
Appendix 3: Revised Site Assessment

KB0015: Land South of Loughor Road

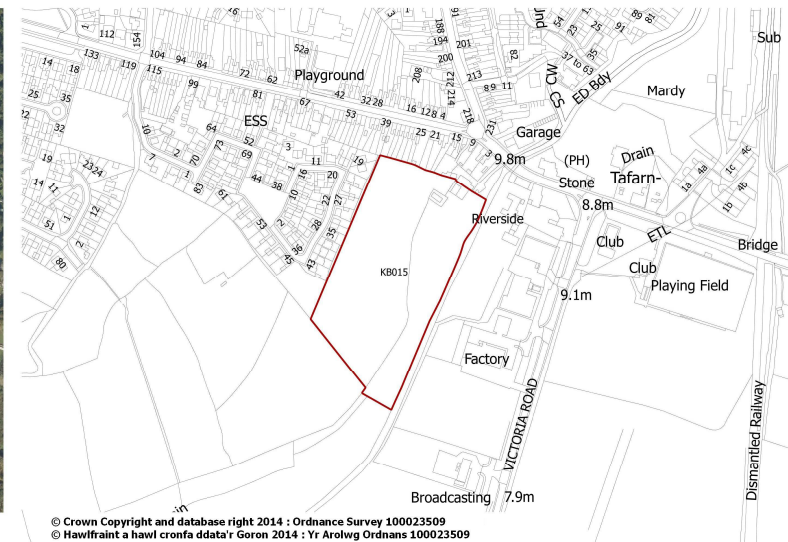
Candidate Site Assessment Report



Reference	KB015
Name	Land to South of Highfield, Loughor Road
Description	A single field situated to the south of Loughor Road, Kingsbridge, outside the existing UDP settlement boundary and bordering the UDP housing allocation HC1 (103) currently under construction. Its northern boundary abuts the rear gardens of the houses that face onto Loughor Road. Its eastern boundary follows the river Lliw and beyond this is the business and commercial development that faces on to Victoria Road. The southern boundary consists of a mature hedgerow. The site does not extend any further south into open countryside than the adjoining development and represents a settlement rounding off opportunity.
Size	3.081ha
Existing Land use	Agriculture
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



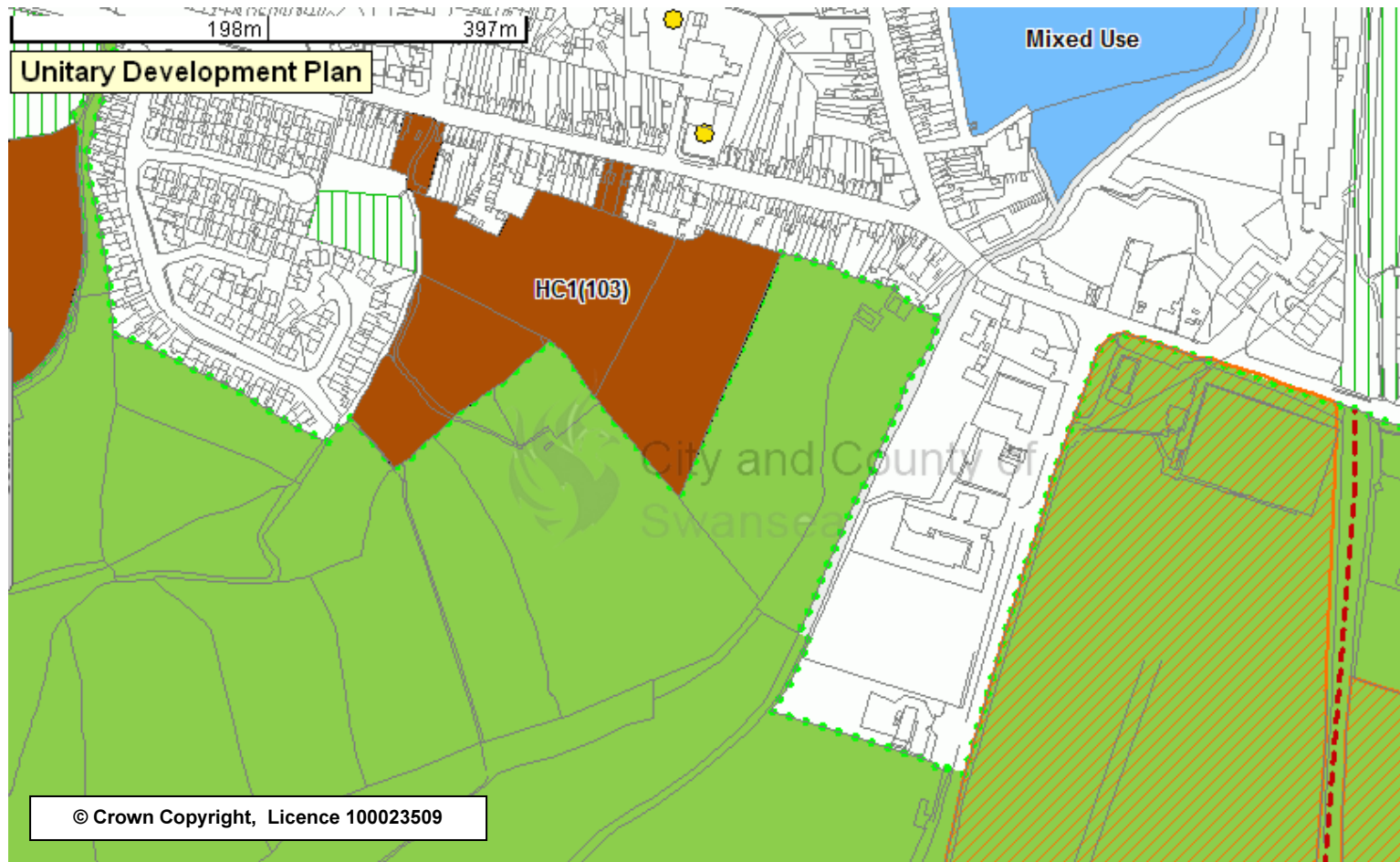
© Crown Copyright and database right 2014 : Ordnance Survey 100023509 © Getmapping PLC
 © Hawlfraint a hawl cronfa ddata'r Goron 2014 : Yr Arolwg Ordnans 100023509



© Crown Copyright and database right 2014 : Ordnance Survey 100023509 © Hawlfraint a hawl cronfa ddata'r Goron 2014 : Yr Arolwg Ordnans 100023509

Background and History

Current UDP Policy



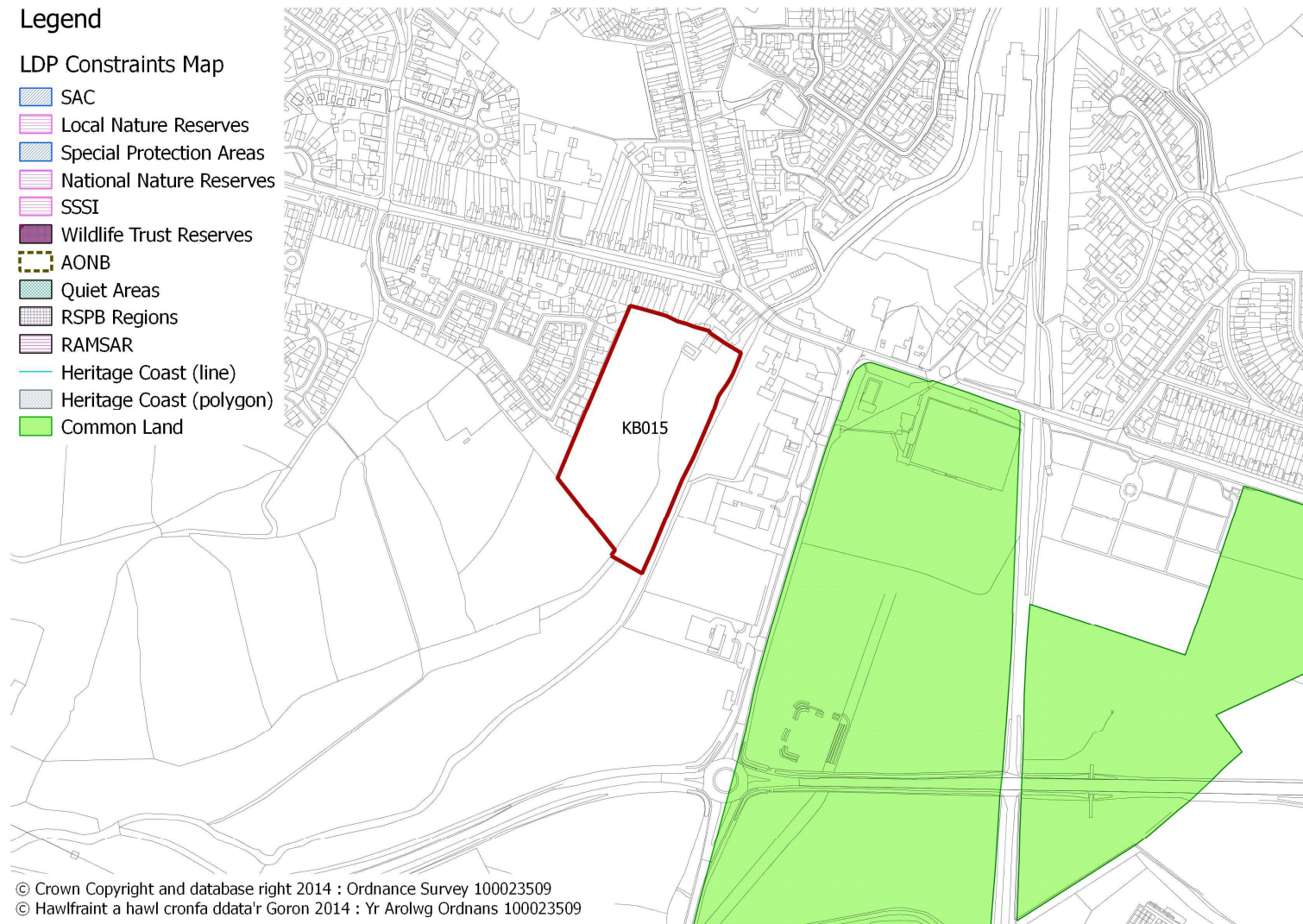
<http://swansea.devplan.org.uk/map>

Constraints

Legend

LDP Constraints Map

-  SAC
-  Local Nature Reserves
-  Special Protection Areas
-  National Nature Reserves
-  SSSI
-  Wildlife Trust Reserves
-  AONB
-  Quiet Areas
-  RSPB Regions
-  RAMSAR
-  Heritage Coast (line)
-  Heritage Coast (polygon)
-  Common Land



© Crown Copyright and database right 2014 : Ordnance Survey 100023509
© Hawlfraint a hawl cronfa ddata'r Goron 2014 : Yr Arolwg Ordnans 100023509

Planning History

Planning Applications:

App No.	App Type Desc	Site Address	Proposal	Decision Type Code	Date Decision	Legal Agreement	Appeal Lodged	Appeal Decision	Appeal Decision Date
2012/0044	Full	Land off Loughor Road Loughor Swansea	Residential development comprising 86 dwellings, access off Loughor Road and associated works	PERM S106	17/05/2013	N	N		
2014/0773	Full	Land south of Beauchamp Walk (off Loughor Road) Gorseinon Swansea	Construction of 25 residential dwellings and associated works including underground pumping station and surface water attenuation pond	Current application					

Candidate Site Public Consultation: Summary of Representations

This was not submitted as an original Candidate Site but was put forward for consideration as a potential development site at a later stage.

LDP Preferred Strategy Consultation: Summary of Representations

1 letter of general comment received:

- General concern expressed regarding potential cumulative impact of new housing developments at Kingsbridge / Upper Loughor.

LDP Draft Proposals Map Consultation: Summary of Representations

8 letters of objection were received which are summarised below:

- Concerns regarding potential traffic impact on existing congestion on Loughor Rd and Victoria Rd.
- Drainage in the area is extremely poor. The site is constantly waterlogged with 4 to 5 inches of standing water covering most of the area.
- Concerned about impact on local schools
- Concerned about impact on local community facilities
- Concerned regarding impact on local environment.
- Otters spotted along the River Lliw, concerns regarding impact on them.
- Loss of Agricultural land
- Concerns about additional impact on sewerage network infrastructure

1 letter of support was received from site promoters which was accompanied by a landscape master plan, landscape and visual assessment, ecology report and tree survey.

Response to Representations

- All allocations are being assessed for their cumulative impact through a Strategic Transport Assessment. This assessment will be an important element in demonstrating the soundness of the LDP, particularly in respect of quantifying the impact of its strategic proposals upon the transport network and demonstrating the sustainability of identified sites. Highways /access improvements would be a condition of any development being brought forward in accordance with schemes agreed with the Highways Authority.
- Sustainable urban drainage scheme (SUDS) will need to be incorporated into development schemes as necessary. All new development needs to demonstrate that greenfield run –off will be achieved. No increase in surface water run-off would be permitted
- The LDP is being prepared in close liaison with the Local Education Authority (LEA) who are fully aware of the potential additional pupil numbers likely to be generated and have made provision accordingly within the 21st century schools programme. Existing schools will be expanded where possible and new schools built as appropriate to accommodate the projected increase in pupil numbers.
- The local health authority has not identified any capacity issues at local medical practices. If new facilities are required they could be delivered in conjunction with development being brought forward. New development also has a positive impact by increasing local populations, adding to the vitality/viability of settlements and helping to sustain and improve local services, facilities and businesses. Services at capacity will expand to meet demand. If improvement of facilities is required contributions can be sought from site developers.
- 100% priority habitat sites have been filtered out of the site selection process. For all other sites an extended phase1 habitat survey would need to be undertaken to determine the habitat classifications, species lists and for the presence of protected species. Important features highlighted may require further survey at planning application stage, but do not preclude allocation at this stage. For example, most hedgerows will be protected under the Hedgerow Regulations (1997). A hedgerow assessment would need to be undertaken to determine the hedgerow quality and the findings would be taken into account when considering a site's development capacity. When wider issues need to be taken into account any impact on European protected sites will be fully assessed as part of the Habitat Regulations Assessment (HRA). Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries.
- The Best and Most Versatile (BMV) Agricultural Land (Grade 3a and above) is one of many considerations taken into account when assessing sites within the County in line with national guidance set out in Planning Policy Wales. Through the Spatial Options Appraisal and site deliverability assessment the priority has been to deliver development needs on lower grade land and such sites have been identified wherever possible. This site is classed as Grade 4 and is therefore not categorised as being BMV.

-
- Impacts on water/sewerage infrastructure must be addressed through improvements incorporated into any development. DCWW have invested in a new hydraulic model for the Gowerton catchment which has identified solutions throughout the catchment which would have to be delivered prior to development occurring. In combination with this there is an ongoing programme of surface water removal (from the foul sewerage system) throughout the County to increase capacity and help alleviate flooding. DCWW are statutorily required to include all necessary improvements to support new development in their statutory improvement plan and hydraulic modelling assessment will be required at application stage required to establish the potential impact on the water supply network and necessary improvements.

Stage 1 Summary

Site Ref KB015	Criteria			1st Filter Check	
	No Major Constraints	Deliverability	Minimum Size	Pass	Fail
	Further Information				
	Stage 1 pass. Progress to detailed stage 2 assessment.				

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access:</u> This site could only be developed if access was provided from the adjacent residential development or over land fronting Victoria Road. Currently there is no connection to a suitable access.</p> <p><u>Local Highway Conditions:</u> There are some peak time congestion issues in the vicinity.</p> <p><u>Accessibility:</u> There is a 10-15 min frequency bus service within 300m west of the site and an hourly service past the site.</p> <p><u>Wider Issues / Combined effect:</u> Any significant traffic generation will add to arterial route congestion in the vicinity.</p> <p><u>Restrictions:</u> This is dependent on the outcome of a formal transport assessment.</p> <p><u>Transport Proposals:</u> Local road safety schemes are identified in the area.</p> <p><u>Further Information:</u> A formal transport assessment will be required.</p>
CCS Housing	<p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible. The SHMA identifies that over 4,700 homes are needed within this Strategic Housing Policy Zone over the LDP period.</p>
CCS Biodiversity	<p>Would need an Extended Phase 1 Habitat Survey. Not a SINC, but there may be some possible ecological constraints. Ecology and Tree Report has been supplied by the site promoter.</p>
CCS Environmental Health	<p><u>Initial Comments:</u> Potential Contaminated Land concerns as this site is on or within 250m of a site identified as being previously contaminated. Further consultation from Pollution Control required depending on proposed site use.</p>

	<p><u>Further comments obtained:</u> Environmental Health have stated that a planning condition would be required along the following lines: If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.</p> <p>Environmental Health have stated that they would request by condition a Construction Pollution Management Plan for the site with particular attention being drawn to hours of noisy works and dust management on and off site. Due to recent developments in this area triggering a number of noise complainants we would look to serve a Control of Pollution Act 1974 Section 60 Notice on the developer to restrict hours of noisier operations on site.</p>
CCS Education	<p><u>Pontybrenin Primary:</u> There is some surplus capacity at this school, however all the developments would exceed its capacity and the strategic development site would require a New school. The current school could not take the numbers generated from this development. Note: Welsh Medium is very popular choice in this area</p> <p><u>Penyrheol Comprehensive:</u> Has recently been rebuilt; however, the cumulative impact of all developments in the catchment area of Penyrheol Comp would need further careful consideration in order to determine increased secondary provision, including a rebuild of the Annex that was not part of the original rebuild.</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Consider MOU. Gowerton STW. Capacity issues and potential to impact on Carmarthen Bay SAC. Further consultation with DCWW strongly recommended. Compensatory surface water removal may be required.</p> <p>Mature trees form much of the site boundary, which should be retained. Valuable for connectivity. The east of the site is adjacent to the Afon Lliw. Otter should be considered in relation to the eastern boundary of the site. Bat should be considered in relation to the mature hedgerows at the side. Main River Lliw & associated floodplain to east of site. Minimum of 7m development free buffer required to protect floodplain and allow for access for maintenance.</p>

Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> In order to provide a water supply to some of these Candidate Sites in the Ward, extensive off-site mains (in excess of 1km) will be required.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Gowerton Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 35,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> There are incidents of flooding on a CSO on the network within this site. There is no improvement scheme in our current AMP programme. Potential developers can either wait for a DCWW AMP scheme to resolve this issue or alternatively can progress the site through the sewerage requisition provisions of the Water Industry Act 1991 or Section 106 of the Town & Country Planning Act 1990.</p> <p>Gowerton Waste Water Treatment Works - Limited capacity.</p>
Western Power	<p>Across the County there is currently spare transformation capacity at each of the substations, which may be able to accommodate future load growth.</p>
Coal Authority	<p>No coal mining legacy features identified by the Coal Authority.</p>
Cllr. W. Evans	<p>L.D.P. PROPOSED ALLOCATIONS KINGSBRIDGE WARD KB012, KB 014, KB 015, CO 010. I will not be attending the Planning Committee Meeting on Monday 8th June, 2015 and submit my written representation as follows:</p> <p>(i) The capacity of the Strategic road infrastructure is a significant and key issue and I await the outcome of the commissioned LDP cumulative Traffic Impact assessment report, before reaching my final conclusions. It is quite obvious that even at this current stage, the existing strategic highway network in the Fforestfach, Penllergaer, Gorseinon, Kingsbridge and</p>

	<p>Gowerton areas is in need of upgrading. During peak times, there is daily Traffic gridlock at each of these locations and it is the biggest source of complaints from members of the local communities.</p> <p>(ii) With the proposed L.D.P. increase of 1600+ new build houses in the Kingsbridge Ward (Excluding 230 currently being built) plus proposed 1000 houses in the adjoining Penllergaer Ward, the extra volume of traffic movements will exacerbate the current situation and become intolerable.</p>
--	--

Stage 2: Planning Assessment

Context and Character			
Issue	Criteria	Commentary	Notes
Classification	Brownfield	Greenfield	
	Greenfield		
	Brownfield / Greenfield Mix		
Relationship to existing settlement pattern and built form	In settlement	Edge of settlement	
	Edge of settlement		
	Out of settlement		
	Other		
Surrounding land use(s)	Agricultural	Agricultural Residential Commercial	
	Residential		
	Employment		
	Leisure		
	Mixed Commercial		
	Other		
Utilities infrastructure	Water	Connectable from adjacent development (known as Kingsbridge Fields)	
	Sewerage		
	Electrical		
	Gas		
	Telecommunications		
LANDMAP	Geological	Geological – Lowland hills and valleys/ Lowland scarp and dip-slope dominated terrain/Lowland escarpment (Level 3) Habitat – Costal & Marine Habitats/ Mosaic/Mosaic (Level 3) Visual & Sensory – Development/Built Land/ Urban (Level 3)	
	Habitat		
	Visual and Sensory		
	Historical		
	Cultural		

		Historical – Rural environment/Agricultural /Irregular Fieldsapes (Level 3) Cultural - Influences/Material expressions/ Rural/Other Rural (specify) (Level 4)	
Dominant Landscape functions	Yes	Represents an urban infill opportunity	
	No		
Key landscape features	Complex	Field and hedgerow	
	Moderate	TPOs along boundary of the site.	
	Simple		
Impact on areas designated for landscape value	AONB	None	
	SLA		
	Heritage Coast		
Impact on historic designations	Ancient Monument	Glamorgan & Gwent Archaeological Trust have requested a 'watching brief' on the proposed development adjacent to this site due to close proximity to Roman Road.	
	Archaeologically Sensitive Area		
	Archaeological Site		
	Historic Park and Garden and Setting		
	Historic Landscape		
	Conservation Area		
	Listed Building		
Impact on views and vistas	-	Views in and out of the site to neighbouring residential properties. Landscape and visual assessment supplied by the site promoter.	
Topography	Level	Sloping	
	Undulating		
	Sloping		
	Mixed		

Natural surveillance	Yes	Yes	
	No		
Proximity to public open space	< 400m	<400m	
	< 800m		
	> 800m		
Proximity to leisure facilities or recreation space	< 400m	Garden Village FC <400m Pontybrenin Primary <400m Gorseinon Library >800m Gorseinon Institute >800m Penyrheol Leisure Centre >800m	
	< 800m		
	> 800m		
Presence of overhead cables	Yes	Yes	
	No		
Opportunities to provide continuity and enclosure	Yes	Would form a logical extension of the settlement boundary.	
	No		
Opportunities to contribute to an active street frontage	Yes	No – backland site	
	No		
Located in an aggregates safeguarding area	Yes/ No	No	
Located in a Primary or Secondary shallow coal resource area	Yes/ No	No	
Regeneration and Community			
Issue	Criteria	Commentary	Notes
Opportunities for new job creation	Significant	Few	
	Some		
	Few		

Opportunities to contribute to vitality and viability of the area	Significant	Some	
	Some		
	Few		
Proximity to primary school(s)	< 400m	YGG Pontybrenin - 220m Pontybrenin Primary - 400m	
	< 800m		
	> 800m		
Proximity to secondary school(s)	< 400m	Penyrheol Comprehensive – 1.5km Ysgol Gyfun Gwyr – 1.7km	
	< 800m		
	> 800m		
Proximity to convenience store selling daily living essentials	< 400m	Convenience Goods Shop on West Street	
	< 800m		
	> 800m		
Proximity to Local Centre/District Centre	< 400m	Local Centre - Sterry Road, Gowerton 1.5km District Centre - Gorseinon 990m	
	< 800m		
	> 800m		
Linguistic Impact	> 20% Welsh Speaking Ward	WLSA2 17% of people are Welsh Speaking (2011 Census)	
	16-19% Welsh Speaking Ward		
	0-15% Welsh Speaking Ward		
Environment and Climate Change Mitigation			
Issue	Criteria	Commentary	Notes
Impact on open space or recreational space	-	Site is not classed as ANGS or FIT so would not represent a loss. Potential to bring some benefits by opening up greenspace to the public on parts of the site.	
Impact on Greenspace	-	See above	

Impact on Biodiversity	-	Would need an Extended Phase 1 Habitat Survey. TPOs along boundary of the site. Not a SINC, but there may be some possible ecological constraints. Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. Mature trees form much of the site boundary, which should be retained. Otter should be considered in relation to the eastern boundary of the site. Bat should be considered in relation to the mature hedgerows at the side. Main River Lliw & associated floodplain to east of site. Minimum of 7m development free buffer required to protect floodplain and allow for access for maintenance.	Ecology Study provided by the site promoter.
Flood-risk and drainage	-	The site borders a C2 flood risk zone associated with the River Lliw to the east. The County wide SFCA Stage 2 Report identifies risk from surface water flooding. Riverside buffer required by NRW.	
Impact on agricultural land	No loss of agricultural land Grade 3 and below	ALC Map = Grade 4. <u>Provisional ALC Information – Welsh Government (February 2015)</u>	
	Grade 1/2	Provisional Grade: Grade 4 Other Information: FCD >225, Climate Grade 2. Soil type unsurveyed. Neighbouring soil type Brick 2. Probable BMV: Low Probability BMV	
Proximity to existing potential nuisance and/or sources of pollution	Odour	No issues identified	
	Noise		
	Light		
	Air		
	Waste		

Potential impact of future use on existing neighbouring development	Odour	Environmental Health have stated that they would request by condition a Construction Pollution Management Plan for the site with particular attention being drawn to hours of noisy works and dust management on and off site. Due to recent developments in this area triggering a number of noise complainants we would look to serve a Control of Pollution Act 1974 Section 60 Notice on the developer to restrict hours of noisier operations on site.	
	Noise		
	Light		
	Air		
	Waste		
Land contamination	-	<p>Potential Contaminated Land concerns would require a planning condition along the following lines:</p> <p>If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.</p>	
Land stability	-	No issues identified	
Transport and Accessibility			
Issue	Criteria	Commentary	Notes
Vehicular access to public highway	Yes	This site could only be developed if access was provided from the adjacent residential development or over land fronting Victoria Road. Currently there is no connection to a suitable access	
	Yes, but improvement required		
	No		
Ransom Strip	Yes	No	
	No		

Accessibility to high frequency public transport access point, i.e. train station or bus stop	< 400m	There is a 10-15 min frequency bus service within 300m west of the site and an hourly service past the site. Bus Stops:- 450m - Kingsbridge, Glanrhyd Terrace (SE-bound), 500m - Kingsbridge, Glanrhyd Terrace (NW-bound), 110m - Gorseinon, Marlborough Road (S-bound, Unmarked), 120m - Gorseinon, Marlborough Road (N-bound, Unmarked)	
	< 800m		
	> 800m		
Traffic conditions on nearby highway network	Regularly congested	All sites in this Ward will add to existing traffic congestion along the route from Gorseinon up to Penllergaer and M4 J47. Some traffic is also likely to add to congestion at Victoria Road in Gowerton where the Llanelli Link crosses the route. Significant improvements may be required with contributions to major improvements by each of the sites within the Ward.	
	Congested at times		
	No significant congestion		
Potential to access community facilities and services via active transport	High	Medium	
	Medium		
	Low		
Deliverability			
Issue	Criteria	Commentary	Notes
Supply and Demand	Need Identified	There is an identified need to deliver over 4700 new homes within this Zone over the Plan period.	
	No identified need		
Availability	Immediately available	Some indication of availability. Site submitter has indicated that they have an option on the site.	
	Some indication of availability		
	No indication of availability		

Constraints	Physical	<p>Highways Access: highways access options will need to be explored and assessed (e.g. gaining access direct from Victoria Rd)</p> <p>Highway Conditions: There are some peak time congestion issues in the vicinity.</p> <p>Ecology/Landscape: TPOs along boundary of the site. Not a SINC, but there may be some possible ecological constraints. Woodland areas and key features, hedgerows, bridleways, etc should be retained as part of any development proposal and form natural defensible boundaries. Mature trees form much of the site boundary, which should be retained. Otter should be considered in relation to the eastern boundary of the site. Bat should be considered in relation to the mature hedgerows at the side.</p> <p>Would need an Extended Phase 1 Habitat Survey. (provided)</p> <p>Landscape and visual assessment required. (provided)</p>	
	Environmental		
	Legal		

		<p>Drainage: Site would feed to the Gowerton Waste Water Treatment Works. Proof is needed that the proposed development can be achieved without resulting in any additional hydraulic burden upon the existing combined sewer system in the area. In this respect it will need to be demonstrated that surface water can be disposed of via a sustainable drainage system (SUDS). Any foul water entering the mains system will need to be directly offset by a surface water removal strategy within the catchment, the details of which will need to be provided.</p> <p>There are incidents of flooding on a CSO on the network within this site. There is no improvement scheme in DCWW's current AMP programme.</p> <p>C2 flood risk zone associated with the River Lliw to the east runs along the site boundary and would need to be incorporated into the scheme's design. Main River Lliw & associated floodplain to east of site - minimum of 7m development free buffer required to protect floodplain and allow for access for maintenance. The SFCA Stage 2 Report identifies risk from surface water flooding in this area.</p> <p>Environmental Health: Potential Contaminated Land concerns would require a planning condition. A Construction Pollution Management Plan would be required for the site particularly regarding hours of noisy works and dust management on and off site. A Control of Pollution Act 1974 Section 60 Notice would be required to restrict hours of noisier operations on site.</p> <p>Overhead cables present.</p>	
--	--	---	--

		<p>Education: the cumulative impact of all developments in the catchment area of Penyrheol Comprehensive would need further careful consideration.</p> <p>Historical/Cultural Impacts: Glamorgan & Gwent Archaeological Trust have requested a 'watching brief' on proposed development adjacent to this site due to close proximity to Roman Road.</p> <p>WLSA2. The cumulative impact of candidate sites within and adjacent to the ward on the Welsh Language will be assessed.</p>	
Viability	-	Affordable Housing viability assessment required	

Stage 2 Summary		
Key Issues	<p>The proposed site forms a logical extension of the adjacent housing development south of Loughor Road and represents rounding off.</p> <p>Highway access onto the site needs to be determined. Currently there is no connection to a suitable access.</p> <p>Site is not classed as ANGS or FIT so would not represent a loss and it offers potential to bring some benefits by opening up greenspace to the public on parts of the site in an area currently deficient. Most community facilities are within walking distance of the site.</p> <p>Trees and hedges should be incorporated into the site design. Other issues identified under constraints need to be incorporated into site design including 7m river buffer and adjacent C2 flood risk and on-site surface water flood risk.</p> <p>Ecology: Would need an extended phase 1 survey - some possible ecological constraints.</p> <p>Contribution to expanded capacity of local schools</p> <p>Env health matters to control/investigate further, along with other issues identified in constraints above</p> <p>WLSA2. The cumulative impact of candidate sites within and adjacent to the ward on the Welsh Language will be assessed.</p>	
Are there opportunities for development to occur on adjoining land?	Yes	No
If yes, provide details		

Is there an alternative land use considered more suitable for the site?	Yes	No	N/A
If Yes, specify land use considered appropriate	NA		
Should site progress to Preferred Strategy Appraisal?	Yes	Yes, part of site	No

Stage 3A: Assessment Against LDP Objectives

Score =

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

		Objective	Score
Social	1	Ensure that communities have a mix of uses and facilities to create sustainable, inclusive neighbourhoods that help to bring about wider social benefits and allow community life to flourish	+1
	2	Encourage development of town and district centres as focal areas for regeneration	n/a
	3	Improve access to healthcare, lifelong learning, leisure, recreation, and other community facilities	n/a
	4	Create environments that support and promote walking, cycling and public transport as integral elements of a sustainable transport system	+1
	5	Facilitate the provision of appropriate utility and transport infrastructure to support communities and businesses	n/a
	6	Encourage appropriate development of low carbon and renewable energy resources and energy infrastructure	?
	7	Support the safeguarding and sustainable use of natural resources where appropriate	-2
	8	Facilitate the sustainable management of waste	n/a
Economic	9	Direct new housing to economically viable and deliverable sites at sustainable locations	+2
	10	Support development that positions Swansea as an economically competitive place and an economic driver for the City Region	0
	11	Facilitate growth and diversification of the local economy and an increase in high value, skilled employment	n/a
	12	Reinforce and improve the City Centre as a vibrant regional destination for shopping, culture, leisure, learning and business	n/a
	13	Ensure Swansea represents a strong commercial investment opportunity for developers and other partners to deliver the Council's priority regeneration schemes	n/a
	14	Ensure that communities have a sufficient range and choice of good quality housing to meet a variety of needs and support economic growth	+2

	15	Promote and enhance a diverse and sustainable rural economy	-1
	16	Improve, expand and diversify appropriate sustainable tourism facilities and infrastructure	n/a
Environmental	17	Promote a sustainable development strategy that prioritises the re-use of appropriate previously developed land, avoids significant adverse environmental impacts and respects environmental assets	-1
	18	Preserve and enhance the County's high quality cultural and historic environments	-1
	19	Conserve and enhance the County's natural heritage	-2
	20	Maintain and enhance green infrastructure networks	-1
	21	Support measures to minimise the causes and consequences of climate change	?
	22	Promote good design that is locally distinct, sustainable, innovative and sensitive to location	?
	23	Support the development of safe, accessible and vibrant places and spaces	+1
	24	Create environments that encourage and support good health, well-being and equality	+1

Stage 3B: Assessment Against SEA/SA Objectives

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

1.	Promotion of sustainable development	+/-
2.	Maintain and enhance biodiversity resource and protected habitats and species.	-
3.	Increase community safety and sense of security	?
4.	Enable people to meet their housing needs and provide good quality housing	++
5.	Provide high quality, accessible lifelong learning opportunities which meet future needs	0
6.	Encourage an inclusive society and promote equality	+
7.	Support the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver	+
8.	Promote and enhance the rural economy	-
9.	Support the development of the environmental goods and services sector.	?
10.	Create social and physical environments that encourage and support health and well-being.	+
11.	Protect soil resources	-
12.	Improve the quality of inland coastal water (surf zone) and rivers	--
13.	Promote the efficient use of water resources	?
14.	Ensure development respects constraints such as floodplains and unstable land	++
15.	Promote an integrated transport system and encourage sustainable travel and development patterns that do not cause significant harm to air quality	+
16.	Support adaptation and mitigation measures due to climate change	?
17.	Improvement in prudent and efficient use of energy	+
18.	Development of appropriate types of renewable energy resources	?
19.	Promote the sustainable management of waste in an integrated manner, aiming towards zero waste by 2050	?
20.	Efficient use of minerals that safeguard existing resources and promote the use of secondary aggregates over primary resources where appropriate.	++

21.	Protect and enhance the quality of the cultural and historic environment	-
22.	Maintain and enhance the quality and distinctiveness of the landscape, townscape and seascape.	-
<p>Comments</p> <p>#2 Likely negative effects on assets of local importance. Extended Phase 1 Habitat Survey required. Score could be improved once survey results known.</p> <p>#8 Likely negative effects on rural economy due to loss of low grade agricultural land (Grade 4)</p> <p>#12: Greenfield site which drains to Gowerton STW - Capacity issues and potential to impact on Carmarthen Bay SAC – links to HRA. Surface water flooding identified. Adjacent to the Main River Lliw & associated floodplain - minimum of 7m development free buffer required to protect floodplain and allow for access for maintenance. Potential land contamination. Need to ensure no contamination enters watercourse during development and Greenfield run-off rates are achieved. Rescore when further information submitted;</p> <p>#16 Score ? as site borders C2 floodplain and NRW advise a 7m river buffer and adjacent C2 flood risk and on-site surface water flood risk. Rescore when further information re: site layout is submitted.</p> <p>#20 Not within aggregates or coal resource safeguarding area</p> <p>#21 Within WLSA 2 – requirement for cumulative impact of candidate sites within and adjacent to the ward on the Welsh Language to be assessed. Likely negative impact on archaeological asset. Glamorgan & Gwent Archaeological Trust have requested a ‘watching brief’ on the proposed development adjacent to this site due to close proximity to Roman Road.</p> <p>#22 Development into open countryside. Likely negative impact on views in and out of site.</p>		