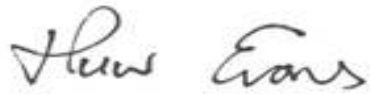


COUNCIL SUMMONS

You are hereby summoned to attend a Meeting of the COUNCIL OF THE CITY AND COUNTY OF SWANSEA to be held in the Council Chamber, Guildhall, Swansea on Thursday, 27 July 2017 at 5.00 pm.

The following business is proposed to be transacted:

1. **Apologies for Absence.**
2. **Disclosures of Personal and Prejudicial Interests.**
www.swansea.gov.uk/disclosuresofinterests
3. **Minutes.** **1 - 15**
To approve & sign the Minutes of the previous meeting(s) as a correct record.
4. **Written Responses to Questions asked at the Last Ordinary Meeting of Council.** **16 - 18**
5. **Announcements of the Presiding Member.**
6. **Announcements of the Leader of the Council.**
7. **Public Questions.**
Questions must relate to matters on the open part of the Agenda of the meeting and will be dealt within a 10 minute period.
8. **Public Presentation - None.**
9. **Swansea Local Development Plan (LDP) - Update on Deposit LDP Public Consultation, Evidence Base Review and Next Stages.** **19 - 104**
10. **City and County of Swansea - Policy Commitments Statement.** **105 - 121**
11. **Estyn Inspection of Local Authority Education Services for Children and Young People 2013 – Update on Progress in Addressing the Five Recommendations.** **122 - 132**
12. **Asset Management Plan 2017/2021.** **133 - 145**
13. **Membership of Committees.** **146**
14. **Scrutiny Annual Report 2016-17.** **147 - 170**
15. **Councillors' Questions.** **171 - 181**



Huw Evans
Head of Democratic Services
Guildhall,
Swansea.

Tuesday, 18 July 2017

To: All Members of the Council

CITY AND COUNTY OF SWANSEA

MINUTES OF THE COUNCIL

HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON
THURSDAY, 22 JUNE 2017
AT 5.00 PM

PRESENT: Councillor D W W Thomas (Chair) Presided

Councillor(s)	Councillor(s)	Councillor(s)
C Anderson	P M Black	J E Burtonshaw
M C Child	S E Crouch	J P Curtice
N J Davies	A M Day	P Downing
C R Doyle	V M Evans	C R Evans
W Evans	E W Fitzgerald	S J Gallagher
L S Gibbard	F M Gordon	K M Griffiths
J A Hale	D W Helliwell	T J Hennegan
B Hopkins	D H Hopkins	O G James
L James	Y V Jardine	M H Jones
S M Jones	P Jones	L R Jones
E J King	E T Kirchner	M A Langstone
M B Lewis	W G Lewis	A S Lewis
C E Lloyd	P Lloyd	I E Mann
P N May	H M Morris	D Phillips
C L Philpott	S Pritchard	A Pugh
J A Raynor	C Richards	K M Roberts
B J Rowlands	M Sherwood	P B Smith
R V Smith	A H Stevens	R C Stewart
D G Sullivan	M Sykes	G J Tanner
L G Thomas	W G Thomas	M Thomas
L J Tyler-Lloyd	G D Walker	L V Walton
T M White		

Apologies for Absence

Councillor(s): M Durke, R Francis-Davies, C A Holley, P R Hood-Williams, J W Jones and P M Matthews

17. **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

The Head of Legal, Democratic Services and Business Intelligence gave advice regarding the potential personal and prejudicial interests that Councillors and / Officers may have on the agenda.

The Head of Democratic Services reminded Councillors and Officers that the "Disclosures of Personal and Prejudicial Interests" sheet should only be completed if the Councillor / Officer actually had an interest to declare. Nil returns were not required. Councillors and Officers were also informed that any declarable interest must be made orally and in writing on the sheet.

In accordance with the provisions of the Code of Conduct adopted by the City and County of Swansea the following interests were declared:

- 1) Councillor T J Hennegan and G J Tanner declared a Personal Interest in Minute 24 "Private Sector Housing Renewal and Disabled Adaptations: Policy to Provide Assistance 2017-22;
- 2) Councillors C Anderson, P M Black, J E Burtonshaw, M C Child, S E Crouch, J P Curtice, N J Davies, A M Day, P Downing, V M Evans, W Evans, E W Fitzgerald, F M Gordon, J A Hale, T J Hennegan, B Hopkins, L James, Y V Jardine, M H Jones, S M Jones, E J King, E T Kirchner, A S Lewis, M B Lewis, C E Lloyd, P Lloyd, P N May, D Phillips, C L Philpott, J A Raynor, C Richards, P B Smith, R V Smith, R C Stewart, D G Sullivan, G J Tanner, D W W Thomas, L G Thomas, M Thomas, L J Tyler-Lloyd, G D Walker, L V Walton and T M White declared a Personal Interest in Minute 25 "Councillors & Co-Opted Members Allowances & Expenses 2016-2017";
- 3) Councillors P M Black, M C Child, N J Davies, M Day, P Downing, V M Evans, E W Fitzgerald, F M Gordon, B Hopkins, L James, O G James, Y V Jardine, L R Jones, M H Jones, S M Jones, E T Kirchner, I E Mann, P N May, C L Philpott, S Pritchard, C Richards, K M Roberts, B J Rowlands, P B Smith, R V Smith, A H Stevens, R C Stewart, D G Sullivan, G J Tanner, L G Thomas, L J Tyler-Lloyd and T M White declared a Personal Interest in Minute 26 "Councillors & Co-Opted Members Allowances & Expenses 2016-2017".

18. **MINUTES.**

RESOLVED that the following Minutes be approved and signed as a correct record:

- 1) Annual Meeting of Council held on 25 May 2017 subject to Page 27, membership of the Public Service Board being amended so as to remove Jane Harris;
- 2) Ceremonial Meeting of Council held on 26 May 2017.

19. **WRITTEN RESPONSES TO QUESTIONS ASKED AT THE LAST ORDINARY MEETING OF COUNCIL - NONE.**

There were no written responses to questions asked at the last Ordinary Meeting of Council.

20. **ANNOUNCEMENTS OF THE PRESIDING MEMBER.**

1) Condolences

a) Terror Attacks and Tragic Events

The Presiding Member referred with sadness to the terror attacks at London Bridge, Borough Market on 3 June and near the Finsbury Park Mosque on 18 June 2017 together with the tragic and devastating fire at Grenfell Tower, London and the Castlemartin Tank Incident, Pembrokeshire on 14 June 2017.

Flags outside the Council's Civic buildings were flown at half-mast and a minutes silence was held.

All present stood as a mark of sympathy and respect.

2) Chelbie Williams, Pentrehafod Comprehensive School - Virgin Scholarship to India

The Presiding Member stated that Chelbie Williams of Pentrehafod Comprehensive School had become the first Welsh girl to be chosen for a prestigious scholarship, which will see her travel to India to help build schools for poverty-stricken children. She is one of 30 students across the UK selected for a scholarship to India.

What makes Chelbie's achievements all the more remarkable is that three years ago she was moved on to Pentrehafod's Alternative Curriculum (Pace) scheme after suffering emotional difficulties including low self-esteem. The Pace scheme helps vulnerable children who are at risk of exclusion get back on track.

The Presiding Member congratulated Chelbie on her remarkable achievement.

3) South & West Wales Occupational Safety Group (SWWOSG) Award for Outstanding Performance

The Presiding Member congratulated the Corporate Health, Safety, Emergency Management & Wellbeing Service for being awarded the South & West Wales Occupational Safety Group Award for outstanding performance in reducing accidents, Health & Safety Training and their work on cultural change and improving Health & Wellbeing.

Craig Gimblett, Tracey Williams, Katja Davies & Sarah Owens were present to receive the award.

4) CHS Platinum Award

The Council has become only the second Local Authority in Wales to achieve the Platinum Corporate Health Standard for its commitment to going over and above its corporate social responsibilities by making a real difference in improving services and support for our communities and staff.

The Corporate Health Standard is the Welsh Government's quality mark for corporate health promotion in Wales since 2005. While other levels are focussed solely on staff, the Platinum Award is only given to those who can demonstrate how they exceed in achieving excellence across 6 core criteria and support the health and well-being of residents, their own staff and staff of other employers.

Swansea Council's Work Development Service, celebrating its 10th birthday this year, was showcased as our case study, evidencing how adults with learning disabilities are supported to develop work skills which they can use to support city communities.

All seven project teams within the service were featured in the Platinum Award submission, ranging from the well-known NEAT teams to catering services at the Victoria Park Kiosk, the Fforestfach fruit and vegetable nursery and the Grounds Maintenance Team which supports management of wildlife and environmental habitats.

There were exceptional pieces of work showcased by members of the wellbeing working group across the 6 core criteria of, Transport, Procurement, Sustainability, Corporate Building and Property Services, Facilities, Community Engagement and Employment and Skills, which led to us being recognised as an exemplar.

The Presiding Member congratulated the Corporate Health, Safety, Emergency Management & Wellbeing Service, which led the award bid and every other member of staff whose contribution is making a difference in our communities every day.

Craig Gimblett, Sue Reed, Katja Davies, Tracey Williams, Sarah Owens and Steve Rees are present to receive the award.

5) Gower College Swansea Apprentice of the year

The Presiding Member congratulated Lyn Hovvels, Corporate Building Services' Apprentice Plumber who won the Gower College Swansea Apprentice of the year award. He stated that this was an outstanding achievement for Lyn and Corporate Building Services as this is the first time one of the Authority's apprentices has won the award.

Lyn was chosen from the hundreds of apprentices who attend Gower College as the best of the best, for those of you who know Lyn I'm sure you will all agree there couldn't be a more deserving apprentice, well done Lyn and keep up the good work.

Lyn Hovvels was present to receive the award.

6) Queen's Birthday Honours 2017

Citizens of Swansea and / or People with Links to Swansea who received awards in the Queen's Birthday Honours.

a) Commander of the Order of the British Empire (CBE)

- i) Peter Malcolm Black. Councillor Cwmbwrla Ward, City and County of Swansea Council. For services to Politics and Public Life in Wales. (Swansea).

b) Member of the Order of the British Empire (MBE)

- i) Ms Sally Jane Hyman. Chair of Trustees RSPCA. Llys Nini Branch. For services to Animal Welfare and the Environment. (Baglan, Neath Port Talbot).

c) British Empire Medal (BEM)

- i) Captain David Cledlyn Jones. For services to Anglo-German relations and World War II Education. (Pennard, Swansea);
- ii) Mrs Ann Georgina Khoshbin. For services to Education. (Blackpill, Swansea).

7) Amendments to Council Summons

- a) Item 10 "Councillors & Co-opted Members Allowances and Expenses 2016-2017".

Page 74. The financial entries relating to Councillor Robert C Stewart be amended as follows:

- i) Travel Allowance Column should read "£2,541.55".
 - ii) Total Column should read "£68,738.96"
- b) Item 12 "Membership of Committees". An updated version has been circulated.

21. **ANNOUNCEMENTS OF THE LEADER OF THE COUNCIL.**

1) Member Champions

The Leader of the Council stated that he had appointed the following additional Member Champions:

- a) Homeless Member Champion - Councillor M Sykes;
- b) Looked After Children Member Champion - Councillor C R Evans.

2) Swansea Bay City Region - Joint Committee

The Leader of the Council stated that discussions were underway regarding the creation of a Swansea Bay City Region Joint Committee.

3) Digital Square, Appointment of Arena Operator

The Leader of the Council provided an update regarding the appointment of the Digital Square Arena Operator.

4) Tonia Antoniazzi – Gower MP

The Leader of the Council congratulated Tonia Antoniazzi on her recent election as the Gower Member of Parliament.

5) Fire at Grenfell Tower, North Kensington, London Statement

The Leader of the Council referred with sadness to the devastating fire at Grenfell Tower, London on 14 June 2017. He called upon the Housing, Energy and Building Services Cabinet Member to provide a briefing to Council.

The Housing, Energy and Building Services Cabinet Member provided assurances to Council regarding the 11 tower blocks within Swansea and answered questions relating to their safety.

Note:

- 1) Councillor C L Philpott asked for an update on when the balcony keys for the Clyne Court flats would be returned to the occupants?
- 2) Councillor G D Walker asked to be provided with the result of the last Fire Service 'live' exercise carried out at the Council's high-rise blocks.

The Housing, Energy and Building Services Cabinet Member stated that written responses would be provided.

22. **PUBLIC QUESTIONS.**

A number of questions were asked by members of the public. The relevant Cabinet Member responded accordingly. No questions requiring a written response.

23. **PUBLIC PRESENTATION - UNIVERSITY OF THE THIRD AGE.**

Sue Shannon-Jones gave a presentation on the University of the Third Age (U3A) Movement, which is a unique and exciting organisation providing life-enhancing and life-changing opportunities. Retired and semi-retired people come together and learn together, not for qualifications but for its own reward: the sheer joy of discovery.

Members share their skills and life experiences: the learners teach and the teachers learn, and there is no distinction between them. The U3A movement is supported by its national organisation, the Third Age Trust

Councillor R C Stewart, Leader of the Council gave thanks for the presentation.

24. **PRIVATE SECTOR HOUSING RENEWAL AND DISABLED ADAPTATIONS: POLICY TO PROVIDE ASSISTANCE 2017-22.**

The Housing, Energy and Building Services Cabinet Member submitted a report, which outlined proposed amendments to the current Private Sector Housing Renewal and Disabled Adaptions: Policy to Provide Assistance 2012-2017 and publish a new Policy for 2017-2022.

RESOLVED that:

- 1) The changes to Policy outlined within the report be approved and that a new Policy be published for 2017-2022.

25. **COUNCILLORS & CO-OPTED MEMBERS ALLOWANCES & EXPENSES 2016-2017.**

The Head of Democratic Services submitted an information report, which presented the amount of allowances and expenses paid to each Councillor and Co-opted Member during 2015-2016 under the Councillors Allowances Scheme.

Note: Page 74. The financial entries relating to Councillor Robert C Stewart on page 74 of the Council Summons were amended as follows:

- i) Travel Allowance Column to read "£2,541.55".
- ii) Total Column to read "£68,738.96".

26. **CONFERRING TITLE OF HONORARY ALDERMAN / HONORARY ALDERWOMAN.**

The Presiding Member, Head of Democratic Services and Monitoring Officer submitted a joint report, which agreed in principal to confer the title of "Honorary Alderman or Honorary Alderwoman" on the former Councillors identified within the report in line with Council Criteria.

RESOLVED that:

- 1) Council agreed in principal to confer the title of Honorary Alderman / Honorary Alderwoman on former Councillors R G (Bobby) Davies, John Newbury, Ioan M Richard, R June Stanton and Ceinwen Thomas in recognition of their eminent service rendered to the City and County of Swansea and its predecessor Authority's:
- 2) A Ceremonial Meeting of Council be arranged for 3.00pm on 24 August 2017 in order to confer the titles on those former Councillors named above.

27. **MEMBERSHIP OF COMMITTEES.**

The Service Transformation and Business Operations Cabinet Member stated that an amended report had been circulated.

He referred to the report stating that the Leader of the Council had also made any changes to the Authority's Outside Bodies as outlined below:

- 1) **Adoption Panel**
Remove Councillor J P Curtice.
Add Councillor C Richards.
- 2) **EOTAS Steering Group**
Add Councillor J A Raynor.
- 3) **Gower Commoners**
Remove Councillor K M Roberts.
Add Councillor A H Stevens.
- 4) **Gower College**
Remove Councillor C Richards.
Add Councillor R V Smith.
- 5) **Inter Authority Agreement for Food Waste**
Remove Councillor W G Lewis.
Add Councillor V M Evans.
- 6) **PRU Management Board**
Add Councillor J A Raynor.

- 7) **South West Wales Regional Waste Consortium**
Remove Councillor W G Lewis.
Add Councillor V M Evans.
- 8) **South West Wales Regional Waste Management Committee**
Remove Councillor W G Lewis.
Add Councillor V M Evans.
- 9) **Swansea Economic Regeneration Partnership**
Add Councillor D H Hopkins.
- 10) **University of Swansea Court**
Remove Councillor S Pritchard.
Add Councillor R Francis-Davies.
- 11) **Wales National Pool**
Remove Councillor M B Lewis.
Add Councillor M C Child.
- 12) **Welsh Local Government Association**
Remove Councillor J P Curtice.
Add Councillor J A Raynor.
- 13) **West Bay Regional Partnership Board**
Remove Councillor P Jones.

RESOLVED that the membership of the Council Bodies listed below be amended as follows:

- 1) **Chief Officer Disciplinary Committee**
Add Councillor J A Hale.
- 2) **Democratic Services Committee**
Remove Councillor J P Curtice.
Add Councillor M Durke.
- 3) **General Licensing Committee**
Add Councillor B J Rowlands.
- 4) **Planning Committee**
Remove Councillor C Richards.
Add Councillor P B Smith.
- 5) **Policy & Development Committee 1 (Education & Skills)**
Remove Councillors M Durke, L S Gibbard, J A Hale, Y V Jardine, W G Lewis and B J Rowlands.
Add Councillors M A Langstone, M B Lewis, C L Philpott, S Pritchard, K M Roberts, M Sykes and D W W Thomas.

- 6) Policy & Development Committee 2 (Economy & Infrastructure)**
Remove Councillors M Durke, Y V Jardine, M A Langstone, D Phillips, L J Tyler-Lloyd and T M White.
Add Councillors P R Hood-Williams, J W Jones, P Jones, S M Jones, P M Matthews and W G Thomas.
- 7) Policy & Development Committee 3 (Transformation & Future Council)**
Remove Councillors J P Curtice, D W Helliwell, P M Matthews, H M Morris, C Richards, G Tanner and W G Thomas.
Add Councillors C Anderson, M Durke, J A Hale, C A Holley, M B Lewis, B J Rowlands, A H Stevens and L J Tyler-Lloyd.
- 8) Policy & Development Committee 4 (Safeguarding)**
Remove Councillors T J Hennegan, M B Lewis, R D Lewis, P M Matthews, S Pritchard and D W W Thomas.
Add Councillors J C Curtice, P R Hood-Williams, Y V Jardine, L James, K M Roberts, M Sykes and G Tanner.
- 9) Policy & Development Committee 5 (Poverty Reduction)**
Remove Councillors C Anderson, P R Hood-Williams, M B Lewis, K M Roberts, B J Rowlands, M Sykes and T M White.
Add Councillors P Downing, D W Helliwell, O G James, R D Lewis, D Phillips, C Richards, G Tanner and L G Thomas.
- 10) Standards Committee**
Add Community Councillor P Crayford.
- 11) Statutory Licensing Committee**
Add Councillor B J Rowlands.
- 12) Corporate Parenting Board**
Remove Councillor H M Morris.
- 13) Constitution Working Group**
Add Councillor W Evans.
- 14) LA Governor Panel**
Remove Councillors C R Evans and V M Evans.
Add Councillors W G Lewis & S Pritchard.
- 15) Local Pension Board**
Remove Councillor M B Lewis.
Add Councillor T M White.
- 16) Social Services Rota Visits**
Remove Councillor C R Evans. Add Councillor W G Lewis.

17) Student Liaison Forum

Add Councillors R Francis-Davies, A S Lewis and M Thomas.

18) Trustees Panel

Remove Councillor V M Evans. Add Councillors W Lewis, A Pugh & L R Jones.

28. AMENDMENTS TO THE COUNCIL CONSTITUTION.

The Presiding Member, Head of Democratic Services and Monitoring Officer submitted a joint report, which sought to make amendments in order to simplify, improve and / or add to the Council Constitution in relation to the following areas:

- 1) Part 3 – Responsibility for Functions – Terms of Reference.

Following the Annual Meeting of Council on 25 May 2017, the 5 x Policy Development & Delivery Committees met and elected a Chair and Vice Chair to each of the five Committees. Those Chairs and Vice Chairs transfer to the renamed Committees.

RESOLVED that:

- 1) The 5 x Policy Development and Delivery Committees be renamed as outlined below;

Original Name	Proposed Name	Chair (Cllr)	Vice Chair (Cllr)
PD&DC 1	Education & Skills PD&DC	R V Smith	F M Gordon
PD&DC 2	Economy & Infrastructure PD&DC	V M Evans	N J Davies
PD&DC 3	Transformation & Future Council PD&DC	E T Kirchner	C R Evans
PD&DC 4	Safeguarding PD&DC	C R Doyle	E J King
PD&DC 5	Poverty Reduction PD&DC	P B Smith	A Pugh

- 2) The changes to the following terms of reference within the Council Constitution as outlined below together with any further consequential changes be adopted:

Economy & Infrastructure Policy Development and Delivery Committee

- 1) To drive the development of the Council's Economy and Infrastructure Corporate Policies for consideration and adoption by Cabinet and or Council as appropriate.

Note: PD&D Committees may co-opt others on to the Committee either for a topic or for a term if the Committee consider that will assist their role."

Education & Skills Policy Development and Delivery Committee

- 1) To drive the development of the Council's Education and Skills Corporate Policies for consideration and adoption by Cabinet and or Council as appropriate.

Note: PD&D Committees may co-opt others on to the Committee either for a topic or for a term if the Committee consider that will assist their role."

Poverty Reduction Policy Development and Delivery Committee

- 1) To drive the development of the Council's Poverty Reduction Corporate Policies for consideration and adoption by Cabinet and or Council as appropriate.

Note: PD&D Committees may co-opt others on to the Committee either for a topic or for a term if the Committee consider that will assist their role."

Safeguarding Policy Development and Delivery Committee

- 1) To drive the development of the Council's Safeguarding Corporate Policies for consideration and adoption by Cabinet and or Council as appropriate.

Note: PD&D Committees may co-opt others on to the Committee either for a topic or for a term if the Committee consider that will assist their role."

Transformation & Future Council Policy Development and Delivery Committee

- 1) To drive the development of the Council's Transformation and Future Council Corporate Policies for consideration and adoption by Cabinet and or Council as appropriate.

Note: PD&D Committees may co-opt others on to the Committee either for a topic or for a term if the Committee consider that will assist their role."

29. COUNCILLORS' PLEDGE ON STANDARDS.

The Head of Democratic Services submitted a report, which sought approval to re-adopt the Councillor Pledge on Standards.

Minutes of the Council (22.06.2017)
Cont'd

In accordance with Council Procedure Rule 30 "Voting" a recorded vote was requested. The voting on the amendment was recorded as follows:

For (53 Councillors)		
Councillor(s)	Councillor(s)	Councillor(s)
C Anderson	D H Hopkins	J A Raynor
J E Burtonshaw	O G James	C Richards
M C Child	V V Jardine	K M Roberts
S E Crouch	L R Jones	B J Rowlands
J P Curtice	P Jones	M Sherwood
N J Davies	E J King	P B Smith
P Downing	E T Kirchner	R V Smith
C R Doyle	M A Langstone	A H Stevens
C R Evans	A S Lewis	R C Stewart
V M Evans	M B Lewis	M Sykes
W Evans	W G Lewis	G J Tanner
S J Gallagher	C E Lloyd	D W W Thomas
L S Gibbard	P Lloyd	M Thomas
F M Gordon	I E Mann	W G Thomas
J A Hale	P N May	L J Tyler-Lloyd
D W Helliwell	D Phillips	L V Walton
T J Hennegan	S Pritchard	T M White
B Hopkins	A Pugh	-

Against (2 Councillors)		
Councillor(s)	Councillor(s)	Councillor(s)
E W Fitzgerald	M H Jones	-

Abstain (8 Councillors)		
Councillor(s)	Councillor(s)	Councillor(s)
P M Black	L James	D G Sullivan
A M Day	S M Jones	G D Walker
K M Griffiths	C L Philpott	-

Withdrawn from meeting due to declarable interest (0 Councillors)		
Councillor	Councillor	Councillor
-	-	-

In light of the result of the Recorded Vote the recommendations were adopted.

RESOLVED that:

- 1) The Councillor Pledge on Standards be re-adopted;
- 2) It be compulsory that all Councillors sign the "Councillor Pledge on Standards".

30. **COUNCILLORS' LOCAL DISPUTE RESOLUTION.**

The Head of Democratic Services and Monitoring Officer submitted a joint report, which sought approval to re-adopt the Councillors Local Dispute Resolution.

RESOLVED that:

- 1) The Councillors Local Dispute Resolution as outlined in Appendix A of the report be re-adopted;
- 2) Councillors agree to attempt to resolve any grievances they may have with other Councillors through the internal mediation process wherever possible, before referring an issue to the Public Services Ombudsman for Wales.

31. **COUNCILLORS' QUESTIONS.**

1) **Part A 'Supplementary Questions'**

Seven (7) Part A 'Supplementary Questions' were submitted. The relevant Cabinet Member(s) responded by way of written answers contained in the Council Summons.

The following supplementary question(s) required a written response.

Question 3

a) Councillor P N May asked:

- i) *"The automation of the system is useful. It is vital that a public awareness campaign is launched prior to roll out. When will it be fully rolled out? Could the Civil Enforcement Vehicle be utilised?"*

The Environment Services Cabinet Member stated that a written response would be provided.

Question 4

b) Councillor P M Black:

- ii) *"The DVLA allows the public to enter a vehicle registration system online in order to establish whether a vehicle is taxed. Could a similar system be rolled out for Residents Parking Permits?"*

The Environment Services Cabinet Member stated that a written response would be provided.

2) **Part B 'Questions not requiring Supplementary Questions'**

One (1) Part B 'Questions not requiring Supplementary Questions' were submitted.

The meeting ended at 6.55 pm

CHAIR

CITY AND COUNTY OF SWANSEA

MINUTES OF EXTRAORDINARY COUNCIL

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
27 JUNE 2017 AT 3.00 PM**

PRESENT:

Apologies for Absence

Councillor(s): C Anderson, P M Black, J E Burtonshaw, M C Child, S E Crouch, J P Curtice, N J Davies, A M Day, P Downing, C R Doyle, M Durke, V M Evans, C R Evans, W Evans, E W Fitzgerald, R Francis-Davies, S J Gallagher, L S Gibbard, F M Gordon, K M Griffiths, J A Hale, D W Helliwell, T J Hennegan, C A Holley, P R Hood-Williams, B Hopkins, D H Hopkins, O G James, L James, Y V Jardine, M H Jones, S M Jones, P Jones, L R Jones, J W Jones, E J King, E T Kirchner, M A Langstone, M B Lewis, R D Lewis, W G Lewis, A S Lewis, C E Lloyd, P Lloyd, I E Mann, P M Matthews, P N May, H M Morris, D Phillips, C L Philpott, S Pritchard, A Pugh, J A Raynor, C Richards, K M Roberts, B J Rowlands, M Sherwood, P B Smith, R V Smith, A H Stevens, R C Stewart, D G Sullivan, M Sykes, G J Tanner, L G Thomas, W G Thomas, M Thomas, D W W Thomas, L J Tyler-Lloyd, G D Walker, L V Walton and T M White

Appointments Committee at its meeting on Monday, 26 June 2017, recommended that no candidates for the post of Corporate Director of Resources proceed to interview. There was therefore no business to be transacted at this Extraordinary Meeting of Council. Councillors were advised of this and advised not to attend this meeting.

The meeting being inquorate therefore did not proceed.

Agenda Item 4.

Report of the Head of Legal, Democratic Services & Business Intelligence

Council – 27 July 2017

WRITTEN RESPONSES TO QUESTIONS ASKED AT THE LAST ORDINARY MEETING OF COUNCIL

The report provides an update on the responses to Questions asked during the last Ordinary Meeting of Council on 22 June 2017.

FOR INFORMATION

1. INTRODUCTION

- 1.1 It was agreed at Council on 8 April 2010 that a standing item be added to the Council Summons entitled “Written Responses to Questions Asked at the Last Ordinary Meeting of Council”.
- 1.2 A “For Information” report will be compiled by the Democratic Services Team collating all written responses from the last Ordinary Meeting of Council and placed in the Agenda Pack;
- 1.3 Any consequential amendments be made to the Council Constitution.

2. RESPONSES

- 2.1 Responses to questions asked during the last ordinary meeting of Council are included as Appendix A.

Background Papers: None

Appendices: Appendix A (Questions & Responses)

**Providing Council with Written Responses to Questions at Council
22 June 2017**

1.	<p>Councillor C L Philpott Asked for an update on when the balcony keys for the Clyne Court flats would be returned to the occupants.</p> <p>Response of the Cabinet Member for Housing, Energy & Building Services Three blocks of flats at Clyne Court are currently undergoing refurbishment work and as with all such works, a risk assessment was undertaken to ensure health and safety procedures were followed. As a result of this, the keys of the balconies have been held by the contractors, whilst work was on-going. Two blocks have now been completed and arrangements have been made to distribute the keys to residents. The keys for balconies of the block still undergoing refurbishment works are to be retained by the contractor until all work is complete. We appreciate this may be an inconvenience and has caused concern to some residents, but the health and safety of everyone on the site whilst works are on-going is paramount.</p>
2.	<p>Councillor G D Walker Asked to be provided with the result of the last Fire Service 'live' exercise carried out at the Council's high-rise blocks.</p> <p>Response of the Cabinet Member for Housing, Energy & Building Services Recent correspondence from the MAWWFRA would suggest that you have received a written response to your question directly from the Fire Service.</p>
3.	<p>Councillor P N May. The automation of the system is useful. It is vital that a public awareness campaign is launched prior to roll out. When will it be fully rolled out. Could the Civil Enforcement Vehicle be utilised.</p> <p>Response of the Cabinet Member for Environment Services The MiPermit automated system has been operational for the last 12 months. Consideration is being given to extending the scope of the MiPermit system to encompass all parking permits such as Care Attendance and Holiday Visitor permits, however, this is work in progress and no launch date has been fixed at this time. However, it is acknowledged that advanced publicity will be key to the success of the improvements to the system.</p>
4.	<p>Councillor P M Black The DVLA allows the public to enter a vehicle registration system online in order to establish whether a vehicle is taxed. Could a similar system be rolled out for Residents Parking Permits.</p> <p>Response of the Cabinet Member for Environment Services The 'MI permits' scheme was introduced to provide an efficient on-line application process for residents parking permits, providing benefits for both the council and applicants, and it has proven to be a success. However, it is</p>

clear that there are still some minor technical issues which are being addressed. The potential to allow the general public to remotely interrogate the council's permit data base, similar to the function offered by the DVLA, is currently being considered.

Chipside manage our Database for both Enforcement operations and MI Permits and since the introduction of MI Permits, a request was logged to explore if the system could provide information in the same format as that used by the DVLA.

Chipside have advised that there may be a potential risk to achieving this aspiration, in the form of the anticipated EU General Data Protection Regulation (EUGDPR).

Advice from Chipside is that it would be prudent to await the EUGDPR legislation to be confirmed, to avoid any abortive work at this stage.

An extract from the official EU website reads 'The EU General Data Protection Regulation (GDPR) replaces the Data Protection Directive 95/46/EC and was designed to harmonize data privacy laws across Europe, to protect and empower EU citizens data privacy and to reshape the way organisations across the region approach data privacy'. The enforcement date is 25th May 2018, 'at which time those organisations in non-compliance will face heavy fines'.

Chipside are working with a number of legal departments at other Local Authorities, and once a view is established, legal and data protection officers within the City & County of Swansea will be consulted to assess the scale of risk to the council, and where it is appropriate to proceed.

Report of the Cabinet Member for Commercial Opportunities & Innovation

Council - 27 July 2017

SWANSEA LOCAL DEVELOPMENT PLAN (LDP) – UPDATE ON DEPOSIT LDP PUBLIC CONSULTATION, EVIDENCE BASE REVIEW AND NEXT STAGES

Purpose: To confirm the findings of the Deposit LDP consultation and subsequent review of the evidence base that underpins the LDP Strategy, and to approve the next stages of the LDP process

Policy Framework: Planning and Compulsory Purchase Act 2004; The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004; Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; Local Development Plans Wales Guidance (2005); Local Development Plan Manual (2006); Planning Policy Wales 2016 (as amended) and related Guidance; Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015

Consultation: Legal, Finance, Access to Services

Recommendation(s):

It is recommended that Members:

- a) Note the content of Appendix C of this report and approve the Deposit LDP Consultation Report,
- b) Approve submission of the Swansea Deposit LDP, and accompanying documentation listed in Appendix D of this report, to the Welsh Government and Planning Inspectorate for independent examination,
- c) Approve delegated authority for the Head of Planning and City Regeneration (or appropriate delegated officer) to agree any necessary minor changes to the LDP during, and leading up to, independent examination, in order to facilitate the efficient operation of the examination process, and
- d) Approve the amended LDP Delivery Agreement and timetable set out in Appendix F of this report

Report Author: Tom Evans

Finance Officer: James Moore

Legal Officer: Jonathan Wills

Access to Services Officer: Sherill Hopkins

1.0 Background

- 1.1 All local planning authorities in Wales have a legal duty to produce a Local Development Plan (LDP) in accordance with the requirements and guidelines laid down by the Welsh Government. The Swansea LDP will replace the existing Unitary Development Plan and when adopted will become the primary planning framework to manage development across the County up to 2025. It will provide a basis for consistent and evidenced based decisions on planning applications, and represent the Council's blueprint for the future development and conservation of land.
- 1.2 The LDP provides a huge opportunity to take a co-ordinated, positive approach to managing inevitable future change across the County. This includes ensuring that future development accords with a clear 'placemaking' strategy that will drive up quality and deliver places and neighbourhoods that are founded on the key principles of the Well-being of Future Generations Act. In particular, the creation of places that are attractive, well connected, supportive of good health, culturally rich, benefit from good infrastructure, and capable of being potential exemplars of sustainable living. By promoting this placemaking approach across the spectrum of development, from small householder proposals at one end to the creation of comprehensively master-planned new neighbourhoods at the other, the LDP has the potential to enhance the quality of development across the County and deliver places that provide a proud legacy for future generations.
- 1.3 Planning for future growth commensurate with the aspirations of an ambitious City and County at the heart of a City Region inevitably involves difficult decisions regarding the future use of land. This includes releasing 'greenfield' land for development to allow for sustainable growth. Such proposals can be distressing for people within affected areas, who are understandably concerned about issues such as: loss of open space and biodiversity; impact on nearby infrastructure including roads; additional burden on community facilities; and the effects of development on the character of established areas. Balancing the inherent tensions between the desire to protect and conserve land and communities, whilst providing opportunities for growth and development is fundamental to the strategic planning process. Crucially, land for development must be provided at the most appropriate, viable locations as supported by the available evidence if Swansea is to truly realise its growth aspirations and meet its requirements for providing new homes and jobs.
- 1.4 The LDP Preferred Strategy was approved at Council on 12th August 2014, following a comprehensive public consultation process. This represented a key milestone in the LDP process, highlighting that the LDP should provide for an identified housing need of at least 15,600 dwellings and 14,000 new jobs over the plan period 2010-25. The Preferred Strategy confirmed a number of locations for strategic scale development that will create new neighbourhoods with significant numbers of new housing supported by necessary new infrastructure and complementary facilities such as schools, shops, and areas for leisure and recreation. The Preferred Strategy also confirmed that the LDP will need to provide for a range of smaller scale, in-settlement and edge of

settlement development opportunities, which will allow new homes and employment schemes to come forward.

- 1.5 Following approval of the LDP Preferred Strategy, Members subsequently approved at Council on 24th September 2015 the full list of housing and strategic sites for allocation in the Deposit LDP. This decision on sites to be allocated was made having regard to extensive public consultations carried out on 'Candidate Sites' in 2011 and on initial draft allocations proposed at 'Pre-Deposit' stage during 2014-2015. The Council decision also followed a comprehensive site review process undertaken with Planning Committee Members between June and August 2015, which considered all petitions and significant objections submitted by interested parties.
- 1.6 Following approval of the housing and strategic sites for allocation, a series of further Member workshops and stakeholder engagement events was undertaken in February and March 2016, specifically to review draft LDP policies and proposals. This process highlighted amendments necessary to the policies to ensure the Deposit LDP appropriately addressed all key issues.

2.0 Deposit LDP

- 2.1 Having regard to the outcomes of all consultations undertaken, stakeholder engagement exercises, Member sessions and the recommendations of Council, officers finalised the Swansea Deposit LDP (www.swansea.gov.uk/ldpdeposit), which was approved by Members for the purpose of public consultation on 16th June 2016. The Deposit LDP sets out the full range of planning policies and proposals that, in combination, comprise the LDP policy framework addressing the specific issues and challenges that face the City and County. The scope of these is extremely varied, which reflects the County's diverse urban and rural character. Policies are split into 'Key Strategic', 'Area-Wide' and 'Area Specific' as follows:
 - Key Strategic Policies relate to overarching themes of the Plan, including Sustainability; Housing Strategy; Placemaking; Masterplanning; Affordable Housing; Economic Growth; Regeneration; Infrastructure and Transport
 - Area-Wide Policies are of a generic or topic based nature (i.e. not place specific), and include policies that set out criteria against which planning applications will be considered.
 - Area-Specific Policies relate to site specific proposals, such as key areas of change or protection. These include locally specific policies for development, regeneration schemes and masterplan areas, as well as specific sites for protection and conservation.
- 2.2 The written policies of the Deposit LDP are supplemented by a Proposals Map, which comprises a series of maps that feature land use designations overlain on an Ordnance Survey base. These include the sites and development areas described in specific policies and proposals. It also defines the settlement boundaries of the main urban area and 'Key Villages' in rural areas, beyond which are the areas that are considered to be open countryside, where most

forms of development are not favoured. The Proposal Map designations include:

- Housing Sites (allocations and commitments)
- Strategic Development Areas
- District Centres and Retail Parks
- Mineral Safeguarding Areas
- Green Belt/Green Wedges
- Special Landscape Areas

2.3 The LDP is supported by a comprehensive evidence base and addresses the County's future needs for homes, jobs, infrastructure, leisure and community facilities, amongst other forms of development. All of these, are required to be delivered in combination, in order to support economic growth and provide opportunities for future generations. LDP policies that promote development are set alongside those that will ensure development respects and promotes the County's cultural heritage, important landscapes and sensitive environments.

2.4 The LDP places the delivery of new and improved infrastructure at the heart of its placemaking approach. It contains a number of policies - including site specific requirements - that require the proposed new homes and employment uses to also deliver key infrastructure measures in a timely fashion, such as new schools and parks, utility upgrades and transport measures. In respect of the latter, the Deposit LDP allocations have been made having regard to the findings of a County-wide Strategic Transport Assessment and traffic model produced by consultants Arup. This Assessment considered the in-combination impact of the LDP proposals and the sustainability of the Strategic Development Areas in travel terms. The work has delivered to the Council a bespoke 'macroscopic' transport model that enables testing of the impact of proposed development upon the strategic transport network. Such testing has identified mitigation measures such as new road links or junction improvements that are considered necessary to ensure future developments would not give rise to unacceptable impacts. The LDP thereby provides the opportunity to take forward a coherent approach to land use and transport planning to address the County's transport needs in the context of future growth as well as existing network constraints and issues.

2.5 Fundamentally, the Deposit LDP provides a framework to deliver the new infrastructure that the City and County will need to support its inevitable future growth, which includes using appropriate legal mechanisms to mandate the delivery of new roads, schools, drainage infrastructure, etc. at certain key phases of a development, for the benefit of existing as well as future residents.

3.0 LDP Public Consultation

3.1 The LDP has been subject to extensive public consultation and stakeholder engagement at various stages throughout its formation. Details of specific consultation exercises and processes followed since the LDP process began in 2010, up until the formal Deposit consultation stage, are set out in the **City and County of Swansea LDP Initial Consultation Report** (available at

www.swansea.gov.uk/ldpbackgroundpapers). A summary of the consultation and engagement exercises is provided in **Appendix A** to this report.

- 3.2 Following its approval at Council for public consultation on 16th June 2016, the Deposit LDP and all relevant supporting documents were subject to a comprehensive program of promotion, exhibitions and engagement sessions with the public and key stakeholders. Details of all consultation sessions undertaken for the formal Deposit stage are set out in the **City and County of Swansea Deposit LDP Consultation Report** (available at www.swansea.gov.uk/ldpsubmission). A summary of the engagement and consultation exercises is provided in **Appendix B** to this report.
- 3.3 In total, 2,505 representations were made to the Deposit LDP from 1,027 separate individuals, organisations, or other interested parties. The nature of the objections received can broadly be broken down as 27% on issues relating to proposed LDP Strategic Development Areas; 42% on the inclusion or omission of non-strategic housing sites (including 'exceptional' sites allocated at Gower and Gower Fringe locations) and 31% relating to various topic based policies.
- 3.4 A **summary of the main issues identified by consultees** in their submissions to the Deposit LDP, and the response of the Local Planning Authority (LPA) to the submissions, is provided in **Appendix C** to this report. Whilst Appendix C presents a large amount of information for review, it is only a summary and a fuller account of all representations received, and the responses of the LPA to these, is set out in the City and County of Swansea Deposit LDP Consultation Report (available at www.swansea.gov.uk/ldpsubmission). The key issues raised include those relating to:
- LDP Strategy and Scale of Growth
 - Placemaking and Masterplanning Approach
 - Strategic Development Areas
 - Housing Sites (non-strategic and 'rural exception' sites)
 - Financial Viability, Deliverability and Phasing
 - Affordable Housing
 - Infrastructure and Transportation
 - Gypsy and Traveller requirements
 - Economy, Employment and Retailing
 - Green Belt and Green Wedges
 - Protection of Built and Natural Environment
 - Welsh Language
- 3.5 The City and County of Swansea Deposit LDP Consultation Report includes reference to whether the LPA considers an amendment to the LDP evidence base or Deposit Plan is appropriate in the light of a representation made, and crucially whether this raises any fundamental issues as to the 'soundness' of the Plan for submission for examination. In considering the requirement for any substantive change to be made to the Deposit LDP in response to comments submitted, full regard has been given to the relevant Welsh Government and Planning Inspectorate guidance. In this respect, the guidance is clear that if a Local Authority has carried out the plan making process properly there should

be no need to substantively change the Deposit LDP. Furthermore, any such substantive changes (termed ‘focussed changes’ by Welsh Government guidance) should only be made if they are considered necessary to ensure that the LDP is sound and/or fit for submission, i.e. fulfilling the expectations of the legislation. Guidance clearly states that changes should be avoided, and if they really are necessary to ensure the plan is sound they must be kept to a minimum. Fundamentally, National Guidance states that Local Authorities should carefully consider whether substantive changes are a necessity to the Deposit and whether any such change warrants a revised version of the LDP being produced, advertised and subject to further public consultation in order for it to be submitted for examination.

- 3.6 Following careful consideration of the issues arising from the public consultation process, and having discussed the Deposit Plan evidence base with the Welsh Government, it is considered there are a number of amendments that can be made to the Plan to address comments made and improve its accuracy or clarity, but that there are no compelling or demonstrable reasons to propose very substantive changes to the Deposit LDP. This conclusion has been reached following a post-consultation further review of key areas of background evidence (as described in 4.0 below), which considered comments from some objectors suggesting inaccuracies or shortfalls in this evidence. The LPA has undertaken this review to respond to comments made and ensure a high level of certainty that the evidence base is the most up to date and detailed going forward to examination stage (as described in 4.0 below).
- 3.7 The Deposit LDP Consultation Report highlights the nature of improvements and corrections that can be made to the document (such as isolated mapping errors and policy clarifications) without fundamentally altering the nature of policies or proposals within the Plan. It is considered appropriate for the LPA to indicate its support for such changes to be presented to the appointed Inspector for his/her consideration on the basis that these are amendments that do not affect the soundness of the Plan.

4.0 Key Supporting Evidence

- 4.1 The Deposit LDP is underpinned by a large amount of technical studies, assessments and supporting evidence, amassed since the start of the Plan making process in 2010. This background information represents the wealth of material and evidence considered necessary to meet the relevant LDP tests of soundness, as required by Welsh Government regulations, and to support and clarify policies in the Plan. The information must be submitted alongside the LDP for independent examination. A list of so called ‘**Core Documents**’ to be submitted alongside the LDP is set out in **Appendix D** to this report. These documents are available to view by the public and all interested parties on the Council’s website.
- 4.2 The supporting evidence includes the work carried out to comply with the requirement under the Planning and Compulsory Purchase Act 2004 to subject the LDP to a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA). The integrated SA on the LDP has ensured the policies and proposals of the Plan reflect sustainable development principles and assess the effect of the plan on the economy, social wellbeing,

resource conservation and environmental protection/enhancement. The Sustainability Appraisal Reports of the Deposit Plan are one of the core documents set out in Appendix D of this report. The Council is also required by the Conservation of Habitats and Species Regulations 2010 (commonly referred to as the 'Habitats Regulations') to undertake a Habitats Regulations Assessment (HRA) of the LDP to determine the likely significant effects of the LDP on European Sites of nature conservation importance. A Habitats Regulations Assessment Report of the LDP was undertaken by consultants DTA Ecology Ltd, and is also a core document supporting the Plan. The overall conclusion of the HRA of the Deposit LDP is that, with the incorporation of suggested mitigation measures, the Deposit LDP will have no likely significant effect, either alone or in combination with other plans and projects, on any European Site. This conclusion is supported by NRW, subject to the clarification of a few matters mainly relating to the discharge of water and air pollution, as outlined in the Deposit LDP Consultation Report. It is not considered that such clarification affects the overall conclusion of the HRA. Given that no substantive changes are required to be made to the Deposit LDP, it is concluded that none of the changes would have a likely significant effect on any European Site. No further assessment under the Habitat Regulations is required and the overall conclusion of the original HRA remains unchanged.

- 4.3 Representations were made during the Deposit LDP consultation in respect of the Plan's overall strategy and scale of growth, citing matters such as the importance of the 'City Deal' to Swansea and the potential impact of changes in economic circumstances at national and international level over the Plan period. These comments highlighted perceived shortcomings to economic and population forecasts, which objectors have raised as possible reasons to either reduce or increase allocations, depending on the perspective of the objector. The House Builders Federation for example maintain that the Plan should allocate for a greater number of homes, whilst conversely individual members of the public have raised concerns that the growth is too high. It must be noted that the Welsh Government representations on the Deposit state that the LDP strategy is suitably bold and ambitious and capitalises on the role of Swansea within the City Region. The Welsh Government support the Council's positive approach to housing growth, and no objection is made by them to the job numbers or housing requirement in the plan. Notwithstanding this, the representations from interested parties on this issue provided an opportunity for the LPA to carry out a further review of the evidence prior to examination in order to 'sense check' against the latest data and analysis, and to provide sufficient confidence that the overall level of economic and housing growth allowed for in the Plan is appropriate.
- 4.4 Having regard to the above, the LPA commissioned an independent review and assessment of the projected level of economic and housing growth, and corresponding assessment of implications for LDP Strategy and allocations. The commission was carried out by a consortium led by consultancy Turley and considered the implications of: the updated details of the City Deal for the Swansea Bay City Region; any macro-economic changes that have arisen; and any other factors that may have a bearing on future growth. It also included an analysis of updated growth forecasts from recognised agencies and data sources, including from the Welsh Government. The key conclusion arising

from the Turley review was that the updated analysis reinforced the level of housing provision planning in the Deposit LDP, with an acknowledgement that an appropriate flexibility/buffer allowance should be provided for in excess of the base 'need' figure of 15,600 homes. The need for a flexibility allowance to be built into the Plan, is in line with national guidance, and whilst the buffer is greater than in some other Authorities, there are specific circumstances unique to Swansea's strategy that requires a slightly larger margin to allow for some degree of uncertainty about the precise start up dates and phasing schedules for complex, strategic sites (SDAs). This approach takes account of matters such as major opening up costs and unforeseen issues that could arise on some sites of this nature. It also takes account of the Council's commitment to supporting the delivery of significant numbers of affordable new homes. This is considered a sensible and pragmatic approach that respects the nature of the allocations, the Council's corporate aspirations, and that also 'future proofs' the Plan, enhancing its soundness. The Turley review also concluded that the updated evidence reinforces the scale of jobs planning for in the Deposit LDP, including the need for employment land that aligns with City Region scale growth aspirations and forecasts. The findings highlight that appropriate employment land can be provided for within the LDP's mixed-use strategic sites at Felindre, Fabian Way Corridor, Waunarlwydd and the City Centre. In summary, the findings of the commission provide further confirmation that the LDP strategy, and the scale of growth provided for in the Plan, is appropriate and in line with evidence.

- 4.5 A number of representations received during the Deposit consultation related to the importance of demonstrating the viability and deliverability of sites allocated for development. In particular, the Welsh Government highlighted that key sites are dependent on infrastructure improvements that need to be costed as far as reasonably possible, such as transport measures and new schools. Representations advised that the Council will need to consider the impact on the timing of sites and demonstrate that sites are genuinely available and deliverable. The representations from all interested parties on this issue provided an opportunity for the LPA to carry out a further review of the evidence prior to examination in order to 'sense check' against the latest data and analysis and provide sufficient confidence that that the sites, in particular the proposed Strategic Development Areas, are indeed viable and deliverable.
- 4.6 Having regard to the above, the LPA commissioned a comprehensive update on the independent financial viability appraisals (IFVAs) for each private sector promoted residential led Strategic Development Area. The purpose of the commission was to further assess detailed costed infrastructure that is required by the Deposit LDP policies to come forward in association with development, and confirm the community benefits and levels of affordable housing that is viable at each site. Following the review, all large scale residential sites within private ownership have now been subject to up to date IFVAs, and all infrastructure associated with proposed development has been costed as far as is reasonably possible in advance of detailed planning application stages. In summary, the findings of the commission provide further confirmation that the LDP strategy, and the specific strategic sites allocated, stands up to scrutiny in terms of demonstrating viability and deliverability and is in line with evidence.

5.0 Future LDP Stages and Timeline

- 5.1 Given that the LDP Deposit consultation, and subsequent review of background evidence, has confirmed that no substantive changes to the LDP are required, approval is now sought from Members to submit the Deposit LDP and all relevant supporting documentation to the Planning Inspectorate for examination.
- 5.2 The LPA will write to all individuals and organisations that have submitted responses to the Deposit LDP to notify them of how the Council has responded to the representations they have made, and to provide information regarding next stages of the process. Following submission of the LDP for examination, the LPA will need to await confirmation from the Inspectorate that the submission is in order. Subject to this confirmation, notification will then be given of the inspector(s) appointed to examine the Plan. At this time it is expected that the Council will be given initial details of the examination program and the date of the first meeting of the examination process. It is likely that the inspector will call an 'Examination Pre-Hearing Meeting' and may request that certain additional material is provided by relevant parties and publicised by the Council in advance of the initial Meeting, which is a normal part of the process undertaken to assist the smooth running of the examination and aid clarity for all interested parties. Subject to the date of submission of the Plan, it is anticipated that the examination meetings and hearings will start during the third or fourth quarter of 2017.
- 5.3 The purpose of the examination is to provide an opportunity for all interested parties to have their duly made representations, including their proposed changes and general concerns to be independently considered by an experienced Planning Inspector. The inspector will also consider any 'Statements of Common Ground' that may be agreed between both sides in the lead up to the examination. After considering all of the evidence, including written representations and appearances at the hearings, the Inspector will subsequently prepare a binding report that will be sent to the Council to advise the changes that must be made to the LDP before it is adopted. In accordance with this timeframe it is anticipated that a report will be presented to Members in Summer 2018 in order to seek approval of the final version of the LDP, which will incorporate the Inspectors required changes, for the purpose of formal Plan adoption. Further details of the examination processes and future stages are set out in the **Service Level Agreement** produced by the Planning Inspectorate (attached as **Appendix E** of this report). An **amended LDP Delivery Agreement** timetable will be submitted to the Welsh Ministers for their approval, which provides a factual update to the submission date of the Plan and indicative dates for future stages (as set out in **Appendix F** of this report).
- 5.4 A Programme Officer has already been appointed to manage the day-to-day administration required for the examination process, including pre-commencement preparation. She is appointed by the LPA, but operates at 'arms-length' to maintain impartiality as an aid to the Planning Inspector. The Programme Officer will contact objectors to the LDP after its submission for examination to advise them of the likely date of the first formal meeting and of the mechanics of the process that will follow.

5.5 In the interest of an efficient and appropriately focussed examination process, and to try and address the concerns of some objectors wherever possible, following submission of the LDP for examination the Council will discuss further with certain objectors those aspects of their representation that can be agreed in the lead up to the formal hearing sessions. This will include producing 'Statements of Common Ground'. This is a normal part of the LDP process, which allows the Council to present to the Inspector proposed amendments that it would support as not fundamentally undermining the Plan. This process will ensure areas of disagreement to be debated at Hearing Sessions are narrowed to their absolute essentials, and will help find areas of compromise for the benefit of the appointed Inspector as well as the Council and objector. It is necessary for the Head of Service, or appropriately delegated officer, to have authority to agree any necessary minor changes to the LDP during, and leading up to, independent examination, in accordance with Welsh Government guidance and in order to facilitate the efficient operation of the examination process.

6.0 Equality and Engagement Implications

6.1 A full Equality Impact Assessment has been drafted and will continue to be updated as the LDP process progresses. The Assessment is available as a background paper to this report. The EIA highlights issues such as access for all in terms of design, specific elements in terms of age, disability, race and Welsh language alongside consultation activities undertaken. It is important to note that consultation responses have been received from a wide range of groups and organisations including equality groups.

7.0 Financial Implications

7.1 No budget has been set aside for any additional expenditure on any further evidence or assessments subsequently identified to support the LDP, or costs associated with any significant delay to the revised LDP Delivery Agreement timetable set out in Appendix F of this report. If any additional work is required, the budget for this will need to be identified first, prior to any work commencing.

7.2 Monitoring is being undertaken to assess the resources required in 2017-2018 financial year for the LDP Examination. These resources include costs incurred by the Planning Inspector(s), to be appointed in due course, whom in accordance with normal practice will charge the Council on behalf of the Welsh Ministers for undertaking the Examination. The Planning Inspectorate will also charge the Council for duties carried out by other Inspectorate officers in relation to the examination, where this is necessary to support the work of the Inspector and ensure the process moves forward in a timely fashion. A £100K carry forward from 2016-2017 has been approved, and will be held in an earmarked reserve for use in 2017-2018.

8.0 Legal Implications

8.1 The Council is statutorily obliged to prepare an LDP. The LPA's statutory duties in this regard are set out in Part 6 of the Planning and Compulsory

Purchase Act 2004, which requires that an LDP is made subject to independent examination to determine whether it is 'sound'. LDP's must be sound in terms of their content and the process by which they are produced.

- 8.2 The Council's UDP was 'time expired' on the 31st December 2016, however it remains the extant plan for decision making on planning proposals until the LDP is adopted. Given this, until LDP adoption, there is a risk of developers submitting planning applications on unallocated sites within the County, which the Council may find difficult to resist at any subsequent planning appeal, particular having regard to the current shortfall in housing land supply that will be given significant weight in decision making. Once the LDP is adopted by the Council it will formally replace the current UDP and become the extant planning policy framework to manage development across the County and the primary document to inform decision making.
- 8.3 The Welsh Government have wide-ranging powers under Part 6 of the Planning and Compulsory Purchase Act 2004 in respect of the preparation and submission of LDP's. If the Council is seen to unacceptably delay submitting the draft LDP to the Planning Inspectorate, there is a risk that the Welsh Government could use its default powers under s.71 of the Planning and Compulsory Purchase Act 2004 to prepare or revise the LDP and could further recharge the Council for undertaking this work.

Background Papers:

Report to Council 12 August 2014 - Swansea Local Development Plan (LDP)
Preferred Strategy and candidate site update
Report to Council 24 September 2015 - Swansea Local Development Plan (LDP)
Proposed Housing and Strategic Site Allocations
Report to Council 16 June 2016 - Swansea Local Development Plan (LDP)
Deposit for Public Consultation
Draft Equalities Equality Impact Assessment (EqIA) of Swansea Local Development Plan (LDP) Report, June 2016

Appendices:

Appendix A: Summary of Engagement and Consultation Exercises undertaken at 'Pre-Deposit' Stages of LDP
Appendix B: Summary of Engagement and Consultation Exercises undertaken for formal 'Deposit' Stage of LDP
Appendix C: Summary of key issues arising from the Deposit LDP consultation
Appendix D: List of supporting documentation to be submitted for examination
Appendix E: Service Level Agreement between The Planning Inspectorate and the City and County of Swansea
Appendix F: Revised LDP Delivery Agreement Timetable

Appendix A: Summary of Engagement and Consultation Exercises undertaken at 'Pre-Deposit Stages of LDP

LDP CANDIDATE SITES CONSULTATION:

Between **27th September 2010 and 31st May 2011** the Council formally invited the submission of sites from developers, land owners and the public for consideration by the Planning Authority for potential inclusion within the LDP. In total 557 sites were submitted for consideration through this process.

The Candidate Sites consultation carried out at this stage raised considerable public awareness of the Sites submitted by interested parties for consideration. The consultation process included a wide range of methods to gain responses. These included:

- Fully bilingual display in the main reception area of the Civic Centre accompanied by rolling digital display on screens;
- Multiple site notices placed on or around every Candidate Site submitted;
- Posters and feedback forms made available at all Council libraries;
- Press releases and numerous articles in local media;
- E-mail notifications and guidance sent to all consultees on e-consultation service,
- Notification to County Councillors and Community Councils.
- **3 community sessions** held at access throughout the County at:

Date	Time	Venue
17/01/2011	5-7pm	Gowerton Rechabite Hall
19/01/2011	5-7pm	Bishopston Sports Centre
24/01/2011	5-7pm	St Thomas Community School

LDP VISION, OBJECTIVES & STRATEGIC OPTIONS CONSULTATION:

Between **23rd July 2012 and 12th October 2012** an extensive consultation and engagement exercise was carried out to gain feedback on the high level strategic approach proposed for the LDP.

This consultation stage used a wide range of means to capture responses, including:

- Fully bilingual display in the main reception area of the Civic Centre accompanied by rolling digital display on screens;
- Posters and feedback forms made available at all Council libraries;
- E-mail notifications and guidance sent to all consultees on e-consultation service, Councillors and Community Councils.
- **8 community sessions** held at venues throughout the County at:

Date	Time	Venue
10/09/2012	4-7pm	South Penlan Community Centre
11/09/2012	4-7pm	Hope Chapel, St Teilo Street
13/09/2012	4-7pm	Three Crosses Community Centre
17/09/2012	4-7pm	Phoenix Centre, Powys Avenue

18/09/2012	4-7pm	St Hilarys Church, Killay
26/09/2102	4-7pm	Morrison Leisure Centre
27/09/2012	4-7pm	West Cross Community Centre

LDP PREFERRED STRATEGY CONSULTATION:

Between 12th August 2013 and 31st October 2013 an extensive consultation and engagement exercise was carried out on the LDP Preferred Strategy, which included details of the largest proposed areas of development.

The consultation on the Preferred Strategy also invited comments on the supporting documents including Strategic Technical Assessments, Topic Papers and other background evidence that underpins the LDP.

A wide range of consultation methods were utilised, inclusive of:

- Statutory consultee and stakeholder forum;
- Fully bilingual display in the main reception area of the Civic Centre accompanied by rolling digital display on screens;
- Press releases and numerous articles in local media;
- Posters and feedback forms made available at all Council libraries;
- E-mail notifications and guidance sent to all consultees on e-consultation service, Councillors and Community Councils.
- **9 community sessions** held at venues throughout the County at:

Date	Time	Venue
01/10/2013	1-4pm	Llansamlet Community Centre
02/10/2013	4-7pm	Llangyfelach Church Hall
03/10/2013	4-7pm	Wauanarwydd Community Centre
04/10/2013	11am-3pm	Quadrant Shopping Centre
08/10/2013	1-4pm	Brynmill Community Centre
09/10/2013	4-7pm	Penllergaer Primary School
10/10/2013	4-7pm	Penclawdd Community Centre
11/10/2013	4-7pm	Sketty Park Community Centre

DRAFT LDP PROPOSALS MAP CONSULTATION (Non Statutory ‘Pre-deposit’ stage to notify public of initial thoughts on allocations)

Between 4th December 2015 and 16th January 2016 a consultation was held to give the public, developers and any other interested parties an indication of the Planning Authority’s initial draft of proposed LDP allocations, which were based on the assessments undertaken at that stage.

The consultation at this ‘pre-deposit’ stage utilised a number of methods including:

- Statutory consultee and stakeholder forum;
- New Candidates Sites and any sites with amended boundaries publicised by means of site notices

- Fully bilingual display in the main reception area of the Civic Centre accompanied by rolling digital display on screens;
- Press releases and numerous articles in local media;
- Posters and feedback forms made available at all Council libraries;
- E-mail notifications and guidance sent to all consultees on e-consultation service, Councillors and Community Councils.

MEMBER ENGAGEMENT ON LDP PROPOSED ALLOCATIONS

At Council on **31st March 2015** Members resolved that valid petitions to Candidate Sites would be heard by Planning Committee before deciding which sites should be included within the Deposit Plan.

A series of Special Planning Committee meetings open to the public were held on the following dates:

- **1 June 2015**
- **4 June 2015**
- **8 June 2015**
- **11 June 2015**
- **6 July 2015**
- **14 July 2015**

A further meeting was held on **11th August 2015**, which included consideration of sites not submitted during the Candidates Sites stage.

At a meeting of **Full Council on 24th September 2015**, the Planning Committee's recommendations were endorsed and the list of housing and strategic sites was agreed for inclusion in the Deposit Plan.

MEMBER AND STAKEHOLDER ENGAGEMENT ON LDP POLICIES AND PROPOSALS

During **February and March 2016**, a series of co-ordinated and facilitated workshops and engagement events were held with Members and other key stakeholders, both internal and external to the Council.

A series of six, two hour Member engagement sessions provided an opportunity for Councillors to consider early drafts of LDP policies and to ensure that the draft Plan suitably addressed all relevant key issues. The workshops involved presentations from Strategic Planning Officers on various subject areas, followed by question and answer sessions that brought in Officers representing specific policy areas, such as transport and education. These also included facilitated group work and proved valuable as a means of identifying gaps, omissions and further areas of work for officers to do prior to the Deposit being presented formally to Members for approval for consultation later in 2016.

Stakeholder engagement exercises centred around LDP key issues that had previously been identified during consultation and collation of the evidence base. Round table discussions and group exercises with agencies and organisations such

as Natural Resources Wales and Dwr Cymru/Welsh Water provided an opportunity to refine the detail of policy to avoid issues being raised at formal consultation stage that could have otherwise have been agreed and resolved beforehand.

Appendix B: Summary of Engagement and Consultation Exercises undertaken for the formal Deposit Stage of LDP

Following Member approval of the Deposit LDP for public consultation on 16th June 2016, the LDP written statement, Proposals Map and all relevant supporting documents were subject to a comprehensive program of promotion, exhibitions and engagement sessions with the public and key stakeholders. The public consultation on the Deposit LDP formally ran from 18th July – 31st August 2016 and utilised a wide range of consultation methods, inclusive of:

- Permanent display in the Civic Centre main reception area, accompanied by rolling digital display on screens;
- Press releases and numerous articles in local media;
- Site notices placed at proposed allocated sites to raise awareness and publicise the consultation;
- Posters and feedback forms made available at all Council libraries;
- Website updates and notification e-mails posted at intervals during consultation period to publicise the consultation to all those on the LDP database, as well as Ward Members and Community Councils;
- Engagement Forums with Statutory Consultees and Members;
- 16 community exhibitions and engagement sessions held at the following venues throughout the County, where numerous officers were on hand to discuss issues raised. The sessions typically lasted 3 hours each and were held variously during morning, afternoon and evening hours. In total the sessions constituted around 50 combined hours of events within communities.

Date	Time	Venue
29/06/2016	9am-3pm	Quadrant Shopping Centre
01/07/2016	4-7pm	Felindre Village Hall
04/07/2016	4-7pm	Penllergaer Primary School
05/07/2016	10am-1pm	Pontarddulais Institute
06/07/2016	10am-1pm	Newton Village Hall
07/07/2016	4-7pm	YGG Pontybrenin
08/07/2016	2-5pm	Montana Park Community Centre
11/07/2016	2-5pm	Pennard Parish Hall
12/07/2016	4-7pm	Swansea Vale Resource Centre
14/07/2016	1-4pm	Port Tennant Community Centre
15/07/2016	2-5pm	Clase Community Centre
19/07/2016	3-6pm	Pontlliw Village Hall
20/07/2016	4-7pm	Llangyfelach Church Hall
21/07/2016	4-7pm	Gowerton Rechabite Hall
23/08/2016	5-7pm	Civic Centre Reception
24/08/2016	5-7pm	Civic Centre Reception

Appendix C: Key issues arising from Deposit LDP consultation and summary of responses

A total of **2,505 representations** were duly made during the Deposit LDP Consultation. The nature of the objections can broadly be broken down as follows, which illustrates that most comments relate to individual sites:

Topic Based Policies	31%
Strategic Development Areas (SDAs)	27%
Non-strategic Housing Sites	19%
Rural Exception Sites	23%

The following provides a summary of key issues that emerged from the Deposit LDP consultation and a summary of the Council responses, grouped under the following headings:

1. **LDP STRATEGY AND SCALE OF GROWTH**
2. **MASTERPLANNING AND PLACEMAKING**
3. **STRATEGIC DEVELOPMENT AREAS**
4. **HOUSING SITES (NON-STRATEGIC AND 'RURAL EXCEPTION' SITES)**
5. **ALTERNATIVE SITES AND BOUNDARY CHANGES**
6. **FINANCIAL VIABILITY, DELIVERABILITY AND PHASING**
7. **AFFORDABLE HOUSING**
8. **INFRASTRUCTURE AND TRANSPORTATION**
9. **GYPSY AND TRAVELLER REQUIREMENTS**
10. **ECONOMY AND EMPLOYMENT**
11. **RETAILING**
12. **GREEN BELT AND GREEN WEDGES**
13. **PROTECTION OF BUILT AND NATURAL ENVIRONMENT**
14. **WELSH LANGUAGE**
15. **LDP CONSULTATION PROCESS**

1. LDP STRATEGY AND SCALE OF GROWTH

SUPPORT

- Welsh Government (WG) is supportive of the approach taken in the Plan, which it considers will ensure a range and choice of sites across the County. It considers the strategy to be bold and ambitious, capitalising on the role of Swansea within the City Region. On balance the WG supports the Council's positive approach to housing growth and does not object to the housing requirement in the plan
- Growth strategy supported by Neath Port Talbot (NPT) Council, citing its alignment with evidence produced on a cross boundary basis
- Natural Resources Wales (NRW) welcome the Strategy and recognise the work undertaken to achieve the vision of creating sustainable communities
- Support for the overall strategy also received from The Gower Society, University of Wales Trinity Saint David (UWTSD), National Grid

OBJECTION ISSUES

Most common themes raised by objectors on these issues included:

- Requests for additional smaller (non-strategic) housing sites to be allocated in the Plan, stating over-reliance upon Strategic Development Areas
- Replace greenfield allocations with more brownfield site allocations
- Negative impact of the scale of future development on existing infrastructure, including transport and drainage, and community facilities/provision such as primary health care and education facilities – in particular perceived lack of existing capacity to assimilate growth

- Potential impact of 2016 EU referendum result on future population growth forecasts and corresponding requirement for new homes and jobs
- Over optimistic and unrealistic projections of future growth of economy and numbers of jobs
- Request for clarification and/or re-appraisal of land supply calculations due to perceived problems with assumptions and methodology used and the high figure for flexibility allowance for housing provision
- Some objectors, primarily housebuilders and landowners, have challenged the growth strategy by means of their promoted alternative sites for allocation, as a means of justifying their perceived need for additional sites to be included in the Plan
- Some objections to individual site allocations (i.e. requested site deletions) are formulated on a challenge to the need for the total number of homes required, citing perceived shortcomings in analysis/assessments of growth forecasting
- Cumulative impact of all allocations on local character and cultural identity, including in relation to Welsh language

COUNCIL RESPONSE

- It is recognised that planning for future growth commensurate with the aspirations of an ambitious City and County at the heart of a City Region inevitably involves difficult decisions, including releasing greenfield land for development. It is also understood that this can be distressing for people within affected areas, who are understandably concerned about potential adverse impact on their communities. However balancing the inherent tensions between the desire to protect and conserve land and existing settlements, whilst providing opportunities for growth and development is fundamental to the strategic

- planning process. The Plan is fundamentally anchored on the principle of providing development land at the most appropriate, viable and sustainable locations as supported by the available evidence to ensure Swansea can realise its growth aspirations and meet its requirements for providing new homes and jobs. The allocations and policies in the Plan are those considered most capable of creating places that are attractive, well connected, supportive of good health, culturally rich, benefit from good infrastructure, and capable of being potential exemplars of sustainable living. This is consistent with the goals of the Well-being of Future Generations (Wales) Act. The Plan needs to be read as a whole and contains the necessary safeguards and policy requirements to prevent adverse impact being caused to existing communities, infrastructure and facilities
- No further allocations are considered necessary to meet the evidenced need for future growth as the Council has concluded that, subject to refinements and necessary corrections, the allocations in the Deposit LDP are the most appropriate to deliver on the LDP Vision, Objectives and Growth Strategy. The Council supports specific refinements and clarifications to certain sites (see sections below), which it considers can be made without undermining the soundness of the Plan.
 - A comprehensive previously developed land assessment has been carried out to identify the appropriate scale of development that can be accommodated on brownfield sites. In effect these opportunities have been maximised in the Plan, but there remains a clear requirement to allocate greenfield land. The LDP allocations at greenfield sites allow for the controlled and sustainable expansion of the urban area, and have followed a detailed review of settlement boundaries and landscape character. The potential for coalescence between existing communities

has been at the forefront of this review. The allocations and proposed Green Wedges/Green Belt in the LDP are considered the most appropriate means of safeguarding the separate identities of communities and providing an appropriate setting to the proposed urban edge.

- The Council appointed Turley, in partnership with AMION and Edge Analytics, to produce a comprehensive assessment and update of the evidence base relating to the projected level of economic and housing growth that underpins the LDP and a corresponding assessment of implications for LDP Strategy and allocations, having regard to representations made. This review includes the implications of: the updated details of the proposed City Deal for the Swansea Bay City Region; any macro-economic changes that have arisen (or that can be accurately forecast to arise); and any other factors that may have a bearing on future growth (including possible implications arising from the EU referendum result).
- The flexibility allowance in the Plan needs to be larger than a more typical 10-15% threshold to allow for unforeseen complications/delays that could arise on individual Strategic Development Areas given the greater potential for such risk on certain sites and to allow for variation in the phasing trajectory. This position is supported by the Conclusions of the Turley Review.
- The LDP Strategy is considered to be the most appropriate and viable means of delivering new and enhanced infrastructure and services to cater for a City and County that will continue to grow. The Strategy of a balanced distribution between large strategic allocations, together with a proportion of smaller scale sites was selected as the most sustainable and robust approach that would deliver the Plan's Vision and Objectives. LDP policy requires necessary contributions to be secured through individual agreements on future applications, but significantly

requires specific facilities and infrastructure, such as schools and roads, to be delivered as part of Strategic Development Areas

- The evidence base relating to economic growth and population forecasts is considered robust and sufficiently up to date at the time of the Deposit, and is in alignment with evidence produced on a cross boundary basis that has been 'ratified' through independent examination. Furthermore, the evidence base has been updated through the Turley review, the conclusions of which support the level of growth set out in the Deposit Plan.
- Having regard to all representations submitted, no compelling evidence has been submitted at the Deposit stage to demonstrate that the LDP strategy is inherently unsound.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

Section 1.1 – Introduction

- An amendment to para 1.1.4 to refer to differing stages of neighbouring authority's adopted LDP's to provide an informative and administrative update.
- An amendment to include a new bullet para 1.1.21 is considered an informative update to re-inforce the commitment to planning for the growth of Swansea's universities in a sustainable manner.

Section 1.3 Growth Strategy

- In order to clearly reflect the further detailed analysis presented in the Turley Review Report, updates and amendments of the growth strategy paragraphs in Section 1.3 and the figures set out in Policy PS3 are considered to have merit. In particular amendments are required to

- Revise the presentation of the figures that illustrate;
 - the components of supply
 - The overall housing requirement (to clearly exclude the windfall allowance)
 - The overall housing supply
- Provide clarification of what the Council's flexibility allowance is and its reasons for this

- A minor amendment to provide additional text in 1.3.23 to confirm how the Council will approach the phasing and delivery of the housing requirement. To provide useful clarification of impact of the plan strategy on delivery, particularly re effect of reliance on SD sites on the ability to deliver the housing requirement in the short term and to provide reference to the conclusions of the Independent Financial Viability Appraisals.

- An amendment to paragraph 1.3.47 to clarify the source of evidence which supports the level of housing need in the Gower/Gower Fringe.

- Amendments to section 1.4 to include an overarching statement on the matter of addressing Primary Health care capacity. .

- A minor amendment to para 1.4.9 to clarify that the Memorandum of Understanding relating to relating to the impact of development draining into the CBEEMs in the Loughor estuary is in the process of being revised to set out the agreed approach to ensure there is sufficient capacity to allow for the delivery of the Plan .

2. MASTERPLANNING AND PLACEMAKING

SUPPORT

- WG are supportive of the positive approach to planning and the ethos of good urban design, master planning and placemaking which is embedded strongly within the Plan. WG are further supportive of the approach of securing comprehensive development to deliver the infrastructure requirements for key development sites
- Carmarthenshire County Council welcome the ongoing commitment in relation to the provisions of the Burry Inlet Memorandum of Understanding as it applies to all development
- DCWW generally support the policy, particularly with regard to the criterion requiring off site surface water compensatory removal
- Rivington Land (appointed by the Council to manage City Centre regeneration proposals) support the priority given to St. David's/Quadrant regeneration project, as pivotal to the strategy for Swansea Central Area and for the County and City Region as a whole, given its potential to stimulate significant activity and jobs in its preparation, delivery and operation. Rivington Land has committed to help Council achieve this and considers there is much to support in terms of Plan's overall aims, objectives and priorities
- Morris Estate Trustees support the commitment to sustainable urban development and sound place making principles. Support principles in policy which are consistent with proposed Design Code for their promoted site to deliver site vision, and acknowledgement of impact of viability issues on ability to provide affordable housing

OBJECTION ISSUES

- Concern that policy is overlong and that all masterplanning principles cannot be met on all sites especially in circumstances where parts of strategic sites will come forward in advance of the wider site and where specific sites additionally are allocated for community and other facilities. The use of the term 'must' and the use of the term 'required' is unnecessarily and inappropriately restrictive. Any subsequent planning application that did not precisely and literally accord with the provisions of the Policy text would be contrary to policy, and thereby incompatible. Greater flexibility/less absolute requirement required to reflect continual evolving nature of proposals, particularly regarding emerging viability evidence
- DCWW request clarification that developer contributions may be sought as required, where infrastructure improvements are sought in advance of DCWW investment programme
- Insufficient regard for people with sight loss, particularly regarding proposed use of shared surface schemes which create a lack of distinction between road and pavement with consequent negative impact on confidence and resilience of partially sighted people
- NRW suggest greater flexibility in numbers and density of units on SDA sites may be needed in order for development to meet the policies environmental requirements. Phases of Strategic Developments must be integrated and reflect the masterplan if green infrastructure and landscape features are to function properly and provide the required benefits. Integrated management across SDA's is required, to an agreed Plan
- The threshold of 100 units should be reconsidered/raised in this policy as it is likely to delay the delivery of homes at

the start of the plan. Clarify the likely trigger for requiring design codes and sub area master plans

COUNCIL RESPONSE

- The LDP takes a positive approach to managing the inevitable future increases in the areas population and related pressures on services and infrastructure. This approach is explicitly focussed on ensuring the nature of future development across the County accords with a clear 'placemaking' strategy that will drive up quality and deliver places and neighbourhoods that are founded on the key principles of the Well-being of Future Generations Act. The length of the policy is acknowledged as not typical of the rest of the Plan, however each of its principals and criteria are considered necessary for the effective management of good design and placemaking across a range of development types.
- The use of the terms 'required' and 'must provide' are necessary to make clear that the Council intends that development comes forward in accordance with the principles stipulated in the LDP. This does not prevent the Council demonstrating flexibility on certain detailed elements of proposals as they come forward for planning applications
- Phasing of development and precise densities will need to be agreed having regard to viability appraisals, and the need for flexibility in this regard is built into the overall allowance for housing figures in the Plan.
- The Council would support clarification text to explain the circumstances when developer contributions will be sought to deliver water and drainage infrastructure (see response to representations set out in Infrastructure and Transportation section later in this report). Such

amendments can be made without affecting the soundness of the Plan.

- The Policy as drafted emphasises the Council's commitment to ensuring that developments "provide an accessible environment for all". This includes people with sight loss. The Policy seeks to provide sufficient flexibility for the careful consideration of the balance of place and movement requirements in order to provide the quality of design and place making appropriate to a specific scheme. Guide Dogs Cymru would be provided with opportunity to comment on the design of schemes to ensure that they meet the needs of people with sight loss.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amendments Policy PS2 to include direct references to healthy and accessible environments. Amendments will maintain consistency with the Plan's health and wellbeing objectives and improve cross references to the Future Generations Act.
- Amendments to supporting text to Policy PS2 to highlight the importance of design and build quality in creating sustainable developments over the long term.

3. STRATEGIC DEVELOPMENT

POLICY SD 1: STRATEGIC DEVELOPMENT AREAS (OVERARCHING POLICY)

The following provides a summary of recurring themes/issues/comments that relate to the principle of allocating all 12 Strategic Development Areas. Site specific issues relating to each site are dealt with in later sections to follow.

SUPPORT

- In the majority of cases, site promoters and landowners have submitted representations in support of the allocations. These representations are usually supported by detailed written statements, vision documents, masterplans and supporting technical surveys and assessments. Some of these reflect ongoing discussions with landowners and site promoters on the progression of the strategic sites
- The commitment to small scale commercial provision within the heart of new neighbourhoods is supported by Sainsbury's supermarkets
- The Wildlife Trust is supportive of the approach taken to balance the provision of development areas with the need to safeguard and protect environment

OBJECTION ISSUES

(includes items commonly raised across all SDA sites as well as submissions on Policy SD1)

- **Highways and Transport:** Local congestion and wider cumulative impact across transport network. Reliability and robustness of Strategic Transport Study

- **Flood risk and Drainage:** Concerns regarding development being affected by flooding and lack of capacity of drainage infrastructure
- **Health Care:** Lack of capacity of local Primary Health Care Facilities, as raised by the local health board (ABMHU), local GP Practices and public
- **Schools:** Lack of capacity of existing schools and lack of provision for welsh medium or secondary education within SD sites
- **Cultural impact:** Particular concerns raised regarding adverse impact on welsh language
- **Non-residential and commercial/community hub uses:** Clarification sought on whether 'local centres' proposed in SDA Concept Plan constitute a 'retail allocation'. NPT highlight the need to avoid adverse impact on existing centres
- **Viability and delivery:** Suggested insufficient evidence in the plan that cost of development requirements, and constraints to delivery, have been adequately assessed and taken into account re delivery and phasing
- **Phasing:** Concerns regarding the timing of development and the delivery of improvements to infrastructure and facilities. HBF request policy amended to clarify details of site capacity, delivery and phasing of housing and associated infrastructure
- **Environmental impact:** Concerns about the loss of habitat and wildlife on sites and requests for further detail in the SDA policies about proposals for mitigation
- **Loss of Agricultural Land:** particularly high grade land
- **Noise and Air pollution:** including during construction
- **Loss of privacy and views:** primarily caused by principle of building on Greenfields

SUGGESTED CHANGES TO THE PLAN INCLUDED

- **Site deletion:** The majority of objections to SD sites request that the allocations be deleted
- **Alternative Strategic Development Area** submitted at land south of A48, Llangyfelach- *see alternative site section below for further detail*
- **Site amendment:** Some representations requested that the scale of the sites be reduced, other facilities be incorporated to accompany residential or that phasing be introduced to ensure that essential infrastructure is delivered
- **Minor text amendments and revisions:** to provide clarification on details of placemaking principles and development requirements

COUNCIL RESPONSES

- Given the scale of required future growth in jobs, homes and overall population there will inevitably be greater levels of traffic across the County in future years. This will lead to increased congestion across the network, which could give rise to unacceptable impact unless appropriate mitigating transport measures and new infrastructure are delivered. The LDP thereby represents an opportunity to set out a coherent approach to land use and transport planning which addresses the County's transport needs in the context of future growth as well as existing network constraints and issues. A Strategic Transport Model Study undertaken for the Council by consultants examined these issues, identified the cumulative impacts of the LDP allocations and set out a Transport Measures Priority Schedule to address the impacts. LDP Policy will require Planning Obligations to be used where necessary to make developments sustainable and deliver enhancements as

required, having regard to individual Transport Assessments and the results of Strategic Model testing. LDP policy makes clear that development that would have an unacceptable impact on the safe and efficient operation of the transport network will not be permitted. This overall approach, and the robust evidence base provided by the Strategic Transport Study, is considered a sound foundation for the allocations made in the Plan

- The Plan will avoid unnecessary flood risk by requiring detailed assessments of the flood implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development in the first instance that unacceptably increases risk. Development will only be considered in areas at high risk of flooding where information is provided to demonstrate that a proposal satisfies the Flood Consequence Assessment tests set out in TAN 15: Development and Flood Risk. Allocations involving flood zones C1 & C2 have only been made where a SFCA demonstrates that the proposed development satisfies the tests set out in TAN15
- The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern for the Authority and adjoining administrative areas. The LDP addresses the issue through the work undertaken with relevant stakeholders to produce an up to date Memorandum of Understanding (MOU), which will ensure allocations can be implemented without damage to the water quality and thus comply with the no deterioration in water bodies requirement of the WFD, and protection of the environment from adverse effects of urban waste water discharges as required by the Urban Waste Water Treatment Directive
- The Council recognises the existing strain felt by many primary and community healthcare providers and that future populations will need to have access to appropriate health facilities. The LDP presents an opportunity to assist

the process of planning strategically for the future healthcare needs of the County. LDP policy will require proposals to demonstrate that either existing provision has the capacity or that, where there is deficiency; arrangements will be put in place to help provide new or improved health facilities, or other appropriate measures. Where necessary, new facilities will be brought forward within individual sites and/or planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable, which will include addressing any identified deficiencies in provision or capacity

- The Council acknowledge that a key issue for the plan is to ensure that sufficient additional school places are provided to meet the demand generated as a result of the significant number of new dwellings to be delivered over the Plan period. The Council has a statutory duty to ensure that a sufficient number and variety of school places at primary and secondary level are available to meet the needs of the population of the County. Education officers and planning officers have therefore worked collaboratively to ensure the LDP supports the provision of sufficient additional school places as part of the LDP process. Specific school requirements are set out in LDP Policy, which takes a tailored and flexible approach to the provision of education facilities in association with new development. This will ensure development will not give rise to adverse impact on existing education facilities and that new facilities will be provided where required
- The LDP recognises that it is important that developments do not negatively impact on the linguistic balance of an area, and instead form sustainable developments which integrate into the social and cultural fabric of the community. The Plan identifies a Welsh Language Sensitive Area (WLSA) which covers more of the County

than that designated by the UDP. The Plan sets out that, within this WLSA, residential development for 10 or more dwellings and retail, commercial or industrial development of 1000 sq. m or more floor space, will now be required to submit a Welsh Language Action Plan (WLAP) setting out the measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal agreement requiring the implementation of the recommendations of the WLAP

- The provision of new infrastructure, as well as the safeguarding, improvement and efficient use of existing infrastructure is considered central to ensuring that all new development proposed within the Plan period contributes to achieving the vision of creating sustainable communities
- The allocations and proposals in the Plan are founded on an analysis of their viability and developability, a key principle of which is that the costs relating to any measures required to make the development viable and sustainable are taken into account at an early stage of the development process (including land acquisition). Strategic Development Areas have been subject to Independent Financial Viability Appraisals that consider site specific constraints and developer requirements
- Comprehensive updates to the IFVAs have been done for each residential led Strategic Development Area in response to representations made. This includes updates to detailed costs of infrastructure required to come forward in association with development, as set out in the Deposit LDP, and confirmation of the community benefits and levels of affordable housing that is viable at each site. Such an update to IFVAs has enabled all infrastructure associated with development to be costed as far as is reasonably possible in advance of detailed planning application stages. This update work has confirmed the viability and developability of the allocated SDAs

- 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. Throughout the LDP Spatial Options Appraisal process, and assessment of candidate sites for allocation, the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. However where there is an overriding need for development to fulfil the LDP Strategy and there is no other suitable alternative location in which housing or employment allocations can be situated this has resulted in some allocations, or parts thereof, being situated on BMV land
- The LDP policy framework will ensure that the Council would not grant planning permission for any development that would cause significant risk to air quality or health by virtue of emissions from the development itself or works generated by it. Policies make clear that where development could lead to exposure to a source of noise pollution it must be demonstrated that appropriate mitigation measures will be implemented
- LDP Policies relating to Placemaking and Design will ensure all development will enhance the quality of places and spaces, and respond positively to aspects of local context and character that contribute towards a sense of place. Potential impacts of specific proposals on people's amenity will be assessed at planning application stage and will consider elements such as visual impact, loss of light, overlooking, privacy, disturbance and likely traffic movements. Planning legislation and policy cannot seek to enshrine individuals right to a particular view, however LDP policies relating to design and placemaking will ensure that development by virtue of its scale, siting and layout will not cause material harm to outlook or privacy

- The SDA Concept Plans strike an appropriate balance between providing areas for development opportunities, whilst conserving existing, and providing new open space and areas of biodiversity protection
- The retail/commercial areas identified on SDA Concept Plans represent small scale facilities commensurate with that which would complement a new neighbourhood, such as small convenience store, café's and other facilities on a scale that would pose no threat to existing District or Town Centres in Swansea or adjoining administrative areas
- The proposed alternative Strategic Development Area (at land south of A48 at Llangyfelach) is not considered a preferable site to the SDAs allocated in the Plan (see Alternative Sites section below) and is not required as an additional allocation to ensure the Plan is sound

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amendment to Policy SD 2 to provide further clarity on how the calculation of density in the Plan relates to the methodology set out in the Council's [Residential Design Guide](#).
- Amendment to clarify Development Requirements set out in Strategic Development Area Policies SD A to SD L to include text requested by DCWW to refer to "*on and off site measures including any appropriate upgrades to the clean water supply or public sewerage networks*".
- A number of minor amendments are proposed to the individual Strategic Development Area Policies and their supporting text and concept plans. These are non-substantive amendments, for example to correct typographical error, provide factual updates to the Policies or refine having regard to updated viability appraisals, and do not affect the viability or soundness of the allocations.

POLICY SD A - LAND AT PONTARDDULAIS

SUPPORT

- Supported by site promotor (Persimmon Homes) and land owner of part of site (The Davies Family)

SITE SPECIFIC OBJECTION ISSUES

- Local highway congestion and concerns regarding wider cumulative impact across network, particularly on Hendy, Grovesend and Pontlliw. Carmarthenshire County Council, and Llanedi Community Council specifically raise the need for consideration of cross boundary impact of development on Hendy and wider Carmarthenshire area
- DCWW object to site's relationship to the 66inch highly pressurised main pipe. NRW highlight that some areas of the allocation are partially within the C2 flood zone. Local residents highlight local surface water flooding, particularly in Glynhir Road and Glanfrwdd Road. Issues of exacerbation of existing issues with low water pressure
- Insufficient capacity at local surgeries raised by ABMHU and local surgeries, Talybont and Ty'r Y Felin. Talybont Surgery identify low staffing and recruitment levels and a lack of record storage space as key concerns
- The scale of development proposed for Pontarddulais is an issue highlighted by the Town Council, the local ward member as well as the wider public. The number of dwellings proposed on SD A is considered to be too great, particularly when taken in combination with existing permissions, non-strategic (H 1) sites and developments over the Carmarthenshire County Council boundary (Hendy)
- A number of respondents raised concerns about the cultural impact of large scale of population increase on a

strong Welsh language speaking community and the lack of proposals for increasing Welsh medium education

- Concern that the level of new homes could not be matched by local employment and would thus generate a need for further commuting out of the area. Specific issues were raised by the landowner in relation to the improvement of the existing employment estate, who request that the text and policy are revised to clarify that enhancements will not apply to the whole of the employment site. Local businesses on the industrial estate raise the issue that the existing employment has inadequate road links for the HGV's that access the site. The low number of staff employed on the existing employment sites also provides limited local employment opportunities
- Representations were also received from local business in the centre of Pontarddulais concerned that the creation of a spine street through the site would divert traffic away from the centre and further reduce footfall past their business, which has already reduced as a result of the new Tesco store
- Concern that the allocation joins 'economically advantageous' greenfield development with brownfield land and thereby favours developer margin over community interest and planning principles

COUNCIL RESPONSE

- The combined impact of this SDA with all other allocations upon the County's transport network has been robustly assessed in the Council commissioned Strategic Transport Assessment (STA), and the necessary mitigating transport measures identified as part of this work. This includes a number of 'off site' improvements to highway infrastructure. It is recognised that M4 Junction 48 is within the Carmarthenshire Authority boundary and at the 'edge' of the transport model and thus testing using the strategic model is less clear as the route choices are constrained. However the STA does highlight that an enhancement of J48 may be necessary to mitigate the impact of individual developments subject to further detailed testing. Similarly, for all LDP allocations, the traffic impact upon the more local network will need to be gauged through Transport Assessments at the planning application stage. It is recognised that this will need to take into account and appropriately mitigate the cross boundary impacts of the development on the wider Carmarthenshire area
- The design of the SD A has taken into account the presence of the 66 inch high pressure water main, with the area kept free of development as indicated on the Concept Plan and appropriate mitigation measures will need to be incorporated at the planning application stage. Areas within the flood zone are not allocated for development and the SDA will incorporate measures to mitigate existing and potential future surface water run-off and issues relating to low pressure. Technical specialists within DCWW and Persimmon Homes are continuing a dialogue to consider the appropriateness of particular engineering solutions and designs that will inform the precise scale and nature of development land at this location

- The Council is committed to working in partnership with the Local Health Board and site promoters to explore opportunities for strategic sites to address Primary Health Care capacity issues and future needs across the County, either by means of contributions to enhance existing facilities or the provision of new premises/land at appropriate sites. This detail will emerge following detailed evidence of need and requirement for each area, which individual applications can respond to
- The scale of development proposed provides an opportunity to deliver a new spine street to facilitate the redirection of HGV traffic movements away from residential streets and the comprehensive school. The number of units proposed, reflects that a significant portion of the site would be high-density brownfield redevelopment. The brownfield part of the site lies within the existing settlement boundary and could be brought forward at any stage under current local and national policy. The brownfield site alone is not capable of delivering the wider community benefits and new infrastructure set out in the SD A Policy
- Fundamentally, the extent of the greenfield development area will depend on a number of factors, such as the mitigation measures and engineering details associated with the high pressure mains, further detailed testing of transport impact across Authority boundaries, and the Authority's intentions relating to the delivery of a 3 form entry Primary School. Depending on the outcome of these deliberations a refinement of the scale and extent of the development may be supported by the Council having regard to the updated evidence, however such a refinement would not undermine the soundness of the Plan
- The LDP identifies Pontarddulais as a Welsh Language Sensitive Area and, as identified in the common issues section above, any application would need to be accompanied by a Welsh Language Action Plan setting out

measures to protect, promote and enhance the Welsh Language

- The allocation seeks to provide replacement units for any units lost at Pontarddulais Industrial Estate, to facilitate the construction of a new access spine street and to implement a range of environmental enhancement measures which, in association with improved road links for HGVs, seek to retain and attract local businesses. Furthermore, the spine street would improve the sustainability of the Lye Industrial Estate to the north with a view to its long-term retention as an employment centre. The spine street would divert HGV traffic away from the centre of Pontarddulais which would likely increase rather than reduce footfall. The future occupants of the SDA are not contributing to current footfall and, notwithstanding the spine street, will inevitably increase footfall within the centre
- Each SDA is subject of an independent financial viability assessment that has considered the developer margin and community interests and the principles of good planning practice. The development scheme as currently proposed would deliver a new spine street, improve the accessibility to and viability of local employment centres, provide a new 3 form entry Primary School, create a multi-functional green infrastructure network, including a new linear park and safe routes to school, plus off-site improvements such as surface water control measures. None of this would be provided based on brownfield development alone.
- Comprehensive updates to the IFVAs have been done for each residential led Strategic Development Area in response to representations made. This includes updates to detailed costs of infrastructure required to come forward in association with development, as set out in the Deposit LDP, and confirmation of the community benefits and levels of affordable housing that is viable at each site. Such an update to IFVAs has enabled all infrastructure

associated with development to be costed as far as is reasonably possible in advance of detailed planning application stages. This update work has confirmed the viability and developability of the allocated SDAs

POLICY SD B: LAND AT GARDEN VILLAGE

SUPPORT

- Supported by site promotor (Persimmon Homes)

SITE SPECIFIC OBJECTION ISSUES

- Increased congestion on surrounding roads and junctions, including Swansea Road, with corresponding safety issues such as that caused by residents reversing out of properties
- Cumulative traffic impact of proposals, considering all other strategic development sites across ward boundaries, is considered unacceptable
- Objection to principle of secondary access onto Swansea Road to be formed by widening of the lane, which is considered unnecessary
- Lack of clarity on the provision of bus service through the site and proposed access for school drop-off
- Proposed cycleway should be provided regardless of whether development goes ahead
- Impact of development on Ancient Woodland and concerns regarding designation of Ancient Woodland as natural green space. Creation of ready access and new footpaths and cycle tracks through the site would cause a direct loss of the woodland contrary to National Policy. NRW request amendment of Concept Plan to alter land use adjacent to Ancient Woodland to include appropriate landscaping,

buffers and use of green infrastructure to assist in resolving issues and create links with adjoining habitats

- Presence of protected species at the site
- Loss of the green space/green park adjacent to Clos Bryngwyn despite assurances that land would be protected
- Impact on Primary Health Care which are already at capacity. Specific comments from Ty'r Felin Surgery which is struggling to cope with the existing local population
- Phasing of delivery of school and impact on existing schools in the interim
- Impact on Sewage Treatment Works capacity;
- Impacts on Bury Inlet/Loughor Estuary
- Impact on Welsh Language Sensitive Area
- Erosion of garden village principles.

COUNCIL RESPONSE

- The combined transport impact of this SDA with all other allocations has been robustly assessed in the Council commissioned Strategic Transport Assessment (STA), and the necessary mitigating transport measures identified. The modelling and assessment work undertaken is considered to be high quality, accurate and based on an extensive data set. The Council has confidence in the outputs of the work undertaken and the conclusions and recommendations are sound. The proposed means of access to/from the site have also been assessed by the Council transportation department that considers the measures appropriate in principle. The proposed access onto Swansea Road will serve only a limited part of the development, including the school drop off, however it is considered an important secondary outlet for the scheme to ensure connectivity and appropriate distribution of traffic. All transport impacts of the SDA will be subject to further

detailed Transport Assessment at the planning application stage. This will test the requirements set out in the Transport Measures Priority Schedule for targeted enhancements to the surrounding network including the nearby existing roundabouts (see also Council response to representations on Transportation and Infrastructure below)

- Further detail on the internal road layouts within the site that would facilitate a through bus route will be required as part of any detailed TA and planning application
- The proposed enhancements to cycling routes is a key part of the proposals to deliver a sustainable development and will be required as an essential part of the development
- It is not the intention to allow ready access to the ancient woodland area or to create linkages through it, other than the main access which it is acknowledged will require the removal of part of the woodland. The ancient woodland and surrounding open space area is within the development boundary but is proposed for appropriate protection and buffers to ensure that the integrity of the site is not compromised by the proximity of the development. The Council would support clarifying text to emphasise this. The loss of ancient Woodland will only be considered acceptable providing there is adequate compensation. The compensation should be an area of new native woodland of a composition similar to that on the site already. It should be an area significantly greater than that which would go (including the other woodland lost to the access road). The new woodland should be planted in an area of low ecological value and should be continuous with the existing wood
- The Council recognises that there is some evidence of Dormice at the site. Whilst, this is not a reason to prevent any development at the site the Council will require a comprehensive mitigation strategy for dormice, setting out

the impacts of the scheme and how these will be mitigated or compensated for, including areas to be retained, replaced, enhanced for dormice (as appropriate); measures to minimise the impact of any development on dormice and; proposals to maintain connectivity within and to the wider landscape including the proposed road crossing.

- The SDA emphasises that the principle of retaining/enhancing the area bordering the existing Garden Village estate as open space is a fundamental part of the masterplan for the site. The site is the subject of a planning application and the developer has been advised that the proposed strip of development adjoining Clos Bryngwyn should be kept free of development. As such the Council is supportive of an amendment to the Concept Plan to reflect this, which will ensure the area referred to as 'The Park' is maximised. Such an amendment can be made without affecting the soundness of the Plan
- Education and planning departments have worked collaboratively to support the provision of sufficient additional schools as part of the LDP process. Policy SD C requires that the site delivers a 2.5 form entry Primary School with playing pitches. The Education department have assessed this provision as appropriate to accommodate growth over the LDP period. The school would be delivered during early phases of the scheme to serve new and existing residents
- The Council is committed to working in partnership with the Local Health Board and site promoters to explore the opportunities for strategic sites to address the Primary Health Care capacity issues and future needs across the County, either by means of contributions to enhance existing facilities or the provision of new premises/land at appropriate sites. This detail will emerge following detailed

evidence of need and requirements for each area, which individual applications can respond to.

- The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern for the Authority and adjoining administrative areas. The LDP addresses the issue through the work undertaken with relevant stakeholders to produce an up to date Memorandum of Understanding (MOU), (see Council response to representations on Infrastructure and Transportation below)
- In-line with LDP Policy RP 4, development will not be permitted that would lead to an increase in the risk of flooding on the site or elsewhere from any sources including surface water
- The LDP includes policies that will ensure development delivers on and off-site measures to mitigate the impact of development on the drainage system, including any appropriate upgrades to the clean water supply or public sewerage networks
- The concept planning approach in the LDP is considered the most appropriate means of securing enhancements to services, facilities and infrastructure within the area, whilst delivering a new neighbourhood that is attractive, well connected, supportive of good health, benefit from good infrastructure and facilities for future generations as well as existing. This is consistent with the goals of the Well-being of Future Generations (Wales) Act. The Plan needs to be read as a whole and contains the necessary safeguards and policy requirements to prevent adverse impact being caused to the existing community, or overload its infrastructure and facilities. The concept plan is specifically embracing of Garden Village principles and detailed scheme designs will be required to ensure these principles are delivered

POLICY SD C – LAND AT PENLLERGAER

SUPPORT

- Supported by site promotor (Bellway Homes)

SITE SPECIFIC OBJECTION ISSUES

- Unacceptable impact from traffic and highway congestion would arise locally, and on wider network, giving rise to safety concerns – including additional pressure on links and junctions at Gorseinon Road, A484, A483 and J47
- Traffic congestion and infrastructure problems will not be alleviated by a relief road through the proposed development
- The Strategic Transport Study is flawed and contains errors
- Insufficient capacity amongst local primary and secondary schools to accommodate future population, and proposed new school is insufficient
- Future school provision should be for Welsh-medium school, which is lacking in the area
- Lack of any new primary healthcare facility identified for the site, which is considered necessary given no current primary care provision in the area and over capacity of existing practices most likely to be affected - in terms of workforce and facilities – that would be unable to cater for further population growth
- Failure to comply with national policy guidelines for managing urban forms by means of green belts and green wedges, and lack of appropriate analysis/explanation for these protection designations made

- Development would create a sprawling urban area and dilute the identity of Penllergaer
- Development area has long been designated a green wedge, including in the UDP, and the Council has previously rejected proposals for development on the site
- Unacceptable loss of high quality agricultural land
- Complete change of character of the village, adversely affecting community ethos and spirit
- A new community hub is not needed for Penllergaer given the existing facilities
- Loss of ancient woodland
- Adverse impact on landscape and protected areas including Loughor Estuary & Mynydd Garngoch Common
- Impact on Welsh Language within Welsh Language Sensitive Area
- Drainage infrastructure and waste treatment facilities , including Gowerton Water Treatment Works, lack capacity to accommodate the proposed development
- Unacceptable pollution, including air and noise, from a decade long building project
- Impact on local services already under pressure
- Exacerbate existing problems of poor drainage at Gorseinon Road common
- Impact on biodiversity and environmentally important area – including various habitats and species
- Sites such as land north of M4 Junction 46 near Felindre are more appropriate for development
- Alternative uses for the site should be considered such as a Solar Panel Farm

COUNCIL RESPONSE

- The combined transport impact of this SDA with all other allocations has been robustly assessed in the Council

commissioned Strategic Transport Assessment and the necessary mitigating transport measures identified. The modelling and assessment work undertaken is considered to be high quality, accurate and based on an extensive data set. The Council has confidence in the outputs of the work undertaken. Any errors identified in the final report are considered minor and do not undermine the soundness of the conclusions and recommendations, including the proposed spine street, which will deliver wider strategic benefit. All transport impacts of the SDA will be subject to further detailed Transport Assessment at the planning application stage. This will test the requirements set out in the Transport Measures Priority Schedule for targeted enhancements to the surrounding network (see also Council response to reps on Transportation and Infrastructure below)

- Education and planning departments have worked collaboratively to support the provision of sufficient additional schools as part of the LDP process. Policy SD C requires that the site delivers a 3 form entry Primary School with playing pitches. The Education department have assessed this provision as appropriate to accommodate growth over the LDP period. The school would be delivered during early phases of the scheme to serve new and existing residents. The concept plan shows that this will be located within the proposed community hub/local centre to ensure that it becomes part of the 'heart' of the new place
- The LDP does not stipulate the medium of future school provision, which would be subject to a separate process of consultation and appraisal by the Education Authority
- The Council is committed to working in partnership with the Local Health Board and site promoters to explore the opportunities for strategic sites to address the Primary Health Care capacity issues and future needs across the

County, either by means of contributions to enhance existing facilities or the provision of new premises/land at appropriate sites. This detail will emerge following detailed evidence of need and requirements for each area, which individual applications can respond to. The site promoter is supportive of the notion of delivering a new facility within the site as part of the proposed community hub

- The Plan preparation process has involved a review of Green Wedge boundaries to allow for necessary development, which has been carried out in line with National Planning Guidance (PPW paragraph 4.8.1). Furthermore as required by National Planning Guidance (PPW 4.8.12) the Green Wedge designations have been reviewed to only include land that is strictly necessary to fulfil the purposes of the policy that is to prevent coalescence. The process is set out in the Swansea LDP Assessment for Green Belt and Wedge Designations 2016.
- The LDP emphasises that the proposed Green Belt will strategically manage the urban form for the long term at this location where several strategic development areas are proposed. It will maintain these new settlements as self-sufficient and sustainable and keep them as discrete and distinct settlements. This will be achieved by maintaining the openness of the existing countryside between the new settlements for the long term
- The Plan making process requires a review of all current and previously designated green wedge areas to reconsider whether amendments to the settlement boundaries can be made to facilitate development whilst still preserving openness and area of separation between settlements
- The Best and Most Versatile (BMV) Agricultural Land is one of many considerations which has been considered when assessing the sites in line with national Planning

Policy (see response to representations on Policy SD 1 above)

- Each Strategic Development Area is subject to an Independent Financial Viability Appraisal that has considered the implications of the infrastructure and affordable housing requirements on an individual site basis
- Comprehensive updates to the IFVAs will be done for each residential led Strategic Development Area prior to examination. This will include updates to detailed costs of infrastructure required to come forward in association with development, as set out in the Deposit LDP, and confirmation of the community benefits and levels of affordable housing that is viable at each site. Such an update to IFVAs will enable all infrastructure associated with development to be costed as far as is reasonably possible in advance of detailed planning application stages.
- The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern for the Authority and adjoining administrative areas. The LDP addresses the issue through the work undertaken with relevant stakeholders to produce an up to date Memorandum of Understanding (MOU), (see Council response to representations on Infrastructure and Transportation below)
- In-line with LDP Policy RP 4, development will not be permitted that would lead to an increase in the risk of flooding on the site or elsewhere from any sources including surface water
- The Concept Plan for site SD C makes clear that large portions of the site will be maintained as public open spaces and green infrastructure. This will create a connected multi-functional Green Infrastructure network including an extensive linear park, with retained trees and hedgerows. This will be subject to further detailed

appraisal as part of the ongoing masterplanning, including consideration of existing high value biodiversity areas such as Ancient Woodland. It will require appropriate buffers and an approach which considers any adjoining semi-natural broadleaved woodland

- The LDP includes policies that will ensure development delivers on and off-site measures to mitigate the impact of development on the drainage system, including any appropriate upgrades to the clean water supply or public sewerage networks. The area of Common at Gorseinon Road does have drainage issues that can be addressed by mitigation and enhancement measures required as part of the planning application process
- The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern for the Authority and adjoining administrative areas. The LDP addresses the issue through the work undertaken with relevant stakeholders to produce an up to date Memorandum of Understanding (MOU), which will ensure allocations can be implemented without damage to the water quality and thus comply with the no deterioration in water bodies requirement of the WFD, and protection of the environment from adverse effects of urban waste water discharges as required by the Urban Waste Water Treatment Directive
- The Council acknowledges that the proposed SDA would significantly increase the size of the settlement and population at Penllergaer. However, the concept planning approach in the LDP is considered the most appropriate means of securing enhancements to services, facilities and infrastructure within the area, whilst delivering a new neighbourhood that is attractive, well connected, supportive of good health, benefit from good infrastructure and facilities for future generations as well as existing. This is consistent with the goals of the Well-being of Future Generations (Wales) Act. The Plan needs to be read as a

whole and contains the necessary safeguards and policy requirements to prevent adverse impact being caused to the existing community ethos, or overload its infrastructure and facilities

- The LDP already allocates a substantial development area at land north of M4 J46, however it is not considered appropriate or viable to extend this allocation further for the Plan period

POLICY SD D – LAND AT LLANGYFELACH/PENDERRY

SUPPORT

- Supported by site promotor (Llanmoor Homes), and Llangyfelach Community Council.

SITE SPECIFIC OBJECTION ISSUES

- The proposed spine street might be used as a rat-run
- Impact on highway congestion in local area and wider network, notwithstanding proposed new highway measures
- If a highway link between the spine street and A48 is required from SDA D it will have viability implications
- Impact on Loughor Estuary water quality
- The development could cause surface water flooding
- Urban coalescence and loss of countryside
- House prices will be driven down
- Loss of agricultural land
- Concern regarding biodiversity impact
- Assembly Member objects to the size of the development proposed and not the principle of the site

COUNCIL RESPONSE

- The Plan sets out that development proposals must not encourage extraneous traffic unless there is a specific strategic need for an access route through an area. They must also minimise vehicle speeds where appropriate. It is envisaged that the proposed spine street will have a design speed of 30mph, with areas of 20mph along public realm areas/walking routes to school etc. It has been identified by the Strategic Transport Model Study that a new internal spine street will, in addition to providing access to the site itself, alleviate congestion within the area in combination with other infrastructure improvements
- The combined impact of this SDA with all other allocations has been robustly assessed in the Council commissioned Strategic Transport Assessment and the necessary mitigating transport measures identified. All transport impacts of the SDA will be subject to further detailed Transport Assessment at the planning application stage. This will test the requirement set out in the Transport Measures Priority Schedule for a strategic link from the site to the A48 (see Council response to reps on Transportation and Infrastructure below)
- Each Strategic Development Area is subject to an Independent Financial Viability Appraisal that has considered the implications of the infrastructure and affordable housing requirements on an individual site basis.
- Comprehensive updates to the IFVAs have been done for each residential led Strategic Development Area in response to representations made. This includes updates to detailed costs of infrastructure required to come forward in association with development, as set out in the Deposit LDP, and confirmation of the community benefits and levels of affordable housing that is viable at each site. Such an update to IFVAs has enabled all infrastructure associated with development to be costed as far as is

reasonably possible in advance of detailed planning application stages. This update work has confirmed the viability and developability of the allocated SDAs

- The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern for the Authority and adjoining administrative areas. The LDP addresses the issue through the work undertaken with relevant stakeholders to produce an up to date Memorandum of Understanding (MOU), (see Council response to reps on Infrastructure and Transportation below)
- In-line with LDP Policy RP 4, development will not be permitted that would lead to an increase in the risk of flooding on the site or elsewhere from any sources including surface water
- There is not sufficient viable brownfield land within the County to provide for sufficient growth in new homes and employment opportunities, which necessitates the Plan to release greenfield sites based on detailed assessments of settlement boundaries (see response to LDP Strategy and Scale of Growth above)
- The Concept Plan for the site makes clear that large portions of the site will be maintained as public open spaces and green infrastructure. This will create a connected multi-functional Green Infrastructure network through a series of east-west linear parks, retaining trees and hedgerows. Balance ponds will receive supplementary native local provenance planting. There will be a buffer along the western and northern site edge bordering the off-site SSSI
- Notwithstanding that perceptions regarding possible future devaluation of property prices is not a material planning consideration, there is no evidence that this would materialise
- The Best and Most Versatile (BMV) Agricultural Land is one of many considerations which have been considered

when assessing the sites in line with national Planning Policy (see response to reps on Policy SD 1 above). SD D has been assessed to have a low probability of BMV

- 100% priority habitat sites were filtered out of the site selection process. For all other SDAs an extended phase1 habitat survey has informed the masterplanning. Important features highlighted may require further survey at planning application stage, but do not preclude allocation.

POLICY SD E – CLASEMONT ROAD

SUPPORT

- The Site is supported by the landowner (The Trustees of the Morris Estate) who consider that the policy reflects their vision for the site
- Llangyfelach Community Council has no objections in principle, subject to provision of satisfactory infrastructure and amenities
- The Wildlife Trust support the treatment of green space and BAP habitats in the concept plan

SITE SPECIFIC OBJECTION ISSUES

- The scale/number of dwellings proposed on the size of site constitutes overdevelopment
- DCWW have no issues regarding water supply or sewage treatment works capacity but highlight that the site is traversed by number of water mains, including 26” trunk main for which protection measures are required in form of easement or diversion
- The Local Health Board request that a new Primary Healthcare facility be provided on either this site or on SD G (Felindre) and SD D (West of Llangyfelach Road) to serve all developments

- Objection to mixed use along road frontage
- Effect of site on existing highways congestion due to proximity to Hospital, DVLA and Cemetery
- Cumulative volume of traffic and proliferation of parking generated by all proposals in the area, and particularly regarding DVLA and hospital traffic
- Lack of capacity in local schools
- Impact on local surface water drainage and lack of capacity at Sewage Water Treatment Works
- Increase in noise and air pollution
- Loss of UDP green wedge leading to coalescence of Morriston and Llangyfelach
- Impact on biodiversity, including loss of hedgerows
- Lack of need for housing growth in the area, considered to have reached saturation point
- Assembly Member objects to the size of the development proposed and not the principle of the site

COUNCIL RESPONSE

- The SDA policy emphasises that a higher density development has been identified as potentially appropriate only where the number of units is explicitly linked to the design principles, which the Council is seeking to deliver on the Site. The vision for the site, shared by the Council and the Morris Estate, is the creation of a modern day legacy project, which will be a higher density, walkable place with significant areas of open space. The capacity of the site of up to 600 dwellings is based on a placemaking and architectural approach endorsed by the Design Commission for Wales. If these principles are not met the total number of homes will be reduced as set out in the policy
- The concept plan shows the location of the “community hub” mixed uses along the road frontage in order to maximise the integration of the new development with existing community and ensure that the community hub is located where existing residents and local employees are also able to make use of the business and services created
- The Council is aware of the presence of water mains on the site and the design and this has been taken into account in the layout of green corridors and areas to be kept free from development, as shown on the Concept Plan
- The Council is committed to working in partnership with the Local Health Board and site promoters to explore the opportunities for strategic sites to address the Primary Health Care capacity issues and future needs across the County, either by means of contributions to enhance existing facilities or the provision of new premises/land at appropriate sites. This detail will emerge following detailed evidence of need and requirements for each area, which individual applications can respond to
- Education and planning departments have worked collaboratively to support the provision of sufficient additional schools as part of the LDP process. Policy SD E requires that the site deliver a 2-form entry Primary School with playing pitches. This should be delivered during early phases of the scheme to serve new and existing residents. The Concept Plan shows that this will be located close to the proposed local centre to ensure that it becomes the ‘heart’ of the new place
- The combined impact of this SDA with all other allocations has been robustly assessed in the Council commissioned Strategic Transport Assessment and the necessary mitigating transport measures identified. All transport impacts of the SDA will be subject to further detailed Transport Assessment at the planning application stage.

This will test the requirement set out in the Transport Measures Priority Schedule, for targeted improvements (see Council response to representations on Transportation and Infrastructure below). This includes the proposal to provide a new road link to connect J46 spur roundabout to Pantlassau Road and improvements to M4 J46 interchange and local junctions

- DCWW have been consulted on all strategic site allocations and have confirmed that the site drains to Swansea STW where there are no issues of capacity
- The allocation allows for the controlled and sustainable expansion of the urban area, and follows a detailed review of settlement boundaries and landscape character, including the potential for coalescence (see response to reps on Policy SD 1 above)
- The Plan preparation process has involved a review of Green Wedge boundaries to allow for necessary development in line with National Planning Guidance (PPW paragraph 4.8.1). Furthermore as required by National Planning Guidance (PPW 4.8.12) the Green Wedge designations have been reviewed to include only land that is strictly necessary to fulfil the purposes of the policy, which is to prevent coalescence. At Pantlassau, the countryside to the north extends into open countryside and is not at risk of coalescence; therefore, it has been judged that a Green Wedge is no longer appropriate. The process is set out in the Swansea LDP Assessment for Green Belt and Wedge Designations 2016
- The Local Housing Market needs assessment identified a need for growth in the North Strategic Housing Policy Zone (SHPZ). Furthermore, the Plan's growth strategy is based on evidence of the need to create additional employment over the plan period. The site is well located to serve this evidenced housing need, with regard being given to

existing employment at the DVLA and Morriston Hospital which are major local employers

POLICY SD F CEFN COED HOSPITAL, COCKETT

SUPPORT

- The Site is supported by the landowner (Abertawe Bro Morgannwg University Health Board) and Swansea Civic Society

SITE SPECIFIC OBJECTION ISSUES

- Traffic congestion concerns raised regarding Cockett Road, and potential increased traffic on Stepney Road
- An adjacent landowner objects to the omission of their land (at Llwyn Mawr Road) from the SDA and suggests this is required to facilitate the highway access
- The development could worsen surface water flooding down Stepney Road
- The land owner and representing agent object to the SD site boundary including land between the hospital campus and Llwyn Mawr Road which is not under their control
- Policy be amended to require the Council to amend the reference to the legal agreement
- The Policy should require a local centre/retail uses on site in-line with the other SDAs to ensure sustainable development
- The land was sold by Dillwyn Llewellyn to be used in connection with children and developing the land for housing does not conform
- The policy only refers to retaining and converting "selected" buildings. The red brick buildings are of significant historic

and landmark character and must be retained in addition to the water tower

- House prices will be driven down

COUNCIL RESPONSE

- A Strategic Transport Model Study examined the cumulative impacts of the LDP allocations and set out a Transport Measures Priority Schedule to address the impacts. All SDAs will be expected to produce a comprehensive TA and Travel Plan to develop a strategy to manage traffic demand and transportation impacts caused by the proposal. Timely contributions to infrastructure/measures will be sought, having regard to the Transport Measures Priority Schedule plus any other improvements identified as required by the TA.
- Sufficient land is allocated in the SDA to facilitate the partial connection to Llwyn Mawr Road
- In-line with LDP Policy RP 4, development will not be permitted that would lead to an increase in the risk of flooding on site or elsewhere from any sources including surface water
- It is acknowledged that the site is under different land ownership but it is logical to plan strategically across the SDA due to their inherent links, not least in terms of their inter-reliance for accessibility/permeability. The site should therefore be included within the SDA and the site promoters should work together in further masterplanning the site
- Given the scale and character of the site it is not considered appropriate for it to incorporate a community/commercial hub of scale commensurate with other SDAs
- The Council is aware of a legal agreement relating to the land on the ridgeline to the north of the hospital.

Negotiations will need to be undertaken between the relevant parties to resolve the legal agreement through the appropriate legal process, with the ultimate aim of ensuring land is protected for the purpose of leisure and recreation at this broad location to serve the community

- The Policy reflects that none of the buildings are listed and further assessment is required to ascertain the merit and viability of their retention/re-use. It is recognised that some are historical assets of special local interest and widely visible as landmarks on the skyline, particularly the Water Tower which is specified for retention and conversion
- Notwithstanding that perceptions regarding possible future devaluation of property prices is not in itself a material planning consideration, there is no evidence that this would materialise

POLICY SD G NORTHWEST OF M4 J46, LLANGYFELACH

SUPPORT

- The allocation of the site is supported by the land owner (Welsh Government) and in principle by Llangyfelach Community Council

SITE SPECIFIC OBJECTION ISSUES

- Concerns regarding potential access from the A48 through Bryntywod – potential conflict with HGVs, and a need to upgrade the bridge
- Concern regarding impact on Loughor Estuary and River Llan water quality
- Loss of countryside and biodiversity
- The village centre should be termed a “Local Centre” as the modest size of the village is likely to dictate that commercial units will be limited in number and the

community element should be incorporated as part of the proposed Primary School

- Retention of the bridleway LC/84/3 as part of the bus route may not be practical
- It is not felt that the delivery of this new settlement will achieve sufficient environmental, social or economic advantages to conform to National Planning Policy
- Concern that site viability and deliverability will be compromised by the infrastructure and other requirements required from developers to make the developments sustainable

COUNCIL RESPONSE

- A spine street is proposed linking the SDA to the A48 through Bryntwyod. It has been identified by the Strategic Transport Model Study that this will, in addition to providing access to the site itself, alleviate congestion within the area in combination with other infrastructure improvements
- The combined impact of this SDA with all other allocations has been robustly assessed in the Council commissioned Strategic Transport Assessment and the necessary mitigating transport measures identified. All transport impacts of the SDA will be subject to further detailed Transport Assessment at the planning application stage. This will test the requirement set out in the Transport Measures Priority Schedule for a strategic link from the site to the A48 (see Council response to representations on Transportation and Infrastructure below)
- The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern for the Authority and adjoining administrative areas. The LDP addresses the issue through the work undertaken with relevant stakeholders to produce an up to date Memorandum of Understanding (MOU), (see Council response to

representations on Infrastructure and Transportation below)

- The Concept Plan for the site makes clear that large portions of the site will be maintained as public open spaces and green infrastructure. This will create a connected multi-functional Green Infrastructure network across the development area
- The masterplan has been informed by ecological surveys. Evidence gathering is continuing to inform the detailed masterplanning. Landscape features such as hedges, field trees and mature tree groups are not only an important part of the sites ecological value but also the sites sense of place and are integrated into the masterplan and form part of the sites Green Infrastructure. Mature woodlands within the site, areas of priority habitat and SINCs are excluded from the development areas and will be managed and enhanced with appropriate access which prevents habitat damage
- It is acknowledged there is inconsistency in the Policy regarding the terminology used to refer to the centre of the village and this should be amended. This would not however affect the soundness of the Plan.
- The Council requires the retention of the bridleway as stated in the Policy. Detailed investigations at the Planning application stage will need to test the deliverability of the bus route and retaining the bridleway
- The SDA provides an opportunity to create a high quality attractive new sustainable urban village with community facilities and public open space within walking distance of a regional business park and its potential employment opportunities. Landscape features such as hedges, field trees and mature tree groups will be integrated into the sites Green Infrastructure. Mature woodlands, areas of priority habitat and SINCs are excluded from the development areas and will be managed and enhanced.

To deliver a sustainable public transport connection to the site a new link is proposed from the M4 J46 spur to Pantlassau Road

- Each Strategic Development Area is subject to an Independent Financial Viability Appraisal that has considered the implications of the infrastructure and affordable housing requirements on an individual site basis.
- The Welsh Government has carried out a review of the costs of infrastructure required to come forward in association with development, as set out in the Deposit LDP, and has assessed the community benefits and levels of affordable housing that is viable at each site. The work carried out by the Welsh Government has enabled all infrastructure associated with development at this site to be costed as far as is reasonably possible in advance of detailed planning application stages, which provides sufficient confidence that the proposal is viable

POLICY SD H NORTH OF WAUNARLWYDD/FFORESTFACH

SUPPORT

- NRW support the place-making principals of creating a connecting multi-functional green infrastructure network throughout the site. Proximity of industrial sites highlighted and installations in Westfield Industrial Park subject to environmental regulations and potential issues for residential development
- Allocation of land to the north of Gowerton Railway Station is supported by the landowner, together with land adjacent Fairwood Terrace (in separate ownership)
- Support from landowner for the inclusion of land of the former Alcoa as part of Strategic Site H for mixed use employment, residential and education use

- Support for park and ride/transport hub to the north of Gowerton Station, but concern about traffic impact on Fairwood Terrace

SITE SPECIFIC OBJECTION ISSUES

- Impact on character of Llewitha hamlet resulting from being engulfed by development. Request proposed new road rerouted away from Llewitha due to unstable land/mine working/bog, impact on existing small holding properties, loss of privacy and tranquillity; grazing rights and access to common
- Proximity to industrial development which is subject to environmental regulations and heavy vehicle movement
- Sainsbury's Supermarkets request inclusion of reference to creation of new local centre to include commercial/retail space with active frontage at a key node within the site"
- Partially within flood risk area
- Existing parking for train station still has capacity. If Park and Ride is to be built, it needs separate access road proposed new link road. The Wildlife Trust raise loss of marshy grassland to Park and Ride and residential development in and adjacent to a Flood Risk Zone. Careful engineering required not to increase flooding for existing infrastructure
- Fairwood Terrace is not considered to be a suitable road to accommodate a further increase in traffic from either residential or Park and Ride. Insufficient road width and safety concerns regarding poor visibility at the junction to Victoria Road due to proximity to the rail bridge. Exacerbated by use of road as overspill parking on match days at adjacent RFC. Congestion issues on wider local network. Issues also regarding Pont y Cob Road access; traffic congestion; single track with weak bridges; main access for Caravan Club; rat run. Gowerton Community

Council also object to the element of the allocation adjacent to Fairwood Terrace

- Cumulative impact of combined loss of approx 7ha of woodland between land adjacent Fairwood Terrace on SD H and H 1.23 Former Gorwydd Colliery. Resultant biodiversity, climate change, air & noise pollution and surface water (loss of soak away) issues. Both are well used informal public spaces
- Land stability issues due to geology and former mine workings (sink holes, bogs etc)
- Existing field boundaries and ancient hedgerows should be retained as landscape features and for biodiversity value
- Adverse impact on health and well-being, destroy well established local community
- Objection from site promotor of large alternative site at Royal Fern challenging the sustainability and deliverability of the site
- Object to site boundary. Request inclusion of land off Bridge Road, Waunarlwydd (See Site Alternatives section)

COUNCIL RESPONSE

- The Council's vision for SD H is to enhance the strategic employment role of the existing Westfield Industrial Park by delivering a mix of employment, residential and supporting uses including educational facilities, served by a new spine street from the A484 Llanelli Link Road to the north. The site is in one of the most sustainable locations in the county having access to the newly upgraded Gowerton Station. The site is at a less advanced stage than other purely residential schemes, due in part to the complexity of landownership within the site. The Council have worked closely with landowners to define the apportionment of uses across the site, which is set out in the deposit Concept Plan. However the Concept Plan remains a high

level diagrammatic layout, which will require considerable continued, partnership working to ensure that the Council's wider vision for the whole site is delivered. Details of the diagrammatic concept plan will therefore continue to be advanced as the plan progresses to examination and any refinements could usefully be communicated to the Inspector through Statements of Common ground.

Refinements may reflect the following:-

- Progress on the site may now be accelerated due to recent changes in land ownership on the former Alcoa/Westfield Industrial Park element of the site, with new owners indicating that they are keen to progress the development of employment uses on the site. Further detail may become available on the types of employment uses proposed for the site
- The Park and Ride and residential development element of the allocation on land to the east of Fairwood Terrace) are under two separate landownerships where the landowners are collaborating to work through the site issues and explore how this site may be brought forward in advance of the wider site. Further work has been done since the publication of the Deposit Plan to explore the level of need and viable size for a Park and Ride site and it is likely that the number of spaces proposed in the Deposit will be reduced. Access to the Park and Ride is shown on the concept plan to be a limited access from Fairwood Terrace and a main access from the proposed new spine street through the site. The Council and the landowners are exploring how the Park and Ride site could be segregated in order to ensure the prevention of creation of a through route and also the potential to introduce a bus gate to provide public transport access. The Council consider that the provision of a new Park and Ride/station car park is an important element of supporting the creation of a sustainable community and

- maximising the opportunities created by the rail station improvements and increasing the number of non-car transport movements from the site into the City Centre
- The Council and the landowner acknowledge that the scale of development requiring access from Fairwood Terrace would need to be carefully justified with regard to safety concerns at the junction of Victoria Road, and existing congestion issues generated by the traffic lights at Mill Street, which results in traffic backing up to the roundabout at Swansea Sound. Details of the nature of the highways improvements required would be established through a Transport Assessment. Proposed highways improvements would be required as part of any development application
 - The route of proposed new link road is indicative and subject to further negotiations to address issues relating to the need to carry out a common land swap. The views of local smallholders and commoners in the Llewitha area will therefore provide useful background to discussion to determine the route of the road for future iterations of masterplan documents
 - The Council has worked collaboratively with both environmental health and landowners of industrial sites to understand the nature of industrial operations on both the Westfield Industrial Park and the adjacent Timet works. Both sites are closely regulated under national and European Environmental Permitting Regulations, particularly in relation to air and noise pollution. The proximity of residential uses to industrial uses has been considered and addressed by the proposal shown on the Concept Plan to provide an area of buffer between existing employment and any potential residential uses. The exact nature of these buffer uses will be refined through discussions with the new landowner. This will also need to reflect emerging details of the new employment uses proposed for the former Alcoa element of the site
 - The suggestion of inclusion of a new local centre to include commercial/retail space with active frontage at a key node within the site is an issue that can be included within ongoing site negotiations and masterplan refinements
 - The presence of flood risk areas within the site boundary is acknowledged, however the concept plan has addressed this by ensuring that these areas are retained as key areas of accessible natural greenspace. The Council will ensure that these areas are retained in future iterations of the masterplan
 - A key development principle in the concept plan for the strategic site is the provision of recreation and open space/green corridors. The Council acknowledge that land east of Fairwood Terrace is currently used for informal recreation and the public footpath through the site is well used. However, both the land east of Fairwood Terrace and H 1.23 are privately owned sites. Plan policies require that loss of accessible natural greenspace (ANGS) provision will need to be addressed through new development. The location of public footpaths through the site is reflected in the proposed site layout, together with proposals for new and enhanced public footways and cycleways through the site.
 - The loss of woodland at site H 1.23 Cefn Gorwydd Colliery is dealt with later in this report under the “non strategic housing sites” section. Records relating to the land east of Fairwood Terrace show that this area is secondary woodland. There are no records of ancient woodland. Trees subject to TPO’s are located on the area proposed for retention as an area of natural greenspace. The site contains habitat identified in the NERC Act 2006 and would require an extended phase1 habitat survey to determine

species and habitats present on the site which may require further survey at planning application stage. Key features, hedgerows, bridleways, etc. should be retained as part of any development proposal and form natural defensible boundaries

- Existence of land contamination or instability features on or near to a site does not preclude development and a detailed ground conditions survey would need to be undertaken at planning application stage to identify and address all such issues
- The allocation of SD H seeks to deliver the Plan strategy of creating new places, which foster the health, and well-being of both existing and future residents is a key objective for the LDP. The process of detailed masterplanning 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.
- Objections from promoters of alternative sites are dealt with in the Site Alternative Section of this report

POLICY SD I SWANSEA VALE

SITE SPECIFIC OBJECTION ISSUES

- Frederick Place is busy, with resulting congestion/tail backs at the lower junctions down to the traffic light at Peniel Green and on to the main road at the lights
- The proposed park and ride at Llansamlet rail station is poorly served by highways and is unlikely to be used.
- Development will cause urban sprawl
- Site includes areas of mature trees, which are home to many species of wildlife

- The protection of the Nant Bran should be a key consideration
- The proposed site is frequently flooded due to its inability to cope with surface water and foul drainage. There are culverts and ditches on site
- Amend policy to refer to the safeguarded route for the canal link from the River Tawe to the Swansea Canal

COUNCIL RESPONSE

- The principle of development at the Swansea Vale strategic site is already established by means of the existing allocation of the site for mixed use development in the Swansea UDP
- All SDAs will be expected to produce a comprehensive TA and Travel Plan to develop a strategy to manage traffic demand and transportation impacts caused by the proposal. Timely contributions to the necessary Highway infrastructure/measures will be sought, having regard to requirements in the Transport Measures Priority Schedule.
- Analysis and testing will continue regarding the most viable and appropriate size of Park and Ride facility, however the principle is considered an important element of promoting sustainable travel at this location
- There is not sufficient viable brownfield land within the County to provide for sufficient growth in new homes and employment opportunities, which necessitates the Plan to release greenfield sites based on detailed assessments of settlement boundaries (see response to LDP Strategy and Scale of Growth above)
- The masterplan has been informed by biodiversity surveys. Evidence gathering is continuing to inform the detailed masterplanning. A green infrastructure park will be created

within the site retaining trees and strengthening existing hedgerows

- Water quality of the Nant Bran will be protected in-line with policies RP 1 and RP 3
- In-line with LDP Policy RP 4, development will not be permitted that would lead to an increase in the risk of flooding on site or elsewhere from any sources including surface water
- The potential canal route is safeguarded as a green infrastructure route

POLICY SD J SWANSEA CENTRAL AREA

SUPPORT

- Policy supported by Rivington Land Ltd

SITE SPECIFIC OBJECTION ISSUES

- Pre-war and architecturally unique buildings should be preserved
- Major redevelopment plans for the St David's, Civic Centre and Kingsway must not proceed without clear demonstration of their benefits in financial and sustainability terms
- NPT Council support the principle of new retail development in Swansea City Centre, but welcome further clarification on its scale, status of development designation, and consequent likely impact on retail centres and economy
- Developments will remove off street car parking provision with no strategy for alternatives
- Castle Square re-configuration is not a responsible use of public money

- The map does not clearly show an existing and proposed network of walking and cycling routes
- Massive shortfall in new homes to be provided
- Local residents concerned by the proposed access onto Oystermouth Road from Bathurst Street
- Any development of the land opposite the observatory should consider the open space provision in the area

COUNCIL RESPONSE

- The LDP will require development proposals to preserve or enhance the County's distinctive historic and cultural environment
- The proposals for the Central Area have been derived from a substantial and robust evidence base contained in the Council approved Swansea Central Area Regeneration Framework (2016). The policy does not depart from the Framework and this can be clarified by means of further explanatory text without affecting the soundness of the Plan. It is acknowledged that shading and annotation on the Concept Plan needs to be checked for discrepancies to align with the Framework
- The Council will continue to engage with partners and stakeholders to provide more detail as the masterplanning of specific development proposals progresses towards planning application stages
- Development on the St David's site will include provision of high quality car parking to serve the development and the wider Central Area
- The proposals consider the potential for enhancing and reconfiguring Castle Square to create a more useable space, which supports activity and interest and responds positively to the setting of the Castle and Conservation

Area. Further analysis of the possible options will be required

- Measures are proposed to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages, both to and within the Central Area, in accordance with Active Travel Design. It has not been possible to show all of these proposals on the Concept Plan but this will be a key requirement of the Policy
- 1,000 homes are proposed in the Plan period with potential for more beyond 2025. As detailed masterplanning of specific developments proceeds, there may well be justification for a higher level of housing to be provided with opportunities for high-density development. Any additional information that becomes available ahead of the Examination of the Plan will be presented to the Inspector, while the Plan will be monitored and reviewed in the future
- A comprehensive TA and Travel Plan will be completed to develop a strategy to manage traffic demand and transportation impacts caused by the proposal
- Any development proposals will need to conform to Policy SI 5 which specifies that development will not be permitted on areas of open space unless it would not cause or exacerbate a deficiency of open space provision in accordance with the most recent Open Space Assessment or the majority of open space provision is to be retained and enhanced through the development of a small part of the site

POLICY SD K FABIAN WAY

SUPPORT

- General support for the SDA from University of Wales Trinity Saint David, Swansea University, St Modwen (SM)

and Associated British Ports but with some objections to the Policy wording and Concept Plan

SITE SPECIFIC OBJECTION ISSUES

- The two main landowners want more flexibility on the land uses specified by the Plan
- The Concept Plan is too constraint-led with an apparent lack of evidential basis for many of the constraints
- Lower value employment uses will not themselves generate sufficient funding to make a significant contribution to infrastructure
- Rigid adherence to a detailed placemaking framework could stifle innovation such as the policy requirement for active frontages
- SM and Swansea University consider the 4,000 student accommodation units limit should be removed
- Tarmac intends to continue operating at SA1 throughout the Plan period. There are contradictions in the Plan as no buffers are specified around the facility
- References should be made to the proposed lock between Prince of Wales Dock and River Tawe

COUNCIL RESPONSE

- The proposed land uses are reflective of the assessment of opportunities and constraints
- The constraints are based on National Planning Policy (flood risk), National Planning Guidance (noise and wind turbines), and expert environmental health advice (Sewerage Works odour)
- Significant elements of the highways and potentially flood mitigation infrastructure may be provided by the Tidal Lagoon, while sources of funding other than just developer

contributions are being sought to contribute towards the highways infrastructure

- The Council wishes to see high quality development at this key gateway location which is why a significant element of the Policy is geared towards placemaking
- The 4,000 limit seeks to strike an appropriate balance allowing appropriate expansion of the campus into Swansea but alignment with Policy H 11 and the requirement for student accommodation to primarily be located within the Central Area
- The Plan reflects that SA1 has its own mixed use extant masterplan most recently updated under planning application 2015/1584.
- The Plan already identifies that the line of the potential canal connection will be safeguarded and enhanced including the link between Prince of Wales Dock and the River Tawe

POLICY SD L TAWE RIVERSIDE

SUPPORT

- Policy supported by Gladeborough Ltd, Swansea Community Boat Trust, Swansea Civic Society, Friends of Hafod-Morfa Copperworks

SITE SPECIFIC OBJECTION ISSUES

- That the location of some development sites are partially within Zone C2 which needs to be addressed in detail prior to examination
- Remove reference to developments should positively reflect the character contained in Cadw's Report. Replace with 'buildings of character' to be retained

- Concern that the current masterplan will not enhance the setting of the few heritage assets that remain
- Review the achievable number of units on SD L (anticipate higher density and therefore higher numbers)
- Create a new local centre to include commercial/retail space with active frontage at a key node within the site

COUNCIL RESPONSE

- In-line with LDP Policy RP 4, development will not be permitted that would lead to an increase in the risk of flooding on site or elsewhere from any sources including surface water
- The Council wishes to see the development, whether it be new build or conversion of buildings, to positively reflect the historic industrial riverside character of this area and the policy requirement is fundamental to achieving this
- It is considered that the policy provides a strong framework for ensuring development proposals positively reflect the historic industrial riverside character
- The Council will continue to work closely with the site promoters on the detailed masterplanning of the Scheme. Any robust evidence that emerges can be presented to the Inspector at the time of examination
- Further masterplanning is required of parts of the site where it has been identified that there is potential for residential or employment uses. Analysis of the need for supporting amenities and infrastructure will form a key aspect of this masterplanning

4. HOUSING SITES (NON STRATEGIC AND 'RURAL EXCEPTION' SITES)

STATISTICAL SUMMARY

POLICY H 1 – NON-STRATEGIC HOUSING SITES

Representations on Policy H 1 housing sites mainly relate to:

- Comments on H 1 allocated sites (requests for deletion, amendment or clarifications)
- Requests for allocation of additional or replacement sites (either former 'Candidate Sites' which the Council have rejected for allocation in the LDP or new sites for consideration – see section on Alternative Sites and Boundary Changes below)

SUPPORT

- Supporting representations received from site promoters and landowners.

OBJECTION ISSUES

The majority of representations raised issues that followed common themes. For example, impact on transport network/highway, community and cultural impact, scale of growth, environment, water and drainage, Primary Health Care, education. Many of these are covered in the responses to representations on Strategic Development Areas and LDP Strategy/Scale of Growth (see section above).

The section below highlights some specific issues raised on particular sites

- Loss of area of woodland TPO on part of **H 1.23 Land at Cefn Gorwydd Colliery**. which is in regular use as accessible open greenspace by local residents
- Land instability at **H 1.23** due to old mine workings on site. Concern that will result in collapse and subsidence to existing houses
- Impact on biodiversity designations (SSSI, SINC, NERC) on **H 1.23, H 1.9 Land at Graigola Road, Glais, H 1.46 Land at Mynydd y Garnllwyd Road, H 1.27 Land at the Poplars, Pontlliw**
- Previous planning applications refused at **H 1.9**, impact on PROW on the site
- Approval of development at **H 1.26 Land at Carmel Road, Pontlliw** will set a precedent for development in the open countryside and the coalescence of Pontlliw and Pontarddulais
- Object to **H 1.27 Land at the Poplars, Pontlliw**. Land restricted by condition of sale for use in connection with children in perpetuity. Concern that previous planning gains secured in area were not fulfilled by developers
- Object to **H 1.46 Land at Mynydd y Garnllwyd Road**. Loss of open space will have a negative impact on health and well being, and remove a safe access route to Llewellyn Park. Site should be designated in the open space assessment. Site was previously compulsory purchased to prevent housing development and previous planning applications refused to retain green land for recreation purposes
- CCS not followed WG guidance on consultation. Residents of Stepney Road not consulted on the development at **H 1.43 Land at Cockett House, Cockett**.

COUNCIL RESPONSE

- Natural, cultural and recreational value of the land at Cefn Gorwydd Colliery (H 1.23) is recognised by the Landowner who has submitted a number of technical studies which inform the proposed site layout. This includes a proposal to create a Nature Conservation area in the northern part of the site currently used by local people which will be maintained under a management agreement to ensure its safe use into the future and formalise the currently unauthorised public use of this privately owned land.
- With regard to the specific issue of protected trees on H 1.23, the Woodland Trust has confirmed that the site is not ancient woodland. The site is the subject of a woodland tree preservation order which protects groups of trees rather than specific individual trees. The landowner carried out a tree survey in 2011, which was updated in November 2014 with further subsequent survey work. The survey contains a detailed assessment of the location, type and condition of the trees on the site which has informed the location of development, ensuring that only on those areas surveyed as being of poorer quality are included within the development area
- The issue of land stability at H 1.23 was raised by the site promotor at the candidate site stage when a Geotechnical Desk Study report was submitted. The issue is highlighted in the development requirements set out in the table of Policy H1 allocations which requires that development should include the stabilisation of old mine workings to improve public safety. Deposit Policy RP 6 seeks to ensure that land stability issues are taken into account at the planning application stage in order to ensure that development is not exposed to, or does not create, significant risks from land instability
- Development judged to have a significant adverse effect on the integrity of any European Designated Sites, either alone or in combination with other plans or projects, will not be permitted. H 1.23 does not contain a SINC or SSSI designation. H 1.9 contains habitat identified in the NERC Act 2006 and would require an extended phase1 habitat survey to determine species and habitats present on the site which may require further survey at planning application stage
- Allocation of H 1.9 Land at Graigola Road, Glais does not contain a PROW. However, the Plan expects all new development to provide linkages and extensions (where appropriate) to the existing PROW network in line with the Council's statutory duty to protect the County's PROW network
- The LDP process requires the Council to review all existing policies and designations (this includes UDP green wedge and settlement boundaries) afresh, which inevitably leads to updated decisions being made between development plans to ensure the Council meets its statutory duty. Housing sites have been selected following a detailed appraisal process that requires the proposal to conform with the Plan strategy and sustainable development objectives. The appraisal process included consideration of the existing social and physical capacity within each area, as well as the presence of environmental constraints and the extent to which development can provide, or compensate for, necessary additional social or physical infrastructure. A review was undertaken of all Green Belt/Wedge designations and settlement boundaries to evaluate the need and justification for allocations throughout the County. It was concluded that the housing allocation meets the Plan's strategy and sustainable commitments and has passed a detailed appraisal process. The Council maintains that the allocations will not

result in coalescence; as they constitute sustainable extensions to the settlement boundary and the rounding off the settlement in an appropriate manner. The green wedge assessments conclude that no green wedge was necessary as the distance between Pontarddulais and Pontlliw was more than 1500 metres

- The Council is aware of a legal agreement relating to the land on the ridgeline to the north of Cefn Coed Hospital. Negotiations will need to be undertaken between the relevant parties to resolve the legal agreement through the appropriate legal process. Previous lack of fulfilment by developers with regards to planning gains
- Land at H 1.46 Land at Mynydd y Garnllwyd Road is classified as Tier 1 & 2 Accessible Natural Greenspace (ANGS) as outlined in the Open Space Assessment (OSA). Mynyddbach has 5.6ha of ANGS over the recommended target and the majority of residents have sufficient access to a Tier 1 greenspace. The whole county has sufficient access to Tiers 2 to 4 ANGS. The land has no Fields in Trust designation as defined in the OSA. Mynyddbach has sufficient provision of FIT in the ward. Any accessibility issues close to the allocation can be addressed by detailed measures on individual planning applications. The Council would seek to address this issue. Residential developments with a capacity of 10 units or more must include the creation of new on site facilities or the improvement of existing local provision off site, along with appropriate maintenance contributions. The Council recognises the important benefits open space has on health and well-being which an inherent part of the Plan making process and is embedded throughout the Plan reflecting the Welsh Government's Vision of healthy, cohesive communities as set out in the Wellbeing of Future Generations Act.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- An amendment to Policy RP 4 Flood Risk to clarify the flood issues and constraints that Non-Strategic Housing sites will need to have regard to.

POLICY H 5 – RURAL EXCEPTION SITES

OBJECTION ISSUES

- Location of allocations within or adjacent to the Gower AONB and issues of resulting environmental impact, specifically the landscape impact on AONB
- Objections to the principle of “rural exception” sites as set out in H 5 and its compatibility with National Guidance received from both individuals and key stakeholders, including from Welsh Government. WG question how the policy relates to the evidence base that the need in Gower and Gower Fringe zones is for affordable housing only
- Some objectors suggest that the Policy objective is more soundly dealt with by means of the criteria based assessment set out in the second part of Policy H 5 rather than specific site allocations
- Clarification required regarding definition of ‘local need market housing’ and how Council will apply resale values and occupancy restrictions
- Confirm that unit tenure and mix considerations may be informed by information from applicants
- Impact of local needs restriction for open market properties on viability and delivery of affordable housing in area of high need

- Failure in transparency and errors and omission in relation to site information during LDP process, particularly inaccurate Proposals map relating to Three Crosses
- Loss of good quality agricultural land at both Three Crosses and Pennard sites
- Highways and Access: Concerns about the effects of increased traffic on all the access roads to the sites. Infrequent bus route and lack of footpaths, especially walking to school on single track roads
- Concern about the continued viability of Three Crosses as a village community
- Unstable ground with coal mine tunnel (Penlan seam) on Three Crosses sites
- Lack of rural employment opportunities in Pennard
- The site is too large to meet perceived low affordable housing needs of area
- Objections to low percentage of affordable housing. How will local occupancy criteria met
- Relationship of Pennard site to AONB boundary difficult to ascertain from Proposals Maps
- Include Pennard site under Policy H 1 rather than the exceptions site
- Alternative site suggestions (See site alternative section)

COUNCIL RESPONSE

- The LDP is clear that the primary objective for designating AONBs is the conservation and enhancement of their natural beauty. However, regard also has to be had to the economic and social well-being of such areas. AONB designation does not prohibit the development of new housing. Current national and local planning policy permits exception sites for local needs affordable housing adjoining Gower AONB/Fringe settlements and this prevailing

situation will remain unchanged regardless of whether or not the site is allocated for development. The LDP contains policies and links to SPG that will ensure any future development respects the landscape and the character of the area. Whilst the Pennard Site lies wholly in the AONB, one site in 3 Crosses lies outside the boundary and the other adjacent to it

- Whilst the Council considers that an alternative Policy approach suggested by WG, to bring the proposed sites into settlement boundaries has the potential to broadly deliver the Council's objectives for rural housing sites, this change may reduce the ability to ensure the market housing elements of the site are geared towards a local need.
- The Council acknowledge that the LHMA does not identify a need for market housing in these areas. The supporting text to Policy H5, explains that the Policy seeks to respond to the issue of the sites identified being large in relation to the settlements in which they are located. A mix of tenure types (affordable and market housing) is therefore considered to be necessary, for the purpose of creating sustainable communities. The Plan also highlights the issue of the reduced the viability of delivering 100% affordable housing without an enabling element of market development. The Council therefore consider Policy H5 to represent a pragmatic approach to addressing these issues whilst still ensuring that the opportunities to deliver affordable housing are maximised in accordance with the affordable housing strategy set out in Policy H 2.
- The inclusion of an element of Local Needs Housing in Policy H5 demonstrates the Council's commitment to delivering a sustainable range of mix and tenure which meets the needs identified in the LHMA. This includes the needs of older persons and those wishing to form new households in their local area. Evidence in the AHVS

shows that the residual land values in the area are sufficiently robust to support the Local Needs Policy. The Council acknowledge the drafting error on the published Deposit Plan Proposals Map relating to site H 5.2: Land to the east of Gowerton Road, Three Crosses, which indicated a larger site for allocation than was approved for inclusion in the Deposit by the Council on the 24th September 2015. An amendment to the site boundary is therefore appropriate as a means of clarification. The amendment would not however affect the soundness of the Plan

- Both sites in Three Crosses are grade 3 agricultural land which is Low Probability BMV. The Council acknowledge that the agricultural land in Pennard is Grade 3a, however there is no indication loss of land would impact on viability of a wider agricultural holding. The Council's priority is to deliver development needs on lower grade land wherever possible, 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 assessment process has concluded that Site H 5.2 can be safely accessed from Gowerton Road. A Transport Assessment has been submitted as supporting evidence to the allocation, which states that the proposed access works required will provide the opportunity to deliver wider benefits to the local highway and footpath network. Suitable access to can be provided to H 5.3. Local highway network and footpath network improvements would be required in conjunction with any development on the site
- The Council does not consider that some 35 new dwellings in Three Crosses will detrimentally impact on the viability of the village community. Impacts will be managed in

accordance with Policy SI 8 which states development must be designed to promote safe and secure communities and minimise the opportunity for crime

- A mining report has been submitted in support of site allocation H 5.2 and will be sought for allocation H 5.3 during the planning application process
- LDP policies will require any development to be designed in accordance with principles of good design to ensure that the design, layout and orientation of proposed buildings do not significantly adversely impact upon amenity
- The rural exception sites have been allocated having regard to the need to balance the relationship between market housing and affordable need, as well as individual site constraints and opportunities. The site sizes are considered appropriate on this basis.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amend site boundary of *H 5.2: Land to the east of Gowerton Road, Three Crosses* to correct the drafting error on the published Deposit Plan Proposals Map.
- Amend boundary of Rural Exception Site H5.1 Land at Monksland Road, Scurlage to that agreed by Planning Committee.

5. ALTERNATIVE SITES AND BOUNDARY CHANGES

SUMMARY

A number of representations were received seeking additional or alternative allocations for primarily residential development, along with other amendments/adjustments to delineations on the Proposals Map. Approximately 40 sites were put forward by consultees for consideration; these are listed over the page for ease of reference.

A further 20 submissions sought changes to settlement boundaries and 21 submissions sought change to site boundaries proposed in the Deposit Plan. A Register of Alternative Sites setting out the details of each alternative site request will also be submitted as an examination document. The Register also sets out details of the 35 representations requesting the deletion of an allocated site.

OBJECTION ISSUES

- The majority of alternatives were proposals to extend the urban settlement boundary into open countryside. Non-strategic sites (capable of accommodating more than 10 units but less than 500) were proposed by consultees at a range of 'Strategic Housing Policy Zone' locations as follows:
 - **Greater North West:** Gowerton (Pen y Dre), Loughor (to the north adjacent the Estuary and south of Loughor and Kingsbridge), and Penllergaer (south of existing Parc Penllergaer and north of the existing village), Grovesend, Llangyfelach,
 - **North:** Morryston/Pantlassau (North West of Morryston Hospital and at edge of settlement at Gwerfadog) and Birchgrove
 - **West:** Killay, Newton, Tycoch and West Cross
- 6 of the alternative non-strategic sites proposed were relatively large, between 11-15 hectares each, including sites at Loughor, Morryston and Penllergaer
- A number of small scale sites were proposed in more rural areas such as Garnswllt, Llanmorlais and Scurlage
- One alternative Strategic Development Area was put forward at Llangyfelach on land south of the A48 (referred to by the submitter as Coed Dewi Sant), which would be capable of accommodating more than 500 units plus new school, open space, recreation and local/district centre). The site is entirely greenfield in proximity to the 'Royal Fern' golf course area. The submission refers to 'development potential' outside the LDP period of additional land to the west of the alternative site, as far as Penllergaer Business Park
- Representations also sought adjustments to site boundaries, including bringing areas of proposed open countryside on edges of urban areas into settlement

COUNCIL RESPONSE

- Approximately half of the alternative site proposals had previously been submitted as Candidate Sites and therefore have been comprehensively assessed as not suitable. The remaining alternative sites have been appraised but are similarly not considered preferable to sites allocated in the Deposit, having regard to their relative merits
- The Council contends that the spatial growth strategy and corresponding range/choice of sites identified for housing in the Deposit Plan represents the most appropriate, viable and effective mechanism for meeting the requirement for new homes over the Plan period.

- It is not considered necessary to allocate further land for residential development above and beyond the Deposit allocations and the alternative sites submitted do not present preferable options for allocations
- The Council would support minor amendments to site boundaries that reflect factual updates e.g. extant planning permission

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Extend the settlement boundary at Mumbles to include the entire Mumbles Pier development site, which benefits from planning permission.

List of Proposed New Sites and Boundary Amendments submitted by Objectors to Deposit LDP

Extract – Register of Alternative Sites – PART A: New Sites

Alternative Site Ref	Electoral Ward	Site Name	Proposed Alternative Use
AS(N)001	Gower	Frank's Field, Scurlage, Gower	Residential
AS(N)002	Sketty	Land at Huntingdon Way, Sketty	Residential
AS(N)003	Dunvant	Land at 104 Killan Road, Dunvant	Residential
AS(N)004	Llangyfelach	Land North West of Morriston Hospital, Morriston	Residential
AS(N)005	Llangyfelach	Land South of Rhydypany Road, Pantlasau	Residential
AS(N)006	Killay North	Land at Hendrefoilan Road, Killay	Residential
AS(N)007	Llansamlet	Land at Garth Road, Glais	Residential
AS(N)008	Penryheol	Land South of Plas Road, Grovesend	Residential
AS(N)009	Newton	Lady Housty House, Newton	Residential
AS(N)010	Sketty	Land at Llwyn Mawr Road, Tycloch	Residential
AS(N)011	Morriston	Land at Parc Ceirw, Cwmrhydycyrw Quarry, Morriston	Residential
AS(N)012	West Cross	Land off Chestnut Avenue, Clyne Common, West Cross	Rural Exception Site
AS(N)013	Upper Loughor	Land at Borough Road, Loughor (Larger Site)	Residential

Alternative Site Ref	Electoral Ward	Site Name	Proposed Alternative Use
AS(N)014	Upper Loughor	Land at Borough Road, Loughor (Smaller Site)	Residential
AS(N)015	Penllergaer	Land at Bryn Rhos, Penllergaer	Residential
AS(N)016	Penyrheol	Land at Coalbrook Road, Grovesend	Residential
AS(N)017	Mawr	Land off Parc Derwen, Heol y Garn, Garnswllt	Residential
AS(N)018	Llansamlet	Land at Heol Las, Birchgrove	Residential
AS(N)019	Kingsbridge	Land at Loughor Road, Gorseinon	Residential
AS(N)020	Penllergaer	Land at Coedwig Hywel, Penllergaer (Option 1)	Residential
AS(N)021	Penllergaer	Land at Coedwig Hywel, Penllergaer (Option 2)	Residential
AS(N)022	Penllergaer	Land at Coedwig Hywel, Penllergaer (Option 3)	Residential
AS(N)023	Morrison	Land at Buan Llwyd Farm, Morrison	Residential
AS(N)024	Kingsbridge	Land South of Loughor Road (and Highfield), Kingsbridge	Residential
AS(N)025	Bishopston	Land off Manselfield Road, Murton	Residential
AS(N)026	Gorseinon	Land at Park Road, Gorseinon	Residential
AS(N)027	Llangyfelach	Land South of A48, Llangyfelach	Residential
AS(N)028	Gowerton	Gowerton Caravan Club, Pont y Cob Road, Gowerton	Residential

Alternative Site Ref	Electoral Ward	Site Name	Proposed Alternative Use
AS(N)029	Gowerton	Land North West of Pen y Dre, Gowerton	Residential
AS(N)030	Gowerton	Land South of Pen y Dre, Gowerton	Residential
AS(N)031	Cockett	Land off Bridge Road, Waunarlwydd	Residential
AS(N)032	Upper Loughor	Land to the West of Cae Duke, Loughor	Residential
AS(N)033	Upper Loughor	Land at Culfor Road, Loughor	Residential
AS(N)034	Penyrheol	Land off Station Road, Grovesend	Residential
AS(N)035	Penclawdd	Land at Hendy Road, Penclawdd	Residential
AS(N)036	Bonymaen	Land at Carmel Road, Winch Wen	Residential
AS(N)037	Gowerton	Former Railway Cutting at Woodlands, Gowerton	Protection
AS(N)038	Morrison	Land at Pant Lasau Road, Holly House Farm, Morrison	Residential
AS(N)039	Oystermouth	Land at Thistleboon Caravan Site, Mumbles	Residential
AS(N)040	Llansamlet	Land at Clase Road, Llansamlet	H 6

6. FINANCIAL VIABILITY, DELIVERABILITY AND PHASING

SUPPORT

- Welsh Government is supportive of the Plan's Spatial Strategy and highlight that a critical element for the Plan will be the phasing, timing and delivery of sites, ensuring that the Plan delivers the scale of growth in locations to meet the needs across the entire Plan period. The Welsh Government commends the significant amount of detailed viability work already embedded in the Plan. In particular work undertaken to include site constraints, schematic frameworks, and developer and infrastructure requirements which confirm the master planning approach to ensure good design and comprehensive development

OBJECTION ISSUES

- WG highlight that many of the key sites are dependent on infrastructure improvements, which need to be costed, such as sewerage capacity and transport, the significance of which may have a detrimental impact on the viability/timing of sites. WG advise that the Council will need to demonstrate that both individual sites and sites in combination are genuinely available and deliverable. Site promoters should continue to be involved in the process and understand the importance of demonstrating delivery.
- The Council should clarify that it is confident that the lack of CIL charge being in place will not affect the delivery of sites and key infrastructure
- Objection to the lack of detail provides in the Plan on an site viability work undertaken, which needs to recognise the likely market demand for housing in the chosen location and the impact of the costs of significant developer requirements set out in the SD Policies

- Request that more non-strategic sites are allocated to deliver in the short term, as SD's will not be delivered until the latter stages of the Plan, which is highlighted as important given the current lack of a five year land supply and the Plans high reliance on SD sites
- Further information requested on how the implementation plan was created and whether it assumes that planning applications on SD sites will be determined in advance of the Plans adoption, and that planning applications will be determined by the end of the second five year period of the Plan [2020]
- The potential for some of the SDA's to under deliver in the early years of the Plan could impact on the five year land supply.
- Clarification sought on how and when the Council owned land will be brought forward

COUNCIL RESPONSE

- The issue of viability and deliverability relating to the impact of infrastructure requirements is set out in Section 2.4 of the Plan. Section 4 of the Plan entitled 'Monitoring and Implementation' contains phasing tables for the delivery of both Strategic and non-strategic sites
- The Council's strategy is to focus development on strategic sites in order to secure the community and infrastructure benefits necessary to create sustainable communities. Whilst the phasing tables acknowledge that some of these sites will be delivered towards the latter end of the Plan period, other sites are at a more advanced stage and can be delivered earlier. The Council is also confident that the housing growth strategy will deliver a sufficient supply of non-strategic sites, windfall sites and extant permissions in the earlier stages of the Plan period. The housing growth strategy is considered to be sound and no further non-strategic sites are considered to be required in order to deliver the Plan's housing requirement.
- Work to prepare a housing trajectory will be advanced, as it is considered a useful means of clarification of how the Plan's allocations will be delivered over the Plan period. This information can be prepared for consideration by the Inspector at the examination. The provision of additional information would supplement the existing evidence base and would not affect the soundness of the Plan.
- The Council has worked collaboratively with site promoters and infrastructure providers of strategic sites to ensure that as much detail as possible regarding development requirements is set out in the SD Policies and concept plans. This ensures that Developers are aware upfront of the likely development costs. Discussions on these sites are ongoing and Statements of Common Ground will be prepared with relevant interested parties to ensure any updated details to policies and masterplans are reflected. This will also ensure

that the most up to date information is available to the Inspector at the Examination stage.

- The designated Strategic Development Areas have been subject to Independent Financial Viability Appraisals (IFVAs). Development Requirements and placemaking principles set out in the SD Policies have been properly taken into account in the masterplanning process and that the Council's aspirations for delivering quality new communities at these strategic sites are realistic and deliverable within the Plan period
- Comprehensive updates to the IFVAs have been done for each residential led Strategic Development Area in response to representations made. This includes updates to detailed costs of infrastructure required to come forward in association with development, as set out in the Deposit LDP, and confirmation of the community benefits and levels of affordable housing that is viable at each site. Such an update to IFVAs has enabled all infrastructure associated with development to be costed as far as is reasonably possible in advance of detailed planning application stages. This update work has confirmed the viability and developability of the allocated SDAs

7. AFFORDABLE HOUSING

SUPPORT

- Trustees of Morris Estate Support Affordable housing policies which are considered to be sound and in line with national planning policy
- Support for approach of 50% affordable housing on Gower and Gower Fringe. Reduces number of homes going to second homes

OBJECTION ISSUES

POLICY H 2: AFFORDABLE HOUSING STRATEGY

- Welsh Government requires further clarification of assumptions within the evidence upon which the housing need and affordable housing targets set out in Policy H 2 are based
- WG request explanation of the apparently low level of affordable need in comparison to similar LPA's and explanation of the relationship between the level of housing provision and the affordable housing target
- The affordable housing target should be amended to account for the whole Plan period and not 2017 to 2025
- The inclusion of a table is suggested to show the breakdown of how the Plan will deliver the level of affordable housing set in the target
- Add wording to explain what contribution windfall sites might make to total Affordable Housing supply
- Justify figures of 200 and 300 homes for Gower and Gower Fringe and clarify how prices will be kept affordable
- Policy H 2 suggested to be unsound and in conflict with national planning policies for exception sites for rural local needs affordable housing. The fifth paragraph of Policy H 2

should be amended by deleting "majority" and "supported by a minority element of market housing"

- The policy should do more to encourage developers to provide bungalows and housing appropriate for elderly and disabled people

POLICY H 3: AFFORDABLE HOUSING (AH TARGETS)

- WG and others request clarification of the relationship between the evidence base and the targets and thresholds set in the policy. This includes clarification of the relationship between LHMA and AHVS geographies
- WG request clarification of how costs of sprinklers and s106 contributions have been taken into account
- Site threshold of 5 or more dwellings considered too low and harmful to the delivery of market and affordable housing. Amend Policy to revert to UDP threshold of 25 units or 1ha of land
- Policy should acknowledge the scale of other contributions required on Strategic Development Areas as per the Criterion in Policies SD 2 and IO 1. Details of specific site requirements on strategic and other sites are not known until full site investigations are undertaken, detailed costings available and site viability work complete
- Several objections, particularly from strategic site promoters request explanation of the role of viability should be brought into the Policy itself to make clear that affordable housing requirements will be "subject to viability" to better reflect the requirement to consider viability set out in national policy
- The HBF object to the 50% affordable housing requirement on sites in the Gower and Gower Fringe SHPZs, along with the threshold of 2 units and consider this to be an 'anti-development policy'

COUNCIL RESPONSE

- The Council supports the notion of a table being produced setting out a breakdown of how the affordable housing target will be met. This would provide useful clarification in the Plan
- Issues relating to Rural Exceptions sites are dealt with in the H5 section above
- With regard to Viability, the Plan states that in the first instance, the % target contributions set out in the Plan will be sought on site. However, the text does acknowledge that in certain developments the Council will need to work with Developers to agree an appropriate contribution and appropriate viability evidence will be required
- The Council consider that the thresholds and targets set in the Policy are sound and are based upon robust evidence.

- Provide additional supporting text to bring the Plan in line with National Planning Guidance and ensure that the Council is able to conduct well-informed negotiation with regard to the mix of dwelling sizes and types.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amend Policy H2 and supporting text to clarify how the target relates to the entire Plan period. Provide a table to clarify the elements of affordable housing provision.
- Amend supporting text to Policy H2 to clarify the contribution that all Policy mechanisms to secure affordable housing set out in Policy H2 will make over the plan period.
- Amend supporting text to Policy H3 to ensure that consistent terms relating to affordable housing targets are used between the supporting text and Policy.
- Amend Policy to clearly set out the role of viability (currently set out in Para 2.5.20). To ensure that the Policy makes clear that affordable housing requirements will be "subject to viability" to better reflect the requirement to consider viability set out in national policy.
- Amend supporting text to H3 to remove erroneous reference to negotiation of commuted sums on single units.

8. INFRASTRUCTURE AND TRANSPORTATION

SUPPORT

- Support from Natural Resources Wales

OBJECTION ISSUES

- Concern that necessary infrastructure will be provided and at the right times to mitigate the impacts of development
- Request for the inclusion of an infrastructure delivery plan and programme
- Council should provide draft of Planning Obligations SPG in advance of the Examination. Highways congestion and safety concerns stated relating to specific areas where strategic and non-strategic housing is proposed
- Challenges received to the robustness of the methodology of the Strategic Transport Study
- Network Rail request a new Policy requiring developers to fund qualitative improvements required to existing rail infrastructure as a direct result of increased rail patronage from new developments
- Include a strategy to deliver public transport from rural areas to district centres, retail parks, key places e.g. Morriston Hospital; and also connecting the outer settlements with each other
- Concerns regarding Waste Water Treatment Works (WWTW) capacity raised frequently by site-specific objections particularly with regard to the Gowerton WWTW and developer requirement to contribute to SUDS to help mitigate this situation. Provide site-specific information on necessary upgrades to sewerage and water infrastructure, in conjunction with DCWW, along with the cost, timing and inclusion in the rolling DCWW Asset Management Plan (AMP). Explain phasing and delivery of sites, particularly

where contributions to improvements need to come forward in advance of DCWW's AMP planned schemes

- WG advise that the Council should clarify if the Memorandum of Understanding (MOU) has been reviewed to ensure sufficient capacity to accommodate proposed Plan allocations in the catchment area

COUNCIL RESPONSE

- The LDP makes clear at Policy IO 1 that development must be supported by the infrastructure and facilities considered appropriate and necessary to support the proposal and its impacts. Proposals will be required to satisfactorily demonstrate that, either existing infrastructure provision and capacity is sufficient to support the proposed development; or, where there is a deficiency in provision or capacity, that arrangements are in place to support the development with new or improved infrastructure, facilities or other measures. Where necessary, Planning Obligations will be sought to ensure the effects of development are fully addressed to make the development acceptable, which will include addressing any identified deficiencies in infrastructure provision or capacity. Significant development will be masterplanned to ensure it comes forward in a co-ordinated fashion with the delivery of necessary supporting infrastructure
- It is not necessary to prepare the SPG in advance of the Examination. The Plan contains sufficient detail both to enable the negotiation of contributions prior to the adoption of the Plan and to facilitate the examination of Policy. This approach will also enable the SPG to be based on adopted LDP policies.
- Given the scale of required future growth in jobs, homes and overall population there will inevitably be greater levels of traffic across the County in future years. This will lead to increased congestion across the network, which could give

rise to unacceptable impact unless appropriate mitigating transport measures and new infrastructure are delivered. The LDP thereby represents an opportunity to set out a coherent approach to land use and transport planning which addresses the County's transport needs in the context of future growth as well as existing network constraints and issues. A Strategic Transport Model Study undertaken for the Council by consultants examined these issues, identified the cumulative impacts of the LDP allocations and set out a Transport Measures Priority Schedule to address the impacts. LDP Policy will require Planning Obligations to be used where necessary to make developments sustainable and deliver enhancements as required, having regard to individual Transport Assessments. LDP policy makes clear that development that would have an unacceptable impact on the safe and efficient operation of the transport network will not be permitted. This overall approach, and the robust evidence base provided by the Strategic Transport Study, is considered a sound foundation for the allocations made in the Plan

- The Strategic Transport Study was commissioned by the Council to consider the impact of Plan proposals and help guide and inform the process of delivering land allocations by means of modelling and quantifying the transport impact of these proposals. This Study has been important in providing a thorough independent assessment of the likely impact of the Plan's strategy for growth. It has measured the cumulative impact of estimated traffic growth arising from all the allocations and proposes mitigating measures that may be required subject to further testing, including corridor and junction improvements, the importance of a connected and coordinated public transport system on key corridors and the improvement of the Active Travel network. The Council is confident in the expertise and experience of the consultant and the comprehensiveness of the methodology employed, which is consistent with wider analysis undertaken by Welsh

Government in other parts of Wales. It represents a joined up approach to land use and transport planning

- It is not considered necessary for an additional policy on rail infrastructure as the existing Transport Policy Framework will ensure that development will be supported by appropriate transport measures and infrastructure. Developments will be expected, where the Council deems the potential transport implications significant, to produce a comprehensive Transport Assessment and Travel Plan to consider all modes of transport, and the relating demand and impacts caused by the proposal. Contributions to the necessary Highway infrastructure/measures will be sought, having regard to requirements in Appendix 5 of the LDP and any other measures identified as necessary to mitigate the impacts of the development. These improvements will be required to be delivered in a timely manner to meet the needs of existing and planned Communities
- Enhanced connections from rural areas to district centres, out of centre retail parks and key places such as Morriston Hospital; and better connections between these rural areas is something for the Council's Local Transport Plan to consider which sets the strategic transport and accessibility policy framework which is taken forward in land use terms by the LDP in how it relates to proposed new development. The Plan will though ensure that new development will be required to reduce reliance on car use by maximising the potential of movement to/from the development by public transport and deliver new transport infrastructure and improvement measures required to mitigate the impact of new development
- The Council has consulted with DCWW, who have, throughout the Plan preparation process, provided information about the impact of development on WWTW capacity. Further information was submitted as part of DCWW's Deposit Plan representations in respect of all allocated sites. The Council would support the inclusion of

further detail in the Plan for clarification/factual updating which would not affect the soundness of the Plan. Due to the regulatory, financial and legislative framework that DCWW has to work within there is the potential for disparity in the timeframes of the AMP and LDPs. Development that requires infrastructure improvements in advance of delivery through DCWW's investment programme AMP will be required to provide an appropriate contribution to secure the provision of the infrastructure

- To date, waste water capacity issues associated with planning applications have been addressed through a Memorandum of Understanding (MOU) agreed between the Council, Carmarthenshire County Council, Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (DCWW). The agreed approach centres on removing surface water from the waste water treatment infrastructure to increase capacity for the treatment of foul water.
- To ensure there is sufficient capacity to accommodate allocations made in the Plan the MOU is in the process of being revised to specify the partner organisations commitments to the delivery of the development plans in the MOU area. In the long term DCWW, as the statutory sewage undertakers are committed to ensuring that the sewage infrastructure requirements of the sites allocated in the Plan will be addressed through appropriate investment via their Asset Management Plans.

Topic Papers have also been revised to include the updated position on the MOU.

- Environmental Constraints and Pollution Topic Paper (Revised 2017)
- Physical Infrastructure Topic Paper (Revised 2017)

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amend supporting text to Policy RP 3 to refer to the fact that a Nutrient Management Plan for the Bury Inlet may be required.
- Amend introductory sections to the Plan to include updated reference to the current position relating to the review of the Burry Inlet Memorandum of Understanding. The following

9. GYPSY AND TRAVELLER REQUIREMENTS

SUPPORT

- Neath Port Talbot County Borough Council welcome the site allocation.

OBJECTION ISSUES

- Clarification sought from Welsh Government (WG) and Neath Port Talbot County Borough Council regarding the number of pitches allocated at site H 6. WG require that the Policy shows that the site is sufficient in scale to meet the identified need over the entire Plan period and that the pitches can be delivered in the identified timescales set out in the Gypsy and Traveller Needs Assessment
- Flood Risk Issues: WG and NRW state that it is essential that a Flood Consequences Assessment is undertaken prior to the LDP Examination to demonstrate that the site can be delivered in line with the requirements of TAN 15
- Families currently living on the unauthorised tolerated site at Millstream Way express a desire to remain living there. Level of flood risk at Millstream Way perceived to be no worse than at proposed H 6 site. Families enjoy the privacy and security of Millstream Way, which is convenient for school and local facilities. Families state that they would not like to live at the H 6 allocated site, though do not object to the site's allocation. Some identify a potential alternative site they would like to be considered on land south of Clase Road, if remaining at Millstream Way is not an option
- Families living on the Authorised site, Ty Gwyn, adjacent to the allocated H 6 site object to the smaller land parcel closest to their site. One family objects to the entire allocation. Some support was given to the larger allocated land parcel if the site was appropriately designed and managed effectively.

- Provision for Travelling Show People: WG require clarification regarding the site at Railway Terrace, Gorseinon, and its suitability and deliverability to meet the identified need for Travelling Show People over the Plan period. Site to comply with PPW (13.3), and TAN15 (6.2) regarding Category C2 flood risk

COUNCIL RESPONSE

- A FCA and other technical studies will be undertaken to determine the detailed site capacity and delivery costs. Further clarification will be provided at an appropriate stage to set out the timescales at which the site will be provided.
- These are issues, which can be addressed through further ongoing discussion with key stakeholders, to ensure that a solution can be provided to the Inspector for discussion at the round table sessions at Examination. Any amendments proposed to the Policy as a result of this work would improve clarity but are not considered to affect the soundness of the Plan.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amendments to the criterion of Policy H7 for the purpose of ensuring that the Policy is in compliance with Circular 30/2007.
- Minor amendments to correct typographical errors on Proposals Map notations.

10. ECONOMY AND EMPLOYMENT

OBJECTION ISSUES

- Target for new job creation suggested to be unrealistic and could be subject to change in light of potential economic impact of recent EU Referendum result
- Welsh Government suggest amendments could clarify how the Plan will provide the 16ha of B Class employment land that evidence suggests is required. SD site policies should identify scale (ha) of available employment land and explain how the two regionally significant sites e.g. Felindre, and further seventeen existing safeguarded employment sites identified in the evidence base (Employment Land Review (2012)) are accounted for in the Plan to demonstrate there is no over-provision
- Welsh Government advise that the Council consider the need to align with TAN6 (National Guidance) for determination of applications on unallocated employment uses on the edge of settlements and home based working

COUNCIL RESPONSE

- The LDP policies relating to employment sites and economic development strategy are founded on a sound evidence base (Economic Growth and Employment Land Assessment (2012)), which was formulated on a cross boundary basis and has been 'tested' at Examination on the adjoining Authority's LDP. The allocations made in the Swansea LDP are in alignment with the evidence. Notwithstanding this the Council would support clarifications or refinements that seek to make clear the size of allocations and the 'flexibility allowance' provides for the necessary employment land and meets the recommendations of the Study. Any such changes would not affect the soundness of the Plan

- Matters relating to disputes on specific job numbers and methodologies relating to future economic growth are typically dealt with at examination, which has been common practice for all LDPs in Wales. This enables all parties, and the independent Inspector, to have regard to any actual evidence that may ultimately be submitted to the examination to offer an alternative analysis to the Council's existing published evidence base on growth projection, such as any potential quantifiable impact of the UK leaving the EU. The evidence base relating to projected level of economic and housing growth, and corresponding assessment of implications for LDP Strategy and allocations will be reviewed prior to examination. This review includes the implications of: the updated details of the proposed City Deal for the Swansea Bay City Region; any macro-economic changes that have arisen (or that can be accurately forecast to arise); and any other factors that may have a bearing on future growth (including possible implications arising from the EU referendum result). It also includes an analysis of any updated growth forecasts from recognised agencies and data sources, including Welsh Government and UK Government Departments.
- The Plan seeks to promote the expansion of established businesses in the countryside. The Council is supportive of minor amendments that could potentially clarify the facilitation of diversification in the rural economy. Such an amendment would not however affect the soundness of the Plan.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amend relevant SDA Policies to provide clarification of employment site names and indications of the delivery of jobs and/or development floor areas within relevant strategic sites.

11. RETAILING

SUPPORT

- NRW and several others support the approach to retail development

OBJECTION ISSUES

- Concern that Parc Tawe has been categorised as an out-of-centre retail park and is not identified as part of the main retail centre
- Request that Policy RC 2 and supporting text be amended to more clearly explain that the sequential approach accords with PPW and clarify when the retail need test will be required
- Suggested conflict between Policies RC 7 and RC 2. Policy RC 7 supports retail development in retail parks, whereas Policy RC 2 includes retail parks as part of the retail hierarchy only supporting such development if no suitable sites within the centres are available
- Concern that Policy RC 7 allows for new A1 retail uses in the retail Parks (albeit restricted to bulky goods) as this could result in further expansion of the retail parks to the detriment of existing traditional centres

COUNCIL RESPONSE

- The evidence base is clear that the designated retail centre within Swansea's Central Area must be a cohesive, concentration of primary shopping streets linked to the existing Quadrant 'Mall'. Parc Tawe does not fulfil the necessary criteria to be classified as such and is more appropriately classified as a complementary retail and leisure destination, in recognition of its functional and locational characteristics

- The Policy reflects national guidance on the need for a sequential approach for retail and leisure development and assessment of retail need. The Council would support minor clarifications or refinements that would confirm how such tests should be applied
- Policy RC 7 relates specifically to the provision of retailing for goods that are not typically sold in centres, predominantly bulky goods. It is considered that this policy compliments the retail hierarchy approach set out in Policy RC 2. A restriction placed against all forms of development at retail parks would not be appropriate

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- An amendment to Policy RC2 to confirm that the test of need will always apply to the consideration of edge of centre sites and retail parks, as per national guidance in PPW, to provide clarity in terms of when such tests should be applied.
- A minor amendment to RC4 and RC 7 to provide clarity and consistency of terminology for 'bulky goods/goods not typically sold on the high street'.
- An amendment to Policy RC 4 to include a specific reference to the regeneration opportunity for the LC car park site, for completeness.

12. GREEN BELT AND GREEN WEDGES

SUPPORT

- Gower Society, Nathaniel Litchfield and partners, Anthony Hurley

OBJECTION ISSUES

Green Belt

- Green Belt Designation: WG, HBF and others consider this designation to be inappropriate. WG has suggested that a Green Wedge designation may be more appropriate

Green Wedges

- Reduction in Green Wedges: objection has been raised to the reduction in the number and extent of Green Wedges. Specific objection has been raised to the loss of Green Wedge at Pantlassau
- Green Wedge designations: Objections have been raised to Green Wedge designations at Birchgrove and Glais
- Cross boundary alignment of Green Wedge areas: Neath Port Talbot has concern that the Green Wedge areas do not align with those in the Neath Port Talbot LDP
- A number of site alternative representations received are also supported by corresponding requests to remove the green wedge designation from the land proposed for allocation.

COUNCIL RESPONSE

- Green Belt is needed in order to strategically manage the urban form for the long term. The Council consider that the Green Belt designation should remain. The proposed Green Belt is located in an area where several strategic development areas are proposed and in order to maintain

- these new settlements as self-sufficient and sustainable it is essential to keep them as discrete and distinct settlements. This will be achieved by maintaining the openness of the existing countryside between the new settlements for the long term. Such protection with a degree of permanence can only be achieved through a Green Belt designation. The Plan is considered sound and no amendment is necessary
- The Plan preparation process has involved a review of Green Wedge boundaries to allow for necessary development. This is in line with National Planning Guidance (PPW paragraph 4.8.1). Furthermore as required by National Planning Guidance (PPW 4.8.12) the Green Wedge designations have been reviewed to only include land that is strictly necessary to fulfil the purposes of the policy that is to prevent coalescence. At Pantlassau, the countryside north extends into open countryside and is not at risk of coalescence, therefore it has been judged that a Green Wedge is no longer appropriate. The process is set out in the Swansea LDP Assessment for Green Belt and Wedge Designations 2016
 - The review of Green Wedge designations identified land needed to prevent coalescence. This included locations at Birchgrove and Glais. Green Wedge designations in the Swansea LDP only include land that is strictly necessary to fulfil the purposes of the policy, which is to prevent coalescence. This is in line with national guidance (PPW para 4.8.12)
 - The Swansea LDP Assessment for Green Belt and Wedge Designations stage 1 eliminated Crymlyn Bog SAC from any Green Wedge designation because it already benefits from significant environmental designation (Table 1 and UDP Green Wedge areas table 6 of this assessment refer). To continue the Neath Port Talbot Green Wedge designation across the administrative boundary would involve designating Crymlyn Bog as Green Wedge contrary to the findings of the assessment

- Along the administrative boundary at Birchgrove the Swansea LDP Assessment for Green Belt and Green Wedge Designations concluded that the land to the north extends into the open countryside and there is considered to be no risk of coalescence with Skewen (Neath Port Talbot) (UDP Green Wedge areas table 4 refers)
- For the above reasons the Council does not support the extension of the Neath Port Talbot Green Wedge into the County at Crymlyn Bog or Birchgrove.
- A review of Green Wedge designations is not necessary, as the Council has not identified a need to seek the allocation of further sites over and above those identified in the Deposit LDP.

13. PROTECTION OF BUILT AND NATURAL ENVIRONMENT

SUPPORT

- Gower Society, Swansea Community Boat Trust, NRW, Swansea Civic Society, GGAT, Welsh Historic Gardens Trust, Nick Lansdowne and Mary and Dave Attwell

OBJECTION ISSUES

- The policy on Historic landscapes, Parks and Gardens: should make it clearer that it covers historic landscapes, parks and gardens
- Whilst unlisted locally important buildings deserve an element of protection they should not be afforded the same level of protection as listed buildings
- *NRW suggest additional information for the policy on Ecosystems including The Importance of 'Providing and enhancing landscape character, historic interest and appreciation' be added to the list of green infrastructure ecosystem services and further examples of green infrastructure be added to the supporting text*
- NRW and Gower Society have recommended that the Policy on the Gower AONB be amended to be more positive and require development to enhance the AONB. Also to make clear that development outside the AONB but with an impact on the AONB should contribute to 'conservation and enhancement' rather than 'not have a detrimental impact to' the natural beauty of the AONB.
- WG object to the Policy requirement to consider the impact on Special Landscape Areas from development proposals outside SLAs. Suggestion that SLA designation conflicts with TAN 8 SSA. WG has concern that the SLA designation at Mawr partly covers a TAN 8 SSA

- Objections to North East Gower and Cockett Valley SLA on the basis the land is most suitable for housing development
- WG consider the Designated Sites Policy to be more restrictive than the Habitat Regulations which allow for imperative reasons of overriding public interest. It is suggested that the policy be amended to bring it in line with the Habitat Regulations
- Request for the undeveloped coast and Geological and Geomorphological Sites of Value to be spatially reflected on the Proposals Map
- NRW suggest that the policy on Impact of Trees puts more emphasis on the positive impact of trees such as through tree recommendations

COUNCIL RESPONSE

- The Council supports an amendment that would clarify the elements protected by policy on historic parks and gardens
- The policy relating to local listed buildings makes clear that these do not have the same status as 'Listed Buildings' by Cadw, and instead provides a mechanism for ensuring the Council protects those buildings that are important for retention but that do not necessarily meet the specific criteria for Cadw listing
- The Council would support minor amendments to the Plan to more fully convey the concept of green infrastructure, more accurately reflect the legislative requirements relating to the AONB
- The need for a SLA at North East Gower and Cockett Valley has been justified through a detailed assessment 'The Special Landscape Areas Assessment 2012'. No change to the SLAs is necessary. The suggested amendment to remove the requirement to consider the impact of development outside SLA's is considered useful in order to more accurately reflect National Planning Guidance

- TAN 8 SSA will override the SLA designation. The SLA identifies areas of local importance and its designation will serve to flag up the areas of local significance when considering wind energy development
- The Council would support minor amendments to Policy ER 6 suggested by WG in order to provide policy clarification
- The identification of the area of undeveloped coast is ongoing as part of a forthcoming seascape assessment and therefore cannot be represented on the Proposals Map. As a matter of clarification there is merit in stating this in the supporting text
- The identification of sites of geological and geomorphological importance is ongoing. As a point of clarification there is merit in adding a statement to this effect to the supporting text
- The need to convey the positive impact of trees within Policy ER 11 is not accepted as this is conveyed in Policy ER 2 Strategic Green Infrastructure Network. Policy ER 11 will be used in conjunction with ER 2.
- A minor amendment to Policy HC 2 supporting text to highlight the requirement for an *Assessment of the Significance of the Importance of Development on Historic Landscape Areas (ASIDHOL)* in certain circumstances.
- Amend Policy HC 2 to ensure that the appropriate level of consideration is given to the register of historic landscapes in Wales and the Policy reflects changes in National Guidance.
- A minor clarification to para 6.2.22/supporting text to HC 2 to confirm that the effect of development on historic assets of special local interest will be assessed on a case-by-case basis.
- A minor amendment to the supporting text to ER 1 to include reference to TAN15 tests.
- An amendment to change or to and in the first sentence of Policy ER2, to ensure that enhancement of the green infrastructure is implemented as part of new development
- Amendments to Policy ER2 to strengthen the policy and ensure that the concept of green infrastructure is clearly expressed in the Plan. Also amendments to the supporting text to provide more key examples to illustrating the concept of green infrastructure to clarify how the policy will be implemented.
- An amendment to Policy ER 3 to avoid duplication of national planning policy on Green Belt and Green Wedges.
- Minor amendments to Policy ER5 to add the requirement for the management of landscape features to the Policy rather than supporting text and to ensure compatibility with national policy by removing from the policy the requirement to consider the impact on SLAs from development proposals outside SLAs.
- Minor amendments to clarify Policy ER6 and supporting text to
 - Add a caveat in the Policy relating to imperative reasons of overriding public interest to bring the policy in line with Habitat Regulations

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Amendments to Policy HC1 and the supporting text to relocating requirement for submission of statements of significance from supporting text to Policy.
- Amend supporting text to HC 1 to clarify the concept of heritage and cultural led regeneration schemes. Include reference to the implementation of this concept at Strategic Site Allocation SD L Tawe Riverside & Hafod Morfa Copperworks.
- A factual update to para 2.6.16/supporting text to HC 1 to refer to 'non-statutory' landscapes and ensure that the Plan accurately reflects the Historic Environment Act (Wales) 2016.

- To set out of criteria relating to different types of designated sites rather than relying on national planning guidance
- Clarify the content of the policy by amending the Policy title to reflect all tiers of biodiversity designation
- Minor amendments to strengthen Policy ER7 by bringing the requirement for the consideration of any management plans or schemes for protected areas from the supporting text into to the Policy
- An amendment to Para 2.9.53 to resolve the conflict by amending paragraph. 2.9.53 to indicate that appropriate coastal management schemes are 'likely to be' those listed and add schemes that 'accord with the Shoreline Management Plan' to paragraph. 2.9.54.
- An amendment to the supporting text ER 7 to provide cross references to SPG (The Carmarthen Bay, Gower and Swansea Bay Seascape and Gower Landscape Character Assessments) to assist in identifying the undeveloped coast area.
- An amendment to para 2.9.53 – (supporting text to -ER 7) to clarify that appropriate coastal management schemes are '***likely to be***' those listed and add schemes that '***accord with the Shoreline Management Plan***'.
- An amendment to the supporting text to ER10 to clarify that the identification of sites of geological and geomorphological importance is ongoing.
- Minor amendments, to bring requirements expressed in the supporting text into Policy ER 11, and to refer to the iTree assessment, to strengthen the policy, and ensure that it refers to the most up to date guidance.

14. DEVELOPMENT IN WELSH LANGUAGE SENSITIVE AREAS

SUPPORT

- NRW support Policy HC 3: Development in Welsh Language Sensitive Areas

OBJECTION ISSUES

- Amend Policy to require developments of 25+ dwellings outside WLSA to require a Welsh Language Action Plan
- The LDP should investigate the position of the Welsh language in the areas where new houses are proposed and show the % of Welsh speakers; Welsh cultural activities; and the availability of Welsh medium education and the challenges faced. The Plan fails to address those areas where development of the language is most needed
- All new Primary Schools throughout the County (including the 5 in SD allocations) should be Welsh medium to combat Anglicisation, meet demand and provide "equality of opportunity" to attend a Welsh medium school
- Policy HC 3 will lead to a reduction in the Welsh language and a weakening of Welsh culture
- The Welsh Government and others request that Welsh Language Sensitive Areas (WLSAs) are shown on the Proposals Map
- LDP Policy sets out the same approach as the UDP, yet the scale of development proposed in WLSA's is significantly greater. Lack of clarification on how has the impact on Welsh language been addressed or assessed

COUNCIL RESPONSE

- Amendments to the policy are not considered necessary. The Council considers the Policy to be sound in that it accords with National Planning Guidance by identifying a

Welsh Language Sensitive Area where the language is a significant part of the social fabric of the community, and requiring that proposals in this area prepare a Welsh Language Action Plan which will be subject to conditions or a legal agreement to ensure its implementation

- The requested amendment to include WLSA's on the Proposals Map is considered to have merit as a useful means of strengthening the Policy. The amendment would not however affect the soundness of the Plan
- The Plan is also considered sound in that it is based upon robust evidence. The definition of the Greater North West SHPZ as a Welsh Language Sensitive Area is based upon the evidence contained in the 2001 and 2011 Censuses (which updates the 2013 Culture and Heritage Topic Paper) and a consideration of the potential impact on the Welsh language of development proposed in that Zone
- The Council's Education and Planning departments are working collaboratively to support the provision of sufficient additional schools as part of the local development plan process. In the case of strategic sites, the potential for the provision of a new school building has been assessed in detail. The supply and demand for additional education places in each area is the subject of ongoing assessment. This includes consideration and assessment of language and faith preference. All stakeholders will continue to be engaged/communicated with during the planning and delivery of the QEd2020 strategy, and any proposals will be subject to the statutory consultation process.

NON-SUBSTANTIVE AMENDMENTS PROPOSED

- Minor corrections and updates to references to proportions of Welsh speakers and data sets in the supporting paragraphs to HC 3 Welsh Language, to clarify how the policy relates to the most up to date evidence base, For example, 18% should be 19%. This amendment is

supported by an update to the Cultural Heritage and Welsh Language Topic Paper.

15. LDP CONSULTATION PROCESS

OBJECTION ISSUES

- LDP insufficiently publicised to generate public interest
- Lack of consultation with individual communities
- Previous objections to draft proposals to allocate sites have not been listened to
- Lack of engagement with key stakeholders to gather necessary evidence about site constraints
- The consultation forms are too difficult to fill in and the online facility is difficult to navigate
- Lack of Welsh language translated version of Deposit LDP

COUNCIL RESPONSE

- The LDP has been subject to extensive public consultation and stakeholder engagement throughout its formation, including at pre-Deposit stages such as 'Candidate Sites', Vision and Objectives, and LDP Preferred Strategy consultations. Full details of all consultation exercises and processes followed since the LDP process began in 2010 are set out in the City and County of Swansea LDP Initial Consultation Report - see www.swansea.gov.uk/ldpdeposit
- All previously submitted comments have been assessed as part of the work to formulate the Deposit LDP. Unfortunately in some cases requests from consultees to remove sites have not been actioned where the site is considered by the Council to be on balance appropriate for allocation, which is a decision that must be made in the context of the Council's duty to produce a sound Plan
- The 6 week statutory public consultation on the Deposit LDP utilised a wide range of methods, inclusive of:
 - Site notices placed at all proposed allocated sites to raise awareness and publicise the consultation process

- Permanent display in the Civic Centre main reception area, accompanied by rolling digital display on screens
- Press releases and numerous articles in local media
- Posters and feedback forms made available at all Council libraries
- Website updates and notification e-mails posted at intervals during the consultation period to publicise the consultation to all those on the LDP database, as well as Ward Members and Community Councils
- Various engagement forums with statutory consultees and Members
- 16 community exhibitions and engagement sessions held at venues throughout the County, where officers were on hand to discuss issues raised, each of which typically lasted 3 hours and in total constituted around 50 combined hours of sessions within communities
- Amendments to the website were carried out during the consultation, to better signpost users to the user guide on how to comment online. Furthermore, additional subdivision of topics was done online to improve the user friendliness of commenting on H 1 sites
- Considerable officer time was dedicated to attending queries from consultees in person at reception and over the phone and providing personal and friendly support and guidance on how to engage in the consultation, either online or through email or paper forms. Contact details of the Strategic Planning Team were widely publicised at engagement events, on the website, on the paper forms and in email notifications to the LDP database
- The LDP was produced in accordance with the Welsh Language Standards that applied at the time of consultation

Appendix D: List of documentation to be submitted for LDP examination

SUBMITTED LDP DOCUMENTS (LDP)	
Delivery Agreement	
LDP01	LDP Delivery Agreement (Revised July 2017)
Deposit Local Development Plan: July 2016	
LDP02	Swansea Local Development Plan, 2010-2025, Deposit Plan (July 2016)
LDP03	Swansea LDP Deposit Plan Appendices (July 2016)
LDP04	Swansea LDP Deposit Plan Proposals Maps
LDP05	Swansea LDP Deposit Plan Proposals Maps – Village Inset Maps
LDP06	Swansea LDP Deposit Plan Proposals Map - County Map
LDP07	Swansea LDP Deposit Plan Constraints Map – County Map
Sustainability Appraisal	
LDP08	Sustainability Appraisal Report of Deposit LDP (June 2016)
LDP09a	SA Report Appendices (June 2016) &
LDP09b	SA Report - Non Technical Summary (June 2016)
LDP10a	LDP Preferred Strategy SA Report August 2013 &
LDP10b	LDP Preferred Strategy SA Report Non-Technical Summary August 2013
LDP11	LDP Preferred Strategy SA Report (Revised) July 2014
Habitats Regulations Appraisal	
LDP12	Habitats Regulations Assessment of LDP Preferred Strategy - 18th July 2013
LDP13	Habitats Regulations Assessment of Revised LDP Preferred Strategy - July 2014)
LDP14	Habitats Regulations Assessment of LDP Deposit Plan - 9th June 2016
Deposit Representations & Alternative Sites	
LDP15a	Deposit LDP Representations: Link to Online Representations & Guide to Viewing Representations Online
LDP15b	Index of Deposit Representations and References
LDP15c	Index of LDP Representer ID References
LDP15d	Register of Alternative Sites
LDP15e	Printed set of deposit representations in plan order
LDP15f	Scanned pdfs of deposit representations in representer ID order (including all supporting documents and evidence submitted)
Consultation Reports	
LDP16a	Initial LDP Consultation Report &
LDP16b	Initial LDP Consultation Report Appendices July 2016
LDP17	Deposit LDP Consultation Report – July 2017
Other LDP Submission Documents	
LDP18	Notice of Submission of a Local Development Plan
LDP19a	Letter of Submission of LDP to Welsh Government
LDP19b	Letter of Submission of LDP to Planning Inspectorate
LDP20	Schedule of Non-Substantive Amendments to LDP
LDP21	Cabinet / Full Council Reports [CHECK JUST MEANS SUBMISSION REPORTS]
LDP22	Statement of Suggested Main Issues for Consideration at Examination
LDP23	List of Representors requesting to participate at Examination Hearings
LDP24	Self-Assessment of LDP Soundness

SUBMITTED EVIDENCE BASE & SUPPORTING DOCS 'EB' [BY TOPIC AREA]	
Housing	
EB001	Affordable Housing Viability Assessment (2016)
EB002	Affordable Housing Viability Study Update (2016) Appendix 4 – House Price Data
EB003	Local Housing Market Assessment 2013
EB004	Local Housing Market Assessment (Update) 2015
EB005	Gypsy & Traveller Accommodation Assessment 2015
EB006a	2016 JHLAS Final Report
EB006b	2016 JHLAS Final Statement of Common Ground
EB007	Joint Housing Land Availability Studies – Previous Years
Economy and Employment	
EB008	Economic Assessment & Employment Land Provision for Swansea and Neath Port Talbot October 2012
Growth Strategy and Forecasts	
EB009	Planning for Population and Housing Growth, Population and Housing Projections, Update Paper (Revised July 2017)
EB010	Housing Landbank and Previously Developed Land Capacity Study – (Revised July 2017)
EB011	2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base (July 2017)
EB012	
Environmental Constraints	
EB013	Strategic Flood Consequences Assessment 2012
Green Belt / Green Wedges	
EB014	Green Belt and Green Wedge Designation June 2016
Landscape	
EB015	Gower Landscape Character Assessment March 2013
EB016	Special Landscape Areas Assessment March 2012
EB017	Stage I & II Gower Landscape Capacity Study for Caravan and Camping Sites 2014
Open Space and Green Infrastructure	
EB018	LDP Open Space Assessment (2016)
Renewable Energy	
EB019	Renewable Energy Assessment 2015
Retail	
EB020	Strategic Review of Retail Planning Policy 2013
EB021	Retail & Leisure Capacity Study 2015
EB022	Review of Retail Capacity, Investment Potential and Strategy for the City & County of Swansea 2013
Settlement Boundary	
EB023	Settlement Boundary Review (Revised 2017)
EB023a	Appendix 2: Revised Settlement Boundary for LDP – Annotates Ward Maps and Schedules 2016 (Bishopston Schedule – Revised 2017)

SUBMITTED EVIDENCE BASE & SUPPORTING DOCS 'EB' [BY TOPIC AREA]	
	Currently individual sheets – needs stitching together.
EB23b	Appendix 3 Key Village Appraisal (Revised 2017)
Transport & Infrastructure	
EB024a	Strategic Transport Assessment 2016
EB024b	Strategic Transport Assessment 2016 – Part 1
EB024c	Strategic Transport Assessment 2016 – Part 2
EB024d	Strategic Transport Assessment 2016 – Part 3
Ward Profiles	
EB025	LDP Ward Profiles (2016)
Viability	
EB026	2017 Review and Update of Viability Evidence for the Swansea Local Development Plan (June 2017)
Topic Papers	
EB027	Affordable Housing Topic Paper (2016)
EB028	Housing Topic Paper (Revised 2017)
EB029	Spatial Options Assessment Topic Paper 2013
EB030	Strategic Growth Options Assessment Topic Paper 2013
EB031	Environmental Constraints and Pollution Topic Paper (Revised 2017)
EB032	Culture and Heritage Topic Paper (Revised 2017)
EB033	Design Topic Paper 2013
EB034	Green Infrastructure Topic Paper (2016) Green Infrastructure Topic Paper (Revised 2017)
EB035	Minerals Topic Paper (Revised 2017)
EB036	Natural Heritage & Countryside Topic Paper 2013
EB037	Tourism Topic Paper 2013
EB038	Physical Infrastructure Topic Paper (Revised 2017)
EB039	Transport and Accessibility Topic Paper 2013
EB040	Waste Topic Paper 2013

Documents above dated as 'Revised 2017' include updates and clarifications arising after the Deposit LDP consultation implemented to assist the examination, including amendments arising from representations made by consultees

SUBMITTED SUPPLEMENTARY PLANNING GUIDANCE AND CORPORATE STRATEGIES 'SPG'	
Adopted Supplementary Planning Guidance	
SPG01	Places to Live – Residential Design Guide
SPG02	Infill and Backland Design Guide
SPG03	Gower AONB Design Guide
SPG04	Planning for Community Safety
SPG05	A Design Guide for Householder Development
SPG06	Swansea Central Area Regeneration Framework
SPG07	The Hafod-Morfa Copperworks
SPG08	The Protection of Trees on Development

Adopted Corporate Strategies/Plans	
SPG08	Local-Housing-Strategy 2015-2020
SPG09	Swansea Corporate Plan 2016-17 Swansea - Corporate Plan 2017-18
SPG10	The One Swansea Plan One Swansea Plan 2015 One Swansea Strategic Needs Assessment 2015 One Swansea Delivery Statement 2015 Local Service Board Engagement Report 2015 Integrated Impact Assessment
SPG11	Gower AONB Management Plan 2006
SPG12	Gower AONB Management Plan 2016
SPG13	Countryside Access Plan 2007-2017
SPG14	Swansea 2020 – Swansea’s Economic Regeneration Strategy



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Service Level Agreement

between

The Planning Inspectorate

and

City and County of Swansea

For the examination of the Swansea Local Development Plan

Dated: 21 June 2017

THIS SERVICE LEVEL AGREEMENT IS NOT LEGALLY BINDING

1. INTRODUCTION

- 1.1. This is an agreement between the City and County of Swansea ('the LPA') and the Planning Inspectorate. It sets out the steps each party will take to deliver an efficient examination and reporting process.
- 1.2. Both the Planning Inspectorate and the LPA will use their best endeavours to adhere to the requirements set out in this Service Level Agreement. Where, for any reason, either party is unable to adhere to the agreement, or any details previously agreed need to be changed, the other party will be notified at the earliest opportunity.
- 1.3. The period of time from commencement of the examination to issue of the Inspector's Report for fact checking will be no more than 11 months from the receipt of the version of the LDP for examination and the complete evidence base. Where the LDP is subject to focussed changes, this will include receipt of all Focussed Changes Consultation Responses and the updated Consultation Report.
- 1.4. The Planning Inspectorate will deliver the report within the 11 months set out in this agreement subject to the LPA meeting all the statutory requirements in accordance with Regulations 22 and 23¹. There are some circumstances where it may be necessary to formally suspend the examination process. Where it is necessary to suspend the examination, the 11 month timetable will in effect be paused and will resume once the examination is able to proceed. A suspension will be called where:
 - i. an appointed Inspector is unable to proceed with their assessment of soundness due to a lack of data of sufficient quality, or where significant concerns are raised which require further work such as the identification of additional sites, or;
 - ii. any Matters Arising Changes are not finalised and ready for consultation within one week of the final hearing**
- 1.5. All correspondence from the LPA regarding this agreement or the examination should be directed through the Planning Inspectorate for Wales. The general contact for LDP work is Robert Sparey (0303 444 5958);
 - e-mails should be sent to: policy.wales@pins.gsi.gov.uk ;
 - postal correspondence should be addressed to: The Planning & Environment Team, The Planning Inspectorate for Wales, Crown Building, Cathays Park, Cardiff, CF10 3NQ.

2. SUBMISSION OF LDP

2.1. The PLANNING INSPECTORATE will:-

- a. seek to appoint an Inspector on confirmation of receipt of a complete Local Development Plan submission, i.e. where the Planning Inspectorate has received the material and matters listed in paragraph 2.2; and
- b. appoint further Inspector(s), Planning Officers or other specialist adviser(s) to assist the Inspector, if and when deemed necessary. In this instance we anticipate the appointment of an assistant Inspector, if this changes, we will let you know.

¹ The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, as amended.

2.2. The LPA will provide:

- a. **One paper copy² and one electronic copy** of:
 - i. The **submitted LDP**;
 - ii. The **schedule of focussed changes and a composite version of the LDP showing the focussed changes as 'track changes'** (where applicable);
 - iii. The final reports of the **Sustainability Appraisal (SA) and Habitats Regulations Assessment**;
 - iv. The **DA incorporating the CIS**;
 - v. All the documents that comprise the **core Evidence Base³**;
 - vi. The **candidate sites register** (where applicable);
 - vii. A copy of all representations⁴ received under Regulation 18 and, where applicable, on the schedule of Focussed Changes;
 - viii. Any **statements of common ground** agreed between the LPA and substantive objectors;
 - ix. Any schedule identifying **minor changes** to the Deposit LDP (or, where an adopted plan is being revised, the adopted LDP), which do not relate to soundness; and
 - x. A **Consultation Report** including:
 - A summary of how the LPA has involved the community and stakeholders in the preparation of the plan and sustainability appraisal (including the SEA).
 - Any deviation from the CIS with explanation (Regulation 9(6)).
 - The total number of representations received.
 - A summary of main issues arising from the deposit consultation and the LPA's recommendations/actions⁵.
 - A list of any representors who wish to be heard during the examination, including a list of those who wish to be heard was grouped by 'main issue' - i.e. to form the basis of a programme of hearings.
 - A list of representations which, in the opinion of the LPA, were not duly made.
 - A spreadsheet (or similar format), provided as an appendix to the main report, which records each representation received (hyperlinked to the scanned original copies, if possible) and summarises how the LPA recommends the representation should be addressed.
- b. The following information:
 - i. The name and contact details of the appointed Programme Officer;
 - ii. The preferred date for the opening of any hearing part of the examination; and
 - iii. Details of the proposed venue(s) for any hearing part of the examination.

² A supplementary copy of the documents listed in this section may be required in the event that an additional Inspector is appointed.

³ A complete Evidence Base must be provided on submission. The Inspectorate may agree to certain 'non-core' Evidence Base documents being provided in electronic format only. This must be agreed in advance of submission. However, all documents must be made available via the LPA's examination website.

⁴ It is not necessary to include representations which have been withdrawn prior to submission.

⁵ For each main issue, a summary should be provided of the matters raised in relevant deposit representations and the LPA's recommendations for how those matters should be addressed in the LDP. Representors who wish to be heard should also be identified.

3. PROGRAMME OFFICER

3.1. The LPA will:

- a. appoint an appropriately trained Programme Officer to be in post prior to submission of the LDP and who will be available throughout the anticipated examination period, in particular up to and during the hearings process. The Programme Officer must have no connection with the preparation of the submitted LDP;
- b. provide suitable accommodation for the Programme Officer, with IT and communication facilities, which, during the hearing part of the examination, should be adjacent to the examination venue and accessible to members of the public;
- c. ensure that all communication between the Inspector and the LPA or those making representations will be through the Programme Officer; and
- d. ensure that the Programme Officer remains in post until the examination closes at delivery of the Inspector's report.

4. INVOICING

- 4.1. The cost of the Inspectors' preparation, sitting and reporting time will be based on the current Standard Daily Amount (which is subject to periodic review and revision by the Welsh Government)⁶, plus travel, subsistence, and administration costs incurred by the Inspectors. Any work carried out by an Inspector that falls above or below a standard day will be charged at an hourly rate, calculated on a pro rata basis from the Standard Daily Amount. Where more than one Inspector is appointed we aim to ensure there is minimal duplication of effort. Where work is necessarily duplicated, the LPA will only be charged for the work of the lead Inspector.
- 4.2. The cost of work undertaken by Planning Officers will be based on the 'Planning Officer' rate published by Welsh Government⁷, plus travel and subsistence costs incurred by the Planning Officers. Any work carried out by a Planning Officer that falls above or below a standard day will be charged at an hourly rate, calculated on a pro rata basis from the published rate. The cost of any specialist adviser appointed to assist the Inspector, which may exceed the Standard Daily Amount set out in the SI, will be passed on direct to the LPA.
- 4.3. In the event of the withdrawal of a Plan, at any stage, the LPA will bear the full liability for the costs incurred up to the point of withdrawal.
- 4.4. **The PLANNING INSPECTORATE will:**
 - a. send the LPA an invoice on a monthly basis to cover the cost of work during that month.
- 4.5. **The LPA will:**
 - a. pay any invoices received from the Planning Inspectorate to the LPA within **28 days** of its receipt by the LPA.

⁶[The Local Inquiries and Qualifying Procedures \(Standard Daily Amount\) \(Wales\) Regulations 2017](#)

⁷[Standard Daily Amounts Table](#) – Current 'Planning Officer' rate is £312 / day, as at 21 June 2017

5. THE PRE-HEARING PROCESS

5.1. The PLANNING INSPECTORATE will:

- a. set out the procedure for the hearing part of the examination and the timetable for submission and any further evidence requested by the Inspector;
- b. if necessary, postpone the opening of any hearing part of the examination where the LPA has failed to make the provisions required under paragraph 5.2, or where any issue(s) identified by the Inspector on the LDP warrant a postponement; and
- c. conduct the examination in accordance with the principles established at the Pre-Hearing Meeting, if one is held.

5.2. The LPA will:

- a. ensure all procedural requirements as described in the Regulations have been met;
- b. confirm that the deposit LDP, as consulted upon under Regulation 17, is the document to be subject to independent examination; or, if any focussed changes are proposed, confirm that the deposit LDP incorporating focussed changes is the document to be subject to independent examination; and
- c. at least two weeks prior to the PHM, provide the Inspector with any updates of the information provided for examination as described in paragraph 2.2.

6. HEARINGS PART OF EXAMINATION

6.1. The PLANNING INSPECTORATE will:

- a. ensure any hearing part of the examination will commence no later than 6 months after submission, subject to the LPA carrying out the requirements set out in paragraph 2.2 and 6.2.

6.2. The LPA will:

- a. provide accommodation and facilities for the hearing part of the examination including separate working accommodation for the Inspector; and
- b. arrange car parking facilities for the Inspector, if possible and requested to do so, where the use of public transport is not practicable.

7. THE INSPECTOR'S REPORT

7.1. The PLANNING INSPECTORATE will:

- a. advise the LPA of the estimated date for the delivery of the report to the LPA, at the end of the last session of any hearing part of the examination (any change to the estimated date to be confirmed with the LPA in writing);
- b. send the Inspector's draft report on the soundness of the LDP to the LPA allowing 10 working days for fact checking. The report will not refer in detail to the cases for the LPA or the person(s) making representations;

- c. where required, arrange for the final report to be translated, including a disclaimer stating that any issues relating to the content of the Welsh language version of the report (including any apparent differences between it and the English version, which is the original) should be addressed to the LPA; and
- d. provide the final report to the LPA within 10 working days of receipt of the LPA's fact check comments.

7.2. The LPA will:

- a. seek correction of errors on matters of fact or seek clarification on elements of the draft report within 10 working days of its receipt;
- b. on receipt of the final report, inform the Inspectorate of the likely adoption date of the LDP;
- c. notify the Planning Inspectorate of the publication of the final report;
- d. on adoption of the LDP, notify the Planning Inspectorate immediately.

SIGNED FOR THE LOCAL PLANNING AUTHORITY:

Name: _____ Date: _____

Position: _____

SIGNED FOR THE PLANNING INSPECTORATE:

Name: _____ Date: _____

Position: _____

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

Appendix F: Revised LDP Delivery Agreement Timetable

LDP Reg. No.	Key Stage	Stage in Plan Preparation	Timescale
Definitive Timetable			
5 - 10	1	Delivery Agreement	Published November 2009
LDP Formal Start			
14	2	Pre Deposit: Preparation <ul style="list-style-type: none"> ▫ Candidate Site Process 	August 2010 September 2010 – March 2011
15,16	3	Pre Deposit: Participation & Consultation <ul style="list-style-type: none"> ▫ Consult on Vision Strategic Objectives & Growth Options ▫ Consult on Preferred Strategy & SA Report 	January 2011 – October 2013 July 2012 – October 2012 July 2013 – October 2013
17 - 21	4	Deposit LDP <ul style="list-style-type: none"> ▫ Prepare Deposit LDP & SA Report ▫ Place LDP on Deposit ▫ Prepare for Submission 	October 2013 – June 2017 October 2013 – June 2016 July 2016 – August 2016 September 2016 – June 2017
Indicative Timetable			
22 & 23	5 & 6	Submission of LDP to WG & Independent Examination	July 2017 – Spring 2018
24	7	Receipt and Publication of Inspector's Report	Summer 2018
25	8	Adoption	Summer 2018
37	9	Annual Monitoring and Review	Summer 2019 onwards

Report of the Leader and Cabinet Member for Economy and Strategy

Council – 27 July 2017

CITY AND COUNTY OF SWANSEA – POLICY COMMITMENTS STATEMENT

Summary

Purpose:	To adopt an outline of Council Policy Commitments for the City and County of Swansea for the next 5 years.
Policy Framework:	None.
Consultation:	N/A.
Recommendation:	It is recommended that: 1) The City and County of Swansea Policy Commitments are adopted.
Report Author:	Leader of the Council.
Finance Officer:	Ben Smith.
Legal Officer:	Tracey Meredith.

1. Introduction

- 1.1 The Authority wishes to establish a number of Policy Commitments. To that end it has developed a Policy Commitments Statement setting out its values. This is attached as **Appendix A**.

2. Council's Priorities and Corporate Plan

- 2.1 Council are asked to adopt this Policy Commitments Statement which in turn will be used to inform the Council's priorities and corporate plan for 2017-22. Over time the themes identified in the Policy Commitments Statement will be built into the Authority's Local Plans.

3. Financial Implications

- 3.1 Whilst there are no immediate financial implications arising directly from this report, acceptance of this statement could result in additional expenditure at a future time. Acceptance of this statement does not mean that additional resources will be made available and it should be assumed for now that future spending needs will need to be contained within existing budget provision.

- 3.2 That assumption regarding overall revenue spending will be dependent upon the level of future local government finance settlements and decisions to be made by Council on levels of future Council Tax as part of the annual budget cycle and medium term planning. Overall real terms revenue resources are likely to remain significantly constrained in the medium term.
- 3.3 Capital investment decisions and the associated funding requirement will be primarily a function of decisions by Council regarding the broad level of capital versus revenue spending, including the amount that Council decides to budget for capital financing (borrowing), capital receipts from ongoing asset disposals, continued successful access to large scale capital funding programmes (e.g. 21st Century Schools, City Region Deal), and future funding flexibilities that may flow to Welsh Government, and ultimately to local authorities, again predominantly, but not exclusively, through the City Region Deal.

4. Legal Implications

- 4.1 Some of the policy commitments will need legal advice and assistance.

5. Equality Implications

- 5.1 There are no direct equality implications although plans to implement policy commitments may be subject to an EIA.

Background Papers: None.

Appendices: Appendix A – Policy Commitments Statement

CITY AND COUNTY OF SWANSEA POLICY COMMITMENTS STATEMENT

TOGETHER FOR SWANSEA

1. The Council's Vision for Swansea

- 1.1 Swansea is a very special place with distinctive communities and rich in its culture, history, arts, and sporting achievements. We are very proud to live in such a beautiful place with its wonderful range of natural habitats, parks and open spaces. No other city can match Swansea with its miles of glorious beaches, the Gower Area of Outstanding Natural Beauty and local and national nature reserves.
- 1.2 Swansea Council will continue to work in partnership and develop the well-being of all our citizens and every community. We will work closely with other bodies/organisations and put the well-being of our citizens and communities and our seven well-being goals at the heart of everything we do, aiming to create;
- a prosperous Swansea,
 - a globally responsible Swansea,
 - a resilient Swansea,
 - a Swansea of cohesive communities,
 - a more equal Swansea,
 - a healthier Swansea,
 - a Swansea of vibrant culture.
- 1.3 Swansea Council's draft well-being objectives will form the basis of our corporate plan in 2017-22 and are focused on;
- Economy and Infrastructure
 - Education and Skills
 - Tackling Poverty
 - Safeguarding
 - Transformation and Future Council
- 1.4 We will establish a Strategic Delivery Unit to embed effective delivery and cross- departmental co-ordination.

2. A PROSPEROUS SWANSEA

Standing Up For Education Learning and Skills

- 2.1 Swansea Council will strive to make our city one of the best places for children and young people to be educated in Wales and the UK.

- 2.2 We will continue to work with our local universities and continue to innovate, learn from the best, share best practice with all schools and run an ambitious, supportive and effective performance framework for our teachers and schools.

Investing in Education

- 2.3 Swansea Council will commit to spending nearly £1bn on schools, teaching and learning in the next 5 years and invest over £100 million in extensive improvements to school buildings across Swansea.
- 2.4 We will continue to invest in facilities for those who have additional learning needs or require additional wellbeing and mobility support in our schools and in our special schools, ensuring that all children and young people have the opportunity to realise their potential.
- 2.5 Working in partnership with schools, colleges and employers, we will support pupils to choose the best career path. This will include alternatives to traditional exams and assist those who want to progress through to college and university education, ensuring that all young people have the opportunity to build a career and access well paid jobs.
- 2.6 Working with our regional partners, we will align our education system to ensure we create the right people with the right skills to supply the new economy, and to fill jobs offering routes to well-paid careers. As part of the Swansea Bay City Deal, and working closely with the Regional Skills & Learning Partnership, we will help all people to attain the skills they need to find a job.

High Performing Community Schools

- 2.7 Swansea Council will continue to work in partnership with head teachers and governing bodies to help ensure that schools are accessible and available for community activities and that children, young people, their families and the wider community can all benefit from these new arrangements.
- 2.8 We will promote school buildings as a resource for the whole community, not just children and young people. We will assist schools to develop and promote Family Learning, Wellbeing, Healthy Eating and Exercise, Recreation and Sports.

The Best Start in Life for all our Children: Happy, Healthy and Safe

- 2.9 Swansea Council will work with partners locally and internationally to seek to continue to participate in the World Health Organisation's 'Healthy City' initiative and encourage schools to provide school breakfast clubs and provide a safe and supportive environment before and after the school day.
- 2.10 Working with the Welsh Government, we will work in partnership with schools to encourage participation in the Welsh Government's plan to provide 30 hours a week for 48 weeks a year, free to 3 and 4 year old children, to ensure that all young children have the best start in life.

- 2.11 Swansea Council will aim to provide the right number of places, in both English and Welsh medium education to meet the wishes of children and families who want to be educated in the two languages of Wales.

A City of Life Long Learning

- 2.12 Working with our regional partners, Swansea Council will lead in creating an intelligent knowledge regional network, based on a new dynamic relationship with schools, the further education colleges, our two universities and employers. We will aim to create a seamless education and skills 'pipeline' through all levels education collaborating closely with partners we will create the workforce for the new technology skills and knowledge economy we will need to compete and succeed in the 21st century.
- 2.13 Building upon our membership of the UNESCO Global Network of Learning Cities, the Council will build on our international links through our membership to share ideas and best practice, learning from each other and building strong economic and cultural ties.

The Swansea Bay City Deal

- 2.14 Swansea Council will continue to work with our regional partners and the business community to deliver the City Deal, the 35,000 associated regional jobs, and promote the Swansea Bay City region.
- 2.15 We will establish a dedicated investment and growth team. By increasing wider economic and social prosperity and the well-being of all our communities in Swansea, we will create better jobs closer to home.
- 2.16 Swansea Council will regenerate the Kingsway area and develop a digital employment district. We will improve the Highways and public realm in order to support the transformation of the area.
- 2.17 Swansea Council will deliver the Swansea Central and Swansea Waterfront regeneration schemes on the old St David's and Civic Centre sites, creating new shopping, dining and leisure attractions. This will include a multipurpose digital arena, digital aquarium and gallery, new hotels, offices and public squares.
- 2.18 We will make the city more attractive and accessible all year round for pedestrians and shoppers, by encouraging the development of more homes with a mix of tenures, exploring the provision of continuous covered walkways to guarantee weather proof shopping in the city centre's main streets, creating new outside dining areas and performance spaces in Wind Street and encouraging independent businesses to set up in Swansea.

3. A GLOBALLY RESPONSIBLE SWANSEA

- 3.1 Swansea Council will establish new bilateral trade and economic agreements with cities and regions around the world.
- 3.2 We will develop international links, our special links with China and our twinned Cities around the world. We will build strong economic and cultural ties thereby growing Swansea's wealth and reputation.

4. A GREENER MORE RESILIENT SWANSEA

Standing Up for a Greener Swansea

- 4.1 Swansea Council will continue to put sustainable development at the heart of all our policies and value and seek to protect Swansea's unique natural and built environment.

Delivering Green Energy

- 4.2 We will strive to make Swansea Bay one of the greenest regions in the UK and seek to create a low carbon economy which promotes renewable energy developments like the Tidal Bay Lagoon. We will promote renewable green energy and aim for all developments to have as low a carbon footprint as possible. We will not promote fracking and other contentious gas extraction methods.
- 4.3 Working with Swansea University and other local partners, Swansea Council will create a greener, smart and sustainable city by encouraging the development of 5th Generation network technologies to promote the development of 'low carbon' approaches and innovations in energy capture, storage, and distribution.
- 4.4 Swansea Council will explore establishing an energy company to manage the new energy generating facilities across the authority and to ensure the taxpayers of Swansea receive the benefits of income from energy generated in Swansea.

Lighting Our Communities

- 4.5 Swansea Council will convert all remaining street lights to low energy LED in the next 5 years.

Delivering Better & Smarter Transport

- 4.6 Working with our regional partners, Swansea Council will work towards developing an efficient and integrated transport system which develops the built and natural environment and encourages higher levels of physical activity.

Smart, Sustainable Transport

- 4.7 We will work with the Welsh Government, regional local authorities, the health service and other major employers and transport users, to develop a sustainable transport plan that works for everyone in whichever community they live.
- 4.8 Swansea Council will develop an integrated smart transport infrastructure that supports growth and makes commuting easier for all, whichever mode of transport local people choose to use.
- 4.9 We will develop new relationships with bus and rail operators to ensure connectivity and coverage exists for the entire city, county and the region.
- 4.10 We will pursue ways to improve our City's public transport services with simplified services using modern clean efficient vehicles, improved bus service frequencies, especially to our poorer communities, plus a simplified fares system. We will explore the benefits of introducing a more demanding customer focused Quality Bus Partnership and/or Quality Bus Contract between the Council and bus operators.

Greener, More Sustainable Transport

- 4.11 We will look to expand the transport network to ensure better coverage in the west of the city, in the east around the growing university campuses, and in the north as part of planning with the Swans and Ospreys for match day parking.
- 4.12 Working with the Welsh Government, we will explore the roll out of an 'Oyster card' style cashless card system as part of the integrated smarter transport system.
- 4.13 We will continue to lobby the UK Government to confirm a date for completion of the electrification of the main line from London to Swansea so that the cleanest energy and most efficient trains run in and out of Swansea.
- 4.14 Working in partnership with Sport Wales, our local universities and many other partners, we will make Swansea an 'Active City' by encouraging greater physical activity and improving people's health and wellbeing. We will seek to follow NICE (National Institute for Health and Clinical Excellence) Guidance on Physical Activity and the Environment.
- 4.15 Swansea Council will continue to invest in our road, walkway and cycle path network. We will continue to focus resources to deal with road and highway repairs in 48 hours.
- 4.16 We will explore and bid for infrastructure funding to invest in better road and cycle links to the city, so that those travelling from the west, north or east of the county can commute more easily.

- 4.17 Swansea Council is committed to increasing the numbers of electric and hydrogen vehicles in Swansea. We will seek to secure investment to create a network of charging stations and hydrogen filling stations to promote the use of electric vehicles and hydrogen vehicles for public transport.
- 4.18 Working with global partners to develop the technologies to support the development of new green technologies we will aim to attract inward investment in R&D and production facilities for these technologies in the city and region.

A Bike and Cyclist Friendly Swansea

- 4.19 Swansea Council will support the 'Wheelrights Manifesto', aiming to increase access to safe, quicker and more cost effective cycle and walking routes through many different parts of the city.
- 4.20 We will continue to encourage quality cycle training in schools for adults and will support the establishment of a bike hire scheme in Swansea and explore the introduction of electric bikes in Swansea.

Fairer Parking

- 4.21 Swansea Council will examine the feasibility of introducing a comprehensive city centre parking system, adopting more flexible and fairer car park charges in local authority controlled car parks. We will also expand parking provision across the city and commit to freezing car parking charges across Swansea for at least two years.

Valuing Our Parks, Open Spaces and Natural Environment

- 4.22 Swansea has an outstanding collection of beautiful parks and open spaces across the city, many recognised by the prestigious 'Green Flag' accreditation. We will enhance and sustain our parks and natural habitats for the present and future generations by re-greening our communities and investing in wildflower displays across Swansea.
- 4.23 Working with 'friends of parks' organisations Swansea Council will encourage greater community ownership of parks and public spaces to ensure long-term sustainability and control of these assets.
- 4.24 We will seek to protect Swansea's natural and built environment by ensuring that any development and major event within the city complies with sustainable development principles.
- 4.25 Working in partnership with our public and private sector partners Swansea Council will seek to develop 'Green Infrastructure' in our buildings and estates.
- 4.26 We will modernise the planning system and ensure the city is a place where appropriate sustainable development can take place efficiently and ensure

Swansea is open for business and an attractive place for investment and development.

- 4.27 Swansea Council will encourage the greater use of public access land such as our commons and forests for informal recreation.

Growing Local

- 4.28 We will seek to promote the greater use of allotment and garden sharing particularly where publicly owned land is available and appropriate for such use.
- 4.29 Swansea Council will support and expand community enterprises that help people gain growing and cooking skills and to help people escape food poverty.

5. A CITY OF COHESIVE COMMUNITIES

Standing Up for Stronger and Safer Communities

- 5.1 Swansea Council will make imaginative use of digital technologies and put this at the heart of all its policies.

Community Action

- 5.2 We will continue to follow the co-operative 'one council' model and ensure that the whole council - elected Members and Staff - work together to empower local communities to do more, to achieve more and to be involved in more of the decisions that affect them.

Cleaner Communities

- 5.3 Swansea Council will create a task force to tackle fly tipping and ensure our streets are cleaned regularly. We will support recycling and ensure we will continue to be the leading urban authority in Wales for recycling. We will increase the recycling options, but not reduce the 3 black bag limit.

Community Resilience

- 5.4 We will continue to support community budgets so that local people have the funds to address their local priorities.

Libraries and Community Buildings

- 5.5 Swansea Council will invest in Libraries and Community buildings to make them sustainable and ensure people have local access to services across Swansea.

Celebrating Diversity

- 5.6 Swansea Council will continue to stand up for the rights of all people in Swansea to live their lives, freely without fear, hatred, discrimination, or

repression regardless of race, colour, religion and beliefs, sexual orientation, gender or age.

Promoting Community Safety

- 5.7 By developing and sustaining a strong partnership between the community, the police and other agencies, we will focus on cutting crime by promoting local ownership of community safety.
- 5.8 Swansea Council will support people to live independently by developing a network of local area coordinators to cover the whole of Swansea. This network will work with voluntary organisations and others to ensure people get the information, advice and support they need in their community.
- 5.9 Swansea Council will not tolerate anti-social behaviour and neighbour nuisance and working with Police and our partners we will adopt a zero tolerance approach towards those who seek to disrupt the lives of people in Swansea.
- 5.10 We will continue to work with our partners and support a zero tolerance approach to tackling domestic abuse.
- 5.11 Swansea Council will implement 'public space protection orders' where required to prevent on street drinking and the sale and distribution of so called 'legal highs' in order to protect local communities from fear and intimidation.
- 5.12 We will continue to work with residents and community groups to consider further traffic calming measures or community safety measures to ensure our communities are as safe as they can be.
- 5.13 We will establish and enforce 'no cold calling zones'.

Strong Council Finances

- 5.14 Swansea Council will continue to modernise Council services; protect jobs, improve performance and bring services back in-house.
- 5.15 We will robustly manage the Council's finances to ensure money is used wisely and Council finances remain on a sound long-term sustainable basis.
- 5.16 We will explore innovative funding and investment strategies and borrow prudently to support the City Deal delivery and only when it is right to do so.
- 5.17 Working with the Welsh Government, we will strike a new fairer deal to retain business rates in Swansea for the re-investment in the local economy.
- 5.18 Swansea Council will implement a joined up approach to all public expenditure and the use of buildings and resources to ensure we can continue to do more with less and can seek the wider and more imaginative community use of public assets, such as Council-owned buildings.

- 5.19 Working in partnership, we will continue to explore collaborative and innovative ways in which local services can be financed and delivered most efficiently, and how the value of council assets can be maximised.
- 5.20 Swansea Council will aim to maximise the value of the 'Swansea Pound' - the considerable expenditure the council and other local public bodies make on the procurement of goods and services - for the benefit of the local economy, jobs and training.

Standing Up For Council Democracy

- 5.21 Swansea Council will continue to modernise the scrutiny process within the Council and ensure the Council is subject to greater accountability, transparency and scrutiny. We will increase the engagement of the public in participation in the Council's decision making process.
- 5.22 Swansea Council will establish Policy Development and Delivery Committees to ensure all elected members and the public can influence how policies are written and services are delivered.
- 5.23 We will modernise how public engagement is embedded in council decision making and ensure that all meetings, unless legally constrained, will be conducted in public with time allocated for public participation guaranteed.
- 5.24 Swansea Council will introduce web broadcasting of key council meetings, and introduce electronic voting. It will publish a full list of elected member votes and decisions and make this freely accessible online. We will also change the constitution to allow consultations to recognise and accept e-petitions to encourage even wider engagement and consultation with the people of Swansea.
- 5.25 Swansea Council is committed to the highest standards in public life and supports the Nolan Principles of: selflessness, integrity, objectivity, accountability, openness, honesty and leadership.

Standing Up for Council Employees

- 5.26 Swansea Council will continue with its 'Sustainable Swansea Fit for the Future' service modernisation program and will continue to invest in services to ensure that we have best possible local services.
- 5.27 We will continue our co-operative relationship with Council staff and Unions. We will actively engage with the workforce and Unions to identify ways in which Council services can be re-designed and delivered most efficiently for the people and communities of Swansea.
- 5.28 We will look at ways to prevent companies which exploit their workforce or fail to recognise Trade Unions from gaining contracts from the council and continue to convert roles from Agency to permanent status where there is strong evidence that the role is not temporary.

- 5.29 Swansea Council will work towards eliminating the use of exclusivity in zero hour contracts within the Authority, to give certainty to employees about their hours of work. We will also sign up to Unison's care standard in order to protect and support workers.

More Jobs and Opportunities

- 5.30 We will deliver and build on the £1.3bn City Deal, creating up to 35,000 jobs in the region and providing people from all parts of Swansea with the opportunity to find well paid and secure jobs.

- 5.31 We will work towards reducing poverty and increasing prosperity.

6. A MORE EQUAL SWANSEA

Food Banks

- 6.1 Swansea Council will encourage business to reduce food waste by supplying goods to local food banks. We will also explore tax relief and support for food banks locations.

Building Better, Affordable and Energy Efficient Homes

- 6.2 We will continue to build the first pioneer homes and these will be available to people on the Swansea housing list or for sale in the future as affordable homes.

- 6.3 These will be a mix of affordable, social and commercial housing. They will be highly energy efficient and reduce energy bills and will help lift people out of fuel poverty. We will also support cost effective energy schemes for all existing homes across Swansea so that everyone can benefit.

- 6.4 Swansea Council will explore the setting up of a construction and development company, with a view to building 1000s of new homes in the next 5 years through a combination of delivery models.

- 6.5 We will support independent living; provide improved options for older people; increase funding for housing co-operatives and mutual housing, and prioritise those in housing need, especially the homeless.

- 6.6 Working with the Welsh Government, housing associations and the private sector we will increase the supply of affordable housing so people can get on the housing ladder. We will make public land available from the considerable landholdings of Swansea council and, using the planning system and partnership with others, develop innovative ways of raising the funds to deliver an increased supply of high quality affordable housing.

- 6.7 Together with our City Deal partners, we will also develop the technology of 'homes as power stations' and where possible work with partners

to commercialise this technology to enable it to be retro- fitted to existing homes. This will people from across Swansea to benefit from these technologies and generate an income for those properties and the taxpayer by selling any excess power to the National Grid.

- 6.8 Swansea Council will look at creating its own energy venture to provide free energy to homes.

Improving Housing Quality

- 6.9 Swansea Council will invest a further £260m to ensure every council property in Swansea meets the Welsh Quality Housing Standard by 2022.
- 6.10 We will work with the Welsh Government and tenants to explore innovative ways in which to improve the quality of social housing in our city and also target HMOs for improved standards of management and maintenance.

Tough Controls On HMOs

- 6.11 Swansea Council will support tough controls on the level of HMOs in communities and support a new 10% saturation limit on HMOs in communities not covered by any proposed HMO management areas.
- 6.12 We will take a tough approach to dealing with rogue landlords who run poor quality HMOs and who adversely impact communities.

Empty Properties

- 6.13 We will work with the Welsh Government and its proposed 'Empty Property Loan Fund' and will bring more empty properties back into use over the next 5 years.

7. A HEALTHIER SWANSEA

- 7.1 Building on our work with the World Health Organisation 'Healthy City' initiative, Swansea Council will work with the local health service and others to make sure all our children have the best start in life, improving lives and helping to reduce health and educational inequalities.

Swansea - a Child-Friendly City

- 7.2 We will ensure that children and young people are engaged and consulted on council policy and decision making to ensure their voices and opinions are heard. We will promote the United Nations Convention on the Rights of the Child (UNCRC) in order to give children a voice.

Independence Dignity and respect

- 7.3 Swansea Council will promote independent living, providing people with the support to live in their own home with dignity and respect for as long as they want.

Prevention and Health Promotion

- 7.4 Working together with our partners, we will deliver integrated services to ensure a continued focus on prevention and early intervention - investing in the conditions which maintain independence and support families, rather than dealing with the consequences of family breakdown and ill health.
- 7.5 We will continue to review the effectiveness of social service provision and reinvesting and redesigning services to make them sustainable for the long term.
- 7.6 Swansea Council will work with other partners to identify investment opportunities for new facilities to create sheltered accommodation, and extra care facilities to deliver next generation elderly care services.
- 7.7 We will help people stay healthy and age well.

Better Services

- 7.8 Swansea Council will adopt the new Welsh Community Care Information System and work with regional and health service partners and re-design services to ensure greater integration and collaboration between health and social care systems to improve patient services.

Helping people recover

- 7.9 Swansea Council will invest in services to help people re-able and recover so that they are able to return to living an active and productive life.

Focusing on those most in need

- 7.10 We will focus resources for residential care on those with the most complex needs so that they are properly supported.

Older People

- 7.11 Swansea Council will work with older people and the Older People's Commissioner for Wales to establish a Charter for Older People to ensure that our commitment is delivered.

Swansea – a Dementia Friendly City

- 7.12 Working with partner organisations, local employers and the third sector,

Swansea Council will develop Swansea's status as the first Dementia Friendly City in Wales.

Public Interest above Private Profit

- 7.13 Swansea Council will intervene in the social care provider market and explore how it can expand the provision of council run services. Specifically we will work in social and residential care to ensure, where provision is of last resort, that there is a diverse range of suppliers, including not-for-profit, cooperative and social enterprise providers.

Investing in Our People

- 7.14 We will continue to invest in our staff at all levels in social services and build stronger links with Swansea's universities and others, so that providers of these vital services keep abreast of best practice and new innovations in research, treatment and delivery.

8. A CULTURAL CAPITAL

Standing Up for the Best in Arts, Culture and Sport

- 8.1 Our city can fairly lay claim to being the cultural and sporting capital of Wales and has always recognised that the arts, culture and sport are as important to our individual and community sense of worth and well-being as our policies on health and education.
- 8.2 We will bid for Swansea to be the UK City of culture in 2021.
- 8.3 We will work towards the Glynn Vivian forming part of the Tate network and will regularly bring world class exhibitions to Swansea.

A New Arena, Conference and Exhibition Centre

- 8.4 Swansea Council intend to create a 3500-seater digital arena bringing world class entertainments and the best cultural offerings to Swansea on a regular basis.

A New Gallery and Aquarium

- 8.5 Swansea Council will work with the Oriel and other operators to create a facility which will contain an interactive Gallery and cutting edge technology digital aquarium on the civic site. This will complement a new promenade and public square and be the focus of a new cultural hub set against the backdrop of the world class Swansea Bay.

Regular National events in our City

- 8.6 Swansea Council is committed to retaining the Wales National Air show in Swansea. We will explore options for hosting the Wales National Super Prix, stages of the Tour of Britain, and a full programme of national cultural and sporting events in the city.

Team Swansea in Sport

- 8.7 Swansea Council will work towards making Swansea a premier, healthy, Sports City. We will support improving the Liberty Stadium and the Swans and Ospreys to be successful.

An International Sports Village and Academy

- 8.8 Swansea Council will work with partners in the University and Sports clubs to look at the feasibility of creating an International Sports Academy and National Athletes' village in Swansea.

Community all-Weather pitches

- 8.9 Swansea Council will invest in more 3G pitches for communities across Swansea, ensuring people can play sports and live a healthy lifestyle all year round.
- 8.10 Swansea Council will promote informal recreation, ageing well and a healthy lifestyle. We will support public access to public land such as our commons, foreshore and waterways. This will help encourage more people to participate in walking, cycling, swimming and other activities.

Bringing our Heritage to Life

- 8.11 Swansea Council has secured agreement from Penderyn Whisky to establish a working distillery and tourist centre as part of the project and will seek to deliver this in the coming years. We will also give consideration to compulsory purchase of landmark buildings across the authority, if owners do not properly maintain or restore these historic buildings.

A River Renaissance

- 8.12 Swansea Council will reopen the Tawe River corridor walkway to the public and invest in a new walkway and additional safety barriers along the Tawe River. We will explore establishing a new hotel and leisure development near the Liberty Stadium to complement and support the cultural developments and encourage the establishment of River Taxis to take visitors from the Tidal Lagoon (when constructed) and the Marina to the Liberty Stadium and Copperopolis areas.

Recognising Local heroes

8.13 We will continue to support the Lord Mayor's Awards and will make this an annual event to celebrate the best Swansea has to offer.

Discounts for all Swansea Residents

8.14 Swansea Council will introduce a citizen discount offer available to all residents of the City and County of Swansea to get discounts on a range of services in Swansea.

Agenda Item 11.

Report of the Cabinet Member for Children, Education & Lifelong Learning

Council – 27 July 2017

ESTYN INSPECTION OF LOCAL AUTHORITY EDUCATION SERVICES FOR CHILDREN AND YOUNG PEOPLE 2013 – UPDATE ON PROGRESS IN ADDRESSING THE FIVE RECOMMENDATIONS

Purpose:	For Council to receive an update on the progress in meeting the five Recommendations in the Estyn Inspection Report.
Policy Framework:	Estyn Common Inspection Framework.
Consultation:	Legal, Finance and Access to Services.
Recommendation(s):	It is recommended that: 1) Council notes the progress update on the five Recommendations in the Estyn Inspection Report.
Report Author:	Nick Williams
Finance Officer:	Ben Smith
Legal Officer:	Stephanie Williams
Access to Services Officer:	Sherill Hopkins

1.0 Introduction

1.1 All local authorities' education services for children and young people in Wales are inspected by Estyn under the Common Inspection Framework. Local authorities are inspected on the basis of a self-evaluation. The City and County of Swansea was inspected in June 2013 and the report was published in September 2013.

2.0 Background – Estyn Inspection 2013

2.1 Many good features and services were noted in the inspection report. <http://estyn.gov.uk/download/publication/291263.7/inspectionreport-city-and-county-of-swanse-a-2013>

2.2 Estyn made the following specific judgements:

- Primary attendance rates were well below average with nearly half of schools in the bottom 25% when compared to similar schools on the free-school-meal benchmarks.

- Too many schools did not improve quickly enough when identified as needing follow-up after a core inspection and too many were in categories of concern.
- The reintegration of pupils in key stage 3 educated other than at school back into mainstream schools and the provision in the key stage 4 pupil referral unit were not good enough.
- Processes to quality assure the work of officers were not effective enough to make sure that all officers consistently challenge all schools to improve.
- Performance management and quality assurance processes were not applied consistently enough within education services to identify and address underperformance of staff.
- Education targets were often not sufficiently challenging.
- Annual reviews of the local authority's education services and the self-evaluation report prepared for the inspection provided too positive an analysis of the local authority's work in a few areas.

2.3 The outcomes of the 2013 inspection were that Performance was judged to be Adequate and Capacity to Improve judged to be Good. The Inspection Report made five recommendations for improvement.

- Develop and implement a strategy to improve levels of attendance in primary schools.
- Quality assure the work of officers to secure greater consistency in the level of challenge they offer to schools.
- Improve officers' evaluation of the quality of leadership and management to schools to make sure that underperforming schools are identified and supported quickly.
- Improve the quality of provision for those pupils who are educated other than at school, particularly to raise standards of achievement and to assist reintegration back into schools.
- Improve the consistency of leadership across all education services and the quality of self-evaluation and improvement planning within education services.

2.4 A Post-Inspection Action Plan (PIAP) was developed in the format of the Education Department Business Plan 2014-15. Estyn accepted the PIAP/Business Plan in July 2014. An end of year report on that plan was produced in 2015. A self-evaluation report for 2016-2017 is in development and will be published in the autumn term. The PIAP/Business Plan and the last end of year report can be found at www.swansea.gov.uk/estyninspections.

2.5 The Chief Executive established an Improvement Board in July 2013 to monitor progress following the inspection. It has met at least monthly from that date to July 2016. Due to the progress that has been made, from September 2016 the board now meets bi-monthly. In addition, the Leader of the Council established a Member-led monitoring board, the Education Leadership Board, which met termly during the first year after the inspection to February 2015. In order to make the monitoring function

more transparent, since March 2015 progress is reported directly to Cabinet twice annually.

2.6 In March 2015, the Education Strategy Group was established, under the following terms of reference:

- To act as an innovation and ideas forum, drawing together schools and local authority Members and officers.
- To ensure the development of coherent and consistent short, medium and long term financial strategies for education in the City and County of Swansea.
- To ensure political, officer and school involvement in developing such financial strategies – both revenue and capital.
- To propose options for Council to consider, outlining potential implications.
- To provide a mechanism for strategic dialogue in making budget choices, building on the base budget review.

The group is served by a number of key stakeholders and delivery partners including school governors.

3.0 Progress on addressing the five recommendations and further work required

Key to ratings:

Green – Excellent progress

Yellow – Good progress

Amber – Limited progress

Red – Remains a concern

3.1 Recommendation 1: Develop and implement a strategy to improve levels of attendance in primary schools.

Status: Yellow (March 2015: Amber, October 2015: Yellow, March 2016: Yellow, November 2016: Yellow, May 2017: Yellow)

Summary

- Primary school attendance was 95.4% for the first two terms of the 2017-2018 academic year. This compares to 94.9% for each of the two previous years. The five year trend since 2011-2012 has an improvement of 1.6% which is the joint highest rate of improvement in Wales.
- It is likely that there will be an increase in absence due to term time holidays in the second half of the summer term particularly, however it is anticipated that primary attendance will improve overall by around 0.1% on the figure for the last academic year.
- 21 schools achieved 96%+ attendance and 34 schools achieved 95%+ and 19 schools achieved 94%+ attendance for the period.
- Four schools achieved 93%+ attendance and only one school achieved 92.8% for the period.

- It is hoped that attendance overall within the primary sector will rise by about 0.1% for the academic year 2017-2018.
- Termly meetings with the Interim Head of Learner Support and the Challenge Adviser with responsibility for attendance are taking place to review performance and identify schools in need of support and challenge.
- Education Welfare Officers and Challenge Advisers, in addition to the Incentivising Attendance Officer are identifying good practice that is being shared at every opportunity particularly with schools that have failed to make good progress or struggled to implement concepts supporting good attendance and punctuality.
- The incentivising attendance awards and celebratory events are having a positive impact in raising the profile of good attendance in City and County of Swansea schools.
- The Education Welfare Team support schools regarding the issue of Fixed Penalty Notices in order to ensure that a consistent approach is being implemented across all Swansea schools. An administrative assistant has been appointed and has put in place excellent tracking/audit procedures to support the administrative functions. This post is funded from income from the Fixed Penalty Notices as agreed by Welsh Government.
- Where schools are consistently applying the ERW Guidance there is evidence of improved attendance. Particularly where the Guidance is being used across the cluster group.

Further work required

- ERW guidance has been adopted to support improved attendance in Swansea schools. This guidance is being embedded in Swansea schools and there is evidence of improved attendance where schools have implemented procedures outlined in the guidance.

3.2 Recommendation 2: Quality assure the work of officers to secure greater consistency in the level of challenge they offer to schools.

Status: Yellow (March 2015: Yellow, October 2015: Yellow, March 2016: Yellow, November 2016: Yellow, May 2017: Yellow)

Summary

- Generally, the consistent challenge to schools has shown strong progress since the inspection in 2013. There are now effective standardised processes in place to ensure rigorous challenge (i.e. deep data analysis, tighter reporting mechanisms and quality assurance procedures). ERW's single platform (Rhwyd) for gathering intelligence across schools captures school improvement well. Thus, all challenge advisers work to common set of high expectations.
- A new regional Head of Quality and Standards has been appointed to ensure that challenge across each hub within the region remains high. Best practice is now shared on a wider basis within Swansea and between other local authorities within the region.

- The autumn core visits and reports to Estyn are subject to robust quality assurance processes. From September 2015, a regional platform for challenge adviser reports has been created to ensure greater consistency on challenge. Joint visits with peers, the Head of Education Improvement and the Chief Education Officer provide further assurance on consistent challenge. All autumn core visit documentation has been assessed by the Head of Education Improvement and lead challenge advisers. Moderation exercises at regional and national levels are in place to ensure consistency.
- Quality assurance of the second core visit was undertaken by the Chief Education Officer. Feedback was provided to challenge advisers in September 2015. From 2016, each lead challenge adviser and Hub Head of Education Improvement will undertake quality assurance.
- Minimal expectations on the levels of challenge have been reinforced again through training and the issuing of the challenge adviser handbook. This has been replicated in 2016.
- Challenging lines of inquiry now underpin the work of all challenge advisers. However, live recommendations made on safeguarding need to be followed up by challenge advisers.
- Quality assurance protocols for reports to Estyn have been strengthened so that the Chief Education Officer approves reports after the Head of Education Improvement has quality assured them. However, the Estyn report in 2017 that there is not always enough evidence on the quality of teaching. Also, there is not enough evaluation of the standards seen in pupils' work.
- Throughout the year, training and guidance has been delivered to challenge advisers in addition to continual feedback on written reports. A summative report on reports to Estyn has been produced and fed back to challenge advisers and the Hub joint senior managers meeting, to secure continual improvement. This continues in 2016 and 2017.
- Training on data analysis has been provided to challenge advisers to generate more challenging lines of inquiry.
- Lead challenge advisers are now consistently good role models for effective challenge in both secondary and primary sectors. The Head of Primary Phase Unit in Swansea has now been filled initially on an interim basis. The main purpose of the Head of Primary Phase Unit in Swansea is to ensure good quality support for school improvement by managing a team of core and commissioned challenge advisers. In the termly visit by Estyn link inspectors in November 2015, it was confirmed that Swansea is a typical authority in terms of the quality of its challenge and support, neither worst nor best in Wales. The balance of evidence supports the yellow status of this recommendation.
- Estyn judged, during inspection of school improvement services in June 2016, that the service provided across the region is good. Improvements were acknowledged in how challenge advisers report to Estyn and in the evidence considered to monitor and evaluate schools.
- All schools have attended September seminars so that they are appraised of what to expect during monitoring visits by challenge advisers.

- Induction, training and standardised guidance has been given to new challenge advisers on how to monitor and evaluate schools effectively.
- Local authority support plans are now in place to ensure that the schools most in need of support have a clear picture of how improvement will be accelerated in partnership with a range of stakeholders.

Further work required

- While the current configuration of Education Improvement Service personnel provides a high-quality service, staff recruitment and retention continues to be challenging (most notably in the secondary sector). A new Head of Secondary Phase Unit took up post on 1 February 2017 and is planning to consolidate the secondary unit by September 2017.
- Continue to monitor the written work and fieldwork of challenge advisers closely.
- Ensure that the new regional repository for monitoring reports (Rhwyd) is utilised consistently through checking and providing written feedback on the majority of reports.
- Ensure that there is consistent challenge on the quality of statutory school development plans which now contain pupil deprivation grant and education improvement grant expenditure plans.
- Distribute leadership further so that more quality assurance is undertaken by lead challenge advisers.
- New challenge advisers have started in September 2016. As a result, quality assurance requirements have increased. In addition, further part-time challenge advisers (x4) commence on 1 April 2017. Re-affirmation of consistent methodology will be required.
- School to school work is increasing with greater peer challenge. However, it is more challenging to ensure consistency with more part-time school improvement professionals. Although there is consistent guidance, consistent behaviours and values require consolidation.
- Since September 2016, a consistent approach is being adopted in how the service provides feedback to schools on their *improving quality* processes.
- No additional lines of enquiry have been included this year during autumn visits.
- A fresh supply of challenge advisers will be introduced in September 2017. This may mitigate against any risk of over generous evaluations from challenge advisers in a small minority of schools.

- 3.3 Recommendation 3: Improve officers' evaluation of the quality of leadership and management in schools to make sure that underperforming schools are identified and supported quickly.

Status: Yellow (March 2015: Yellow, October 2015: Yellow, March 2016: Yellow, November 2016: Yellow, May 2017: Yellow)

Summary

- The autumn term visits in 2015 challenged leadership, on all levels, thoroughly. Leaders are expected to produce evidence to support improvements. There is clearer continuity from one monitoring visit to the next where progress is determined by response to previous recommendations. Recommendations are set by Estyn and the education improvement service.
- A leadership development programme for both primary and secondary sectors is meeting the needs of the senior leadership teams in the secondary sector and new or acting headteachers in the primary sector.
- Support for underperforming schools has been strengthened through co-ordinated support to schools.
- Schools continue to be supported, on a cluster basis, to help improve the accuracy of teacher assessment because teacher assessment has been too generous in a few schools.
- Challenge advisers now provide feedback on the quality of strategic planning and evaluation processes and reports.
- All schools were evaluated during the second core visits in 2014-2015 to challenge their monitoring processes for improving the quality of teaching.
- All new and acting headteachers have been assigned mentors. However, the previous vacancy in the Head of Primary Phase Unit role resulted in temporary representation on the Leading Learning Priority Board so the mentor/mentee list was outdated. Remedial action has been taken.
- From September 2016, all schools will receive formal feedback on their improving quality processes. Challenge advisers have reported that they require further training on this especially as new inspection arrangements for schools commence in September 2017.
- A further emphasis has been placed on governor attendance during monitoring visits. However, governors do not always act as critical friends. Their role requires deeper evaluation in a few schools especially when they act as advocates only.
- Secondary challenger advisers are now experienced leaders conducting peer challenge and review. The risk of cosiness has been mitigated against, through quality assurance procedures. The new Head of Secondary Phase unit has swiftly provided a thorough analysis and useful tips on how to improve evaluation by challenge advisers in his unit.
- Evaluations of schools in primary schools are now more firmly based on the principle of schools producing their own evidence of their capacity to improve. This is gathering momentum as schools become accustomed to regional expectations.
- There are suitable programmes in place for growing leadership within schools as well as a greater scrutiny on how schools develop leaders from within.
- Core visits in autumn 2017 demonstrated greater evaluation of the impact on standards by leadership of the school.

Further work required

- Further develop the leadership and management programme to build capacity at all levels of management within schools. A group of primary headteachers are working with the lead primary challenge adviser to develop a deputy head development programme – this work will feed into the regional leading learning group work and is leading provision in this area in the region.
- Raise awareness of leadership standards to ensure aspiring (and existing) senior leaders have a full understanding of all aspects of leadership and management (eg HR, trade union issues, finance, health and safety and buildings). (This is built into the aspiring headteachers programmes and is planned for the new primary deputy headteacher programme).
- Continue to liaise with ERW and University of Wales Trinity St David's to develop a robust leadership development programme. (Both the secondary and primary aspiring heads programmes are accredited by Trinity St David's).
- A few primary schools were placed in a statutory category within the 2014-2015 academic year. In all cases, pupils' performance, according to teacher assessment, appeared good and this masked issues on managing resources, including staff.
- Deploy leaders to support the work of other leaders.
- Provide specific training for long-term serving headteachers.
- Early identification and prevention on stressors that affect headteacher wellbeing. There is an emerging pattern of concerns on headteacher wellbeing.
- Middle leaders in primary/secondary have had access to regional training in autumn 2016 and there is now a more formal network for deputy headteachers in Swansea.
- Maintain vigilance that the impact of leadership is evaluated and not just the activities undertaken by leaders.
- A new approach is being adopted to support and challenge schools using a Team Around the School (TAS) approach to hold schools to account with holistic support from the local authority. The approach is designed to be preventative. In a few cases, the support offered to schools has been so strong that it may have masked capability issues in leadership and management. This cannot be sustained.

- 3.4 Recommendation 4: Improve the quality of provision for those pupils who are educated other than at school, particularly to raise standards of achievement and to assist reintegration back into schools.

Status: Amber (March 2015: Amber, October 2015: Amber, March 2016: Red, November 2016: Amber, May 2017: Amber)

Summary

- The Cabinet met in December 2016 and approved moving forward on the proposed plans for the development of a new building to house PRU provision on the Cockett House Site.

- A progress update report on the implementation of the new model of provision for Education Other Than At School (EOTAS) and feedback from the recent stakeholder consultation has been planned for Cabinet for 20 July.
- Amanda Taylor has been appointed as the new Head of Swansea pupil referral unit (PRU) and Behaviour Support Unit (BSU) and took up her post on 24 April 2017.
- Simon Evans has been appointed as the new interim deputy headteacher of Swansea PRU and the BSU.
- Transition work between interim Head of PRU and newly appointed Head of PRU is underway and a successful and effective partnership had been developed.
- The designated challenge adviser continues to work closely with the centres that comprise the Swansea PRU. Recent monitoring procedures indicate progress being made against recommendations set.
- The PRU improvement plan is driving further progress and the newly appointed Head of PRU and deputy headteacher, are progressing this plan.
- The plan has challenging targets for improved pupil outcomes including attendance and academic performance.
- Temporary PRU leaders are driving improvements at each centre and have taken lead roles in key areas of priority for the PRU improvement plan.
- An EOTAS steering group has been set up to oversee the progress of the business plan and has met to review progress and inform development at a strategic level.
- Analysis of staff needs had been conducted in line with current needs and proposed reduction in the number of pupils to be admitted to PRU provision over the next 5 years. The number of posts have been identified and proposed adverts have been provided to HR for initial approval.
- Discussions have taken place with headteachers across primary and secondary schools to ascertain their needs from the future service in terms of training and support. More detailed follow up to collate needs is underway.

Further work required

- Report back to Cabinet on the progress of the business plan to overhaul model of service delivery.
- Report back to Cabinet on the progress towards establishing new accommodation for the PRU and Behaviour Support Team (BST) and Home Tuition Service.
- Report back to Cabinet on the progress of appointing suitable staffing to enable operation of the new model of Halfway House, and mode of delivery of the service.
- Secure permanent and temporary appointments for vacant posts at the PRU.
- Secure temporary appointment or secondment of new Head of Arrfryn Primary Education Centre.
- Develop strategy for the service delivery model for the new support team.

- 3.5 Recommendation 5: Improve the consistency of leadership across all education services and the quality of self-evaluation and improvement planning within education services.

Status: Yellow (March 2015: Amber, October 2015: Amber, March 2016: Amber, November 2016: Yellow, May 2017: Yellow)

Summary

- An annual self-evaluation cycle calendar has been established in order to further enhance responsibility, accountability and consistency in leadership and improvement planning. The self-evaluation will be completed in the summer term and finalised early in September.
- The remit of the School Improvement Partnership and the Swansea Learning Partnership will be reviewed. Within the terms of reference, there will be an expectation to support, challenge and monitor the Local Authority self-evaluation and improvement planning. In addition, the Pupil Voice Forum will contribute to the self-evaluation report.
- The new Education Department Service Plan for 2017-2018 has been finalised.
- A pan-department internal risk register is now in place. Operational risks are managed by Heads of Unit and are scrutinised through formal governance methodology using the Education Department's Strategic Leads Board (SLB) and Senior Leadership Team (EDSLT).
- A comprehensive performance management system across the Department is now in place. Following consultation with staff, it has been agreed that the Education Department's performance management cycle will be based on an academic rather than a financial year.
- A revised meeting structure has been in operation since May 2015. SLB and EDSLTL meetings continue to be held on a monthly basis. All meetings have comprehensive agendas, are minuted and receive formal reports. There is a strong focus on corporate priorities, local targets and regional objectives at each meeting.
- The new Chief Education Officer took up his post on 20 March 2017. There is a vacancy in the Education department's top-level team and the structure will need to be reviewed to align with local, regional and national drivers.
- The department has revised its operational plan and service area performance evaluation reporting templates.

Further work required

- The Education Department's revised performance management arrangements need to be embedded across all service areas. The target date for full engagement is 31 August 2017.
- Continue with interim arrangements for the Head of Learner Support Service while a wider review of the Education Department structure is undertaken by December 2017.

3.6 A self-evaluation of Local Authority Education Services for Children and Young People takes place each year. The 2016 report is in development. Previous versions can be found at: www.swansea.gov.uk/estyninspections. The self-evaluation provides more detail on the areas covered by the Recommendations.

4.0 Equality and Engagement Implications

4.1 Whilst there are no specific equality of engagement implication associated with this report, some specific areas of work resulting from the recommendations will be subject to the Equality Impact Assessment (EIA) process (which incorporates the UNCRRC). For example, an EIA report has been developed for the EOTAS review.

5.0 Financial Implications

5.1 Whilst there are no immediate financial implications arising from this report, acceptance could result in additional expenditure at a future time. Acceptance does not mean that additional resources will be made available and it should be assumed that future spending needs will need to be contained within existing budget provision and have full and due regard to the budget principles set out in 'Sustainable Swansea – Fit for the Future' and the likely levels of future budgets having due regard to the budget and medium term financial plan.

6.0 Legal Implications

6.1 There are no immediate legal implications associated with this report.

Background Papers:

Common Inspection Framework

<http://www.estyn.gov.uk/download/publication/11438.7/common-inspection-framework-from-september-2010/>

Estyn Guidance on inspection of Local Authority Education Services for Children and Young People

<http://www.estyn.gov.uk/download/publications/8326.5/guidance-for-the-inspection-of-local-authority-education-services-for-children-and-young-people-from-september-2010/>

City and County of Swansea LAESCYP Inspection Report 2013

<http://www.estyn.gov.uk/download/publication/291263.7/inspection-report-city-and-county-of-swansea-2013/>

Annual self-evaluation of Local Authority Education Services for Children and Young People, December 2014

www.swansea.gov.uk/estyninspections

Appendices: None.

Report of the Cabinet Member for Children, Education & Lifelong Learning

Council - 27 July 2017

ASSET MANAGEMENT PLAN 2017/2021

Purpose:	To propose an updated Asset Management Plan for the next 4 years.
Policy Framework:	Asset Management Plan
Consultation:	Legal, Finance, Access to Services.
Recommendation(s):	It is recommended that: 1) The Asset Management Plan for 2017/2021 as presented at Appendix 1 is adopted.
Report Author:	Geoff Bacon
Finance Officer:	Ben Smith
Legal Officer:	Tracey Meredith
Access to Services Officer:	Phil Couch

1.0 Summary

1.1 The Council's Asset Management Plan (attached at Appendix 1) for the City and County of Swansea is the creation of a flexible, efficient, sustainable property portfolio meeting the objects of the City and County of Swansea.

1.2 The purpose of the Asset Management Plan is to set out the high level corporate property objectives for the next 4 years, these are in summary:-

- i) Corporate Landlord
- ii) Disposals
- iii) Property Investments
- iv) Regeneration & Economic Development
- v) Capital Programme
- vi) Community Buildings

1.3 The attached document sets out a broad summary of these 6 key priorities and outlines present and proposed actions and objectives to meet these priorities.

2.0 Equality and Engagement Implications

- 2.1 An EIA Screening has been undertaken which confirms that a full EIA report is not required. However, each potential material change in asset management will itself be subject to the EIA process – especially any which concern buildings currently hosting community services or whose loss may otherwise impinge on protected groups.

3.0 Legal Implications

- 3.1 There are no general legal comments to make at this stage. Detailed legal implication paragraphs will be prepared on each occasion a formal decision is made to dispose or deal with a particular property taking into account any formal relevant policies.

4.0. Finance Comments

- 4.1 There are no direct financial implications arising from the Asset Management Plan and the Work Programme.

Any proposed scheme arising from the Asset Management Plan and Work Programme will be reported as required by Financial Procedure Rules for approval together with its respective financial implications detailed.

Any proposed sale of asset will be reported as required by Financial Procedure Rules. Any non earmarked General Fund capital receipts will be used to support the General Fund Capital Programme. Housing capital receipts will be used to support the HRA Capital Programme.

Background Papers: None

Appendices: Asset Management Plan 2017/2021

City and County of Swansea

**Asset Management Plan
2017/21**

INTRODUCTION

The City and County of Swansea's current Asset Management Plan was a simplified version of an Asset Management Plan covering an extended 4 year period 2013/17, it set out a very broad framework of high level asset management initiatives that sits alongside separate documents relating to HRA assets/ stock and Highways/ Infrastructure. The policies, procedures and initiatives contained within previous documents have become embedded within the established Asset Management Planning process within CCS.

The intention is for the continued evolution of this process and this document continues to refine and adapt this streamline process.

EXECUTIVE SUMMARY

The wider Asset Management Policy of the City and County of Swansea is the creation of a flexible, efficient and sustainable property portfolio meeting the objectives for the City and County of Swansea.

To deliver this policy the Asset Management Strategy is a corporate landlord solution ensuring a highly performing asset portfolio.

The key aspects of the Asset Management Plan are contained within 6 priorities.

1. Corporate Landlord
2. Disposals
3. Property Investments
4. Regeneration and Economic Development
5. Capital Programme
6. Community Buildings

These key priorities are summarised in the Council's Asset Management Plan on a page (Appendix A).

Previous asset management plans captured priorities across a wide area however as the councils asset management approach has matured and evolved previous key activities can be captured across the above six key areas. In order to demonstrate progress made within the lifespan of the last four year asset management plan summary against six key areas set out below with future outputs and performance.

The plan is deliberately high level as significant activity and details will determine the performance and outputs over the next 4 years and this will inevitably evolve during the life of this document.

FINANCIAL ISSUES

The Council continues to hold a large and varied portfolio of considerable value, but also, in practice, a considerable liability.

The financial position of the Authority continues to be one of constraint of capital and revenue and the Council's wider portfolio assists the wider Capital Programme, but also has continued liability of capital investment.

The revenue budget is assisted with the income producing assets raising for the Council circa £6M, but there remains a challenge over the ongoing reduction of the revenue commitments for the wider operational portfolio.

COUNCIL OBJECTIVES

The current Council Corporate Plan sets out a high level vision for the City and County of Swansea for a safer, greener, smarter, fairer, healthier, richer Swansea underpinned by core values of people focus – working together – innovation.

The Plan focuses on the highest priority outcomes as follows:-

- Safeguarding Vulnerable People
- Improving Pupil Attainment
- Creating a Vibrant and Viable City and Economy
- Tackling Poverty
- Building Sustainable Communities

The Asset Management Plan sits under the wider Corporate Plan, but the objectives of asset management underpin key priorities with regards to assisting direct service delivery, but more specifically and directly with regards to a vibrant and viable City and economy and building sustainable communities.

At time of the writing the Corporate Plan is currently under revision, however, the five key priorities will remain. A revision of the Corporate Plan will be reflected in updates of the Asset Management Plan as part of the annual reporting process to Cabinet.

The manifesto commitments made by the ruling administration will be adopted as policy, therefore, there will be a number of following specific commitments which will have asset implications and will form part of the policy framework for this document. It is though expected that a number of specific actions set out below are already taking these commitments forward.

FUTURE GENERATIONS ACT

The Well-being of Future Generations Act requires that the Council demonstrates how it incorporates the sustainable development principle.

The Act's Statutory Guidance states that it will enable public bodies to strengthen arrangements for the effective management of their assets in terms of the management of physical assets and facilities this should mean that they can be used for the benefit of our communities; enabling them to be used over the long-term with safeguards in place for their retention at the community level.

Involving people is a key contributor to working in a more sustainable way, regarding Asset Management, the Statutory Guidance requires the Council to involve people and communities in decisions about the management of assets, to ensure assets are used for the benefit of communities.

During the life of this 4 year plan, officers within the Council's property and more specifically those responsible for service delivery, will continue to work with communities to ensure services are delivered to meet their needs. This will apply not just to specific cross cutting reviews such as the Community Hubs but will be embedded throughout all business plans linking into service asset plans.

GOVERNANCE

This 4 year plan will set the broad strategy for asset management within the City and County of Swansea but it is fully expected that the plan will evolve during that period. This will require ongoing updates and reports and revised strategies that will be reported through the normal mechanisms to ensure the plan is fit for purpose.

The ongoing governance structure with regards to consultation will be through the established Asset Management Group (internal officers) Budget Performance Review Group (leading officer and member consultation) and the Local Property Board (third sector and public sector partner consultation).

Councillor Clive Lloyd, the Deputy Leader, has specific responsibility for service transformation and business operations, which includes significant elements of activity within the Asset Management Plan, but more specifically Strategic Estates and Property.

Where there are specific work-streams and strands within the key activities as set out below, these will be governed through the more formal governance arrangements as necessary.

Annual reports on progress specifically related to the outputs as identified below will be made to Council to ensure the Plan is live and fits with ongoing and emerging Corporate Objectives.

SUMMARY OF ACTIONS 2017/2021

Corporate Landlord

Actions

The key activity for the asset management strategy is the implementation of the Corporate Landlord as the primary focus for achieving efficient and effective asset management. As this has now been adopted as policy, during 2016/17 the first stages of further centralisation of property related budgets has been actioned. NNDR, postage, cleaning, rental income. This will extend during/beyond the course of 2017/18 to include all utilities budgets, PAT testing, window cleaning, Civic Centre stationery and external room hire. The primary focus for the next four years will be the finalisation of the implementation of corporate landlord approach. Those budgets which have already been centralised and will continue to be for the next 12 months so for the first half of the life of the asset management plan, the revision and monitoring of centralised budgets will be key and enable proper reporting on savings made as a result of the implementation.

Outputs

Key actions expected during 2017-2021 include:

- Implementation of Corporate Landlord – Management of those budgets already centralised and further work to centralise all General fund property budgets, room hire, external leases, utilities, etc.
- Further work with regards to commercialism of the cleaning service.
- Depot Review – Implementation of agreed actions for the Depot Review and disposal of Pipehouse Wharf, relocation to service, expansion of Bailing Plant.
- Investigation of relocation of Design Print to the Civic Centre – to improve efficiencies and generate property savings.
- Agile Programme – Continue with the implementation of the revised Agile Programme working with local Social Enterprises to upgrade furniture.
- Maximise efficiency in terms of occupation of the Civic Centre and beyond to generate savings and income.
- Civic Centres- short term third party commercial occupations and finalised design/specification of new build
- Graphics Project – Ongoing programme of updating all ownership layers to ensure simplification of understanding of rights and responsibilities within the Authority.
- Computerised self-serve room booking and pool car booking system.
- Cockett campus redevelopment and associated activities
- Improved performance management with regular reports and accommodation densities and energy consumption.

Disposals

Actions

Primary activity providing greater certainty over expected capital receipts and to ensure maximising returns and minimised delays in completion. Additional disposals have been targeted through the identification of relevant sites within the deposit draft LDP and working up the stage feasibility and site investigations to enable timetabled disposal within a four-year programme. The wider universal review identified a number of smaller scale opportunities which whilst producing lower capital receipts will also reduce revenue commitments. The activities will be to continue with the good work undertaken so far to centralise and clarify the disposal process. Further planned improvement will be to investigate, report and agree the opportunity for the council to act as developer which whilst removing some sites from the disposal programme will add value through the recovery of any developer's profit. It is expected this work will continue as a first stage for the next 12 months.

Outputs

- Complete identified disposals.
- Finalised feasibility on CCC acting as developer. Identified sites reviewed and analysed to either be taken forward as development opportunities or sold.
- Co-operative housing Policy to be agreed and adopted to consider the role of Co-op Groups as partners in development/disposal process.
- Ensure linkages with corporate objectives including current and emerging planning policy and affordable housing provision.

Property Investments

Actions

A major piece of work undertaken related to the independent review undertaken by JLL which validated the current approach with regards to the investment portfolio. This review also identified a property investment fund be created to maximise the Council's strategic position. The creation of a fund xxx building on the knowledge of the Swansea property market coupled with the ability to borrow at beneficial rates would place the Council in an advantageous position. This has been set up and progress has been made in identifying opportunities and progressing negotiations.

Outputs

- A key output of the JLL report was the formulation of a mission statement prioritising the maximisation of income.
- Acquisitions will continue for the first 12 months of the life of the asset management plan with further rationalisation around those poorly performing assets identified through ongoing reviews.
- Continued investigation of investment properties and rationalisation of property portfolio.
- Improved performance of investment portfolio
- Production and agreement of performance management criteria.

Regeneration and Economic Development

Actions

Swansea has a clear regeneration policy and agenda that impacts on all parts of the City and County. The City Centre is a key focus and acquisition have taken place at the Kingsway and St David's to create sites for development. These areas have formed the basis of the successful Swansea City Deal bid. The two City Deal projects are the Digital Village (100,000 sf ft. offices at Kingsway for the tech sector) and Digital Square (3,500 capacity venue, public realm, car park and Hotel, St David's Phase 1). To support the City Deal detailed designs for breathing new life into the Kingsway are being prepared which will create a green and welcoming environment to support new uses, development and re- use of buildings. The next key regeneration steps will see a planning application submitted for St David's with the first phase intended to start on site Q2 2018. Detailed designs and a planning application will be progressed for the Kingsway offices preparing for the construction phase, along with detailed design for a relocated Civic Centre. Kingsway public realm works will commence in 2018.

The Hafod HLF Project will appoint a professional team and prepare detailed designs working towards a HLF second stage application. Sites at Felindre and Swansea Vale will be marketed for high end industrial and residential use respectively and a number of other sites are in preparation for marketing.

Outputs

- Mariner Street for student accommodation, obtaining planning consent.
- Health Centre at Mayhill on site.
- Infrastructure at Felindre and Swansea Vale completed.
- A £9M Stage 1 HLF supported project for a visitor centre and distillery for Penderyn Whisky has been approved for Hafod Copper Works.

Capital Programme

Currently there are significant Capital Projects that relate to all priority strands of this document, including Band B QED and those relating to the HRA which are managed elsewhere. The process relating to the wider Capital Programme is subject to a Cross Cutting Commissioning Review to ensure that future capital spend is undertaken within a structured process ensuring greater visibility and corporate ownership of the Programme. The outcome of that review is not expected until Feb 2018. Specifically with regards to the allocated budget for Capital Maintenance over recent financial years has been £4M. There was an additional £1M allocated in financial years 16/17 and 17/18 which was specifically targeted at business continuity issues throughout Swansea Schools.

As of February the backlog maintenance within CCoS assets is in the region of £234M.

The proposals set out will directly support the corporate objectives of the Authority, in relation to the maintenance and improvement of the Authority's building portfolio.

This maintains the previous commitment to address the significant backlog of maintenance which amounts to in excess of £234M and minimise the potential effect of unforeseen breakdowns of building elements.

Projects will be selected on a priority basis. The criteria for selection (unless otherwise stated) was based upon condition rating, legislative compliance, health and safety indications, likelihood of failure and business continuity.

As this document relates to land and buildings the Capital Programme governing Highways Infrastructure and Housing (HRA) is outlined in a standalone document.

Outputs

- Improved performance management specifically around targeted investment to reduce maintenance backlog.
- Finalisation of cross cutting review of capital planning.

Community Buildings

Formalisation of Community Asset Transfer Policy and continued negotiation around ongoing CATs. Co-ordination of Local Property Board to ensure linkages with public sector and third party partners. Cross Cutting review, pilot in agreed locations. The primary piece of work relating to community buildings will be the instigation and completion of the crosscutting commissioning review aiming to identify service need within established communities and areas and to match the asset provision to that established need. This will enable not only more efficient use of community assets but also ensure services are more sustainable and therefore assist the completion of ongoing commission reviewed. The vision of the review is to ensure sustainable and improved access to Council services using existing local assets “differently” helping empower citizens to provide and support them in what they need within their community.

Outputs

- Creation of pilot community hubs in at least three locations delivering agreed services in communities.
- Clearly identified collaborative opportunities with public and third sector partners.

ASSET MANAGEMENT PLAN 2017/2021 ON A PAGE







ASSET MANAGEMENT POLICY

The creation of a flexible, efficient and sustainable property portfolio meeting the objectives of the City and County of Swansea.

ASSET MANAGEMENT STRATEGY

To deliver a Corporate Landlord solution ensuring a highly performing asset portfolio.

ASSET MANAGEMENT PLAN

Corporate Landlord 	Disposals 	Property Investments 	Regeneration and Economic Development 	Capital Programme 	Community Services Hubs 
<ul style="list-style-type: none"> • Agile Office • Depot Review • Centralisation of property budgets • Service Asset Management Plans • Energy Strategy • Carbon Reduction Strategy 	<ul style="list-style-type: none"> • Maximising returns • Commercial approach • Universal Review • Council as Developer 	<ul style="list-style-type: none"> • Maximising Income • Commercial Approach • Investment Fund • Review of Property Performance 	<ul style="list-style-type: none"> • City Centre Strategy • City Deal 	<ul style="list-style-type: none"> • WHQS • Cap Maint • More Homes • QED • Cross Cutting Review • Highway Asset Management Plan. 	<ul style="list-style-type: none"> • Cross Cutting Commissioning Review • Identified Collaborative Opportunities

Agenda Item 13.

Report of the Cabinet Member for Service Transformation and Business Operations

Council – 27 July 2017

MEMBERSHIP OF COMMITTEES

Purpose:	Council approves the nominations/amendments to the Council Bodies.
Policy Framework:	None.
Consultation:	Political Groups.
Recommendation:	It is recommended that: 1) any amendments to Council Bodies submitted be approved.
Report Author:	Gareth Borsden
Legal Officer:	Tracey Meredith
Finance Officer:	Carl Billingsley
Access to Services Officer:	N/A

1. Introduction

- 1.1 Meetings of Council regularly agree and amend the membership of the various Committees/Council Bodies as reflected in the lists submitted by the Political Groups.

2. Changes to Council Body Membership

- 2.1 This report has been included on the agenda to facilitate any possible changes by the political groups.

3. Financial Implications

- 3.1 There are no financial implications associated with this report.

4. Legal Implications

- 4.1 There are no legal implications associated with this report.

Background Papers: Local Government & Housing Act 1989, the Local Government (Committees & Political Groups) Regulations 1990.

Appendices: None

Report of the Chair of the Scrutiny Programme Committee

Council – 27 July 2017

SCRUTINY ANNUAL REPORT 2016-17

Purpose	To provide a report on the work of scrutiny for the municipal year 2016-17.
Report Author:	Councillor Mary Jones / Dave Mckenna
Finance Officer	Carl Billingsley
Legal Officer	Sandie Richards
Access to Services Officer:	Catherine Window
FOR INFORMATION	

1. Introduction

- 1.1 Every year Council requires that an annual report is produced for the work of scrutiny for the previous municipal year.
- 1.2 The Scrutiny Annual Report is used to:
 - Highlight the work carried out by scrutiny
 - Show how scrutiny has made a difference
 - Support continuous improvement for the scrutiny function
- 1.3 For the sixth year the report is being produced as a simple scorecard. This approach is intended to highlight a small number of key indicators that illustrate four performance questions. These questions, which are intended to reflect a 'results based' approach, are:
 - How much scrutiny did we do?
 - How well did we do it?
 - How much did scrutiny affect the business of the Council?
 - What was the impact of scrutiny?
- 1.4 Charts have been added that show comparative data with previous years where available. Arrows on the main scorecard have also been added to indicate the direction of change for each measure.
- 1.5 The annual report was agreed by the Scrutiny Programme Committee on 10 July 2017.

1.6 Any comment made by Council will be considered by the Committee to inform future annual reports.

2. Financial Implications

2.1. There are no financial implications associated with this report.

3. Legal Implications

3.1 The Council Constitution requires that an overview and scrutiny annual report is produced each year although the style and content of the annual report is not prescribed.

4. Equality and Engagement Implications

4.1 There are no equality and engagement implications associated with the report.

Background Papers: None

Appendices:

1. Scrutiny Annual Report 2016-17

Scrutiny Annual Report 2016/17

Scrutiny Programme Committee
City and County of Swansea - Dinas a Sir Abertawe



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1. Chair's Foreword

Councillor Mary Jones, Chair of the Scrutiny Programme Committee



Every year that I have been chair of the scrutiny programme committee I have been proud of the work that scrutiny has done and last year was no exception.

Despite the fact that this was the last year of a five year council, and a local election year, we continued to keep activity levels high and continued to make the difference that our citizens expect. I want to give my thanks to all of the councillors who have contributed this year but particularly to those who have been able to get involved in a number of activities.

Several in-depth reports on key topics were completed over the last 12 months on school readiness, poverty, supporting communities to run services and child and adolescent mental health services. I was convener for the last of these and was really pleased that we were able to raise the concerns that we heard from many parents through this work.

I have also been pleased about the increased use of pre-decision scrutiny and how this has helped us to engage with the commissioning review process. Another area that I am pleased about is the increased coverage that scrutiny work has had in the media and I hope this will continue.

Once again we have maintained our record of holding each of the Council's 10 Cabinet Members to account in a formal question and answer session with the Committee. I am grateful to our Cabinet Members for taking the time to provide us with information and for being so constructive in their sessions with us.

As we are at the start of a new municipal year and a new council I want to end by looking forward. I am looking forward to working with all of the backbench councillors as we continue to make a difference through the work we do. I hope the returning councillors will bring their knowledge and experience and I hope that the councillors will bring new ideas and fresh enthusiasm. Scrutiny is a challenging and ever evolving area of work and I look forward to seeing how we can make scrutiny even better than before.

A handwritten signature in black ink that reads "Mary Jones".

2. Swansea Scrutiny Results Scorecard 2016-17

	A. How much scrutiny did we do?	B. How well did we do it?
Scrutiny Practice	1. Number of committee meetings = 13 ↓ (15) 2. Number of panel meetings/working groups = 91 ↓ (105) 3. Number of in-depth inquiries completed = 4 ↔	4. Councillors who say they have a good understanding of the work of scrutiny = 97% ↑ (93%) 5. Staff who say they have a good understanding of the work of scrutiny = 45% ↓ (96%) 6. Average councillor attendance at scrutiny meetings = 67% ↓ (68%) 7. Backbench councillors actively involved in scrutiny = 76% ↓ (79%) 8. Councillors who agree that the level of support provided by the Scrutiny Team is either excellent or very good = 88% ↑ (81%) 9. Staff who agree that the level of support provided by the Scrutiny Team is either excellent or very good = 63% ↓ (71%) 10. Councillors who agree that the scrutiny arrangements are working well = 89% ↑ (83%) 11. Staff who agree that the scrutiny arrangements are working well = 39% ↓ (75%)
	C. How much did scrutiny affect the business of the Council?	D. What were the outcomes of scrutiny?
Scrutiny Outcomes	12. Number of chairs letters written to cabinet members = 77 ↑ (71) 13. In depth inquiries reported to Cabinet = 4 ↔ 14. Action plans agreed = 4 ↑ (3) 15. Follow ups undertaken = 3 ↓ (5) 16. Number of Cabinet reports subject to pre decision scrutiny = 9 ↑ (6) 17. Cabinet members who attended at least one question and answer session at the Scrutiny Programme Committee = 100% ↔	18. Scrutiny recommendations accepted or partly accepted by Cabinet=81% ↓ (97%) 19. Recommendations signed off by scrutiny as completed = 93% ↑ (77%) 20. Councillors who agree that scrutiny has a positive impact on the business of the Council = 69% ↓ (76%) 21. Staff who agree that scrutiny has a positive impact on the business of the Council = 41% ↓(55%) 22. Councillors who agree that the Scrutiny Work Programme balances community concerns against issues of strategic risk and importance = 77% ↑ (74%) 23. Staff who agree that the Scrutiny Work Programme balances community concerns against issues of strategic risk and importance = 34% ↓ (60%)

↕↑ = significant change, ↓↑ = small change, ↔ no change

3. About the Indicators

A. How much scrutiny did we do?

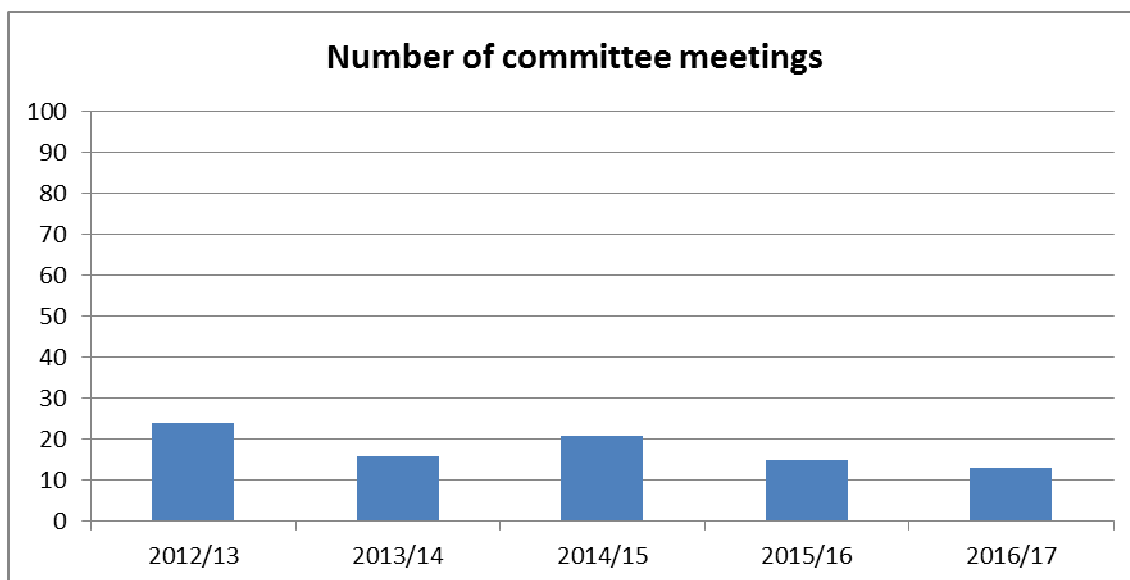
3.1 Number of formal committee meetings = 13

Formal committee meetings for scrutiny are held in public and give councillors the opportunity to hold cabinet members to account and provide challenge on a range of policy and service issues.

The committee meetings for 2016-17 were as follows:

- Scrutiny Programme Committee (12 meetings)
- Special Scrutiny Programme Committee – Crime and Disorder Scrutiny (1 meeting)

Comparison with previous years:



(Note: During 2012/13 before the Scrutiny Programme Committee was established three Scrutiny Boards were operating)

3.2 Number of panel meetings/working groups = 91

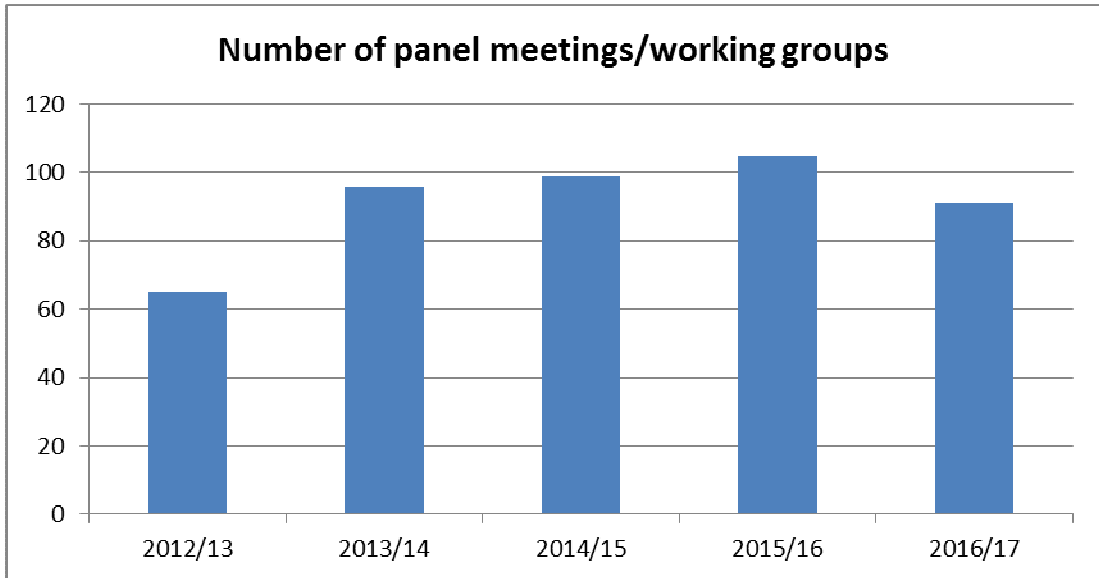
Panel meetings and working groups are established by the Scrutiny Programme Committee with an appointed convener. There are two types of panels:

Inquiry panels - these undertake in-depth inquiries into specific and significant areas of concern on a task and finish basis.

Performance panels - these provide in-depth monitoring and challenge for clearly defined service areas.

Working groups are one-off meetings established when a matter should be carried out outside of the committee but does not need a panel to be set up.

Comparison with previous years:

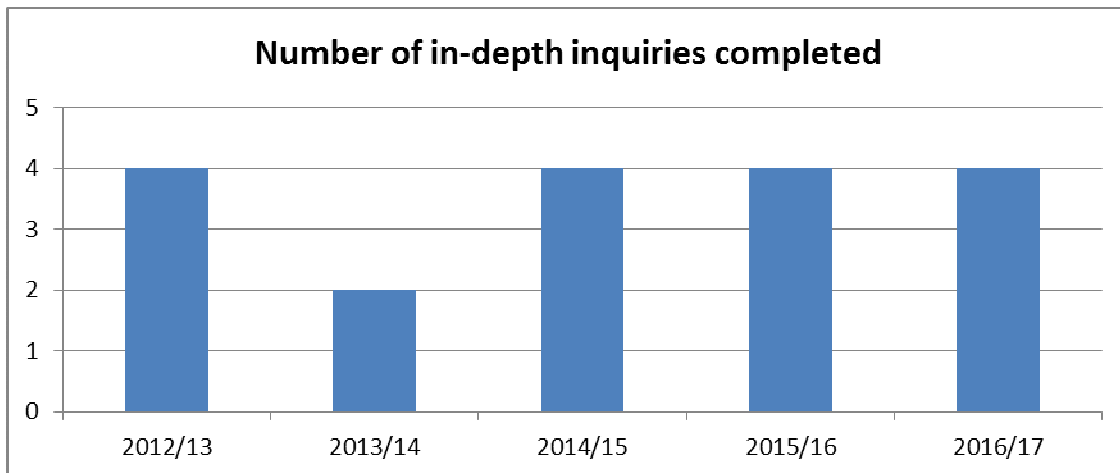


3.3 Number of in-depth inquiries completed = 4

Work on the following in-depth inquiries was completed during 2016-17:

Inquiry	Panel
School Readiness: <i>How can school readiness be improved in Swansea?</i>	School Readiness Inquiry Panel
Action, partnership, participation: <i>How can the Council's Tackling Poverty Strategy be improved?</i>	Tackling Poverty Inquiry Panel
Child and Adolescent Mental Health Services: <i>How can the Council work with health and other partners to reduce demand for child and adolescent mental health services?</i>	Child and Adolescent Mental Health Services Inquiry Panel
Community Action: <i>How can the Council best support residents to run services in their own communities?</i>	Building Sustainable Communities Inquiry Panel

Comparison with previous years:

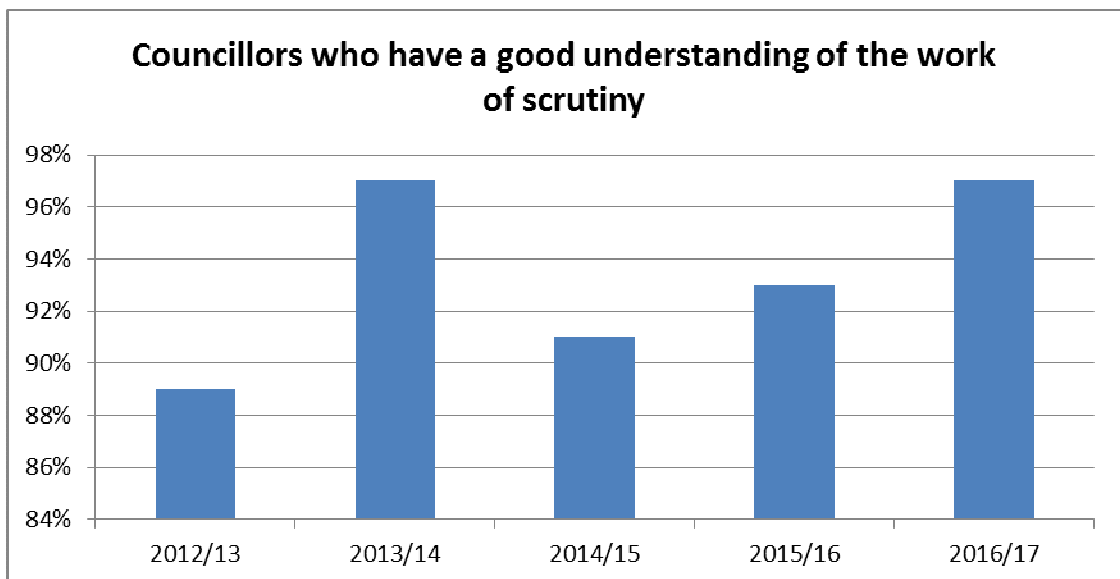


B. How well did we do it?

3.4 Councillors who say they have a good understanding of the work of scrutiny = 97%

Awareness and understanding of scrutiny is an important aspect of effectiveness. This data is collected via an annual survey of Councillors. The numbers of councillors who responded to the survey was 35 (49% of all councillors).

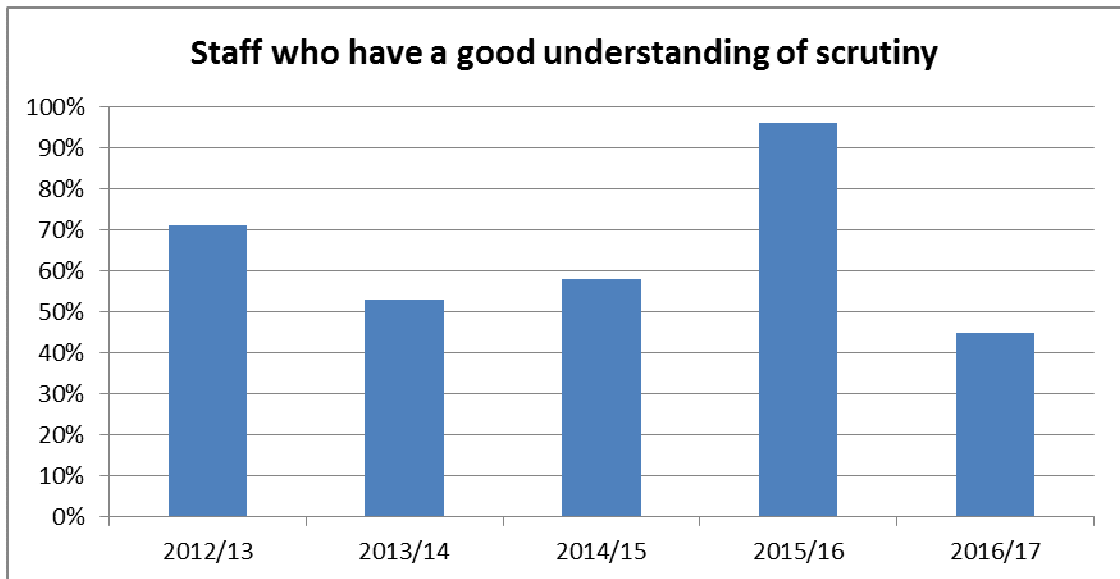
Comparison with previous years:



3.5 Staff who say they have a good understanding of the work of scrutiny = 45%

Awareness and understanding of scrutiny is an important aspect of effectiveness. This data is collected via an annual survey of staff and partners. The number of people answering this question was 67 which is a low number from which to draw meaningful conclusions.

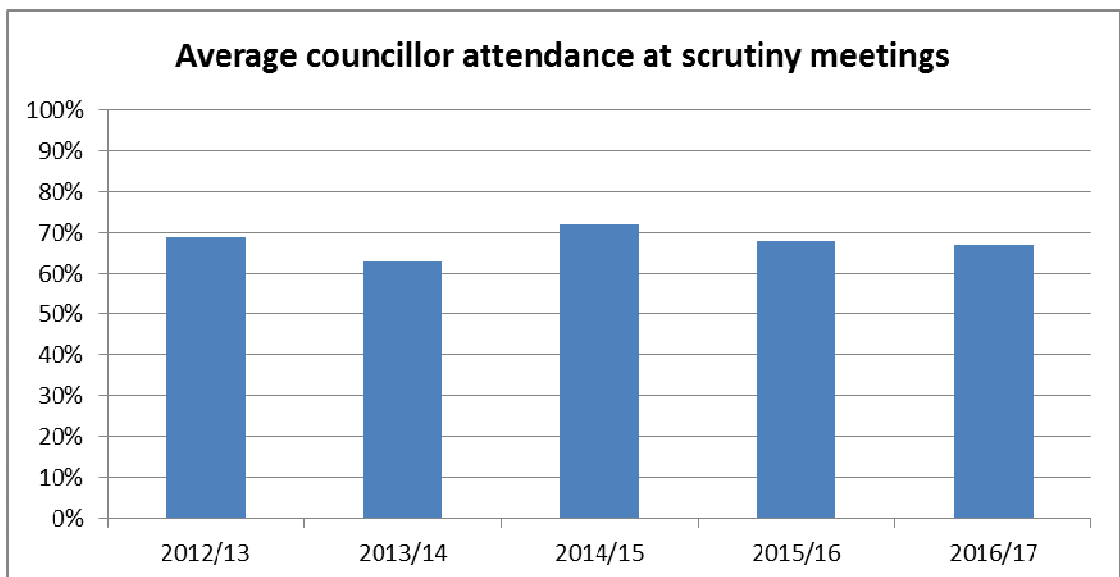
Comparison with previous years:



3.6 Average councillor attendance at scrutiny meetings = 67%

The rate of councillor attendance measures an important aspect of effectiveness as it reflects the engagement of councillors in the scrutiny process. Attendance figures for councillors attending formal meetings are collected by the Members Support Team and published on the Council's website. 2016/17's figure is an overall attendance figure that includes the Scrutiny Programme Committee, panel meetings and the working groups.

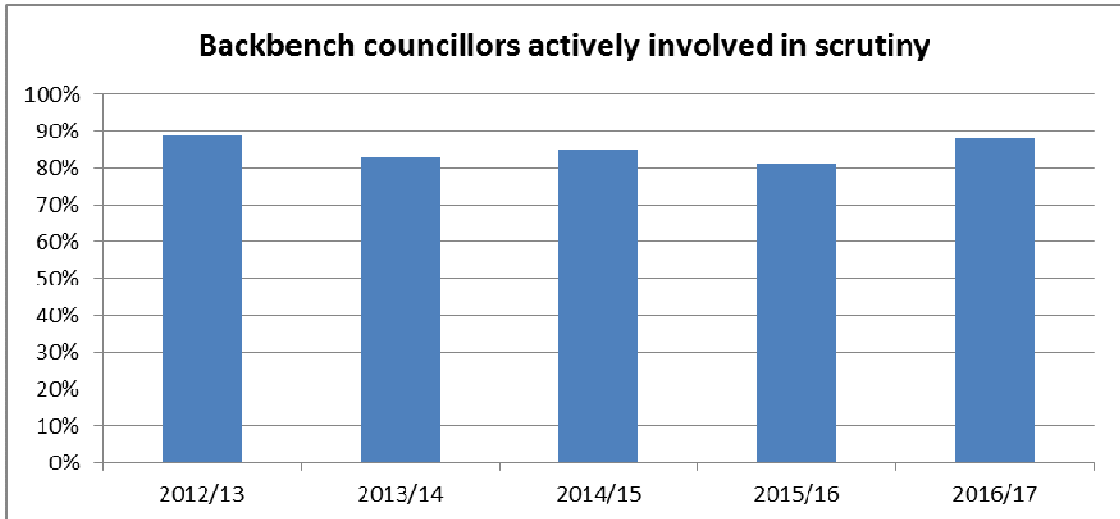
Comparison with previous years:



3.7 Backbench councillors actively involved in scrutiny = 76%

The large majority of backbench councillors were involved in scrutiny either through the Scrutiny Programme Committee, panels or working groups.

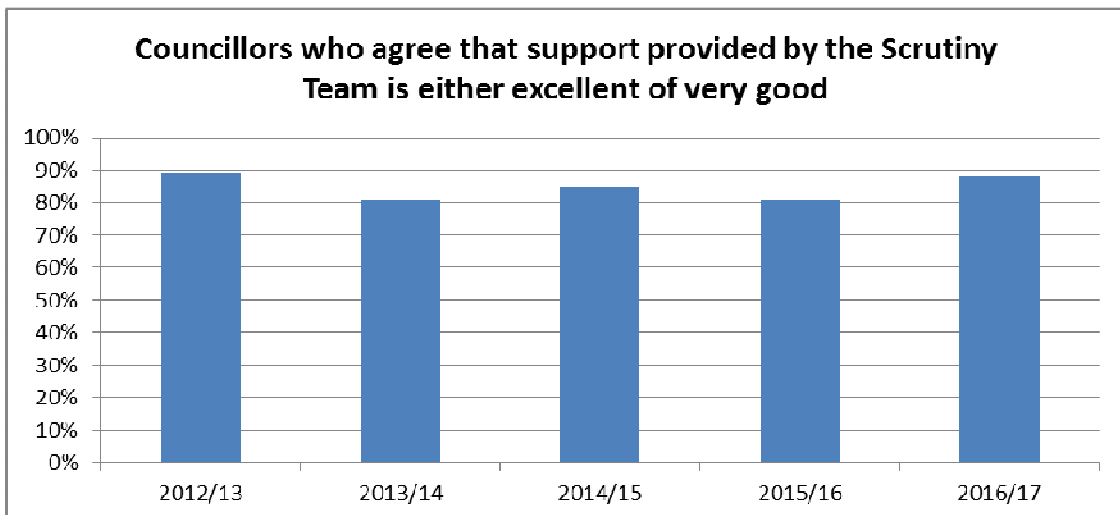
Comparison with previous years:



3.8 Councillors who have used the service who agree that the level of support provided by the Scrutiny Team is either excellent or very good = 88%

The Scrutiny Team provides capacity for the committee and the panel meetings/working groups to undertake their work by undertaking, for example, project management, research, report writing and liaison with cabinet and witnesses. This data is collected via an annual survey of councillors. The number of councillors answering this question was 35.

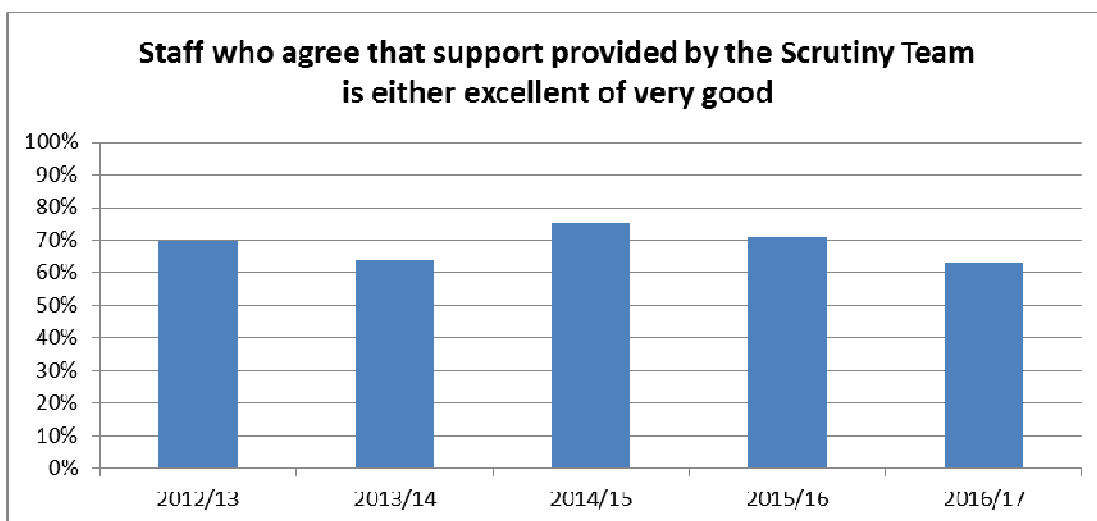
Comparison with previous years:



3.9 Staff who agree that the level of support provided by the Scrutiny Team is either excellent or very good = 63%

The Scrutiny Team provides capacity for the committee and the panel meetings/working groups to undertake their work by undertaking, for example, project management, research, report writing and liaison with cabinet and witnesses. This data is collected via an annual survey of staff and partners. Only those who have used the service are asked this question. The number of people answering this question was 19.

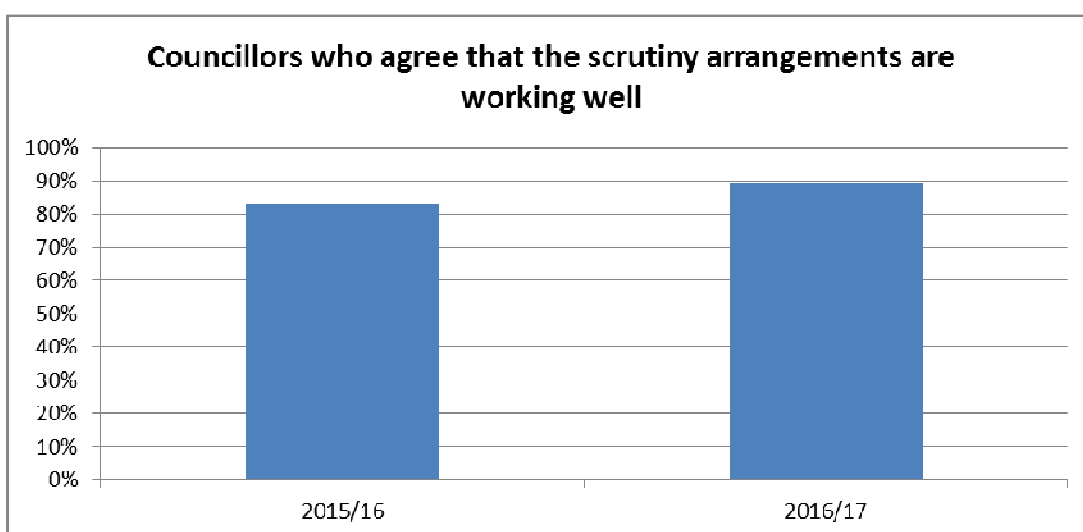
Comparison with previous years:



3.10 Councillors who agree that the scrutiny arrangements are working well = 89%

As part of an annual survey, councillors are asked whether they feel the scrutiny arrangements are working well. The number of councillors answering this question was 35. This was a new indicator added in 2015/16.

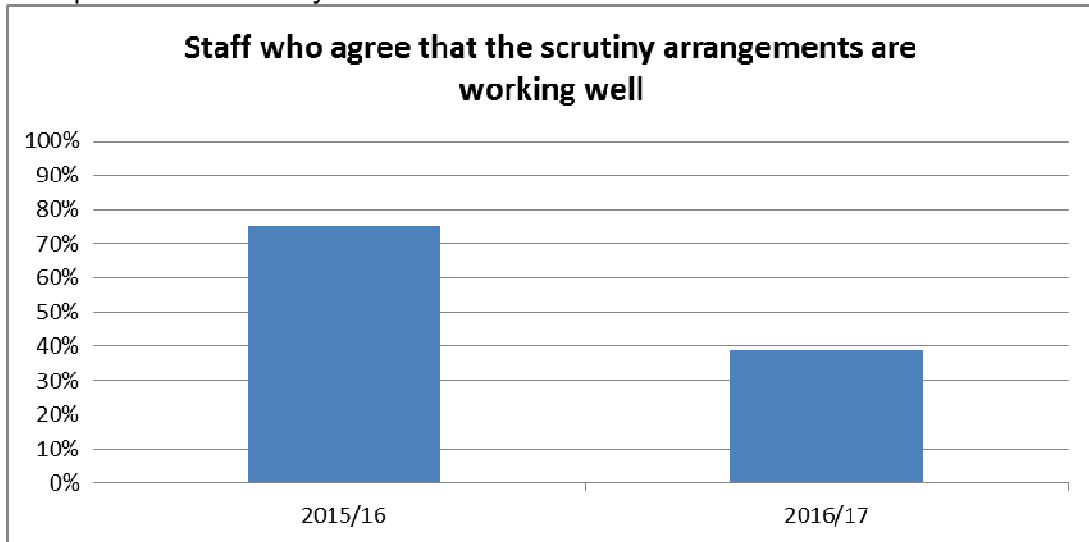
Comparison with last year:



3.11 Staff who agree that the scrutiny arrangements are working well = 39%

As part of an annual survey, staff and partners are asked whether they feel the scrutiny arrangements are working well. The number of people answering this question was 67 which is a low number from which to draw meaningful conclusions. This was a new indicator added in 2015/16.

Comparison with last year:

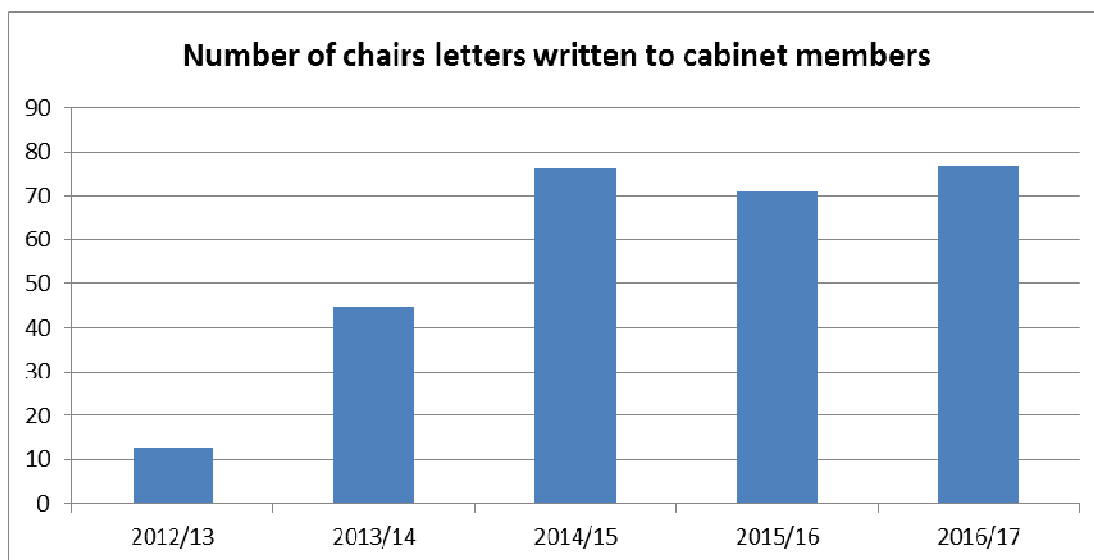


C. How much did scrutiny affect the business of the Council?

3.12 Number of chairs letters written to cabinet members = 77

Chairs letters allow the committee and panel meetings/working groups to communicate quickly and efficiently with the relevant cabinet members. They use these letters to raise concerns, highlight good practice, ask for further information and make recommendations.

Comparison with previous years:

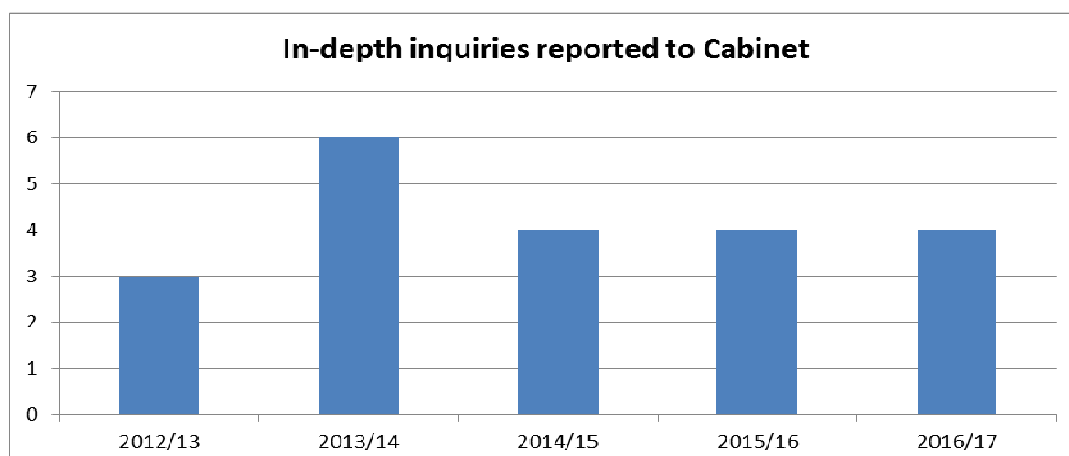


3.13 In-depth inquiries / reviews reported to Cabinet = 4

In depth inquiries are reported to Cabinet for a response to the recommendations agreed by scrutiny and action plan on how the recommendations will be implemented. The following in-depth reviews were reported to Cabinet from scrutiny with the number of recommendations from each shown in brackets:

- Readiness for School (9)
- Tackling Poverty (15)
- Child and Adolescent Mental Health Services (15)
- Building Sustainable Communities (10)

Comparison with previous years:

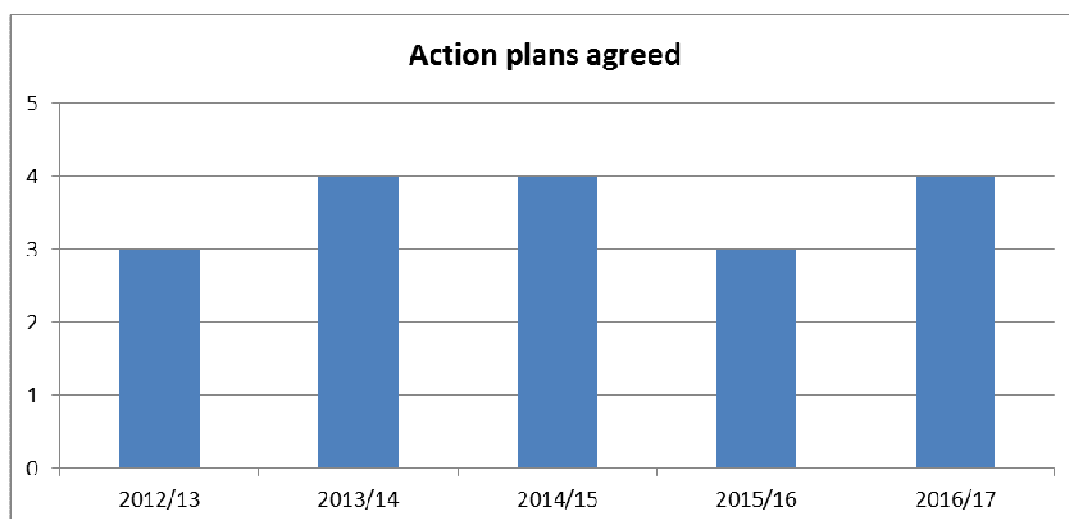


3.14 Action plans agreed = 4

Once recommendations and an action plan have been agreed by cabinet, scrutiny will follow up on progress with implementation and impact. The following action plans were agreed following in-depth inquiries during 2015-16:

- School Governance
- Gypsy Traveller Site Search Process
- Child and Adolescent Mental Health Services
- Building Sustainable Communities

Comparison with previous years:



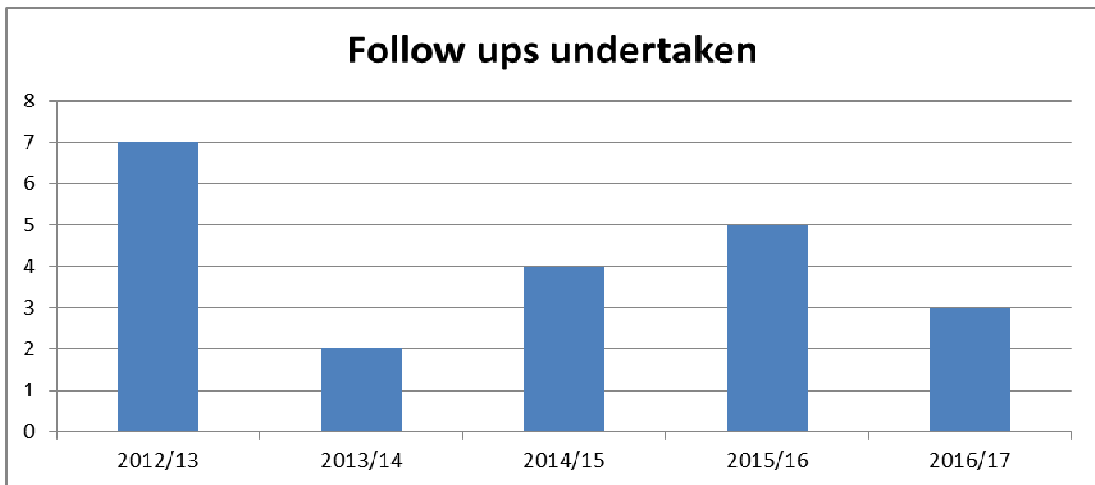
3.15 Follow ups undertaken = 3

In order to check whether the agreed action plans have been carried out, scrutiny will ask for follow up reports from cabinet members. If councillors are satisfied they can then conclude the work for that inquiry. The following follow ups were considered in 2015-16:

- Corporate Culture

- Social Care at Home
- Education Inclusion

Comparison with previous years:

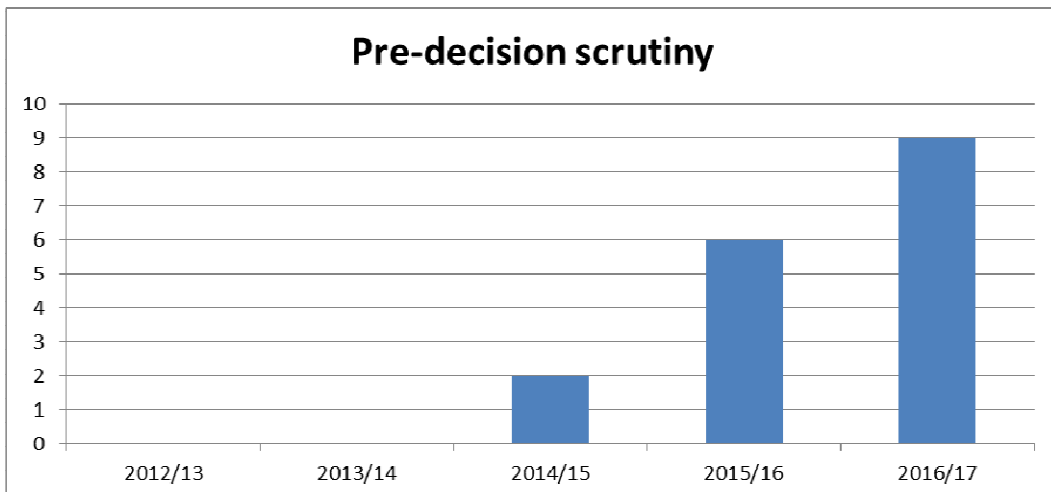


3.16 Number of Cabinet reports subject to pre decision scrutiny = 9

Pre decision scrutiny involves scrutiny councillors considering cabinet reports before cabinet makes a final decision. In 2016/17 9 cabinet reports were subject to pre decision scrutiny, these were:

- Waste Management Commissioning Review
- Castle Square – Development & Public Realm Opportunity
- Corporate Building & Property Services Commissioning Review
- Parks & Cleansing Commissioning Review
- Budget
- Domestic Abuse Commissioning Review
- Family Support (Under 11s and Over 11s Cluster)
- Castle Square Development & Public Realm Opportunities
- Swansea City Centre Regeneration – Funding & Delivery Strategy

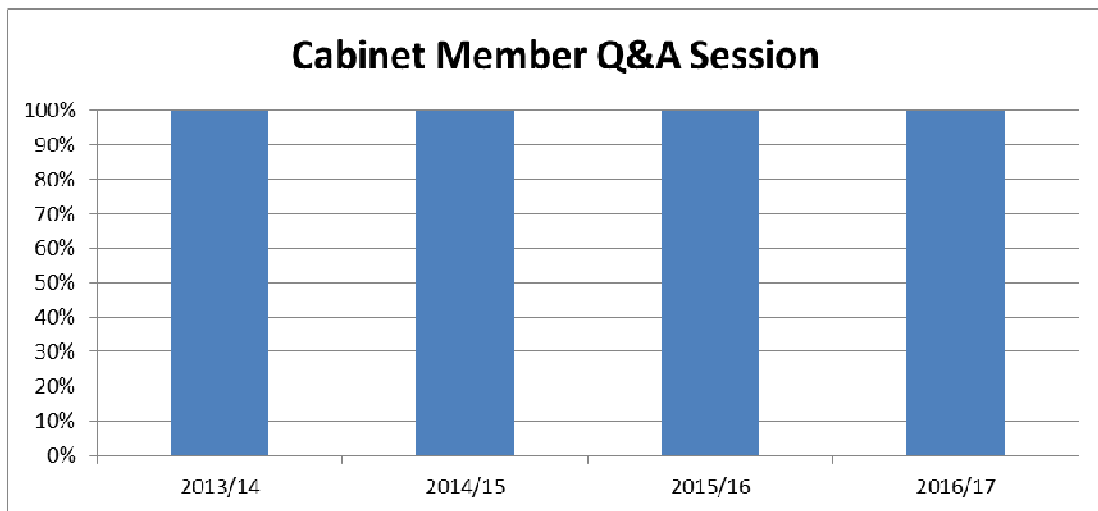
Comparison with previous years:



3.17 Cabinet members who attended at least one question and answer session at the Scrutiny Programme Committee – 100%

Cabinet members attend scrutiny meetings to answer questions and provide information. Cabinet attendance at scrutiny meetings is a good indicator that the ‘holding to account’ role of scrutiny is functioning well. In 2016/17 every Cabinet member attended at least one question and answer session at the Scrutiny Programme Committee. This indicator was added in 2013/14.

Comparison with previous years:

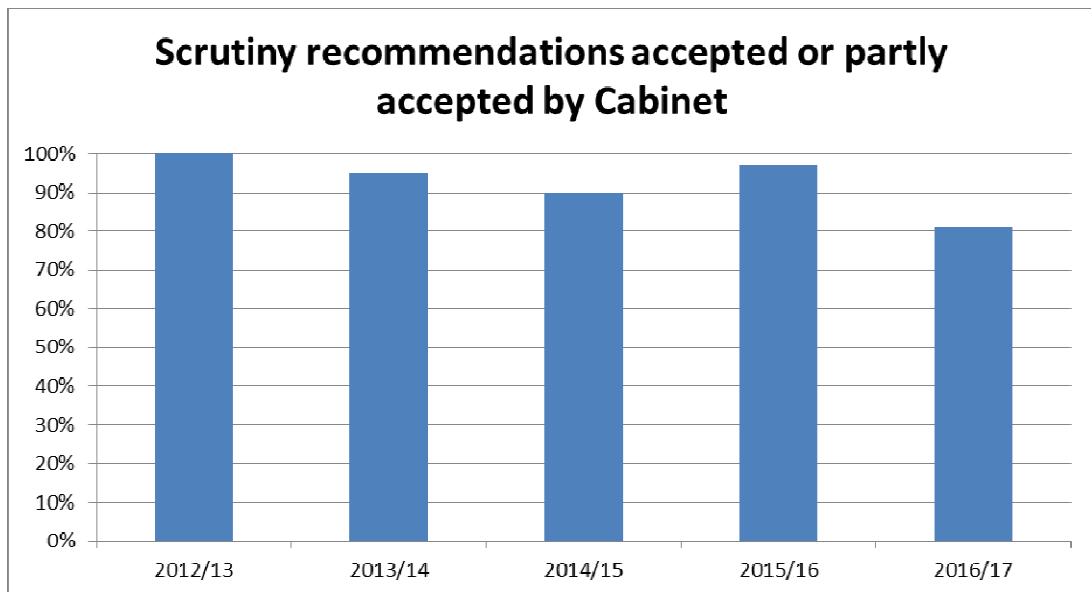


D. What were the outcomes of scrutiny?

3.18 Scrutiny recommendations accepted or partly accepted by Cabinet = 81%

The rate that cabinet accept scrutiny recommendations is a good indicator of whether scrutiny is making strong recommendations based on robust evidence. Cabinet responded to 46 scrutiny recommendations in 2016-17 of which 34 were accepted and 3 were partly accepted. 5 were rejected.

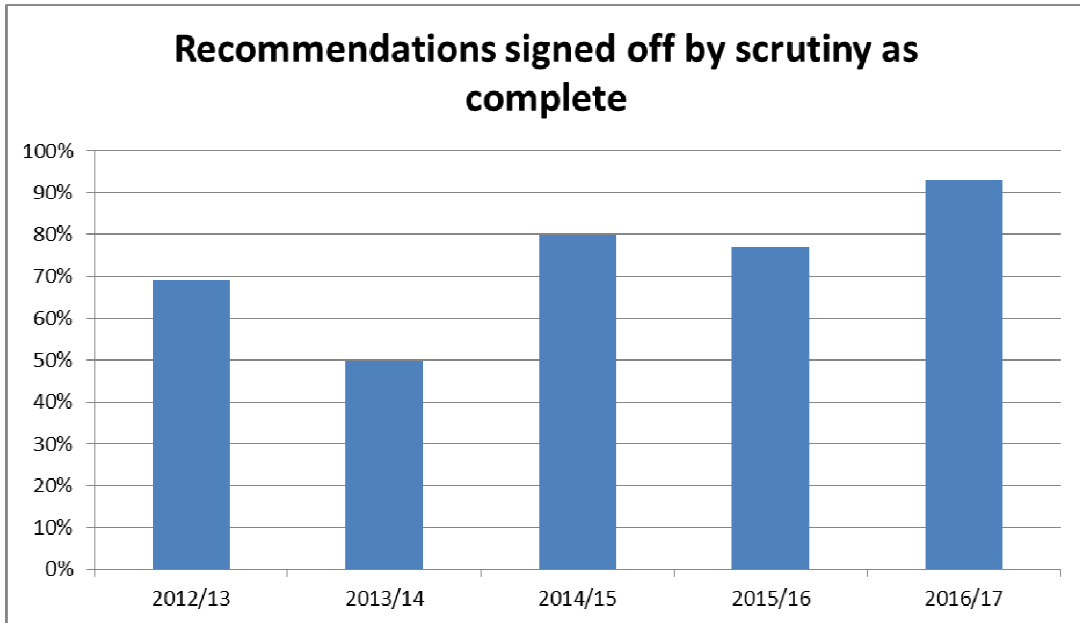
Comparison with previous years:



3.19 Recommendations signed off by scrutiny as completed = 77%

When follow up reports are presented to scrutiny they detail which of the recommendations from the in depth inquiry have been completed in line with the cabinet member's action plan and which have not. Scrutiny councillors then consider whether they agree with the assessment taking into account the evidence they are presented with. This indicator represents the percentage of recommendations accepted by scrutiny as being completed for the year (60 recommendations were considered of which 56 were signed off as complete).

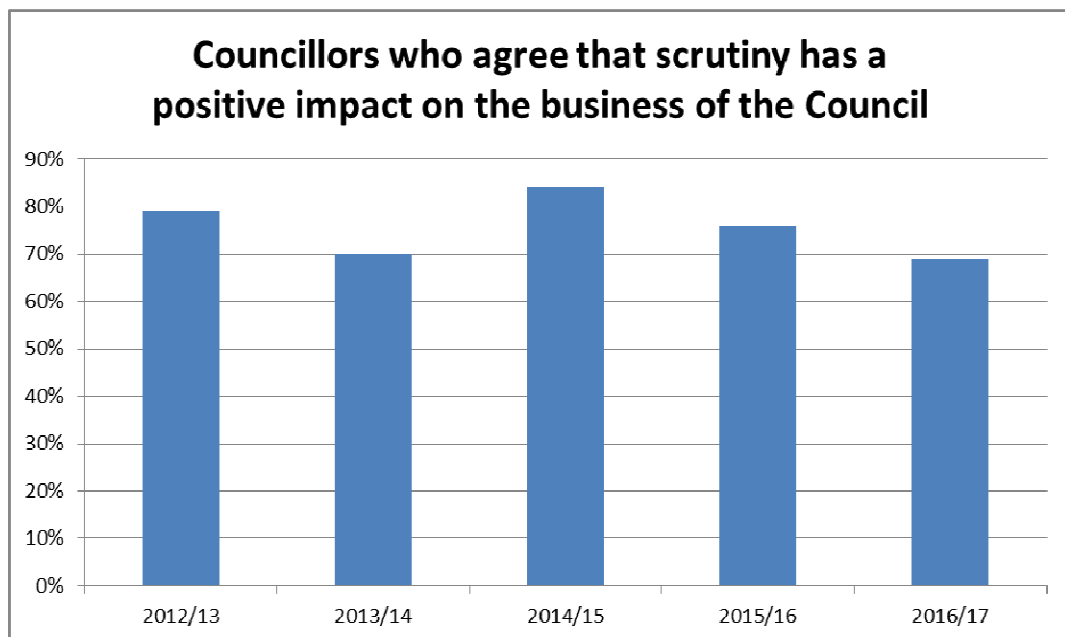
Comparison with previous years:



3.20 Councillors who agree that scrutiny has a positive impact on the business of the Council = 69%

As part of an annual survey, councillors are asked whether they believe that scrutiny has made a difference. The numbers of councillors who responded to the survey was 35 (49% of all councillors).

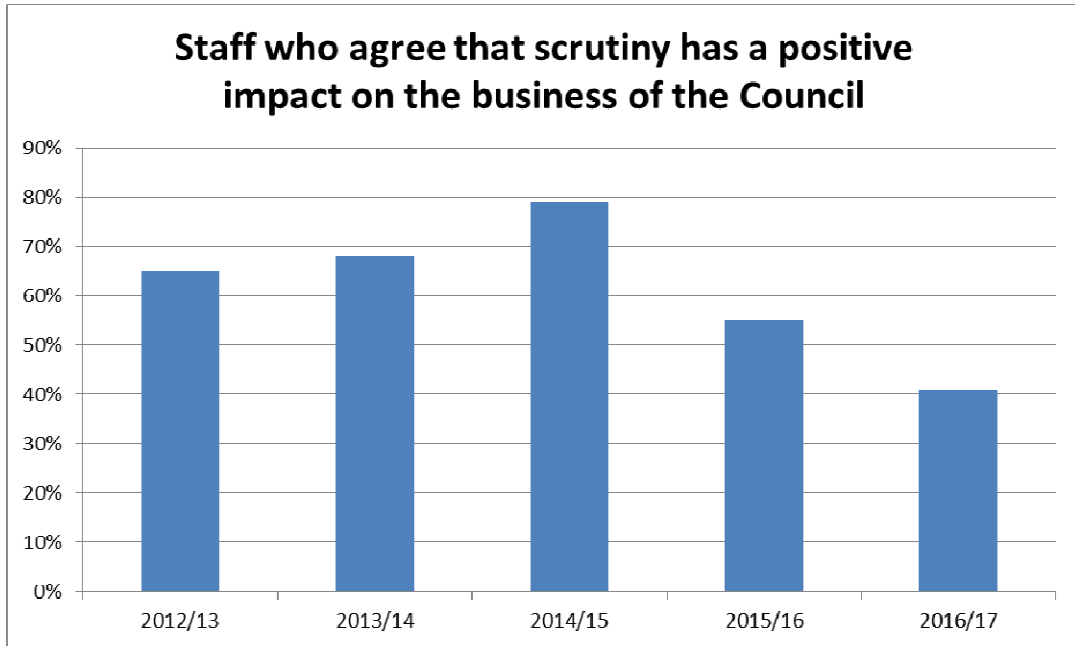
Comparison with previous years:



3.21 Staff who agree that scrutiny has a positive impact on the business of the Council = 41%

As part of an annual survey, staff and partners are asked whether they believe that scrutiny has made a difference. The number of people answering this question was 67.

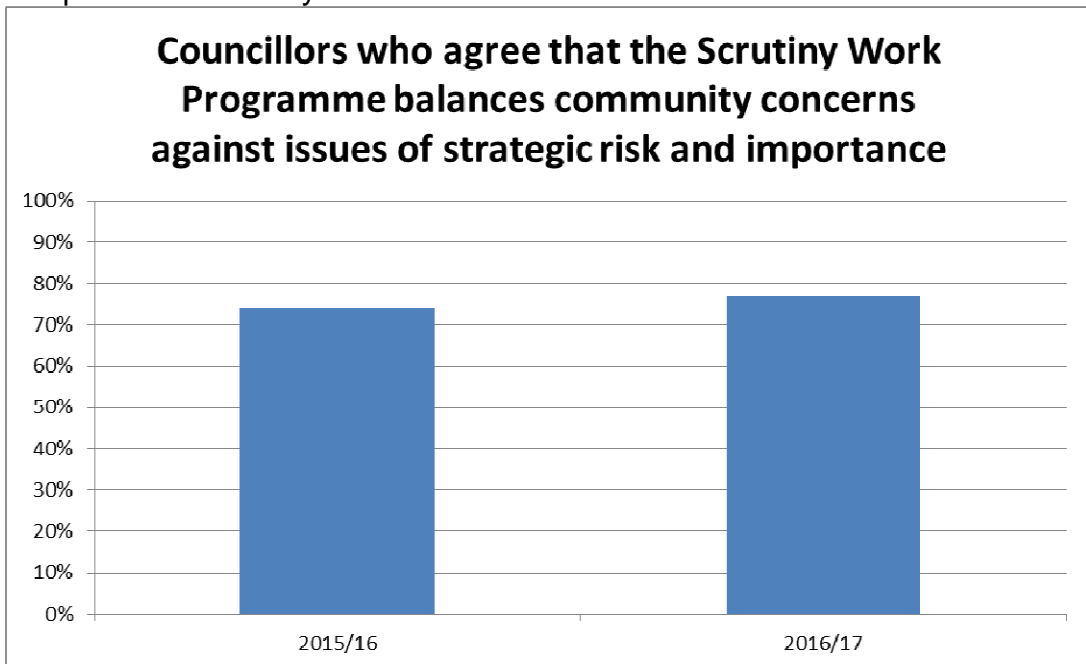
Comparison with previous years:



3.22 Councillors who agree that the Scrutiny Work Programme balances community concerns against issues of strategic risk and importance = 77%

It is important that the Scrutiny Work Programme strikes a balance between community concerns and strategic issues. As part of the annual survey, councillors are asked whether they believe that the Scrutiny Work Programme balances community concerns against issues of strategic risk and importance. This was a new indicator added in 2015/16.

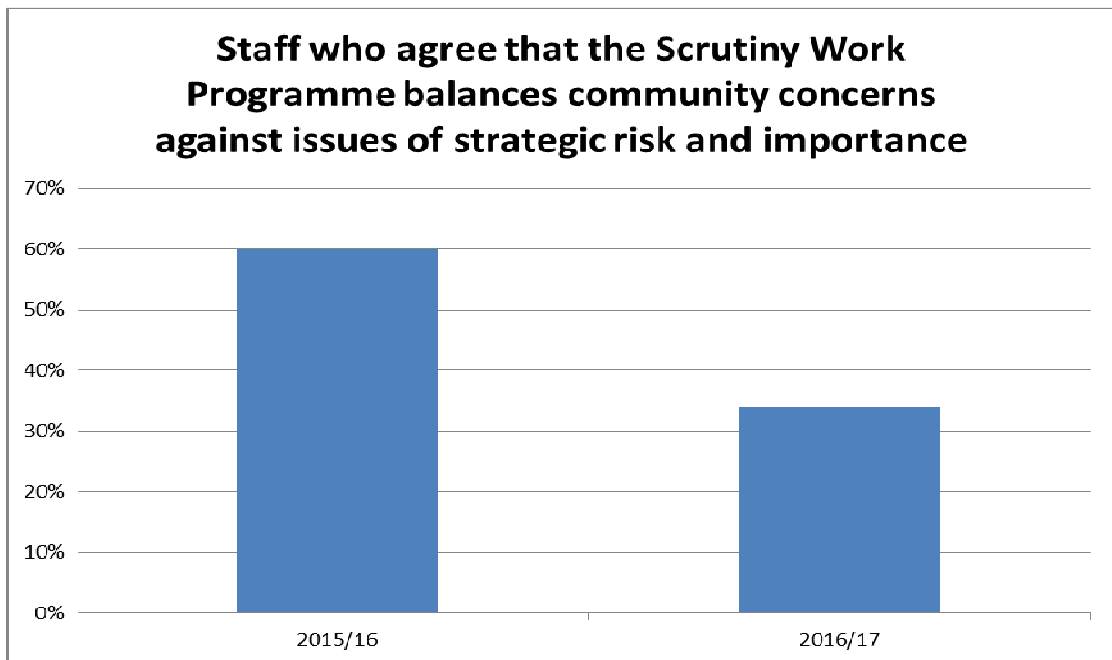
Comparison with last year:



3.23 Staff who agree that the Scrutiny Work Programme balances community concerns against issues of strategic risk and importance = 34%

It is important that the Scrutiny Work Programme strikes a balance between community concerns and strategic issues. As part of the annual survey, staff and partners are asked whether they believe that the Scrutiny Work Programme balances community concerns against issues of strategic risk and importance. Only 67 staff and partners answered this question. This was a new indicator added in 2015/16.

Comparison with last year:



4. Feedback and Improvement

4.1 Improving Scrutiny

This annual report marks the end of a five year Council. While it is important that areas for improvement are discussed and agreed by scrutiny councillors in the new Council, we believe it is helpful to set out what we think has worked well and what has not worked so well. We hope that scrutiny going forward will be able to continue and expand what has been effective and to try new things in those areas where things could be better.

The suggestions about what has worked well and not so well come from the following sources:

- Scrutiny Annual Survey
- User research with scrutiny councillors conducted in December 2016
- Feedback received throughout the year

4.2 Things that have worked well

Overall both councillors and staff report that scrutiny is working well with 69% of councillors agreeing that scrutiny has had a positive impact on the business of the Council. Survey respondents also highlighted the clarity of the well organised scrutiny process that was challenging and constructive with items that were relevant and justified and interested members asking good questions.

Specific things worth noting include:

1. *Pre-decision scrutiny*

The number of times that pre-decision scrutiny was used continued to increase with eight taking place in 2016/17. At the same time those involved feel that the process works well and has had a positive impact for commissioning reviews in particular.

2. *Councillor commitment*

Scrutiny maintained a high level of activity even in an election year with 104 meetings being held. Councillor attendance also remained high. A core group of councillors have been able to offer a high level of commitment and the system has been able to benefit from this.

3. *Cabinet Member Q&A Sessions*

Cabinet Member Q&As continue to be an important aspect of the Council's scrutiny work and are well regarded by scrutiny councillors. Cabinet Members also feel that Q&As provide a robust test for and that the committee acts respectfully and fairly. Once again every Cabinet member attended a Q&A at least once during the course of the year.

4. Flexible working

The opportunity to do detailed work in some areas, such as child and family services, and quick, light touch work in other areas, is seen as a strength of the system by those involved.

5. In-depth inquiries

From councillors we know that they value the opportunity to explore and question topics in detail and to develop a real sense of team working with fellow councillors. We also had a positive mention for a previous inquiry into corporate culture on the Good Practice Exchange blog [here](#).

6. Media coverage and communications

There has been a good level of media coverage for scrutiny work over the last 12 months. From our survey we also know that councillors feel that there has been good communication to them throughout the scrutiny process and that the scrutiny webpages are seen as 'first class'. The scrutiny bulletin board also had a positive mention on a popular national blog [here](#).

7. Support for scrutiny

We know that councillors value the support that they receive from the scrutiny team and this year 88% rated that support as either excellent or very good. At their last meeting the Scrutiny programme Committee commended the Scrutiny Team for their work, advice and support

8. Regional scrutiny – work with ERW

Regional work will become an increasingly important feature of scrutiny over the next few years so it is good that Swansea's provision of support for scrutiny of ERW (regional education service) has worked well and been well received. The Managing Director said that: "Many thanks for this work. It is coordinated well and the feedback is good"

4.3 Things that could be improved

While overall feedback was positive there were nevertheless a number of general improvement issues raised such as the need to better at focussing on the good as well as the bad, monitoring outcomes, providing opportunities for all councillors to express their views and avoiding 'over scrutiny' of some topics. Respect for the right to speak welsh was also raised as an issue through the survey.

Some of the issues that stood out included:

1. Greater recognition for scrutiny work

Some scrutiny councillors felt that their work was not getting sufficient recognition from Cabinet and Council.

2. Greater staff awareness of scrutiny

Levels of staff awareness of scrutiny continue to be low. Only 45% of those surveyed said they had a good understanding of scrutiny.

3. *Better timings for meetings*

Some councillors have been unable to attend meetings due to the time they have been arranged or because they have been arranged at short notice. Lower levels of attendance can have an impact on the quality of meetings.

4. *Better use of data*

The use of data was raised in the survey suggesting that councillors could use data more effectively and use more than one source where possible.

5. *Less duplication with Cabinet Advisory Committees*

This issue was raised several times in our survey by staff and councillors. While the Cabinet Advisory Committees have now been replaced by Policy Development and Delivery Committees, the issue still needs consideration.

6. *Excluding party politics*

Our survey suggests that, while scrutiny is generally non-partisan, there is a perception that party politics can occasionally be a factor.

7. *More engaged Cabinet responses*

The Scrutiny Programme Committee highlighted that, there had been occasions when the recommendations from in depth reports were not fully understood and given due consideration from the perspective of the scrutiny councillors involved.

8. *Expand the group of the most active councillors*

The Scrutiny Programme Committee were keen to see more councillors getting more active in the work so that the bulk of the work did not just fall to a small group. The need to see a wider range of councillors more actively involved was also highlighted in the survey.

9. *Greater strategic focus*

The need to ensure that future scrutiny work focuses on strategic topics to have maximum impact, and spend less time on very specific and smaller, nonetheless interesting, topics, was highlighted by the Scrutiny Programme Committee.

10. *More time to scrutinise commissioning review reports*

The Scrutiny Programme Committee highlighted that, while the scrutiny of Commissioning Reviews had been a positive step forward, this would be further improved by having more time to scrutinise such important cabinet reports.

Council – 27 July 2017

COUNCILLORS' QUESTIONS

PART A – SUPPLEMENTARIES

<p>1.</p>	<p>Cllrs P M Black, C A Holley, C L Philpott</p> <p>Will the Cabinet Member provide an update on fire safety measures on Council buildings.</p> <p>Response of the Cabinet Member for Housing, Energy & Building Services</p> <p>In relation to fire safety measures in Council owned high-rise blocks as Members will be appreciate this situation is continuing to change. The Cabinet Member for Housing, Energy, and Building Services will therefore provide a verbal statement to Council with the most up to date information available.</p>
<p>2.</p>	<p>Cllr W G Thomas</p> <p>Could the Leader/Cabinet Member please provide an update to the transfer of the Underhill lease from the City & County of Swansea to Mumbles Community Association, when does he believe the Authority will be signing the lease.</p> <p>Response of the Cabinet Member for Culture, Tourism & Major Projects</p> <p>Negotiations around the transfer of Underhill Park to Mumbles Community Association have been ongoing due to a number of changes and revisions of the principles of the transfer, on both parts, over the last year. We are now at a stage where the terms of both parties are understood, in respect of the land, roles and responsibilities and future permissions and reviews required. The final documentation has now been returned to MCA's solicitors. Once the final draft of the Development Agreement and Lease has been agreed a Public Open Space Notice will need to be published. The Notice will give an opportunity to make objections or representations within 28 days of the date of the Notice. Any such objection will need to be considered and dealt with, which may require further Cabinet Approval if a change to the original terms is needed. Completion of the Development Agreement and Lease will take place as soon as possible after that process has been completed.</p>
<p>3.</p>	<p>Cllr M A Langstone</p> <p>As the Council will be aware, the road closures for events such as the air show, which I appreciate is popular and well attended, have caused significant problems for traders in Mumbles. The closure of Mumbles Road/Oystermouth Road, which is the main point of access to Mumbles, for two consecutive weekends is damaging to businesses in my ward. Will the Council confirm how they will balance holding events with the interests of local business when planning future events.</p>

Response of the Cabinet Member for Culture, Tourism & Major Projects

The Special Events Team is tasked with developing and delivering a wide ranging events programme that drives footfall and overnight stays to Swansea, for the purposes of overall economic impact, vibrancy, community cohesion, job creation, reputation and profile of the city as a destination. We are keen to ensure the positives of large scale events such as the Air show are felt by all our residents and businesses, but growing such an event at a time when the need for commercial opportunities, more sponsorship and heightened security means that efforts are concentrated on driving visitors into the key event site, which inevitably causes some displacement. That said, we are aware that the seafront and leisure businesses – all around the Swansea Bay Coast, from Mumbles to Aberavon, was exceptionally busy and many businesses did extremely well as a result of this added free attraction.

All the other Air shows close main roads which lie under the flying line as a matter of course and in the aftermath of the Shoreham disaster and security management, the closure created a safer, well managed space for our visitors. This year, the extent of the closure was imposed on the Council with very little notice, for security reasons, and we recognised it would inevitably cause disruption, but we communicated the diversions and mitigations well considering the timeframe we had. Our message to visitors was ‘if you don’t want to be in the Swansea then travel around us, but if you want to visit the city centre or mumbles, these are your routes’. Traffic for Mumbles was guided through the city, around the back of the event site to rejoin Mumbles Road from the bottom of Brynmill Lane – or Sketty Lane. These routes were well published online and in the local press, as well as announced with live updates, on the radio and via signage on Fabian Way, as well as to north and west of the event. All in all traffic flowed well but even without the closure, we would expect all the beaches to be busy with heavy traffic bypassing shopping districts on such a hot weekend, and so many new leisure, food and beverage attractions on the Mumbles seafront holding visitors. We have had reports that these were exceptionally busy.

We will endeavour to avoid consecutive weekends of disruption wherever possible, however with the Air show and Half Marathon, we are not able to fully control the dates. The Half Marathon is an independent event, which is diarised to fit with other regional and national running fixtures. The Air show, similarly is guided by the availability of the RAF and other Armed Service assets – within their own programme of events and other air shows. In future we would seek to liaise with all businesses in the city on the dates and management plans, to support them getting their own ‘business as usual’ messages out to the wider public, or capitalising on the prospects of more visitors that the event creates, with greater promotional activity. For example this year, we included a number of incentives, vouchers and offers, encouraging the public to visit local businesses in our online ‘App’ and many businesses held their own events and hospitality packages to gain benefit. For information, this year we commissioned an economic impact study to understand this better. We will be pleased to share the results once known.

4. **Cllr L R Jones**

I am very disappointed that it has been announced that the proposed new Major Trauma Centre is to be sited at the University of Wales Hospital in Cardiff and not at Morriston Hospital.

This would have been a great opportunity to upgrade Morriston Hospital and be a vote of confidence in the excellent nurses, doctors and staff that work there, in addition to providing new jobs.

In my view, Morriston Hospital is better placed than Cardiff geographically to serve the people of South & West Wales and is yet another example where Swansea has been overlooked in favour of Cardiff.

This decision was made by a panel of experts tasked by NHS Wales, but ultimately is the decision of the Welsh Government.

With this in mind, would the Leader and Cabinet say what representations they made to the Welsh Government to encourage them to site the Major Trauma Centre Morriston Hospital.

Even at this late stage, would they join me and in asking the Welsh Government to reverse this decision in favour of Morriston Hospital.

Response of the Leader

You may be aware that I am on record as opposing the Cardiff option for the Wales Major Trauma Centre. It would see large areas of the South West Wales population outside the critical one hour response time, whereas people in Cardiff will have two Trauma Centres within that critical one hour radius.

The Cabinet Secretary has said he is seeking wider views about the recommendation from the expert panel. I have already written to him to seek an urgent meeting to put the case for the Centre to be located in Swansea and to seek assurances on how the people of Swansea will be treated for trauma.

I hope that enough people from Swansea and the rest of West Wales will also contribute through the WG consultation process and ensure that our voices are heard. The final decision has yet to be made and I intend to promote the work that is already taking place through the ARCH programme and others, to promote the life sciences and expertise in emergency medicine, along with our ability to work closely across partnerships, to promote an option for Swansea to be the Major Trauma Centre for Wales.

5. **Cllrs C A Holley, P M Black, S M Jones**

What is the current position in regard to the Council's Residential Homes. (in terms of the future of the homes and occupancy)

Response of the Cabinet Member for Health & Wellbeing

With regards current occupancy of the Council's Residential Homes

	<p>In older people services we have 124 long term care beds and there are currently 7 vacancies. We also have 22 respite beds and there are currently 2 vacancies. There are also 33 assessment beds with 4 vacancies. Assessment beds are predominantly used for reablement but also provide some emergency capacity when we need to make a judgement about the best way of supporting someone at a point of crisis.</p> <p>In mental health services we provide 24 supported living tenancies which are all full.</p> <p>In learning disability services we have 10 assessment/ emergency beds which are all full.</p> <p>All of these services are the subject of ongoing commissioning reviews to ensure that the Council remains well placed to meet the care and support needs of some of our most vulnerable citizens, as expressed in the Model for Social Services approved recently by Cabinet.</p>
6.	<p>Cllrs C A Holley, L James, J W Jones</p> <p>What is the planned start date for the Arena.</p> <p>Response of the Cabinet Member for Culture, Tourism & Major Projects</p> <p>Following the successful securing of a parameters application for the Swansea Central Scheme and announcement of ATG as arena operator and Leisure anchor tenant, the Council has already commenced working toward delivery of the first phase of the Swansea Central proposals. This proposal includes a number of gateway milestones for the south of Oystermouth Road delivery to include: detail site investigations; working up detailed design through the various RIBA stages to discharge planning consent; tender and appoint a contractor; and secure any further lettings to enable a start on site late autumn 2018.</p>
7.	<p>Cllrs P M Black, Chris Holley, Mary Jones</p> <p>Considering the time that has already elapsed is the Cabinet Member now in a position to inform Council of the individual unit costs of the new Council Houses.</p> <p>Response of the Cabinet Member for Housing, Energy & Building Services</p> <p>Works are still progressing on our first pilot site at Milford way with the first properties due to be completed in the next 2 months. As such as works are ongoing, costs are not yet finalised although I would wish to repeat the previous reassurances that once costs are known I would be happy to report them to council. In addition a formal FPR7 report will be presented to Cabinet as soon as possible to deal with both the costs at Milford way and our second site at Parc Y Helig.</p>

8. Cllrs I E Mann and Cllr P N May

Landlords of licensed HMOs are told that they have to adhere to licence conditions which are available in a public document on the council's website. The preamble to the document states:

"These conditions are mandatory and are imposed by The City & County of Swansea to all Houses in Multiple Occupation (HMOs) that are subject to a licensing scheme within the scope of Part 2 of The Housing Act 2004. The Council may apply other licence conditions with discretion in appropriate cases."

There are three specific conditions in the document that we wish to focus our question on relating to waste management. These conditions are:

"30. No other waste, such as old furniture or appliances shall be allowed to accumulate in the curtilage of the property. If arrangements have been made for the removal of such items they should only be placed at the front of the property on the date of collection.

31. Any waste left by occupiers leaving the property shall be removed by the licence holder as soon as possible and prior to new occupiers occupying the property.

32. The gardens, forecourts and boundary walls/fences of the property shall be kept free from overgrowth, litter or other accumulations and maintained in a clean and tidy condition."

Over the last month there has been BBC television coverage to supplement the local media coverage about condition 31. It has highlighted the failure of hundreds of licence holders to comply with it.

Every day, houses have been emptied and their rubbish placed on the street by departing tenants. This amounts to tens of bags of various colours. This behaviour pays no regard whether it is refuse collection day or not. There is also food waste contained in the bags which inevitably ends up being strewn across the street after suffering gull attack.

The council in response have cleared up the mess as fast as they can on a daily basis and our local workers in Uplands are well respected in our community for doing this unpleasant job. This is despite the licence holders obligations to clear the waste themselves under condition 31.

- a. How many licence holders have been recharged over the last month by the council for failing to comply with their obligation under condition 31?
- b. How much has the clearing up of the licence holders' mess cost the tax payer over the last month?

Throughout the year Uplands councillors and residents regularly report breaches of conditions 30 and 32.

The remedy is that the HMO team talks to the licence holder and the breach is remedied. However, there are many instances where the same licence holder breaches again. It appears that there is no escalation.

The perception of Uplands constituents is that the mass breach that occurred of condition 31 is that a culture has built up among licence holders that there

will be no sanction or consequence for breaching a licence.

- c. How many licence holders have had a sanction imposed against them for breaches of conditions 30 to 32 in the last year and what has it been?

Newham council have been heralded as a good example of prosecuting licence holders under the offence of “*Failing to properly manage a house in multiple occupation*”

- d. Has our council ever utilised this power? If so, how many times and when?

Response of the Cabinet Member for Housing, Energy & Building Services

a. No licence holders have been re-charged as there is no provision for re-charging licence holders under the Housing Act 2004 which is the legislation dealing with HMO licensing.

b. There has been no cost to the tax payer directly attributable to the licence holders. The cost of the additional demands on refuse collection and street cleansing at this time of year are incorporated in to the services as a whole and are not kept separately.

c. Legal sanctions available to the Council for failure to comply with HMO licence conditions are:

- granting a licence for less than the maximum five year period,
- prosecution, and
- revocation of a licence.

None of these sanctions has been imposed against licence holders for breaches of conditions 30 to 32 in the last year.

When considering any enforcement action local authorities are required to have regard to the Regulators’ Code. This involves taking a risk-based approach to enforcement starting with informal action including conversations and meetings with licence holders. This is then escalated through letters and written warnings.

There must be relevant, usable evidence to confirm an offence prior to consideration of prosecution. Licence holders have the right of appeal and may have a relevant defence or mitigation. Importantly this may include reference to the occupiers themselves and their responsibilities, for example in not putting household waste out on the correct days or in the correct bags.

Whilst there have been some repeated issues at properties these are often when there is a change of tenancy rather than because of a perceived management failing.

d. There is no specific offence of ‘failing to properly manage a house in multiple occupation’. Swansea Council has taken prosecutions against HMO licence holders for failure to comply with HMO licence conditions in April 2012, May 2012, August 2012 and November 2012 (four cases) and against

	<p>HMO landlords under relevant HMO Management Regulations in August 2012, September 2012, November 2012 and May 2013 (six cases). We have a robust approach to enforcement and there are further cases pending.</p>
9.	<p>Cllr B J Rowlands</p> <p>We understand that despite being installed in 2012, the Nowcaster system is still not operational and that the Welsh Government Cabinet Member for Environment was going to write to the Council about this guidance and in particular about the Nowcaster system in Swansea.</p> <p>Could the Cabinet Member confirm whether he has received a letter from Welsh Government about both the delayed Nowcaster system and how the Council intends to implement the Welsh Government's Local Air Quality Management guidance.</p> <p>Response of the Cabinet Member for Environment Services</p> <p>On 28 June 2017, in answer to a question about Local Air Quality Management, Lesley Griffiths, the National Assembly Cabinet Secretary for Environment and Rural Affairs, stated that she would be writing to all Welsh Local Authorities on the matter of Local Air Quality Management. As of 7 July no such letter has been received.</p> <p>In answer to the second question posed, the Council will continue to strive towards improving local air quality to the benefit of the local population and will, of course, take into account the recently published guidance from the National Assembly Wales. However, given that the management of local air quality in Swansea relies on the efforts and expertise of officers in a number of Department and Services, this cannot and should not be done without careful consideration and planning in order that the long term implications of any actions can be assessed, the necessary resources can be allocated and the financial implications understood.</p> <p>Additionally, it must be recognised that air quality management is not only a local issue but must be considered on a Regional and National level, as highlighted within the guidance, and this aspect also requires careful consideration.</p> <p>Members will be aware of the Nowcaster project which is designed to create improvements in air quality in the lower Swansea Valley through the manipulation of traffic flows. Unfortunately the project has been delayed by third party software development issues. The Pollution Control Division has written to both the third party hardware and software providers involved. An acknowledgement to this, received on 3 July, suggests that a detailed response to the issues raised is expected soon.</p>
	<p>PART B – NO SUPPLEMENTARIES</p>
10.	<p>Cllrs M H Jones, J W Jones, C A Holley</p> <p>When are the railings in the middle of the Kingsway going to be removed.</p> <p>Response of the Cabinet Member for Environment Services</p> <p>The consultation process for the Kingsway scheme has now been completed and the timescale for the delivery of the works is currently being developed.</p>

Hence it is not possible at present to provide a date when the pedestrian barriers from the central reserve will be removed.

11. **Cllrs A M Day, M H Jones, J W Jones**

We thank the Cabinet Member for the answer to the question at the last council in which she provided figures for Welsh medium secondary school surplus capacity.

Can she now give the figures for the English medium secondary schools? For the ease of reference, the questions are:

Will the Cabinet Member

- a. Give the surplus capacity for the English medium secondary sector for each of the last 10 academic years;
- b. For each school in the English medium secondary sector, state the number and percentage of surplus places for each, and separately for 11-16 year olds and 16-18 year olds;
- c. Give the projected number and percentage of surplus places in each English medium secondary school for each of the next 5 years;
- d. Tell Council what the approximate cost of 23.7% surplus places is to the authority;
- e. Tell Council what target number of surplus places the cabinet member is setting and when will this target be achieved;
- f. Indicate what action is being and will be taken to address the current number of surplus places;
- g. State how stakeholders are being involved in the process of addressing surplus places in the secondary sector;
- h. Commit to reporting to Council every six months on progress on reducing the number of surplus places.

Response of the Cabinet Member for Children, Education & Lifelong Learning

The attached table provides the requested surplus capacity data for the last 10 years, both in number and percentage terms, for each English medium secondary school and for the sector as a whole. It is not possible to separate 11-16 and 16-18 year olds as the capacity figures are not calculated in this way.

The table also provides the latest projected number and percentage of surplus places for the period until 2023.

It will be apparent that the continuing robust management of school places is such that the Authority is well placed to more than meet the Welsh Government's guideline of 10% over this period. Indeed, it may be necessary to increase the number of places to meet the potential impact of the Local Development Plan and ensure sufficient places to meet the numbers transferring from the primary sector.

Since the current number of places are required to meet anticipated future pupil numbers, and the vast majority of schools delegated funding reflects the actual number of pupils educated, the cost to the authority of such short term surplus places is modest. There is no adequate nor accepted basis for estimating such costs.

There is a national guideline figure of 10% on average in relation to the level of surplus places generally considered appropriate to enable short term fluctuations in parental preferences and pupil numbers to be effectively managed through the admissions processes. On the basis of current projections a 10% level of surplus capacity would be expected to be once again reached by 2020. Consequently, no action is necessary to reduce the overall number of surplus places in the sector. Projected pupil numbers within each school will of course continue to be monitored.

Stakeholders have been fully involved in the development of the current QEd programme and will continue to be engaged as the Council further considers its future capital investment priorities and continues to plan strategically for the potential demand for English medium education. Progress in delivering the programme will be regularly reported, as appropriate for such an important investment programme.

English Welsh Medium Surplus Capacity Trend 2006 - 2023

	Year	Birchgrove		Bishop Gore		Bishop Vaughan		Bishopston		Cefn Hengoed		Daniel James		Dylan Thomas	
		Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available
Actual JAN PLASC	2006	204	20.8%	156	9.5%	144	10.3%	46	4.1%	529	41.8%	168	15.5%	108	17.1%
	2007	69	8.3%	76	5.0%	191	13.6%	3	0.3%	593	45.0%	315	27.9%	80	12.6%
	2008	110	13.2%	206	13.8%	-15	-1.3%	3	0.3%	548	43.6%	382	34.7%	85	13.4%
	2009	136	16.3%	239	16.1%	-18	-1.5%	14	1.3%	560	44.6%	425	38.6%	93	14.6%
	2010	89	10.9%	229	16.1%	-75	-6.2%	9	0.8%	593	47.2%	523	47.5%	90	14.2%
	2011	104	12.8%	257	19.6%	-149	-12.4%	-5	-0.5%	173	20.8%	404	48.7%	72	11.3%
	2012	133	16.4%	222	17.4%	-126	-9.9%	-10	-0.9%	209	24.4%	10*	8.1%	57	9.0%
	2013	159	19.6%	222	17.6%	-145	-11.1%	-4	-0.4%	26	3.9%			81	12.8%
	2014	184	22.6%	211	16.7%	-185	-14.2%	11	1.0%	29	4.3%			114	18.0%
	2015	224	27.6%	136	10.7%	-181	-13.9%	17	1.6%	38	5.7%			141	22.2%
Projected Average 180	2016	284	34.9%	132	9.9%	-194	-14.9%	8	0.7%	25	3.7%			177	27.9%
	2017	343	42.0%	168	12.2%	14	1.0%	12	1.1%	99	12.4%			177	27.9%
	2018	366	44.8%	117	8.5%	35	2.4%	18	1.7%	76	9.5%			201	31.7%
	2019	382	46.8%	69	5.0%	68	4.6%	19	1.7%	52	6.5%			178	28.0%
	2020	375	45.9%	48	3.5%	83	5.7%	26	2.4%	19	2.4%			151	23.8%
	2021	341	41.7%	34	2.5%	107	7.3%	28	2.6%	32	4.0%			131	20.6%
	2022	333	40.8%	20	1.5%	149	10.2%	18	1.7%	31	3.9%			121	19.1%
	2023	313	38.3%	4	0.3%	182	12.4%	18	1.7%	26	3.3%			81	12.8%

*Daniel James surplus capacity decrease in 2012 due to phased closure

	Year	Gowerton		Morrison		Olechfa		Pentrehafod		Penyrheol		Pontarddulais		Total Secondary English Medium	
		Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Places as % of available	Surplus Places	Surplus Places as % of available
Actual JAN PLASC	2006	212	14.4%	100	7.5%	86	4.4%	257	20.6%	42	4.1%	56	6.7%	2180	13.6%
	2007	212	14.9%	183	13.6%	119	5.9%	311	24.0%	154	14.0%	1	0.1%	2307	14.6%
	2008	91	7.1%	192	14.4%	-12	-0.6%	335	26.6%	107	10.1%	40	5.0%	2072	13.6%
	2009	52	4.1%	182	13.6%	-13	-0.7%	322	25.8%	126	12.0%	37	4.6%	2155	14.2%
	2010	71	5.6%	185	13.9%	14	0.7%	201	17.9%	111	10.7%	29	3.6%	2069	13.8%
	2011	72	5.7%	209	15.7%	47	2.5%	173	15.4%	137	13.2%	19	2.4%	1513	10.7%
	2012	53	4.3%	136	10.6%	17	0.9%	133	11.8%	119	11.5%	10	1.3%	963	7.2%
	2013	68	5.6%	154	12.1%	17	0.9%	120	10.7%	37	3.8%	0	0.0%	735	5.6%
	2014	153	12.2%	229	17.7%	61	3.2%	201	17.9%	47	4.8%	11	1.4%	1066	8.1%
	2015	196	15.6%	321	24.8%	54	2.9%	87	8.7%	89	9.1%	9	1.1%	1131	8.7%
2016	200	16.2%	367	28.3%	69	3.7%	74	7.4%	59	6.1%	29	3.6%	1230	9.5%	
2017	183	14.8%	418	32.3%	165	8.9%	71	7.1%	89	9.1%	16	2.0%	1755	13.1%	
Projected	2018	156	12.6%	443	34.2%	151	8.1%	81	8.1%	100	10.3%	38	4.8%	1782	11.4%
	2019	117	9.5%	436	33.7%	106	5.7%	59	5.9%	85	8.7%	48	6.0%	1619	10.3%
	2020	91	7.4%	414	32.0%	84	4.5%	49	4.9%	60	6.2%	42	5.3%	1442	9.2%
	2021	79	6.4%	397	30.7%	83	4.5%	53	5.3%	77	7.9%	21	2.6%	1383	8.8%
	2022	70	5.7%	396	30.6%	67	3.6%	55	5.5%	72	7.4%	36	4.5%	1368	8.7%
	2023	57	4.6%	376	29.0%	61	3.3%	27	2.7%	69	7.1%	17	2.1%	1231	7.9%

*Daniel James su