security
4	Enable people to meet their housing needs and provide good quality housing
5	Provide high quality, accessible lifelong learning opportunities which meet future needs
6	Encourage an inclusive society and promote equality
7	Support the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver
8	Promote and enhance the rural economy
9	Support the development of the environmental goods and services sector.
10	Create social and physical environments that encourage and support health and well-being.
11	Protect soil resources
12	Improve the quality of inland coastal water (surf zone) and rivers
13	Promote the efficient use of water resources
14	Ensure development respects constraints such as floodplains and unstable land
15	Promote an integrated transport system and encourage sustainable travel and development patterns that do not cause significant harm to air quality
16	Support adaptation and mitigation measures due to climate change
17	Improvement in prudent and efficient use of energy
18	Development of appropriate types of renewable energy resources
19	Promote the sustainable management of waste in an integrated manner, aiming towards zero waste by 2050
20	Efficient use of minerals that safeguard existing resources and promote the use of secondary aggregates over primary resources where appropriate.
21	Protect and enhance the quality of the cultural and historic environment
22	Maintain and enhance the quality and distinctiveness of the landscape, townscape and seascape.

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<b>Reference</b>	<b>CA012</b>
<b>Name</b>	<b>Sailbridge Site, East Burrows Rd [CCS Site]</b>
<b>Description</b>	Elongated, level, featureless river frontage site on west side of River Tawe straddling the Sailbridge. Site extends from rear of Sainsbury's in the north, across frontage of Dylan Thomas Centre to Yacht Club in the south and extends up to East Burrows Rd to the west. It is currently used as a car park and for temporary storage and is centrally dissected by the continuation of the link to the Sailbridge. Needs to be considered within the context of the City Centre Strategic Framework Review and re-plan of the SA1 masterplan. Site is within the City Centre Strategic Site Boundary.
<b>Size</b>	1.037 Hectares
<b>Existing Land use</b>	Car Park
<b>Proposed Land Use</b>	Mixed Use - Residential / Office / Hotel / Leisure A3 Use Class / Public Square
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices which raised the following points summarised below.

2 letters of objection received:

1. Further development will detract from the historical buildings in the area.
  - Focus should be maritime activities
  - Adverse impact on visual amenity
  - A series of public squares would encourage tourism and long term investment.

1 letter of support received:

- Should be developed for leisure purposes and maritime uses.
- Area needs children's play facilities.
- Development must be in keeping with the character of the area.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Representations**

- This is a longstanding development site which will serve a key role in the regeneration of the City Centre and is an important connection point/destination between the central area and SA1.

## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

- Any development at this location must respect the context of the adjoining Conservation Area and maritime location which should be reflected in its built form as well as the quality of the new public realm (open spaces) it would create  
This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, built form, etc, are issues for consideration at any future planning application stage.

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions</u>: City centre traffic congestion is experienced and on street parking in this vicinity is an issue.</p> <p><u>Accessibility</u>: There is a 10 min frequency within 300m of the site and a 2 hourly service past the site.</p> <p><u>Wider Issues / Combined effect</u>: Development affect on existing congestion and parking congestion will need to be considered</p> <p><u>Restrictions</u>: Any affect on car parking displacement will need careful consideration.</p> <p><u>Transport Proposals</u>: There are no planned schemes that would physically affect the site.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	No issues
CCS Environmental Health	Adj sites 174 former North Dock & 184 Shipbuilding & Eng Works/Dry Dock



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CCS Education	<p><u>St. Helen's Primary</u>: is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
<b>External Stakeholder</b>	<b>Comments</b>
NRW	<p>Site adjacent to River Tawe. Some scrub/trees on the north western boundary. Advise a 7 metre buffer zone between any development and the river. Possible use by bat species. We advise that a survey is carried out at an appropriate time of year by a suitably qualified individual.</p> <p>Site is partially DAM C2, NRW Floodzone 2/3. Impacts of Climate Change (CC) need to be considered. No highly vulnerable development (including hotel proposal) should be allocated at this location.</p> <p>Potential contamination from historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site.</p>

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	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by numerous public sewers for which protection measures, either in the form of easement and / or diversion may be required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

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**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>CA013</b>
<b>Name</b>	<b>Site 9, Trawler Road, Marina [CCS Site]</b>
<b>Description</b>	Longstanding UDP allocation for residential development (HC1(82) refers for 55 units). Last remaining development site along Maritime Quarter beach frontage. Site extends to rear of multi-storey car park on Trawler Rd through to Observatory on Promenade. Needs to be considered within the context of the City Centre Strategic Framework Review. Site is within the City Centre Strategic Site Boundary.
<b>Size</b>	0.421 Hectares
<b>Existing Land use</b>	Green space
<b>Proposed Land Use</b>	Residential / Recreation / Leisure / Small Scale Retail
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

The Candidate Site application was advertised on site in the form of site notices. The issues raised are summarised below.

1 x 265 signature petition of objection received:

- Site should be retained as park/village green
- Well used recreational area
- Heavily developed area

4 letters of objection received:

- Densely populated area
- Loss of green space
- Adverse impact on light, noise and general comfort
- Loss of privacy
- Adverse impact on the character of the area
- Inadequate road infrastructure

1 letter of support received:

- Strip of grass should be left as a village green

1 letter of comment received:

- Petition submitted for village green designation
- Beneficial to residents/visitors to retain this green space in a considerably built up area
- Used as recreational area
- Would benefit from landscaping and seating area

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

6 letters of objection received:

- Loss of green space
- Area used by families and dog walkers
- Lack of gardens in residential developments in the marina
- Deficiency of play areas in the area
- Densely populated and developed area, which needs greenspace
- Beach is not available to dogs in the summer.

### **Response to Representations**

- This is a long standing development allocation and part of the original Marina redevelopment proposals. Whilst informally used as a recreational area it is not public open space - although any development would be required to include open space provision most likely centrally or fronting onto the promenade.
- A development of similar or less densely development nature to that of the existing adjoining flat and townhouse developments would not have an adverse impact on the character of the area.
- The Highways Authority have no objection – residential development would not be a high traffic generating use.
- Development would need to comply with adopted design standards/policy and respect the visual and residential amenities of adjoining occupiers.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, built form, etc, are issues for consideration at any future planning application stage.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions:</u> City centre traffic congestion is experienced and parking demand is an issue. Access is limited to one junction with very limited capacity.</p> <p><u>Accessibility:</u> There is a 60 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect:</u> Development affect on existing congestion and parking congestion will need to be considered.</p> <p><u>Restrictions:</u> A high traffic generating use would not be acceptable due to local congestion and limited access.</p> <p><u>Transport Proposals:</u> There are no planned schemes that would physically affect the site.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	No issues
CCS Environmental Health	part over site 182 TIMBER YARD [W SOUTH DOCK]: site investigation condition
CCS Education	<p><u>St. Helen's Primary:</u> Is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive:</u> All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<b>External Stakeholder</b>	<b>Comments</b>
NRW	<p>No ecology comments made.</p> <p>Site is on boundary of DAM B/C2 &amp; NRW Floodzone 2/3. Impacts of CC need to be considered.</p> <p>Potential contamination from historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>
Coal Authority	<p>No coal mining legacy features identified by the Coal Authority.</p>

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

**Stage 3A: Assessment Against LDP Objectives**

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

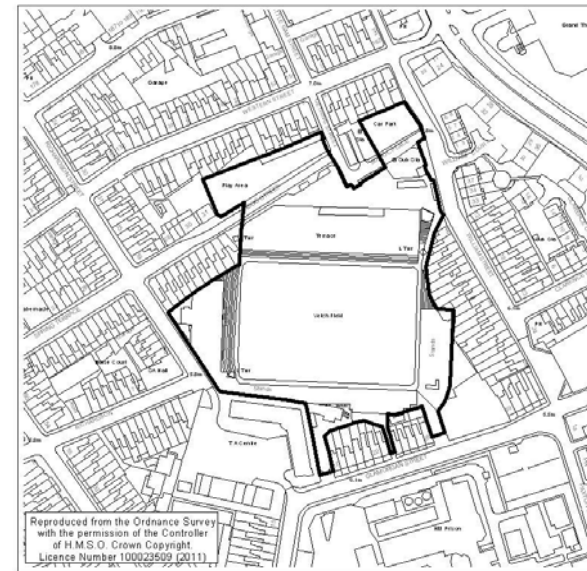
**Stage 3B: Assessment Against SEA/SA Objectives**

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



PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>CA014</b>
<b>Name</b>	<b>Vetch Field, Glamorgan St [CCS Site]</b>
<b>Description</b>	Former football ground of Swansea City FC now demolished and landscaped with an area for allotments (known locally as Vetch Veg). Allocated in UDP for residential purposes HC1(62 refers). Also includes car park areas on Madoc St and Madoc Place. Area connects William St, Glamorgan St, Richardson St and Madoc St. Wraps around electricity substation on northern boundary. Located close to the City Centre Strategic Site.
<b>Size</b>	2.104 Hectares
<b>Existing Land use</b>	Vacant and cleared site – partly public open space and partly allotments
<b>Proposed Land Use</b>	Residential / Community Facility
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

No letters of objection received.

No letters of support received.

1 letter of comment received:-

- Would like to see green space created within any new development and a children's play area to support the local community.

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**Response to representations**

- The proposed revised masterplan for the site includes green/play space

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established vehicular access to the site.</p> <p><u>Local Highway Conditions</u>: City centre traffic congestion is experienced and parking demand is an issue in this area.</p> <p><u>Accessibility</u>: The site is 340m from the central bus station and therefore accessible to public transport.</p> <p><u>Wider Issues / Combined effect</u>: Development affect on existing congestion and parking congestion will need to be considered.</p> <p><u>Restrictions</u>: A high traffic generating use would not be acceptable due to local congestion and Parking implications.</p> <p><u>Transport Proposals</u>: There are no planned schemes that would physically affect the site.</p>
CCS Housing	The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.
CCS Biodiversity	No issues
CCS Environmental Health	No issues
CCS Education	<p><u>St. Helen's Primary</u>: Is on an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
External Stakeholder	Comments
NRW	Possible use by bat species. We advise that a survey is carried out at an appropriate time of year by a suitably qualified individual.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by a public sewer for which protection measures, either in the form of an easement and/ or diversion may be required.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

**Stage 3A: Assessment Against LDP Objectives**

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

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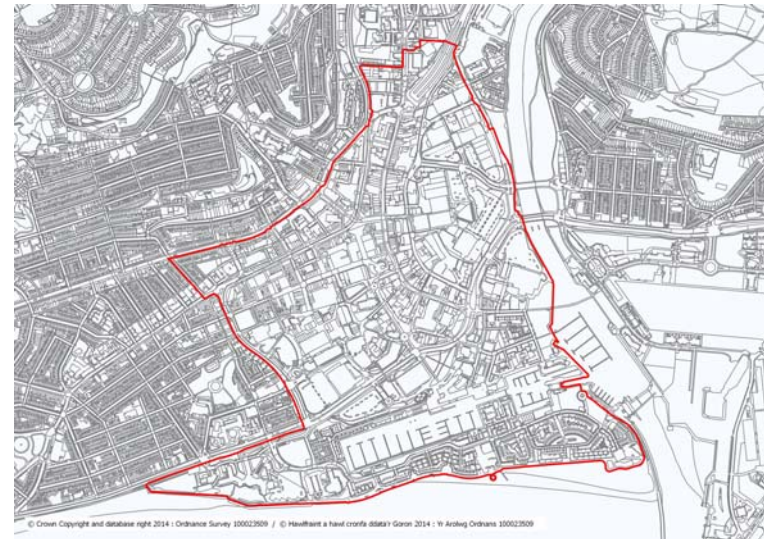
Stage 3B: Assessment Against SEA/SA Objectives

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



**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<b>Reference</b>	<b>CA022</b>
<b>Name</b>	<b>Central Area and Waterfront strategic site</b>
<b>Description</b>	The Central Area and Waterfront strategic site encompasses the City Centre, maritime quarter and the area around the Civic Centre. It therefore covers a mix of uses, ranging from the main retail core of the City Centre, offices uses in the Mansel Street/Walter Rd area, leisure uses around Wind St/Castle St, residential above shop premises in the core area, and predominantly residential areas in the Maritime Quarter.
<b>Size</b>	120 Ha
<b>Existing Land use</b>	Mixed uses
<b>Proposed Land Use</b>	Mixed use regeneration development proposals will arise out of the ongoing City Centre Framework Review Project.
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

This is a new site and was consulted upon in the December-January 2014-15 Draft LDP Proposals Map Consultation.

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**Response to Representations**

No representations received.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><b>Comments awaited on the new site boundary.</b></p> <p><u>Means of Access:</u> Large parts of the site are in the City Centre Core (Zone 1), where no on site parking is required and therefore no vehicular access is required.</p> <p><u>Local Highway Conditions:</u> Usual city centre congestion at peak times.</p> <p><u>Accessibility:</u> There is a better than 10 minute frequency service.</p> <p><u>Wider Issues / Combined effect:</u> In the City Centre Core (Zone 1), sites are suitable for non car using residents only therefore no highway impact is likely.</p> <p><u>Restrictions:</u> Development in the City Centre Core (Zone 1), needs to be restricted to no car use residents.</p>
CCS Housing	<p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p>
CCS Biodiversity	<p>Possible need for bat surveys. Nesting bird presence. Ecology possibly moderate constraint (MW 09/12/14)</p>
CCS Environmental Health	<p><b>Comments awaited on the new site boundary.</b></p> <p>Potential Air Quality concerns as part of this site is within or in close proximity to an Air Quality Management Area. Further consultation from Pollution Control required depending on proposed site use.</p> <p>Potential Noise Nuisance concerns due to the close proximity to an Industrial Site and/or Site of Potential Traffic/Rail Noise. Further consultation from Pollution Control required depending on proposed site use.</p>



**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p>Parts of the site overlay potentially contaminated land e.g. sites 103 engine shed &amp; sidings [w south dock]; 81 engine shed &amp; sidings [w south dock]; 182 timber yard [w south dock]; 174 north dock former &amp; 184 shipbuilding &amp; eng works / dry dock; 108 Swansea gas works; 287 Swansea victoria station &amp; yard: Site investigation condition according to specific development proposal / potential use conflicts: Individual applications to be considered in isolation.</p>
CCS Education	<p><u>St. Helen's Primary</u>: On an extremely restricted site and, whilst there is limited scope to increase pupil numbers, there is major concern over the suitability of the site, including access and highway concerns. Previous consideration has been given to relocating the school onto a more suitable greenfield site, although recognising that this is a city centre school.</p> <p><u>Waun Wen Primary</u>: There is some surplus capacity; however there are concerns over condition and suitability.</p> <p><u>Dylan Thomas Comprehensive</u>: All of the secondary schools in the West of Swansea are currently under review as part of the ongoing Secondary Stakeholder Forum. There is no surplus capacity at Dylan Thomas school and no scope to extend.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Swansea Bay STW - possible local sewerage issues (misconnections etc.)</p> <p>If any buildings are to be demolished, they should be assessed for the presence of bats, prior to any work being carried out.</p> <p>Site is partially DAM C2, NRW Floodzone 2/3. Impacts of CC need to be considered. No highly vulnerable development (including upper level flats) should be allocated at this location</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p>Main river Tawe along eastern boundary of site. 7m minimum development free buffer required to allow for access for maintenance.</p> <p>Potential contamination from historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth
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**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>LA001</b>
<b>Name</b>	<b>Land at 66-70 Morfa Road, Swansea</b>
<b>Description</b>	<p>Land is owned and occupied by Swansea Industrial Components who propose development of the site for mixed use: commercial, retail, residential, leisure with any residential element to be agreed as part of the overall mixed use scheme.</p> <p>The site is part of the Tawe Riverside Corridor Study Area which envisages a mix of uses across a number of sites within the study area.</p>
<b>Size</b>	1.8 Ha
<b>Existing Land use</b>	Industrial
<b>Proposed Land Use</b>	Mixed Use
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

1 letter of objection was received which is summarised below:

- South Wales Patent Metal Box Co. Ltd office block should be removed from the site plan as it is of historic importance Memorial stone on the building to the fallen in the two world wars and possible need for consent from War Graves Commission or War Memorial Trust. Remainder of site could be developed.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

1 representation was received on the draft Proposals Map which relates to this site in the context of the wider Swansea eastside area.

- Consultants, Trilein Ltd, are currently conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. The work will consider the banks of the Lower Tawe on both sides and issues of connectivity with the wider city as well as taking into consideration flood alleviation measures. The work is due for completion on 31st March 2015.

1 letter of objection was received to the candidate site which raised the following point

- On behalf of the owner of the land at 66-70 Morfa Road (the "Site"), Swansea, the owner knows nothing of there being a war memorial on site, despite having occupied the Site for in excess of 45 years. Consequently, the owner disputes the existence of a war memorial on the Site and has not previously been made aware of such. In the event that a war memorial was found to exist on the Site, having spoken with the War Memorial Trust (the "Trust"), the permission of the Trust is not required for the removal of a memorial. Instead, the war memorial is the exclusive responsibility of the owner.

## Response to Representations

- The war memorial referred to is a marble plaque located above the door of what is now the Dragon Centre. The Dragon Centre and adjacent car park are within the site boundary for 66-70 Morfa Road. War Memorials are indeed the responsibility of the site owner. Whilst permission is not required from the Trust, they do provide advice on best practice for the removal or relocation of war memorials. The Trust is particularly interested in retaining public access to memorials. The obligation on the site owner is therefore more of moral obligation, to make provision to treat the memorial with appropriate respect, should development require its removal from the site. Ideally it would be retained on site and incorporated into development in order that it may remain publically available at or near its original location.
- Work on the Swansea Eastside Connections Strategy is supported and welcomed.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, etc, are issues for consideration at any future planning application stage.

## Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access from Morfa Road is possible.</p> <p><u>Local Highway Conditions:</u> Morfa Road is currently below standards and is to be upgraded.</p> <p><u>Accessibility:</u> There is a 10 min frequency bus service over 460m from the site (Neath Road)</p> <p><u>Wider Issues / Combined effect:</u> Substandard access road and junction with New Cut Road may require improvements to be undertaken.</p> <p><u>Restrictions:</u> The site should not be developed until such time as the Morfa Distributor road has been constructed.</p> <p><u>Transport Proposals:</u> There is a scheme to upgrade Morfa Road to a distributor Road.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains linear semi natural vegetation as classified under the SINC guidance, which runs along side the river. This feature should be maintained through any activities on the site.</p> <p>NRW have highlighted that the eastern boundary of the site is adjacent to the river Tawe where there appears to be a small strip of bankside vegetation. They advise that this should be retained and enhanced, if possible. Should any buildings be demolished, they should first be assessed/surveyed for their suitability for bats. Consideration also needs to be given to otter and the need to protect fish within RiverTawe. Waterframework Directive category = moderate.</p>
CCS Environmental Health	<p>On site ref 157 Hafod Isaf Cobalt-Nickel Works: Site investigation condition: potential conflict if any residential use proposed with commercial industrial use</p>
CCS Education	<p><u>Trallwn Primary</u>: There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Constraints: Flooding / contamination.</p> <p>The eastern boundary of the site is adjacent to the river Tawe and there appears to be a small strip of bankside vegetation. This should be retained and enhanced, if possible. Should any buildings be demolished, they should first be assessed/surveyed for their suitability for bats. Consideration also needs to be given to otter.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p>Need to protect fish within Tawe.</p> <p>Site is within the flood plain. Zone C1, adjacent to river Tawe</p> <p>Land extensively contaminated and welcome redevelopment to address this issue. WFD moderate.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p>



**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.
GGAT	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.

**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>LA002</b>
<b>Name</b>	<b>Land at former Unigate Dairy, Morfa Way, Swansea</b>
<b>Description</b>	This land is submitted by Rainbow Group Services Ltd. The site is included within a wider area for redevelopment for mixed development, the 2006 Tawe Riverside Corridor Study which identifies the site for light industrial/office uses. However, the submission highlights the credentials of the site for residential uses. The submission asserts that market changes since the publication of the study will result in the need for a larger area of housing land to be considered.
<b>Size</b>	1.5 Ha
<b>Existing Land use</b>	Industrial
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

No representations were received.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

1 representation was received on the draft Proposals map which relates to this site in the context of the wider Swansea eastside area.

- Consultants, Trilein Ltd, are currently conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. The work will consider the banks of the Lower Tawe on both sides and issues of connectivity with the wider city as well as taking into consideration flood alleviation measures. The work is due for completion on 31st March 2015.

No comments were received on the candidate site consultation specifically regarding this site.

### **Response to Representations**

- Work on the Swansea Eastside Connections Strategy is supported and welcomed.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access from Morfa Road is possible.</p> <p><u>Local Highway Conditions</u>: Morfa Road is currently below standards and is to be upgraded.</p> <p><u>Accessibility</u>: There is a 10 min frequency bus service over 460m from the site (Neath Road)</p> <p><u>Wider Issues / Combined effect</u>: Substandard access road and junction with New Cut Road may require improvements to be undertaken.</p> <p><u>Restrictions</u>: The site should not be developed until such time as the Morfa Distributor road has been constructed.</p> <p><u>Transport Proposals</u>: There is a scheme to upgrade Morfa Road to a distributor Road.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains linear semi natural vegetation as classified under the SINC guidance, which runs along side the river. This feature should be maintained through any activities on the site.</p>
CCS Environmental Health	<p>conflict between RESIDENTIAL use &amp; MIXED use proposed on adj site: site investigation condition required</p>
CCS Education	<p><u>Trallwn Primary</u>: There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Constraints: Flooding / contamination.</p> <p>The eastern boundary of the site is adjacent to the river Tawe and there appears to be a small strip of bankside vegetation. This should be retained and enhanced, if possible. Consider presence of otter. Should any buildings be demolished, they should first be assessed/surveyed for their suitability for bats.</p> <p>Need to protect fish within Tawe.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided.</p> <p>Site is within the flood plain. Zone C1, adjacent to river Tawe.</p> <p>Land extensively contaminated and welcome redevelopment to address this issue. WFD moderate.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u> Initial Comments for Candidate Sites in the Ward: DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth.
Glamorgan Gwent Archaeological Trust	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.

**Summary of Strategy (extract pg16)**

**Morfa Distributor Road**

The introduction of a new road between the A4067 (Hafod Site) to the Strand and New Cut Road (Morfa Road site) to have a “distributor route” function to serve development in the area, enabling maximum development opportunities with minimum environmental impact, particularly on industrial heritage;

**Morfa Road Area**

Altering the balance of uses in the Morfa Road area from light and heavy industry and dereliction, which ignores the river frontage, to a high quality mixed area of residential, commercial and light industrial uses. The development would thus capitalise on the superb riverside setting, the proximity of the area to the City Centre and waterfront and also celebrate and interpret the heritage of the area.

**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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



PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>LA005</b>
<b>Name</b>	<b>Former Hafod Copperworks Area 1</b>
<b>Description</b>	Land is council owned site and lies within the wider Tawe Riverside Corridor Study Area. Site is currently the subject of the Hafod-Morfa Copperworks Regeneration Project
<b>Size</b>	2.7 Ha
<b>Existing Land use</b>	Vacant Former Industrial Land
<b>Proposed Land Use</b>	Mixed Use - Residential / Leisure / Hotel / Use Class A3 / Park and Ride Site
<b>Location Plans</b>	OS Plan and Aerial (not to scale)





**Candidate Site Public Consultation: Summary of Representations**

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

1 letter of objection was received which is summarised as follows:

- Site should be developed as a heritage, tourist, educational and modern green technology site and hub for celebration of heritage, innovation and manufacturing in the 21st Century
- Selling this site for bars, hotels and A3 uses cannot do justice to the listed structures and ancient monuments on site
- Site should not be ceded outside municipal and democratic control

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

1 representation was received on the draft Proposals map which relates to this site in the context of the wider Swansea Eastside area.

- Consultants, Trilein Ltd, are currently conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. The work will consider the banks of the Lower Tawe on both sides and issues of connectivity with the wider city as well as taking into consideration flood alleviation measures. The work is due for completion on 31st March 2015.

No representations were received specifically regarding this site.

### Response to Representations

- Please see the section above re the Hafod Copperworks Regeneration Project. The council have entered into a Memorandum of Understanding with Swansea University to explore regeneration opportunities for the site. Work has already been carried out to improve safety and access at the site and to provide visitor information and interpretation re the cultural heritage of the site and listed buildings. Work is ongoing to establish viable and deliverable uses for the site.
- Work on the Swansea Eastside Connections Strategy is supported and welcomed.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: It is unclear how this site may be developed following the construction of the Morfa Distributor Road which traverses the site.</p> <p><u>Local Highway Conditions</u>: Congestion and air quality issues on Neath Road have brought about a need for a new distributor road through this site.</p> <p><u>Accessibility</u>: There is a 10 min frequency bus service over past the site.</p> <p><u>Wider Issues / Combined effect</u>: Affect on Neath Road congestion and air quality issues will need to be considered.</p> <p><u>Restrictions</u>: The site should not be developed until such time as the Morfa Distributor road has been constructed.</p> <p><u>Transport Proposals</u>: There is a scheme to upgrade Morfa Road to a distributor Road.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>The site contains; Diverse scrub and Relatively Species-rich Neutral grassland.</p> <p>Priority species recorded on the site are; Herring Gull, Black-headed Gull. Bullfinch, Song thrush and Dunnock</p>
CCS Environmental Health	<p>On site ref 147 Morfa Copper Works: Possible conflict of Residential with railway noise: site investigation condition required</p>
CCS Education	<p><u>Trallwn Primary</u>: There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>LA006 - lies within flood plain.</p> <p>The sites contain a mixture hardstanding and of woodland/scrub. The southern boundary of one of the sites is also adjacent to the river Tawe. Consider presence of otter.</p> <p>Need to protect fish within Tawe.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided. Potential contamination on both sites.</p> <p>Site LA005 is near edge of Zone C1. Site LA006 lies in flood plain within Zone C1, next to the Tawe.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth
Glamorgan Gwent Archaeological Trust	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

**Stage 3A: Assessment Against LDP Objectives**

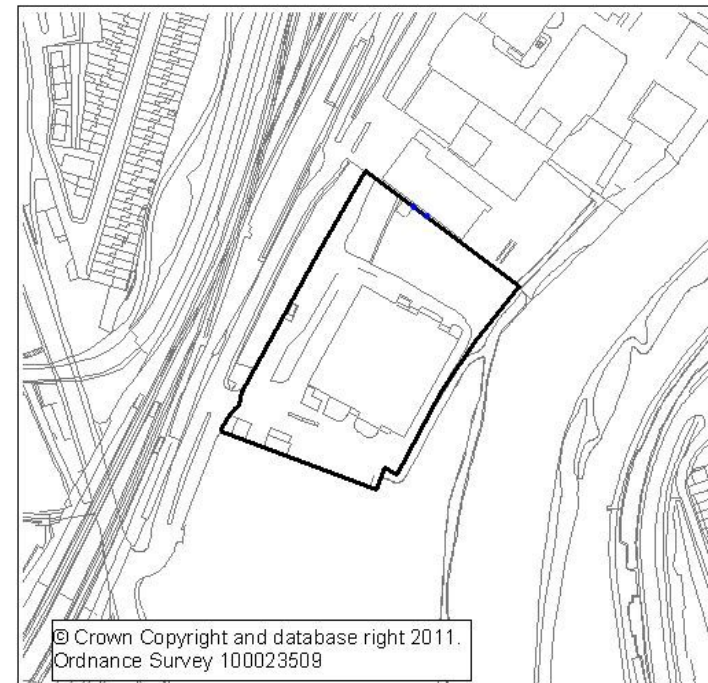
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	+1	+1	?	?	+1	n/a	?	+1	n/a	?	+2	?	n/a	?	+1	+2	+1	+1	n/a	?	+2	+2

**Stage 3B: Assessment Against SEA/SA Objectives**

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

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>LA007</b>
<b>Name</b>	<b>Pipehouse Wharf Council Depot</b>
<b>Description</b>	Council Depot on west bank of River Tawe located within the Tawe Riverside Corridor Study (TRCS) Area where the principle of redevelopment and enhancement of uses has been established through the adoption of the Study as Supplementary Planning Guidance
<b>Size</b>	1.43 Ha
<b>Existing Land use</b>	Industrial
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

No representations were received.

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**Response to Representations**

No representations received.



PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access is established from Morfa Road</p> <p><u>Local Highway Conditions:</u> Congestion and air quality issues on Neath Road have brought about a need for a new distributor road past the site. Morfa Road is currently sub standard as is the junction with New Cut Road.</p> <p><u>Accessibility:</u> There is a 10 min frequency bus service 750m from the site (Neath Road).</p> <p><u>Wider Issues / Combined effect:</u> Affect on Neath Road congestion and air quality issues will need to be considered.</p> <p><u>Restrictions:</u> The site should not be developed until such time as the Morfa Distributor road has been constructed. A transport assessment will need to be submitted.</p> <p><u>Transport Proposals:</u> There is a scheme to upgrade Morfa Road to a Distributor Road.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>No study required.</p>
CCS Environmental Health	<p>On site 161 - Wharves: site investigation condition: possible conflict &gt; Railway noise/ adjacent site use?</p>
CCS Education	<p><u>Trallwn Primary:</u> - There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Comprehensive:</u> - Cefn Hengoed has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Site adjacent to Tawe. Lies within flood plain-on edge of Zone C1.</p> <p>The eastern boundary of the site is adjacent to the river Tawe and there appears to be a small strip of bankside vegetation. This should be retained and enhanced, if possible. Consider otter and bats. Should any buildings be demolished, then they should first be assessed/surveyed for their suitability for bats.</p> <p>Need to protect fish within Tawe.</p> <p>Proximity to the river Tawe means that a Pollution Strategy needs to be provided.</p> <p>Part of the site lies on edge of Zone C1.</p> <p>Potential contamination on site.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.
Glamorgan Gwent Archaeological Trust	The sites shown are within the Archaeologically Sensitive Area of the Lower Swansea Valley, and you will be aware that discussions have taken place over a number of years regarding recommended mitigation. The area is important locally, nationally and internationally with regard to the metallurgical industries and their infrastructure, and many areas are Scheduled Ancient Monuments by virtue of this. Any development within the areas shown will have a significant impact on setting of the SAMs. It is our recent experience that industrial features survive with a high degree of integrity and complexity and the impact of development in such areas will require a significant level of mitigation. The two Copperworks sites we have commented on previously (LA005 & LA006); as we have with LA001. The area LA002 is on the site of dry docks and industrial features and will also require mitigation. The horizontally hatched orange area is currently within planning and as previously stated requires archaeological mitigation.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>UP004</b>
<b>Name</b>	<b>Llwyn Y Bryn Campus</b>
<b>Description</b>	The Llwyn y Bryn Campus is situated within the Uplands area of Swansea and the site is enclosed on three sides by properties on Walter Road and Westbury Street and is overlooked by the residential properties along Bryn y Mor Road. The main building dates from 1909 and whilst not listed retains its architectural features and the frontage along Bryn y Mor Road constitutes a local land mark feature. The principal access is from Walter Road, which constitutes the only vehicular access and there is also a narrow gated entrance on the south west boundary which opens onto Bryn y Mor Road (which is currently disused but has potential for pedestrians access).
<b>Size</b>	1.04Ha
<b>Existing Land use</b>	Further Education College
<b>Proposed Land Use</b>	Residential/Extra Care Facility
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

Not submitted as a Candidate Site at this initial stage.

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**Response to Representations**

No representations received.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

**Key Stakeholder Consultations**

<b>Internal Stakeholder</b>	<b>Comments</b>
CCS Transportation	<p>Comments on 2011/0184: I recommend that no highway objections are raised to the proposal subject to:</p> <ol style="list-style-type: none"> <li>1. The provision of parking (car, motorbike and cycle) in accordance with our adopted parking standards (March 2012) in an appropriate layout to appropriate levels.</li> <li>2. Upgrades to the access/Walter Road junction to provide a signalised junction incorporating full access/egress for development traffic, replacement of existing signalised pedestrian crossing on Walter Road with pedestrian phase in the new signalised junction, elongation of the right turn lane into the site, the implementation of TRO's on the access road to allow two way flow and the resurfacing of the access road and footway under a section 278 Agreement with the Highway Authority. The bus stop will also need to be relocated at cost to a location as agreed by CCS, again under a section 278 agreement.</li> <li>3. I recommend therefore that if consent is granted, that the applicant be required to submit a Travel Plan for approval within 12 months of consent and that the Travel Plan be implemented prior to the beneficial use of the dwellings commencing.</li> </ol>
CCS Housing	There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	Would need an extended phase 1 survey including a bat survey if building were to be demolished. A site with several trees possible ecological constraint.
CCS Environmental Health	No comments made on this site by Environmental Health
CCS Education	Awaiting comments
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	The site includes a number of mature trees and provides connectivity along Brynymor Road and beyond. Possible use by bats species.

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development. Further confirmation has been obtained from DCWW if this site is affected as follows: the flooding incidents appear to be in locations so as they would not be exacerbated by the proposed development of this site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.



PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<p>Glamorgan Gwent Archaeological Trust</p>	<p>Information in the Historic Environment Record curated by the Trust notes that the original house of Llwyn y Bryn is shown on the first edition OS map of 1879, set within gardens which include formal, lawned and wooded areas as well as glasshouses. The early series OS map of 1830 does not show the house, so it dates from between 1830 and 1879, and was one of a number of villas established in the western area of Swansea in the mid 19<sup>th</sup> century, following the pattern of those such as the nearby Bryn y Mor (Stella Maris Convent) of the 1820's. As the use of the building changed in the late 1880's, alterations and extensions have occurred, but the essential core of the house is retained in the current campus.</p> <p>The buildings do not benefit from any level of statutory protection, however, as noted, the core is the mid19th century house. If the buildings will be demolished in order to facilitate the development, in order to both mitigate the demolition and elucidate further detail of the building, information on its construction, details of its architectural features and a history of its development should be made and recorded prior to the undertaking of the development. There are no other recorded archaeological features shown on the Historic Environment Record and we therefore do not have any objections to the granting of the application on archaeological grounds.</p> <p>It is our opinion that the standing building is of historic importance by virtue of its architecture, history and cultural significance within the area; therefore a full record of the structure both by the means of a drawn and photographic record should be made, prior to any works being undertaken.</p> <p>In order to ensure that the work is undertaken we recommend that a condition should be attached to any planning consent.</p>
<p>Cllr J. Bayliss</p>	<p>I would like to see the site developed in a manner that's sympathetic to the local area and the Ffynone Conservation area. I would also like to see any greenery and trees protected for the benefit of nearby local residents and future occupiers.</p>

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

## PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>UP005</b>
<b>Name</b>	<b>Townhill Campus, Townhill</b>
<b>Description</b>	<p>Existing education use may end as part of the development of new facilities for University of Wales Trinity Saint David (UWTSD) at SA1. Site fronts onto corner of Townhill Rd and Pantycelyn Rd and slopes down from north to south (steeply in part) and enjoys a panorama over Swansea Bay. Surrounded by residential properties on all sides apart from the eastern boundary which links into the wider greenspace system. Northern part of the site is densely developed whilst the southern, sloping part of the side is covered with mature vegetation.</p> <p><i>*Although proposed for both residential and retail use, only residential is considered as part of this assessment as retail use at this location would be contrary to the Council's corporate policy for protecting the City Centre and district centres.</i></p>
<b>Size</b>	1.3ha
<b>Existing Land use</b>	Existing education campus with student accommodation and support services
<b>Proposed Land Use</b>	Mixed use (residential and retail *)
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

Not consulted upon at this stage

**LDP Preferred Strategy Consultation: Summary of Representations**

Not consulted upon at this stage

**LDP Draft Proposals Map Consultation: Summary of Representations**

21 letters of objection received which can be summarised as follows:

- negative effect on the local community /quality of life
- Contrary to LDP Preferred strategy
- Development of a green field site
- Loss of recreation space/woodland/need to protect trees on site
- Impact on nature reserve/wildlife
- Additional traffic/congestion/unsuitable access/parking conflicts/highway safety
- Development of an area with no existing facilities to support (schools, shops, etc)
- being at the top of a steep hill, the site will require additional public transport which will not be able to access the site
- original building erected in 1912 is a listed building/possible covenants relating to the site
- Trees around perimeter need to be protected
- Devaluation of property/loss of view/loss of privacy
- Issues with steepness of the site
- Noise pollution
- Loss of local features
- Impact on local employment

## Response to Representations

- This is a brownfield site. The LDP Preferred Strategy seeks to maximise the use of appropriate Brownfield land
- The site is not suitable for retail use
- Residential use focussed on the reuse or redevelopment of the existing buildings/footprint is acceptable in principle under current local and national policy and this position will not change through the adoption of the LDP. The building is not currently listed, but if it becomes listed conversion and extension would still be possible
- The gradient of the site will likely limit the development area to the northern part of the site although this would be a matter for detailed investigation at planning application stage
- Highways have no objection subject to highway improvements that would need to be carried out with the only access from Pantycelyn Rd not through the adjoining Lons
- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control
- Devaluation of property is not a material planning consideration. There are no rights of open access or views over across other property
- Public transport already serves the site which is at a sustainable location in relation to local facilities
- An extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage.
- Woodland areas and key features should be retained as part of any development proposal and used to form natural defensible boundaries
- The proposal identifies an alternative use for the land should the University relocate.
- This is a Brownfield site in a sustainable location where the principle of redevelopment is supported by national and local planning policy guidance. The primary objective of the adopted LDP Preferred Growth Strategy is to maximise the use of appropriate Brownfield land in order to minimise the take of Greenfield land elsewhere. This land is appropriate for redevelopment and matters of detail, such as associated open space provision, traffic management, etc, are issues for consideration at any future planning application stage.

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site has 2 existing access points. Pant y Celyn and Townhill Road. The Townhill Road access needs to be blocked off.</p> <p><u>Local Highway Conditions:</u> Some congestion issues locally during peak periods.</p> <p><u>Accessibility:</u> There is a 5 min frequency bus service 300m from the site.</p> <p><u>Wider Issues / Combined effect:</u> Increase in congestion at Cockett Road is likely.</p> <p><u>Restrictions:</u> A transport assessment would be necessary together with access improvements and removal of the Townhill Road access for safety reasons. Site gradients may restrict the amount of development that can be accommodated.</p> <p><u>Transport Proposals:</u> There is a likely improvement scheme at the Townhill Road/Cockett Road junction and beyond.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 3100 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	Would need an extended phase 1 survey including a bat survey if building were to be demolished. A site with several trees will be ecological constraint
CCS Environmental Health	No comments
CCS Education	If the development were houses, 47 Primary & 33 Secondary pupil places would potentially be generated [based on 150 residential units]
External Stakeholder	Comments
Natural Resources Wales	A significant proportion of the site is composed of woodland and mature trees. Possible other BAP habitats. Possible use by bat species. Provides good connectivity with adjacent woodland.

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<p>Dwr Cymru</p>	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
<p>Western Power</p>	<p>There is currently space transformation capacity at each of the substations which may be able to accommodate future load growth.</p>
<p>Coal Authority</p>	<p>No coal mining legacy features identified by the Coal Authority.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

<p>Cllr J. Bayliss</p>	<p>I wish to see all trees and greenery retained for the benefit of local residents and future generations. Any move to develop the entire site would undoubtedly threaten vegetation and any wildlife that may inhabit the site. If this site is to be included in the LDP I would like to see additional protection given to the woodland area to the south of the site (e.g. more TPOs). Furthermore, the site is in close proximity to the Ffynone Conservation area and any major changes to the site through development could possibly have a visual impact over that special area, of which needs protecting at all costs.</p> <p>Additionally, I have concern about any potential traffic access being created via Lon Bryngwyn, Lon Cwmgwyn, Lon Gwynfryn or Lon Illtyd. I fear any additional access created via these roads could create a rat-run effect on these streets, turning them into through roads rather than the quiet residential streets they are now.</p> <p>The report notes the impact on primary and secondary school places. The two primary schools in Uplands (Brynmill &amp; Bryn Y Mor) are at capacity – any additional places will have to be funded by any developer via S106 monies.</p>
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**Stage 3A: Assessment Against LDP Objectives**

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

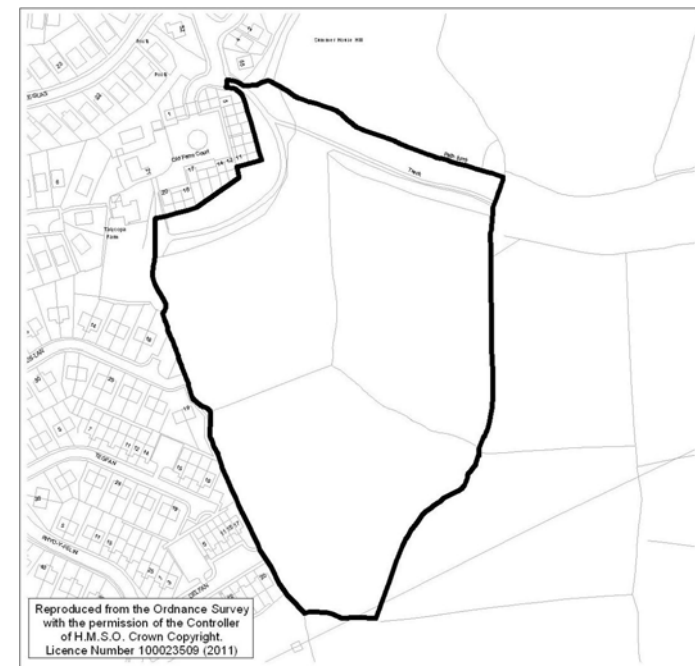
**Stage 3B: Assessment Against SEA/SA Objectives**

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



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<b>Reference</b>	<b>LS008</b>
<b>Name</b>	<b>Talycoppa Farm, Llansamlet</b>
<b>Description</b>	The site is on the edge of the existing settlement form and is bounded to the north and west by residential properties. It is currently designated as being part of the Green Wedge and is positioned within Swansea Urban Woodland. The wider periphery of the site is overlapped by National Grid Pylon whilst there is a gentle gradient to the north
<b>Size</b>	4.56 Ha
<b>Existing Land use</b>	Agriculture
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

4 letters of objection received:

- Green belt
- Loss of recreational space
- Urban creep
- Loss of agricultural land

No letters of support/comment received.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Representations**

- Green Wedges unlike Green Belts are only temporary in nature and around 40% the new housing to be allocated in the LDP will have to be on land currently designated as green wedge, as there is insufficient land available within existing settlement boundaries to meet all future demand. Each site is looked at on its individual merits and does not set a precedent as all policy is being considered anew
- Site is not green belt and the current green wedge designation at this location has been reviewed and is to be omitted from the LDP. Settlement boundaries have also been reviewed as part of the development plan process and the land is proposed to be incorporated within the settlement boundary. Development of this site would not set a precedent for further release

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- Any loss of recreational/open space will need to be addressed through compensatory provision within the proposed development or nearby. Any existing deficiency of 'Fields in Trust' (FiT) or accessible natural greenspace (ANGS) provision will also need to be addressed through new development
- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land. The site is low quality (grade 4) agricultural land which makes no significant contribution to the local economy

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> It is assumed access would be from Maes yr Haf</p> <p><u>Local Highway Conditions:</u> General traffic volume and safety issues on surrounding residential streets</p> <p><u>Accessibility:</u> There is a 10-15 min frequency service 35m from the site entrance</p> <p><u>Wider Issues / Combined effect:</u> There would be a need to consider affect on local congestion issues at peak times</p> <p><u>Restrictions:</u> Safety improvements may be required on adjacent highways and consideration of traffic impact from a site of this size. A transport assessment is likely to be required</p> <p><u>Transport Proposals:</u> None identified</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period
CCS Biodiversity	This site contains Lowland Heath and Diverse scrub and may contain semi-natural grassland and potentially important Hedgerows protected under the Hedgerow Regulations (1997). An extended phase1 habitat survey and Hedgerow assessment would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey
CCS Environmental Health	No comments obtained
CCS Education	<p><u>Talycoppa Primary:</u>. There is no surplus capacity at Talycoppa and no scope to extend the buildings</p> <p><u>Cefn Hengoed.Comprehensive:</u> Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible sewer network issue. Appears to fall outside DCWW sewer catchment area</p> <p>The site appears to be composed of rough grazing / semi-proved grassland, with scattered trees along boundary and derelict hedgerows</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	Possibly areas of site have been subject to waste disposal in past
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate the site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	No coal mining legacy features identified by the Coal Authority

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National Grid	<p>LS008, Llansamlet allocated for housing is crossed by VE 275 kV overhead transmission line</p> <p>Subsequent Site Specific Comments on the Draft Proposals Map: Policy to retain our existing overhead lines in-situ.</p> <ul style="list-style-type: none"> <li>• Preference that buildings not built directly beneath overhead lines due to amenity of potential occupiers and need easy access for maintenance.</li> <li>• Statutory safety clearances must not be infringed. To comply with statutory safety clearances overhead power lines are designed to minimum height above ground.</li> <li>• National Grid encourages high quality and well planned development in vicinity of overhead lines. Produced 'A Sense of Place' guidelines.</li> <li>• - Do not object to development in area surrounding substation sites, take this opportunity to highlight that substations are vital to the efficient operation of our electricity network</li> </ul>
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**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>LS009</b>
<b>Name</b>	<b>Land adjacent to Heol Las, Birchgrove</b>
<b>Description</b>	Edge of settlement, agricultural land which fronts onto Heol Las. It is adjoined by frontage properties to the east and south and a detached property to the north west. It is currently designated as an area of Greenspace Protection and is adjoined by an area of Environmental Enhancement
<b>Size</b>	1.6Ha
<b>Existing Land use</b>	Agriculture
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

22 letters of objection received:

- Greenfield site
- Adverse impact on character and amenity
- Adverse visual impact
- Inadequate sewerage system
- Increased pollution
- Highway safety
- Road infrastructure unable to accommodate increased traffic
- Coalescence of communities
- Lack of local services e.g. medical facilities
- Local schools oversubscribed
- Inadequate drainage/flood risk
- Loss of agricultural land
- Adverse impact on wildlife/loss of habitat

2 letters of support received:

- Small development which would not impact on traffic density or resources
- Could result in more environmentally/energy efficient homes

**LDP Preferred Strategy Consultation: Summary of Representations**

1 letter of support was received:

- The Authority should not rely on windfall sites to deliver the housing requirement. Instead they should allocate additional sites promoted through the Candidate Site process including Land at Heol Las, Birchgrove



## LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site

## Response to Representations

- The LDP is based on sustainability principles which seek to maximise the use of vacant and underdeveloped land within existing settlements provided satisfactory standards of open space/recreational space are retained within those communities
- Loss of view is not a material planning consideration. There are no rights of open access or views over the countryside adjoining existing settlements. A full consideration of the visual impact would take place at the formal planning application stage
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. DCWW have an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site.
- The LDP seeks to safeguard against coalescence and development must respond to the character of existing settlements. Considerable areas of accessible open space are proposed as part of new development and green barriers are to be incorporated into scheme layouts to mark and ensure separation between existing and planned expanded communities
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21<sup>st</sup> century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers

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- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run-off will be achieved. No increase in surface water run-off would be permitted
- Vulnerable development such as residential may not be allocated in flood risk zones. All flood risk areas have been identified and excluded from consideration for development purposes. Incidents of localised surface water flooding have also been identified and any sites allocated at or near such areas will be required to incorporate appropriate remedial measures. Sustainable urban drainage scheme (SUDS) will be incorporated into development scheme as necessary. New development must demonstrate greenfield run off - no increase in surface water run-off will be permitted
- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land. The site is low grade agricultural land - loss would not affect viability of agricultural holding
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: Access is possible from Heol Las</p> <p><u>Local Highway Conditions</u>: General traffic volume and safety issues on surrounding residential streets during peak times. The junction with Birchgrove Road is below standard and may require upgrading</p> <p><u>Accessibility</u>: There is a 30 min frequency service past the site</p> <p><u>Wider Issues / Combined effect</u>: There would be a need to consider affect on local congestion issues at peak times</p> <p><u>Restrictions</u>: None identified at present</p> <p><u>Transport Proposals</u>: None identified</p>
CCS Housing	<p>The SHMA identifies that around 4,200 are needed within this strategic housing policy zone over the LDP period</p> <p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible</p>
CCS Biodiversity	<p>This site contains potentially important Hedgerows protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerows quality</p>
CCS Environmental Health	<p>Directly adjacent site 088 ex Birchgrove steelworks - unexpected contamination condition</p>
CCS Education	<p><u>Birchgrove Primary</u>: There is some surplus capacity and scope to extend the school due to the large site.</p> <p><u>Birchgrove Comprehensive</u>: There is surplus capacity at the school to take increased pupils; however, the school is currently under review as part of the Secondary Stakeholder Forum</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible flood risk</p> <p>Site falls south of Nant Bran. Moderate WFD</p> <p>Eastern part of site falls within Zone C1</p>

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	Lies in groundwater vulnerability zone
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	No coal mining legacy features identified by the Coal Authority

**Stage 3A: Assessment Against LDP Objectives**

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

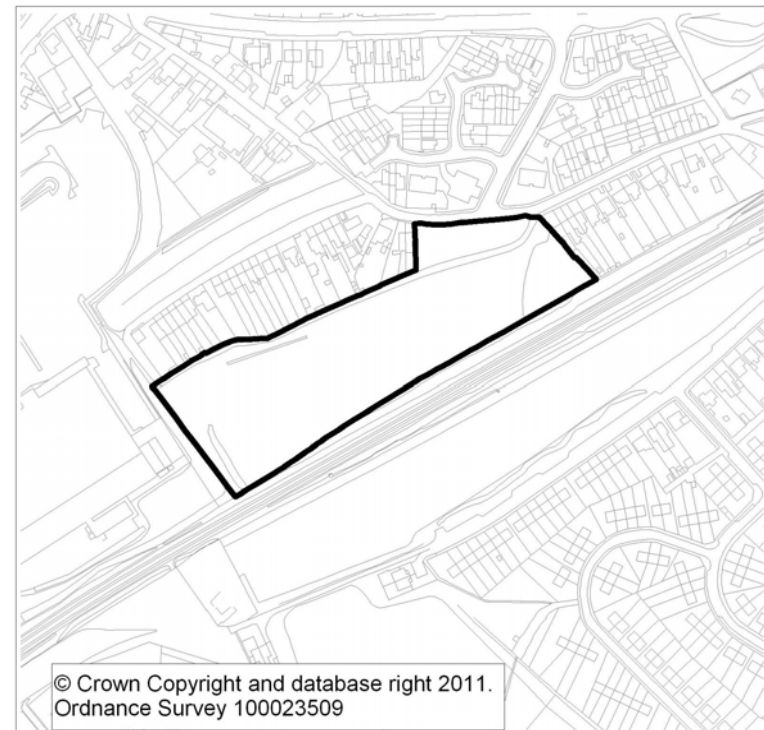
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Stage 3B: Assessment Against SEA/SA Objectives

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

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<b>Reference</b>	<b>LS015</b>
<b>Name</b>	<b>Land at Midland Place, Llansamlet [CCS Site]</b>
<b>Description</b>	This roughly rectangular site is adjoined by the main London Paddington to West Wales Railway Line to the south east, by the rear of residential properties to the north west, the end of a residential terrace to the north east and Tesco Supermarket to the south west. It is designated within the UDP as an environmental enhancement area. The southern portion of the site contains scrub and nature trees
<b>Size</b>	2.0Ha
<b>Existing Land use</b>	Urban Greenspace
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

3 letters of objection received:

- Already subject to extra traffic/noise/litter and light pollution from the nearby Tesco development
- Highway safety
- Loss of amenity
- Adverse impact on ecology and habitats
- Right of way across site
- Existing UDP allocations and planning consents not implemented in Swansea East and Swansea North
- Loss of green space

No letters of support/comment received

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site

### **LDP Draft Proposals Map Consultation: Summary of Representations**

Comments were received from statutory bodies

### **Response to Representations**

- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site

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- The impact of development on adjacent properties would be a matter to be addressed through the detailed site layout at the application stage. Any development would need to respect the density, scale and character of adjoining development and have to have regard to the Places to Live Residential Design Guide SPG which sets out separation distances to ensure there is no detriment to privacy, amenity or any material increase in noise or other sources of pollution. The planning application process would not permit development that would result in harmful levels of pollution. Potential noise/disturbance during construction is not a material planning consideration and is subject of separate legislative control. The site is covered by environmental enhancement not greenspace protection policy in the current UDP. This permits development to be brought forward and also improve the amenity value of the land. Existing nuisance issues would be mitigated wherever possible
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. Ecological survey work would need to be undertaken at planning application stage, and appropriate mitigation measures and controls over siting of development applied
- Any rights of way /links through the site would need to be retained
- Upon commencement of preparation of a new development plan (LDP process currently underway) all existing policies and allocations are subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016. If allocated sites have not been brought forward then there are either physical or market constraints and more deliverable sites need to be identified instead
- Any loss of recreational/open space will need to be addressed through compensatory provision within the proposed development or nearby. Any existing deficiency of 'Fields in Trust' (FiT) or accessible natural greenspace (ANGS) provision will also need to be addressed through new development



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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access would need to be restricted to Ffordd Llundain</p> <p><u>Local Highway Conditions:</u> General traffic volume and safety issues on surrounding residential streets during peak times</p> <p><u>Accessibility:</u> There is a 30 min frequency service within 140 m of the site</p> <p><u>Wider Issues / Combined effect:</u> There would be a need to consider affect on local congestion issues at peak times</p> <p><u>Restrictions:</u> Precise access details will need to be considered. Access needs to be restricted to Ffordd Llundain only, this may require off-site traffic management works</p> <p><u>Transport Proposals:</u> None identified</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period
CCS Biodiversity	The area contains scrub and mature trees, which may fall into the SINC category of Diverse scrub. Scrub, mature trees and Hedgerow habitats have the potential for associated protected flora and fauna. An extended phase 1 habitat survey would need to be undertaken to determine the habitats, species and their protected status
CCS Environmental Health	Ref general noise complaints from residents in Midland place. Railway?
CCS Education	<p><u>Trallwn Primary:</u> There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion</p> <p><u>Cefn Hengoed Comprehensive:</u> Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Possible railway contamination</p> <p>Possible BAP Habitat. The site is composed of woodland, grassland and scrub. The site would provide a valuable corridor, adjacent to the railway tracks. Records for Barn Owl and bat species, within the wider area</p>

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	Possible railway contamination. Possible pollution strategy-linked to possible railway waste
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The proposed development site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth

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**Stage 3A: Assessment Against LDP Objectives**

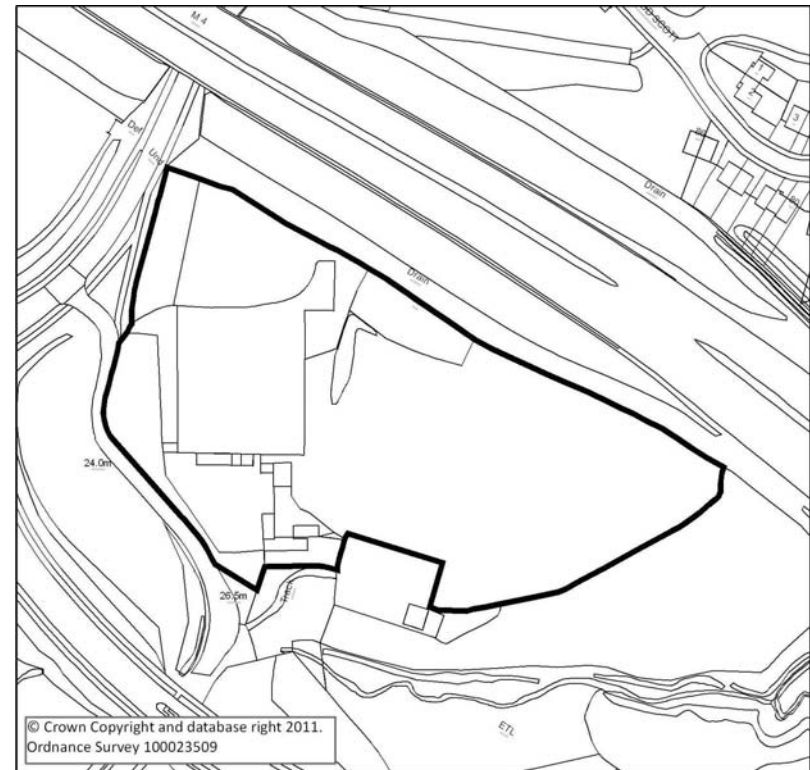
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	1	n/a	-1	1	n/a	?	-1	n/a	1	0	n/a	n/a	n/a	+/-	0	n/a	-1	0	-1	-1	n/a	?	-1	-1

**Stage 3B: Assessment Against SEA/SA Objectives**

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

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<b>Reference</b>	<b>LS022</b>
<b>Name</b>	<b>Gwernllwynchwyth House, Llansamlet</b>
<b>Description</b>	The site is bounded by the Swansea Vale Link Road and the M4 Motorway. There are still remnants of Gwernllwynchwyth House clear to see on site but the wider area it is mostly overgrown. It is currently designated as a Housing Allocation and is adjoined by an area of Greenspace Protection
<b>Size</b>	1.8Ha
<b>Existing Land use</b>	UDP Allocation
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

8 letters of objection were received which are summarised below:

- Potential future heritage site
- Poor choice for residential development as backs on to the motorway
- Important local history
- Adverse impact on wildlife/loss of habitat
- Lapsed consent dating from 1985. Whilst the site could have been classified as brownfield site has now blended into the landscape as a result of natural regeneration
- Presence of overhead cables reduces the area available for development
- Not connected to existing settlement and adjacent M4, air and noise pollution may therefore constrain development
- Lack of local services
- Inadequate drainage/flood risk
- Highway safety
- Road infrastructure unable to accommodate additional traffic
- Inadequate sewerage infrastructure
- Local schools at capacity

1 letter of support was received which is summarised below:

- Hourly bus service and train station approximately 1 mile away
- Not liable to flooding
- Adjacent J44 of M4
- Overgrown and unsafe
- Good transport links to enterprise zone, shops, schools, library and medical facilities
- Would object to use as a traveller site but support residential housing

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site

### **LDP Draft Proposals Map Consultation: Summary of Representations**

3 representations received from statutory bodies

1 objection received regarding the following:

- Site adjacent to Ancient Semi Natural Woodland

### **Response to Representations**

- No historical/heritage features worthy of preservation have been identified
- Nearby development is in equally close proximity to the M4 and the design of the development (soundproofing, etc) could mitigate any nuisance issues arising
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. An extended phase1 habitat survey would need to be undertaken and important features highlighted may require further survey work at planning application stage and appropriate mitigation measures applied. Would not preclude development
- Overhead power lines abut the site but do not constrain the developable area
- The impact on the proposal from potential noise pollution sources perspective is a matter that would be addressed through the detailed site layout at the application stage.

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- All relevant utility providers have been consulted and no significant utility constraints have been identified
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- Site is closely associated with adjoining Swansea Vale strategic site and within walking distance of local services and facilities at Birchgrove and Llansamlet
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21<sup>st</sup> century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. There is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements. There have been drainage capacity issues within the area in the past, however these are in the process of being addressed and Dwr Cymru/ Welsh Water as statutory undertaker is required to plan for additional needs arising from LDP allocations. There are no flooding issues associated with this site. It is not within a flood risk zone
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site. Highways Authority have no objection subject to some minor modification works

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There is an established access to the site which will need modification</p> <p><u>Local Highway Conditions</u>: Some congestion issues on approach roads</p> <p><u>Accessibility</u>: There is a 120 min frequency service north of the site and a 20 min frequency service 700m south of the site (Peniel Green Road)</p> <p><u>Wider Issues / Combined effect</u>: There would be a need to consider affect on local congestion issues at peak times</p> <p><u>Restrictions</u>: Assessment of impact may be required depending on details</p> <p><u>Transport Proposals</u>: None identified</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period
CCS Biodiversity	The area contains scrub and mature trees which have the potential for associated protected flora and fauna. An extended phase1 habitat survey would need to be undertaken to determine the habitats, species and their protected status. Important features highlighted may require further survey
CCS Environmental Health	Refer to M4 noise
CCS Education	<p><u>Trallwn Primary</u>: There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion</p>
External Stakeholder	Comments
Natural Resources Wales	<p>BAP Habitat. The site is made up of woodland scrub and grasslands. Despite being surrounded by roads, the site is likely to support</p> <p>Local watercourses on site. Seek LA engineers advice</p> <p>Lies within groundwater vulnerability zone</p>



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Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	No coal mining legacy features identified by the Coal Authority
National Grid	Llansamlet allocated for housing is within close proximity (approximately 25 meters) to VE 275 kV overhead transmission line

**Stage 3A: Assessment Against LDP Objectives**

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

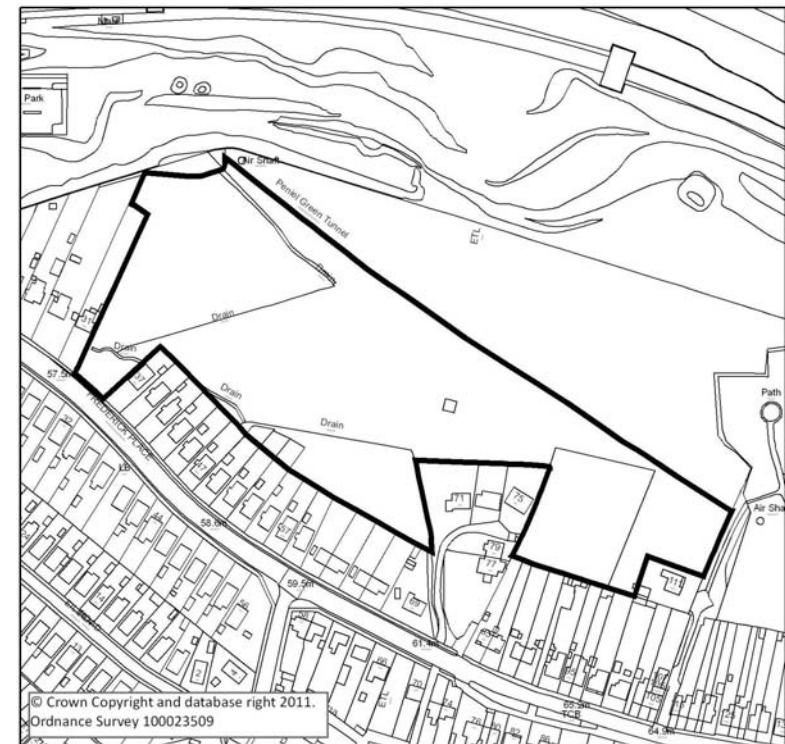
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Stage 3B: Assessment Against SEA/SA Objectives

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

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<b>Reference</b>	<b>LS023</b>
<b>Name</b>	<b>Fredrick Place, Llansamlet</b>
<b>Description</b>	The site is bounded by residential properties along Frederick Place to the south, Peniel Green Railway Tunnel and an area of Greenspace Protection to the north and an area of community recreation to the east. The site is currently defined as a Housing Allocation in the UDP. Potential to expand site to the north provided access could be achieved over tunnel
<b>Size</b>	3.2Ha
<b>Existing Land use</b>	UDP Allocation – residential
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

1 x 19 signature petition of objection was received which is summarised below:

- The back of Frederick Place is a green belt let's keep it

15 letters of objection were received which are summarised below:

- Very intrusive, adverse impact on privacy
- Very wet, boggy ground prone to flooding, would exacerbate current issues
- Highly developed area
- Adverse impact on wildlife/loss of habitat
- Adverse visual impact
- Loss of agricultural land
- Increased traffic, road infrastructure could not cope
- Increased noise and air pollution
- Green belt
- Lack of local services
- Erosion of quality of life
- Inappropriate site access
- Development is in close proximity to the underground railway line, a ventilation shaft and the main Swansea to London line
- Local schools at capacity
- Inadequate sewerage system

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site

## LDP Draft Proposals Map Consultation: Summary of Representations

No comments were received specifically regarding this site

## Response to Representations

- Site is a long-standing allocation for residential development, and allocated for 20 dwellings in the current UDP (HC1 (14) refers). The principle of residential development has therefore been established at this location
- The site is not greenbelt. Land further north is part of the greenspace system, and although development of that area is not precluded the intervening railway tunnel/development buffer zone means that it is unlikely
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. The site contains some habitats of ecological importance and a detailed survey would need to be undertaken at planning application stage and appropriate mitigation measures put in place
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21<sup>st</sup> century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers

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- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there has been an overriding need for development to fulfil the LDP Strategy as there is no other suitable location in which housing /employment allocations can be situated this has resulted in some allocations, or parts thereof being situated on BMV land. The land is not classified as agricultural and its loss would not affect the viability of any holding
- Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority. Schemes could include road widening, footway provision, junction improvements, speed restrictions, etc and will depend on the specific requirements for each site. Highway Authority have no objection
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. There is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements. There have been drainage capacity issues within the area in the past, however these are in the process of being addressed and Dwr Cymru/ Welsh Water as statutory undertaker is required to plan for additional needs arising from LDP allocations
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted. Vulnerable development such as residential may not be allocated in flood risk zones. All flood risk areas have been identified and excluded from consideration for development purposes. Incidents of localised surface water flooding have also been identified and any sites allocated at or near such areas will be required to incorporate appropriate remedial measures. Sustainable urban drainage scheme (SUDS) will be incorporated into development scheme as necessary. New development must demonstrate greenfield run off - no increase in surface water run-off will be permitted. Not a flood risk zone, but local surface water flooding issues would need to be addressed as part of any development

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- Any development proposal will need to comply with the Council’s adopted design guidance for new residential development and respect the density, scale and character of adjoining development and the visual and residential amenities (e.g. privacy) of adjoining occupiers.
- Noise during construction is not a material planning consideration and development will not cause pollution
- Site is within walking distance/ will help sustain and /or improve local facilities and there is good access to bus and train services

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The site can be accessed from Frederick Place</p> <p><u>Local Highway Conditions:</u> Some congestion issues on approach roads and there may be speed related issues on Frederick Place</p> <p><u>Accessibility:</u> There is a 10-15 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect:</u> There would be a need to consider affect on local congestion issues at peak times</p> <p><u>Restrictions:</u> Assessment of impact may be required depending on details and speeding issues may guide the form of access treatment required</p> <p><u>Transport Proposals:</u> None identified</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period
CCS Biodiversity	This site contains; Species-rich Purple Moor-grass and Rush pasture which is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006)
CCS Environmental Health	Adjacent to Peniel Green tunnel?

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CCS Education	<p><u>Talycoppa Primary</u>: There is no surplus capacity at Talycoppa and no scope to extend the buildings.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Possible contamination from disused air shaft</p> <p>BAP Habitat, including scattered mature trees, the majority of which follow the drains and ditches which cross the site. Ditches should remain open and should not be culverted. The Phase 1 map identifies that site as semi-improved grassland</p> <p>Land drain through site</p> <p>Disused air shaft on site. Peniel railway tunnel lies below site</p>
Dwr Cymru	<p><u>Water Supply</u>:  <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site</p> <p><u>Waste</u>:  <u>Initial Comments for Candidate Sites in the Ward</u>: Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time</p>



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	<p><u>Site Specific Comments on the Draft Proposals Map</u>: No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings

**Stage 3A: Assessment Against LDP Objectives**

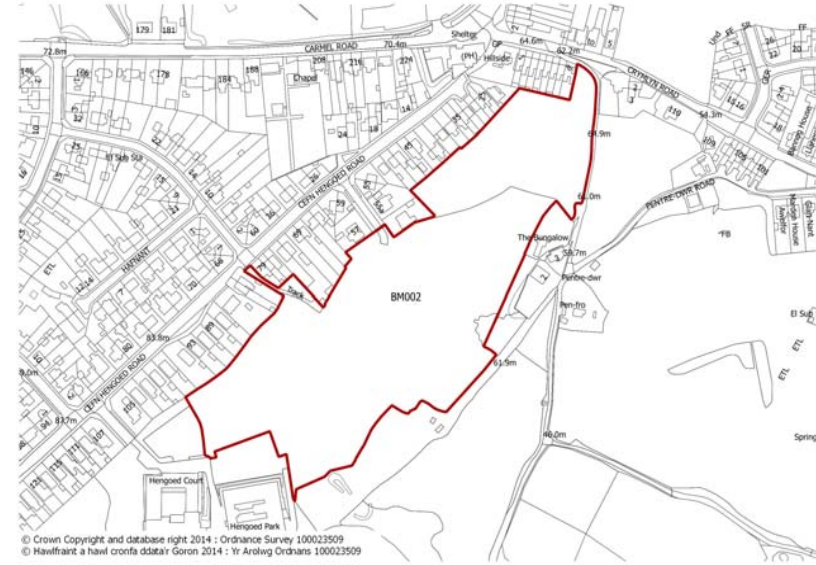
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	+1	n/a	?	-1	n/a	+1	0	n/a	n/a	n/a	+1	0	n/a	-1	?	-1	-1	n/a	?	+1	+1

**Stage 3B: Assessment Against SEA/SA Objectives**

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

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<b>Reference</b>	<b>BM002</b>
<b>Name</b>	<b>Land Between Bog Road and Cefn Hengoed Road, Llansamlet</b>
<b>Description</b>	The site is situated on the south eastern edge of Bonymaen, between Cefn Hengoed Nursing Home and Crymlyn Road. It comprises an area of grassland that falls gradually down in a south easterly direction. The land is overgrown in part by scrubby trees. To the north west the land is bounded by the residential properties along Cefn Hengoed Road, whilst the northern boundary is formed by the rear gardens of older terraced properties of Crymlyn Road. To the east the site falls down to Bog road, a rural lane linking Bonymaen with Llansamlet and in part abuts a group of residential properties fronting Bog Road. The south of the site adjoins a landscaped area that is part of the Cefn Hengoed nursing Home development. The western boundary is formed by Cefn Hengoed Nursing Home. Originally only the easternmost part of the site was submitted as a candidate site (Reference BM002a) with the remainder of the site submitted separately (reference BM006). These two candidate sites have been merged into one large site (Reference BM002) and the original BM006 has been withdrawn.
<b>Size</b>	4.2 Ha
<b>Existing Land use</b>	Grazing Land
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

87 letters of objection were received which are summarised below:

- Insufficient road infrastructure and unsuitable site access
- Negative impact on current infrastructure e.g. roads and sewerage
- Increased pressure on local community and services
- Negative impact of the quality of life, living standards, age ratios etc on an established and well balanced community
- Site is in very close vicinity to Crymlyn Bog nature area. In our view construction would have an impact on this environment and local flora and fauna
- Land classified as green belt/green wedge
- Increased Traffic emissions and noise pollution
- Local schools are not adequate/lack of capacity
- Negative effect on house prices
- Loss of safe area for children to play

### **LDP Preferred Strategy Consultation: Summary of Representations**

HRA recommends that the Preferred Strategy specifies that this site will be served by Cefn Hengoed Road and not Carmel or Bog Road

### **LDP Draft Proposals Map Consultation: Summary of Representations**

2 letters of objection were received which reiterated previous comments and made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites

1 letter of support was received.

## Response to Representations

- Local highway improvements required (which could be funded through development)
- Welsh Water has confirmed that there are no problems envisaged with the public sewerage system for domestic foul discharge from this proposed development site
- The Strategic Housing Market Assessment has identified the need around 4,200 homes within the east strategic housing policy zone over the LDP period
- Proposal may improve quality of life for existing community through the provision of new homes to meet the assessed level of need
- The provision of homes for the elderly would allow for families to move into currently under-occupied homes vacated by older persons
- New development in the area should help to maintain or improve local services
- No biodiversity issues have been identified that would represent a significant constraint to development. The impact on Crymlyn Bog (European protected site) will be fully assessed as part of the Habitat Regulations Assessment (HRA)
- Site is not green belt.
- All UDP green wedges to be reviewed as part of the LDP preparation process
- No indication of significant pollution (including noise) issues. The planning application process would not permit development that would result in harmful levels of pollution.
- Limited capacity available in the schools, as existing. A contribution towards education provision will be required
- Devaluation of property is not a material planning consideration
- Development of this site will not involve the loss of FiT land. Application of the open space standard will ensure that there is adequate provision of safe areas for children to play
- Specifying access roads is too much detail for a Preferred Strategy
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as white land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> Access is indicated from a cul de sac off Cefn Hengoed Road. The road is partially adopted and is below acceptable standard in terms of width.</p> <p><u>Local Highway Conditions:</u> The access road is below the recommended 5.5m width. Bog Road at the rear of the site is narrow and single width along most of its length. The road would benefit by widening of the highway to full 5.5m width. There are level differences between the site and the road and in places forward visibility is restricted.</p> <p><u>Accessibility:</u> There is bus provision at 10-15 minute frequency within 400m of the site.</p> <p><u>Wider Issues / Combined effect:</u> It is likely that the development of this site for residential purposes will require a financial contribution to upgrade the junction improvements identified as being required at the Carmel Road/Crymlyn Road Junction. In addition the provision of a widened 5.5m carriageway on the access cul de sac will be required. It is also likely that junction improvements to the existing Bog Road/Crymlyn Road junction may be required.</p> <p><u>Restrictions:</u> Subject to detailed transport assessment</p> <p><u>Transport Proposals:</u> Planned upgrade of Carmel Road/Crymlyn Road Junction. Upgrade of footways and carriageway along Bog Road fronting the site to 2m and 5.5m minimum widths. Upgrade of Bog Road/Crymlyn Road junction.</p> <p><u>Further Information:</u> A transport statement has been submitted for preliminary consideration. This is acceptable but will need to be expanded into a transport assessment if and when the site comes forward.</p>
CCS Housing	<p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Contains relatively species-rich neutral grasslands, which could be classified as Lowland Meadow under the SINCC guidance.</p> <p>Priority species recorded on the site are; Herring gull, House Sparrow, Linnet, Starling, are species of principal importance for the conservation of biological diversity in Wales under NERC</p>

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	<p>Extended phase1; grassland habitat classification and species presence and the presence of any protected species. Any such species identified would need follow-up surveying for those specific features.</p> <p>Further comments on extended area - From the survey submitted appears to be of relatively low ecological value it was though carried out in November when many grassland species are not visible, the areas of higher value that are contained within the Pentredwr Grasslands SINC don't fall inside the site boundary. I think the ecological constraints are likely to be low.</p>
CCS Environmental Health	No issues
CCS Education	<p><u>Cwm Glas Primary</u>: Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>The Phase 1 map identifies the field as being semi-improved grassland. Aerial photographs show large sections of scrub towards the north of the site. We would refer you to our comments in relation to BAP Habitat (made in the letter dated 15th January 2015). Nearby records of bat activity.</p> <p>Close to Historic Landfill (Demolition Waste).</p>
Dwr Cymru	<p><u>Water Supply</u>:</p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, whether in the form of an easement and/ or diversion may be required.</p> <p><u>Sewerage:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, wither in the form of an easement and/ or diversion may be required.</p> <p>Swansea Bay Waste water treatment works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings and Mine Entry at south.

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**Stage 3A: Assessment Against LDP Objectives**

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

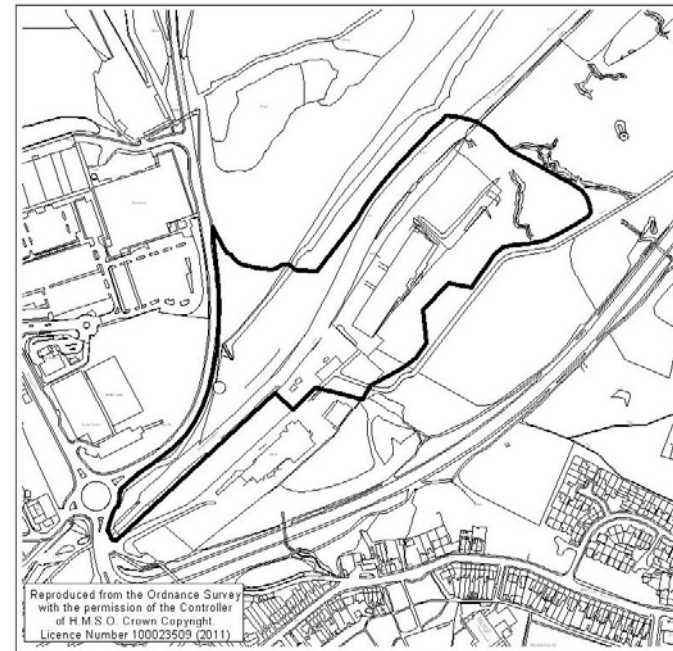
**Stage 3B: Assessment Against SEA/SA Objectives**

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



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<b>Reference</b>	<b>BM007</b>
<b>Name</b>	<b>Land at Upper Bank, Nantong Way</b>
<b>Description</b>	This is a council owned site which is allocated for residential in the UDP – Site HC1 (76).  The site was formerly railway land and contains industrial buildings  Site is part of the Tawe Riverside Corridor Study Area. Development has already commenced on the first phase
<b>Size</b>	7.34 Ha
<b>Existing Land use</b>	Former Railway & Industrial
<b>Proposed Land Use</b>	Residential & Community Use
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

No representations received.

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received

**Response to Representations**

No representations received.

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> The main access to the site is off Nantong Way with a secondary access off Brunel Way. Consent has already been granted for outline residential development with the access being off a new roundabout constructed on Nantong Way. A Transport Assessment was provided to support Phase 1 of the overall scheme for in the region of 200 houses.</p> <p><u>Local Highway Conditions</u> The Brunel Way access will be left in left out and is only suitable to support a limited number of dwellings. Upon occupation of the 81<sup>st</sup> dwelling the roundabout access to the north will need to be open for traffic which will also be the access point for the future development to the north.</p> <p><u>Accessibility</u> There is bus provision at 30 minute frequency within 400m of the site.</p> <p><u>Wider Issues/Combined Effect</u> The site has the benefit of partial planning permission already and monies have been acquired for improvements to safe routes to school, cycle/pedestrian routes and a pedestrian crossing on Nantong Way. Development of the residential part of the site may require an upgrade to Nantong Way.</p> <p><u>Restrictions</u> The Brunel Way access as indicated is not suitable to support any additional development. The roundabout on Nantong Way will be required to facilitate access to the north of the site.</p> <p><u>Transport Proposals</u> Schemes to address congestion on the major arterial routes in the area could be necessary to support any significant development by virtue of upgrading the existing Nantong Way.</p> <p><u>Further Information</u> A Transport Assessment will be required.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p> <p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>Contains potentially important Hedgerows under HR.</p> <p>Hedgerow assessment to determine the hedgerows quality</p>

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CCS Environmental Health	<p>Site is on/adj sites:</p> <p>139 Upper Bank Tips/ Pluck lake;</p> <p>138 Cwm Sidings/Llansamlet Copper &amp; Arsenic works;</p> <p>152 Eroded land Upper bank:</p> <p>Site investigation regarding condition of site required</p>
CCS Education	<p><u>Trallwn Primary:</u> There is limited surplus capacity at Trallwn and some concern over the condition and suitability of the building. The site is capable of expansion.</p> <p><u>Cefn Hengoed Secondary:</u> Cefn Hengoed has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Although parts of the site have been previously developed (brownfield) there remain significant areas of scrub/woodland of habitat value. We would refer you to our previous comments in relation to BAP Habitat and Species. There are records for the following species in the area: Barn Owl, Tounge-leaf Copper-moss, Numerous species of butterfly and moth, as well as bat species.</p> <p>WFD moderate.</p> <p>Potential for contamination to be present from previous/historic uses.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p>

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	<p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by a public sewer for which protection measures, either in the form of an easement and/ or diversion may be required.</p> <p>Swansea Bay Waste water treatment works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	Mining legacy - PRUG – Unrecorded probable historic underground workings at shallow depth and mine entry at south.

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**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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



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<b>Reference</b>	<b>BM012</b>
<b>Name</b>	<b>Land North of Cefn Hengoed School</b>
<b>Description</b>	Former school playing fields, but now rough grazing land. Site slopes down from SE to NW. Designated as open countryside/green wedge in UDP. Developed around three sides including Cwm Glas primary school to the west and adjoined to the south on the opposite side of Cefn Hengoed Rd by in part Bonymaen RFC and part open countryside
<b>Size</b>	4.57 Ha
<b>Existing Land use</b>	Greenspace/Grazing
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

202 letters of objection were received which are summarised below:

- Inappropriate size and scale
- Adverse impact on character and amenity
- Inadequate road infrastructure and site access
- Adverse impact on privacy, noise and pollution
- Inadequate sewerage system
- Loss of green space
- Inadequate water system, would exacerbate existing problems
- Local schools at capacity
- Adverse impact on crime levels
- Inadequate drainage, would exacerbate existing flooding issues
- No local facilities for children
- Adverse impact on environment
- Adverse impact on standards of living
- Adverse impact on wildlife and habitat
- Adverse visual impact
- Building near pylons inappropriate
- Building would be above skyline recommendations
- Loss of sports area for school
- Inadequate utilities systems
- Area has mining implications
- Details submitted on form are inaccurate
- Green belt site
- Over intensification of a heavily populated area
- Against current policy
- Local area some of the most deprived in Wales



### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

1 letter of support was received.

2 letters of objection were received which reiterated previous comments and made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites (needs response)

### **Response to Representations**

- The Strategic Housing Market Assessment (SHMA) has identified that in Swansea East there is a need for up to 4200 houses
- The development will include an appropriate level of affordable housing to contribute to meeting local needs
- Development of this site would represent a logical infill of development within the existing settlement pattern in keeping with the character of the area.
- Insufficient information to be able to judge density and scale – this is a matter for planning application stage. Any development would need to be in keeping with context of adjoining development
- Local highway improvements required, which could be funded through development.
- Privacy issues can be resolved at the detailed design stage.
- No indication of significant pollution (including noise) issues. The planning application process would not permit development that would result in harmful levels of pollution.
- Development of this site will involve the loss of 'Fields in Trust' (FiT) land (although not currently used for such purposes) and is also within an area deficient in accessible natural greenspace (ANGS). Therefore accessible greenspace/recreation space to a satisfactory level will need to be incorporated within any development proposal. This should not affect the viability of the site.
- Limited capacity available in the local schools, as existing. A contribution towards education provision will be required and a physical link between the schools would need to form part of any development proposal

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- South Wales Police will be fully consulted during the LDP preparation process - crime prevention measures will be considered as part of the design process <http://www.swansea.gov.uk/spg>
- No constraints identified with regard to flooding/surface water drainage. All new development needs to demonstrate greenfield run –off. No increase in surface water run-off would be permitted
- No biodiversity issues have been identified that would represent a significant constraint to development. The impact on Crymlyn Bog (European protected site) will be fully assessed as part of the Habitat Regulations Assessment (HRA)
- It is hoped that by providing new homes in the area to meet the assessed level of need, living standards would improve. In addition new development should add to the vitality/viability of the existing settlement and stimulate the development of existing housing allocations that remain undeveloped.
- The site fits in well with the existing settlement pattern and should not have a damaging visual impact or extend beyond the skyline.
- A minimum clearance distance for pylons and overhead cables will need to be satisfied.
- All relevant utility providers are consulted as part of the LDP preparation process and no significant utility constraints have been identified
- As part of any development proposal being brought forward, a ground conditions survey would need to be undertaken on this site in order to ensure all evidence of ground instability/former mining activity is identified.
- Not part of a green belt
- Information presented in the candidate site form is checked for accuracy and the assessment is based on extensive additional evidence gathered by the local planning authority
- Upon commencement of preparation of the a new development plan (LDP process currently underway) all existing policies and previous decisions, e.g. current UDP Inspector’s findings, are the subject of review and moreover the UDP policies will have no status upon expiry of that plan from Nov 2016.
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as white land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> The main access to the site is off Cefn Hengoed Road.</p> <p><u>Local Highway Conditions</u> Cefn Hengoed Road is single carriageway with one footpath along the development land side.</p> <p><u>Accessibility</u> There is bus provision at 10-15 minute frequency but it is unclear how close this is to the site.</p> <p><u>Wider Issues/Combined Effect</u> Identified need for upgrade at Carmel Road/Crymlyn Road. Plus Cefn Road/Cefn Hengoed Road.</p> <p><u>Restrictions</u> Possible restricted access to public transport provision.</p> <p><u>Transport Proposals</u> It is likely that the development of this site for residential purposes will require a financial contribution to upgrade the junction improvements identified as being required at the Carmel Road/Crymlyn Road Junction. In addition there are concerns regarding the junction of Cefn Road and Cefn Hengoed Road regarding lack of footways and inadequate carriageway widths so improvements may be required there also.</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	No issues.
CCS Environmental Health	<p>Former waste disposal site on other side of Cefn Hengoed Rd to the SE- site 235 Llanwilks Farm</p> <p>Site investigation/gas condition to be applied</p>
CCS Education	<p><u>Cwm Glas Primary</u>: Cwm Glas Primary has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years</p> <p><u>Cefn Hengoed Comprehensive</u>: Cefn Hengoed has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion..</p>

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<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	Area marked as playing fields, with occasional mature trees along the boundary of the site. Records of bat species close to the site.
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed developments site. The site is crossed by a public sewer for which protection measures, either in the form of an easement and / or diversion may be required.                      Swansea Bay Waste water treatment works capacity – ok.</p>

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Western Power	There is currently spare transformation capacity at each of the substation, which may be able to accommodate future load growth
Coal Authority	Mining legacy - Shallow – Recorded shallow coal workings

**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

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<b>Reference</b>	<b>BM013</b>
<b>Name</b>	<b>Land at Jersey Road, Opposite Numbers 16 - 38</b>
<b>Description</b>	L-shaped overgrown area of land located on fringe of larger designated urban greenspace area. Surrounded by built urban area on three sides. Community buildings form SE corner school abuts northern boundary and residential to SW
<b>Size</b>	0.6849 Ha
<b>Existing Land use</b>	Urban greenspace
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

5 letters of objection were received which are summarised below:

- Green space
- Adverse impact on wildlife
- Loss of recreational space
- Possible overlooking
- Inadequate road infrastructure
- Possible adverse impact on anti-social behaviour

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

1 letter of objection was received which made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites

### **Response to Representations:**

- Site is part of wider greenspace/informal recreational space system, but loss of this small part considered to have minimal impact in an area where there is surplus open space provision
- There is no Highway Authority objection to development at this location
- Any new development would be required to be designed to minimise impact on the visual and residential amenity of adjoining occupiers (e.g. in terms of overlooking, loss of privacy, etc)

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- No significant ecological features identified , but further survey work would be required at planning application stage and appropriate mitigation measures undertaken
- Any new development would be designed to make the area safer not cause anti-social behaviour
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as ‘white’ land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> The access to the site is off Jersey Road.</p> <p><u>Local Highway Conditions</u> Jersey Road is single carriageway with footpaths along each side. Adequate access/turning and parking will be required within the site.</p> <p><u>Accessibility</u> There is bus provision at 10-15 minute frequency within 400m of the site. There is a bus stop outside the site so the access will have to take this into consideration.</p> <p><u>Wider Issues/Combined Effect</u> N/A</p> <p><u>Restrictions</u> N/A</p> <p><u>Transport Proposals</u> N/A</p>
CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	Relict area of Species poor Purple Moor-grass and Diverse scrub.
CCS Environmental Health	On fringe of former industrial area/ reclaimed land. Overlays site 137 Valley Side/Stevens Landfill. Site investigation condition



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CCS Education	<p><u>Cwm Glas Primary</u> :Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</p> <p><u>Cefn Hengoed</u> : Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Aerial photographs indicate an area consisting of scrub, woodland and grassland. We would refer you to our comments in relation to BAP Habitat. We are aware of nearby records for bats and barn owl.</p> <p>Close to Historic Landfill.</p>
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Subsequent Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p>

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	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Subsequent Site Specific Comments on the Draft Proposals Map:</u> No problems envisage with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority. Secondary coal resource.

**Stage 3A: Assessment Against LDP Objectives**

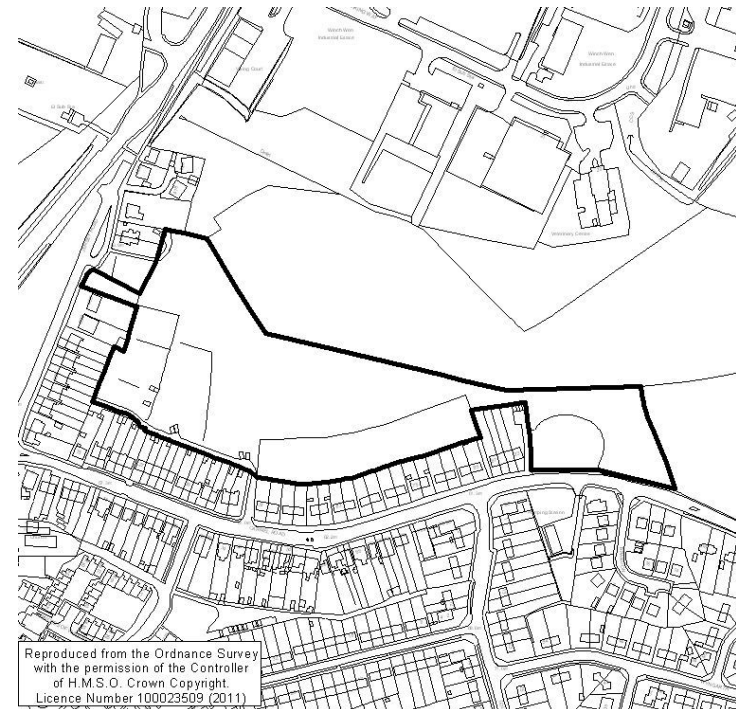
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	n/a	-1	+1	?	-1	n/a	+1	+1	0	n/a	+2	+2	0	n/a	-1	+2	-1	-1	n/a	?	+1	+1

**Stage 3B: Assessment Against SEA/SA Objectives**

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

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<b>Reference</b>	<b>BM017</b>
<b>Name</b>	<b>Land at rear of 17-93 Carmel Road, Winch Wen</b>
<b>Description</b>	Backland site, part of urban greenspace system in UDP. Can be accessed from Carmel Rd to the south and Jersey Rd to the west. Primarily scrub and grassland which continues to the north and east and provides a buffer to the industrial estate further north
<b>Size</b>	3.452 Ha
<b>Existing Land use</b>	Greenspace
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

11 letters of objection were received which are summarised below:

- Woodland acts as a barrier between the link road protecting against traffic pollution and noise
- Adverse impact on wildlife
- Loss of green space
- Adverse impact on health
- Inadequate road infrastructure
- Loss of recreational space
- Inadequate drainage, would exacerbate current flooding issues

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

1 letter of objection received comment received which is summarised as follows:

- The UDP allocated 210 units all of which were included in category 3 for JHLAS purposes. A proposed allocation of 550+ units is totally inappropriate as this is not an area that is attractive to housebuilders and if adopted the units will suffer the same fate as the UDP allocations

### **Response to Representations**

- The development would result in a loss of currently designated informal open greenspace/ recreational space, however there is a surplus of such provision in the locality and sufficient greenspace would be retained to meet future needs

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- No flood risk, only low risk of surface water flooding according to latest data (April 2014). Further survey work would need to be carried out at planning application stage and appropriate remedial measures undertaken if necessary
- There are some habitats and species of importance in the locality and more detailed assessment work would be needed at planning application stage to identify their extent and mitigation measures required
- No Highway Authority objection subject to local improvements (which could be funded through development)
- Access through the site to adjoining informal recreational/greenspace areas would need to be retained and improved as appropriate. There should be no net detrimental affect on health and well-being through loss of access to open space
- The ‘woodland barrier’ to the west of the properties on Jersey Rd would not be affected by the proposal
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as ‘white’ land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

### Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> can be gained off Jersey Road; also there is the potential of an access off Carmel Road although there may not be adequate width to provide a road to fully adopted standards.</p> <p><u>Local Highway Conditions</u> Adequate access/turning, layout and parking will be required within the site.</p> <p><u>Accessibility</u> There is bus provision at 120 minute frequency within 400m of the site.</p> <p><u>Wider Issues/Combined Effect</u> We will seek a contribution towards the upgrade of Llansamlet Square.</p> <p><u>Restrictions</u> Restricted width of the plot off Carmel Road may mean that only one access off Jersey Road can be achieve, would be preferable to have a through route across the site.</p> <p><u>Transport Proposals</u> We will seek a contribution towards the planned upgrade at Llansamlet Square. Will need a full Transport Assessment.</p>

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CCS Housing	The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.
CCS Biodiversity	<p>Contains; Species rich Purple Moor-grass and rush pasture, relatively species-rich neutral grasslands, Diverse scrub and Semi-natural woodland with a mixed deciduous woodland component.</p> <p>Lowland Fen and Purple Moor-grass and rush pasture is a habitat of principal importance for the conservation of biological diversity in Wales under NERC.</p> <p>Priority species recorded on the larger part of this site; Black-headed Gull, Bullfinch, Herring Gull, House Sparrow and Reed Bunting are species of principal importance for the conservation of biological diversity in Wales under NERC.</p> <p>Species of contributory concern recorded; Goldcrest and Stonechat</p>
CCS Environmental Health	No known land contamination
CCS Education	<p><u>Cwm Glas Primary</u>: Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	The Phase 1 map identifies parts of the site as being semi-improved/marshy grassland. Aerial photographs also show scattered tree and scrub. We would refer you to our previous comments in relation to BAP Habitat. Nearby records include bat and numerous bird species (including crossbill - Schedule 1 species).

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<p>Dwr Cymru</p>	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Subsequent Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Subsequent Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by a public sewer for which protection measures, either in the form of an easement and/ or diversion may be required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
<p>Western Power</p>	<p>There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth</p>

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Coal Authority	Mining legacy - mine entry at north.
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**Stage 3A: Assessment Against LDP Objectives**

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

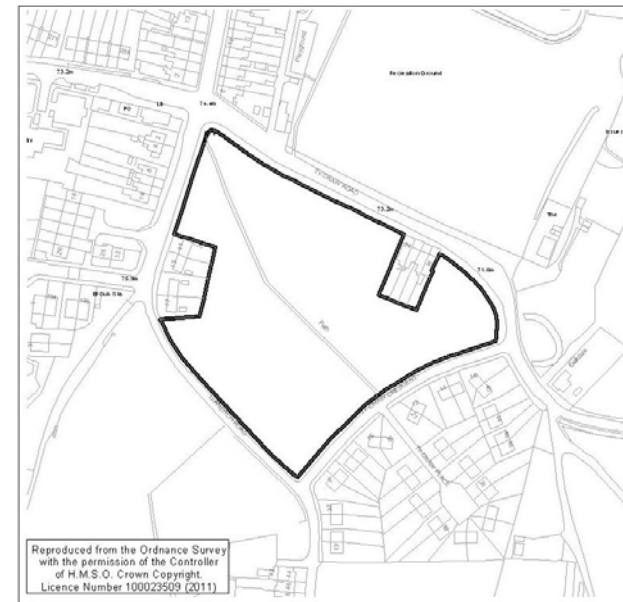
**Stage 3B: Assessment Against SEA/SA Objectives**

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



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<b>Reference</b>	<b>BM025</b>
<b>Name</b>	<b>Land at Ty Draw Road and Llanerch Road</b>
<b>Description</b>	Council –owned former housing site now part of designated open countryside at this urban fringe location bounded by Ty-Draw rd, Ty Draw Crescent and Llanerch Rd. Surrounded by development to east and west and playing fields to the north and the edge of Swansea Urban Woodland to the south. Used for informal access between small isolated housing development and existing settlement. Designation in UDP is incorrect and the land should more accurately form part of the urban greenspace system and be incorporated within the settlement boundary
<b>Size</b>	1.794 Ha
<b>Existing Land use</b>	Open countryside/urban greenspace
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



**Candidate Site Public Consultation: Summary of Representations**

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

27 letters of objection were received which are summarised below:

- Loss of green space
- Possible adverse impact on anti-social behaviour/crime levels
- Previous houses demolished due to subsidence
- Inadequate drainage, would exacerbate current flooding issues
- Increase in levels of traffic
- Green belt
- Old mines in this area

2 letters of support were received but no representations made.

**LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

**LDP Draft Proposals Map Consultation: Summary of Representations**

1 letter of objection was received which made the following additional observation:

- UDP allocations in this area remain undeveloped (category 3) and it is inappropriate to allocate further sites (needs response)

2 letters of support were received (NRW & DCWW)

## Response to Representations

- Site forms part of the designated open countryside in the current UDP (which is not green belt). However given its historical and current use the land should be part of the greenspace system and therefore fall within the settlement boundary not outside as currently shown
- No evidence of ground instability/former mining activity on this site, however a ground conditions survey would need to be undertaken as part of any development proposal being brought forward
- Demolition is understood to have occurred due to condition of previous properties on site
- Isolated flooding issues in the area and any associated with this site would need to be remedied before it could be brought forward for development
- DCWW confirm no drainage issues
- Any new development would be built to design out crime in accordance with the Council's Planning for Community Safety SPG <http://www.swansea.gov.uk/spg>
- Proposal would potentially lead to reduced crime levels due to isolation of existing adjoining development and problems of vandalism in Bonymaen Park to the north which would be overlooked by and form the setting for any new development
- No highway objection to the proposal on increased traffic grounds
- The UDP housing allocations on vacant land within the existing settlement have been omitted from the LDP but will remain as 'white' land and could still be brought forward as windfall sites. The LDP allocations propose a different offer and scale of release; they are generally larger edge of settlement greenfield sites with the potential to establish their own identities. Non-allocation of sites due to lack of interest in previous allocations within an area is not an option. There is demand for new housing in all areas

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u> can be gained directly off Tydraw Road. Tydraw Crescent and Llanerch Road.</p> <p><u>Local Highway Conditions</u> Adequate access/turning, layout and parking will be required within the site.</p> <p><u>Accessibility</u> There is bus provision at 10-15 minute frequency within 400m of the site.</p> <p><u>Wider Issues/Combined Effect</u> We will be likely to seek a contribution towards the upgrade of the Carmel Road/Crymlyn Road junction.</p> <p><u>Restrictions</u> N/A</p> <p><u>Transport Proposals</u> Will be likely to seek a contribution towards the planned upgrade at Carmel Road/Crymlyn Road junction.</p>
CCS Housing	<p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p> <p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p>
CCS Biodiversity	No issues
CCS Environmental Health	No issues identified
CCS Education	<p><u>Cwm Glas Primary</u>: Has little surplus space, having just gone through a recent reorganisation with the former Cwm Primary. There is concern over the condition of the building and the suitability of some areas, particularly the Early Years.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
External Stakeholder	Comments
Natural Resources Wales	An area of open space which contains a number of mature trees. The site is located approximately 800 metres from Crymlyn Bog SAC, SPA, NNR, SSSI. Trees on site could support use by birds and bats.

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Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Sewerage:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> DCWW has records of isolated incidents of flooding in this ward and dependant on the location of the confirmed sites, these flooding issues would need to be resolved to promote the development.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by numerous public sewers for which protection measures, either in the form of easement and / or diversion may be required.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

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Stage 3A: Assessment Against LDP Objectives

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

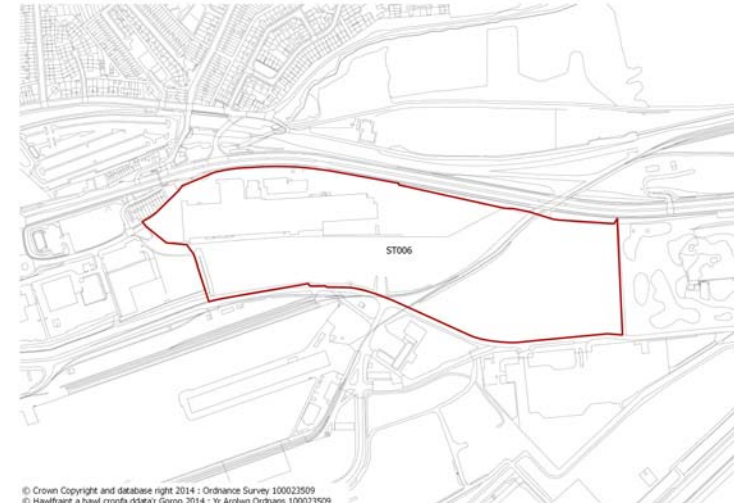
Stage 3B: Assessment Against SEA/SA Objectives

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

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<b>Reference</b>	<b>ST006*</b>
<b>Name</b>	<b>Fabian Way Corridor Mixed Commercial / Employment / Residential Strategic Site</b>
<b>Description</b>	Cross Authority Strategic Site stretching from the Fabian Way Corridor's western limit at the Tawe Bridges to its eastern extent in neighbouring Neath Port Talbot (NPT) at the Amazon roundabout. Includes the SA1 mixed use development area, largely vacant or underused land around the operational port, the emerging Swansea University Campus in NPT, and land at and adjacent to the existing Park and Ride site. Adjacent to the proposed Tidal Lagoon.
<b>Size</b>	102 hectares
<b>Existing Land use</b>	Mixed commercial/employment/residential/University; vacant previously developed land (pdl); industrial/storage space; and existing protected canal route
<b>Proposed Land Use</b>	Mixed Commercial / Employment / Residential Strategic Site; improved linkages and canal route

\*Incorporating (ST002 Transit Site; ST003 Port; ST005 canal; ST006a Former AWCO/adjoining; ST007 Park & Ride; ST009 SA1; ST013 SA1; ST014 Langdon Rd; ST015 Kings Docks.



**Candidate Site Public Consultation: Summary of Representations**

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

**ST002**

When implementing this development due regard should be taken of the canal route proposal listed as ST005

**ST003**

3 letters of objection were received which are summarised below:

- Public inquiry ruled against a proposed Biomass Power Station for the Kings Dock site on the grounds of its adverse visual impact on the regeneration of SA1 Waterfront
- Increased pollution
- Detrimental to tourism

3 letters of comment were received which are summarised below:

- Any development which involves the proposed canal corridor will be strongly opposed
- Request that the former BP Chemicals site at Queens Dock be removed from the list of Notifiable Installations due to the removal of all hazardous materials storage facilities at that location.

**ST005**

8 letters of support were received which are summarised as follows:

- Offers tourist/economic potential
- Canal should be recognised as a multi-functional asset which is a form of local and strategic infrastructure
- Development should take into account equestrian use
- Walking and cycling routes
- Recreation and sport resource
- Wildlife corridors
- Green infrastructure promoting health and wellbeing

1 letter of comment was received which is summarised below:



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- Clarification required as to whether the line shown on the candidate site map represents a public access route or a new canal spur to the Prince of Wales Dock
- The owner of the site is happy to work with the local authority to secure public access from Kings Dock to the Tennant Canal. However, we question the viability of opening a new canal along this route.
- We suggest that a public walking/cycling route is a more realistic aspiration and would fully support that objective.

### **ST006**

1 letter of support was received which is summarised below:

- Adverse visual impact
- Should be clearly identified as a potential location for knowledge based economic activity, and complementary activities, linking the new Science and Innovation Campus with Swansea Waterfront and the City Centre

2 letters of comment were received which are summarised below:

- Any development which involves development on the proposed canal corridor will be strongly opposed
- Reconstruction of the canal would create new tourism and recreation infrastructure
- The canal would join some of the most deprived communities with green space to enhance their well being and connect them to work and play

### **ST015**

1 letter of objection was received which is summarised below:

- Before any development there should be reasonable certainty that buildings will be occupied

1 letter of support was received which is summarised below:

- Redevelopment of land fronting Fabian Way would significantly improve the image of the eastern approach to the city and, in conjunction with the established Maritime Quarter, recent developments at SA1 and the new Science and Innovation Campus would strengthen the City's hub status and contribute to the area's economic regeneration.

**LDP Preferred Strategy Consultation: Summary of Representations**

- Support from Associated British Ports (ABP) and Swansea University for the Plan's approach to Delivering Economic Growth and Prosperity. Land surplus to ABP requirements adjacent to Bay Campus should be considered in Fabian Way Strategic Site Masterplanning. Significant potential to contribute to Plan's economic growth through mix of uses.
- Support the recognition of significant opportunities for renewable energy generation and infrastructure. Detailed masterplanning for Port/Fabian Way area should consider the potential for these to be provided on land within ABP ownership.
- Development for the land south of Fabian Way may need to provide adequate mitigation measures to avoid or reduce the effects of air pollution.
- Paragraph relates to Fabian Way Strategic Employment Site and it refers to land at Swansea Port being safeguarded for storage/distribution uses where necessary and need to review potential linkages with new Swansea Bay Campus to support spin-out businesses in future. ABP considers, that a more flexible approach to land uses would be more appropriate

**LDP Draft Proposals Map Consultation: Summary of Representations**

**ST006**

No letters of objection received.

3 letters commenting on the proposals received:

- Supportive of regeneration principles proposed, however there is concern over conflicting policy objectives as well as potential land uses. The Masterplan and any future detailed design for this area should identify the wharf facility and appropriate 'buffer zones' to ensure that proposed neighbouring land uses do not adversely impact upon effective operation.
- Landowner supports the approach of the emerging Draft Concept Masterplan and confirms intention to bring land forward during plan period.
- Conducting a Swansea Eastside Connections strategy for Natural Resources Wales, which includes the Lower Tawe, Kilvey Hill, Crymlyn Bog and the Tenant Canal. Study is due for completion on 31st March 2015.

## Response to Representations

- A masterplan is being prepared jointly between Swansea and Neath Port Talbot Councils for the entire Fabian Way Corridor. The safeguarded canal route is being incorporated.
- One of the key aims of the masterplan is to enhance this City gateway area which should improve tourist's perceptions of the area as they arrive.
- Another key aim is to improve accessibility north/south of Fabian Way and linkages east/west, and the work is being undertaken in the context of the improvements highlighted as required within the Fabian Way Corridor Study on transport and accessibility.
- Any loss of recreational/open space will need to be addressed through compensatory provision within the proposed development or nearby. Any existing deficiency of 'Fields in Trust' (FiT) or accessible natural greenspace (ANGS) provision will also need to be addressed through new development.
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage.
- Creating new places which foster the health and wellbeing of both existing and future residents is a key objective for the LDP. In the case of strategic sites (which constitute around 60% of new allocations), this is achieved through a process of detailed masterplanning which seeks to ensure appropriate levels of provision of community services and facilities; this includes education, healthcare, open space/green infrastructure networks, etc. It also includes addressing all health and well-being constraints identified on a site, such as pollution, unstable/ contaminated land and surface water flooding.
- A fundamental principle of the masterplan is the importance of considering the needs and possible spin-offs from the emerging University developments at either end of the Fabian Way Corridor.
- A key part of this work is to consider the appropriate planning of land uses, and how they can compliment and not conflict with other land uses for example in the docks/port.
- The Council welcomes the support from ABP and Swansea University for the principle of a strategic site at Fabian Way. The Preferred Strategy will be amended to identify the Fabian Way corridor as a strategic development area and work is ongoing to discuss the masterplanning of the area with the various interested parties and landowners.
- Detailed appraisals to consider the mix of land uses and key infrastructure will include an assessment of whether energy projects should comprise a constituent part

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Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> The sites are mostly adequately accessed from Fabian Way. ST006a site is accessed from Fabian Way, but improvements may be required.</p> <p><u>Local Highway Conditions:</u> Traffic congestion along Fabian Way particularly at peak times.</p> <p><u>Accessibility:</u> There is a 10 min frequency service on part of Langdon Road and a 10 min frequency service along Fabian Way north of the site. Improvements are required due to irregularity of service.</p> <p><u>Wider Issues / Combined effect:</u> The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years. New development sites will need to contribute to these improvements. Improved cycle facilities are required south of Fabian Way and bus service improvements are required.</p>
CCS Housing	<p>The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period. There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p>
CCS Biodiversity	<p><u>ST002:</u> May be nesting birds and reptiles present. Survey required.</p> <p><u>ST003:</u> This site contains; coastal vegetated shingle, Sabellaria Alveolata Reefs, Intertidal Mudflats and Blue Mussel Beds, these are habitats of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Species recorded on this site include the priority species; Black-headed Gull, Cinnabar, Common Scoter, Curlew, Kestrel, Herring Gull, Linnet, Reed Bunting, Ringed Plover, Song Thrush, Starling species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p>

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	<p>Species recorded on this site include other species of conservation priority; Autumn Lady's-tresses, Kittiwake</p> <p>Species recorded on this site include contributory species; Dunlin, Great Black-backed Gull, Grey Plover, Lesser Black-backed Gull, Oystercatcher, Red-throated Diver, Scaup, Sharp Rush, Stonechat and Turnstone</p> <p><u>ST005:</u> This site runs alongside; planted wet woodland with semi-natural ground flora and diverse scrub and may run through semi-natural grassland</p> <p><u>ST006:</u> No issues</p> <p><u>ST007 :</u> This site may contain; semi-natural grassland and scrub. An extended phase 1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey</p> <p><u>ST011:</u> The area contains scrub and mature trees, which may fall into the SINC category of Diverse scrub. Scrub and mature trees are habitats, which have the potential for associated protected fauna. An extended phase1 habitat survey would need to be undertaken to determine the habitats, species and the presence of protected species.</p> <p>This site would need to be resurveyed to verify this classification. An extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey.</p> <p><u>ST013:</u> From records this site contains Species-rich Open mosaic habitats on previously developed land, which is a habitat of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p>
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**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p>Priority species recorded on the site are; Brown-banded carder-bee, Buff Ermine, Cinnabar, Dark-barred twin-spot carpet, Dark-Green, Dingy Skipper, Dot moth, Dusky brocade, Ghost moth, Grayling, Herring Gull, House Sparrow, Kestrel, Knot Grass, Lackey, Linnet, Rosy Minor, Rustic, Shaded Broad-bar, Shoulder-striped Wainscot, Small Blue, Small Heath, Small Phoenix, Small Square-spot, Song Thrush, Stonechat and White Ermine are species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Other priority species recorded; Lesser Bulrush.</p> <p>Species of contributory concern recorded on this site; Common broomrape, dark green fritillary, Goldcrest, Great Black-backed Gull, Hawkweed Oxtongue, Kingfisher, Lesser Black-backed Gull</p> <p><u>ST015</u>: No issues</p>
<p>CCS Environmental Health</p>	<p><u>ST002</u>: Tbc</p> <p><u>ST003</u>: See existing site investigation reports: potential conflicts with existing/ proposed residential/office uses: will need to assess individual applications</p> <p><u>ST005</u>: Cuts across a number of historically contaminated sites: refer to existing site investigation reports etc: unforeseen contamination [poss site investigation] condition</p> <p><u>ST006</u>: On sites 172 former Docks railway; 173 docklands; 176 former Crown Spelter Works: see site investigation files plus site investigation condition</p> <p><u>ST007</u>: Site 173 former Docks Railway land; see site investigation files plus site investigation condition</p> <p><u>ST013</u>: Existing/ proposed residential/office uses: will need to assess individual applications: site investigation condition</p>

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	<p><u>ST014</u>: Existing/ proposed residential/office uses: will need to assess individual applications: site investigation condition</p> <p><u>ST015</u>: On site 172 Dockland: see existing site investigation reports: potential conflicts with existing/ proposed residential/office uses: will need to assess individual applications: site investigation condition</p>
CCS Education	<p><u>Danygraig Primary School</u>: There is limited surplus capacity, although there is some concern over the suitability and condition of the buildings.</p> <p><u>St Thomas Primary School</u>: There is some surplus capacity.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>Within sewer catchment area. Advise checking with DCWW. Main sewer route runs through part of the site.</p> <p>A large area is subject to a mix of Zone C2 &amp; B classifications for various sites.</p> <p>Potential contamination due to extensive previous uses on site. Pollution strategy and mitigation required as part of redevelopment process.</p>
Dwr Cymru	<p><u>Water Supply</u></p> <p><u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required. The site is crossed by numerous water mains for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Waste</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by a number of public sewers and a SPS for which protection measures, either in the form of an easement and/ or diversion may be required. It should be noted that our Swansea Bay Wastewater Treatment Works bounds the site to the east. We would recommend that you discuss any proposed allocation of this site with your Environmental Health Department who can advise whether they would require a stand-off between the WwTW and the site to protect residential amenity.</p> <p>Swansea Bay WWTW – Ok</p>
Western Power	Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal legacy features highlighted by the Coal Authority.



PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

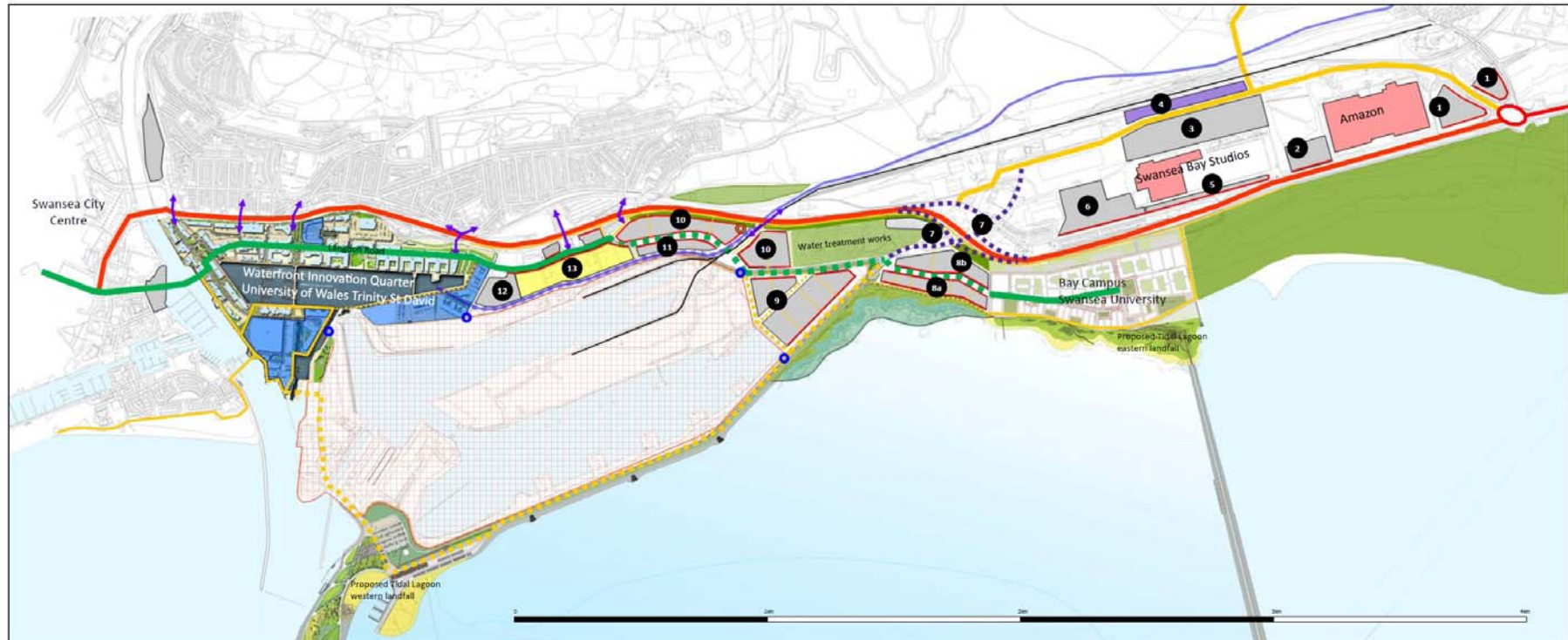
**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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

Fabian Way Corridor: Draft Concept Masterplan



**Overview**

The graphic above represents emerging thoughts showing work in progress as the basis for discussion.

The masterplan concept is based upon two key ideas:

1. Creating a new spine street that links Langdon Road to the main street of the Bay Campus. This opens up the intervening vacant sites for complementary uses that are urban in scale with active frontages. This route could be served by public transport.
2. Developing the vacant sites between the two Universities with complementary uses that does not compete with the regeneration of Swansea City Centre

**Key**

- Existing main arterial route (Fabian Way)
- Existing stretches of proposed spine street
- New stretches of proposed spine street
- Existing key pedestrian/ cycle connections
- Potential improved pedestrian/ cycle connections
- Potential improved crossings on Fabian Way
- Retained rail link to docks
- Potential revised access points to secure dock area
- Potential improved recreation facilities
- Protected canal corridor/ potential cycle route
- Potential junction improvement area at Baldwins Bridge with new slip roads
- Potential development areas
- Key frontages within potential development areas
- Longer term development areas as existing uses relocate
- Potential secure dock area
- Land within SA1 controlled by UWTS

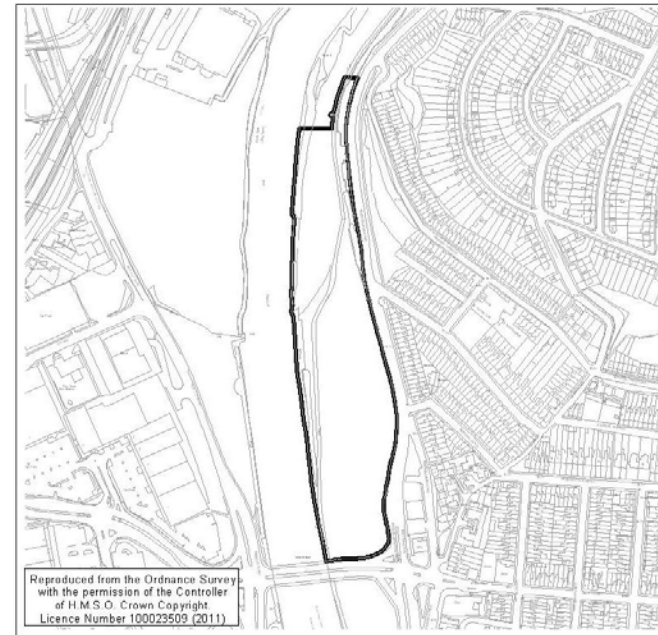
**Emerging proposals:**

1. "Gateway" development of at least 3 storeys on Welsh Government Land. Potential R&D spin off from University
2. Potential future development site with frontage onto Fabian Way. Currently used for Amazon car parking
3. Potential media uses to support Swansea Bay Studios
4. Potential eastern Park and Ride site
5. Potential reuse of existing office space or redevelopment of at least 3 storeys to create strong frontage along Fabian Way
6. Vacant site with planning consent for 50 homes.
7. Potential improvements at Baldwins Bridge with new slip roads
- 8a. Area for University expansion adjacent to Bay Campus based on adjacent masterplan principles with outlook over Swansea Bay
- 8b. Area for University expansion adjacent to Bay Campus based on adjacent masterplan principles with active frontage onto spine road
9. Area for commercial uses alongside operating docks that do not compete with Swansea City Centre
10. Area for commercial uses that do not compete with Swansea City Centre with strong frontage of at least 3 storeys onto Fabian Way.
11. "Buffer" uses between area 8 and operating docks
12. Area for University expansion adjacent to SA1
13. Potential for longer term redevelopment (sites currently in use for builders merchant and car dealerships)

Note: The Tidal Lagoon masterplan is shown above but the decision on this will not be known until the summer of 2015

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>ST010</b>
<b>Name</b>	<b>St Thomas Riverside</b>
<b>Description</b>	Elongated site on the eastern bank of the River Tawe north of the bridges. Long standing development allocation used in part in recent years as a storage facility for vehicles and materials associated with the bridge improvements and more recently the Boulevard works. Council Owned Land (Regeneration)
<b>Size</b>	3.597 Ha
<b>Existing Land use</b>	Vacant Land
<b>Proposed Land Use</b>	Mixed Use – Residential/Offices/Leisure/Use Class A3
<b>Location Plans</b>	OS Plan and Aerial (not to scale)



### **Candidate Site Public Consultation: Summary of Representations**

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

1 letter of objection was received which is summarised below:

- Location needs to be iconic and reflect Swansea as a tourism, conference and cultural venue, and act as a signpost statement of Swansea in entry into the city.
- The upcoming 2nd campus and necessary public infrastructure improvements would require St Thomas being a nodal point, near the river. An important crossing point and easily development of communal benefit.

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Rpresentations**

- Acknowledge this is a key focal site on the river frontage and close to the city centre and the standard of any future development/design will need to make a clear statement
- Any scheme should not only reflect its riverside setting but relate well in terms of connectivity to St Thomas which forms the eastern backdrop



PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: A new access will be required from Pentreguinea Road.</p> <p><u>Local Highway Conditions</u>: Traffic congestion along Fabian Way and past the site particularly at peak times.</p> <p><u>Accessibility</u>: There is an 10 min frequency service past the site.</p> <p><u>Wider Issues / Combined effect</u>: The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years. New development sites will need to contribute to these improvements.</p> <p><u>Restrictions</u>: Restriction will be subject to detailed consideration of development proposals. Careful access siting will be critical.</p> <p><u>Transport Proposals</u>: The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains scrub and Relatively Species-rich Neutral grassland.</p> <p>Priority species recorded on the site are; Black-headed Gull, Herring Gull, House Sparrow, Reed Bunting, Song Thrush, Starling are species of principal importance for the conservation of biological diversity in Wales under the natural environment and rural communities act (2006).</p> <p>Other priority species recorded on the site; Round-headed Club-rush.</p> <p>Species of contributory concern recorded on this site; Goldcrest, Greater Knapweed, Kingfisher, Lesser Sea-spurrey, Wild Mignonette and Yellow-wort.</p>
CCS Environmental Health	<p>On site 158 former St Thomas Railway; see site investigation files plus site investigation condition.</p> <p>Designated on Contaminated Land Map as “Former &amp; Current Transport Land”</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

CCS Education	St Thomas Primary School - There is some surplus capacity. Cefn Hengoed Comprehensive - recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	No objections to 2004/1293. The site is adjacent to the River Tawe and composed of a mosaic of grassland, woodland and scrub. Therefore a minimum 7 metre buffer should be maintained. Probably BAP Habitat and likely to be a valuable corridor along the river bank. Nearby records for otter and bat species. WDF River Tawe - Moderate. Watercourses run through the site. Possible contamination from previous uses.
Dwr Cymru	<p><u>Water Supply:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required.</p> <p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site. The site is crossed by a number of public sewers for which protection measures, either in the form of an easement and/ or diversion may be required</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority. Not in Coal Referral Area

**Stage 3A: Assessment Against LDP Objectives**

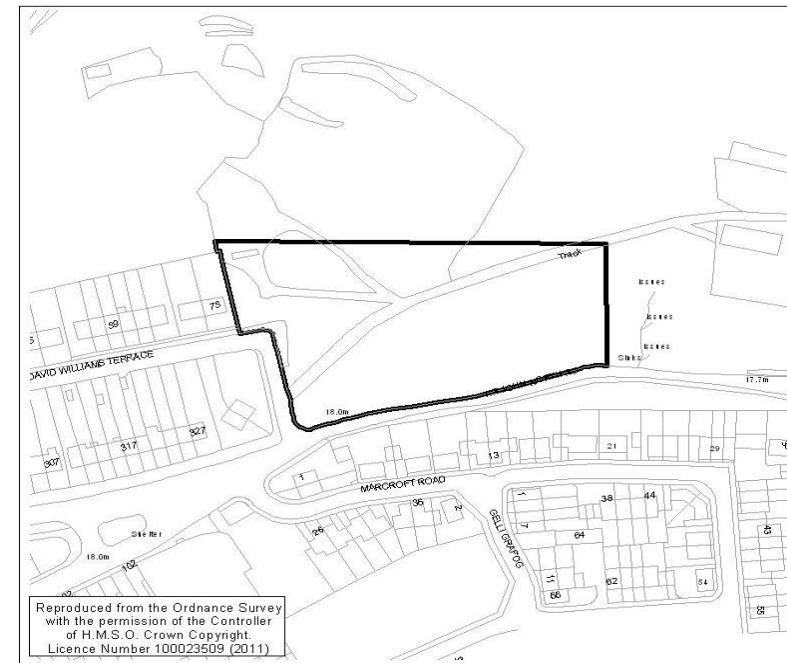
Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Score	+1	n/a	+1	+1	n/a	+1	0	n/a	+2	+1	+1	+1	n/a	+2	n/a	n/a	+1	?	-2	+1	?	?	+1	+1

**Stage 3B: Assessment Against SEA/SA Objectives**

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

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

<b>Reference</b>	<b>ST012</b>
<b>Name</b>	<b>Land at David Williams Terrace</b>
<b>Description</b>	Land to the east of David Williams Terrace and to the north of Tir John North Road. Land is sloping with a narrow flat strip bordering Tir John North Road. Land is largely greenspace with some sheds and a track running south west to north east serving a farm further eastwards.
<b>Size</b>	0.79 hectares
<b>Existing Land use</b>	Green Space
<b>Proposed Land Use</b>	Residential
<b>Location Plans</b>	OS Plan and Aerial (not to scale)





### **Candidate Site Public Consultation: Summary of Representations**

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

2 letters of objection were received which are summarised below:

- Development would detract from enjoyment of Kilvey Hill
- Loss of green space

### **LDP Preferred Strategy Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **LDP Draft Proposals Map Consultation: Summary of Representations**

No comments were received specifically regarding this site.

### **Response to Representations**

- Site currently lies outside the settlement boundary and does not form part of the greenspace system
- The site lies adjacent to the highway in between existing residential development and agricultural buildings further east. There are sheds on site and a vehicular access crossing it giving a more urban/rural fringe appearance as opposed to providing the setting for or forming part of Kilvey Hill

PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> A new access will be required.</p> <p><u>Local Highway Conditions:</u> Traffic congestion along Fabian Way particularly at peak times. Local road safety concerns. No footway along the site frontage.</p> <p><u>Accessibility:</u> There is a 20 min frequency service 20m south of the site.</p> <p><u>Wider Issues / Combined effect:</u> The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years. New development sites will need to contribute to these improvements.</p> <p><u>Restrictions:</u> Restriction will be subject to detailed consideration of development proposals. Highway improvements will be required along the site frontage.</p> <p><u>Transport Proposals:</u> The Fabian Way Corridor Study has identified that improvements to the infrastructure are required to accommodate traffic over the next 25 years.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that around 4,200 homes are needed within this strategic housing policy zone over the LDP period.</p>
CCS Biodiversity	<p>This site contains Lowland Heath, Diverse scrub and grassland with large anthills as classified under the SINC guidance.</p> <p>Lowland Heath is a habitat of principal importance for the conservation of biological diversity in Wales under the Natural Environment and Rural Communities Act (2006).</p>
CCS Environmental Health	<p>No comments made in initial consultation.</p> <p>However, observations were sought in relation to landfill identified on LDP Constraints Map. Response: Detailed site report required with emphasis on gas migration from Tir John. This type of report cannot be rushed and would take time to produce, i.e. 6 months minimum for the gas migration.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

CCS Education	<p><u>Danygraig Primary</u>: There is limited surplus capacity at Danygraig Primary, although there is some concern over the suitability and condition of the buildings.</p> <p><u>Cefn Hengoed Comprehensive</u>: Has recently undergone major remodelling, and there is limited surplus capacity to take any increased pupil numbers. However, the site is capable of expansion.</p>
<b>External Stakeholder</b>	<b>Comments</b>
Natural Resources Wales	<p>The north-eastern half of the site appears to be classified as open country as part of the CRoW Act.</p> <p>From aerial photographs the is generally composed of a mixture ungrazed grassland and scrub. Possible BAP Habitat. Advise further discussion with your Authority's Planning Ecologist. Crymlyn Bog SSSI lies to the south of the site.</p> <p>Historic Landfill site. CEGB Tir John Power Station. Advise possible pollution and mitigation strategy needed.</p>
Dwr Cymru	<p><u>Water Supply</u>:  <u>Initial Comments for Candidate Sites in the Ward</u>: The local water supply network for this ward is suffice to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map</u>: A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p>

**PLANNING COMMITTEE – 1<sup>ST</sup> JUNE 2015**

	<p><u>Waste:</u>  <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power Distribution	There is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.
Coal Authority	No coal mining legacy features identified by the Coal Authority.

**Stage 3A: Assessment Against LDP Objectives**

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

**Stage 3B: Assessment Against SEA/SA Objectives**

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