



## Report of the Cabinet Member for Delivery

Council - 25 October 2018

# Outcome of Swansea Local Development Plan (LDP) Examination and Requirement for Public Consultation on Proposed Amendments to the Plan

**Purpose:** To consider the main issues that have emerged from the Examination of the Swansea Local Development Plan (LDP), the need for the Council to recommend 'Matters Arising Changes' (MACs) to the Deposit Plan, and to authorise a public consultation exercise on the MACs and associated documents.

**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 (2015); The Habitats Regulations (Natural Habitats & Conservation) (Amendment) (England & Wales Regulations 2017); Equality Act 2010; Planning Policy Wales (as amended) and related Ministerial Interim Planning Policy Statements and Technical Advice Notes

**Consultation:** Legal, Finance, Access to Services

**Recommendation(s):** It is recommended that Council

- i) Approves the Matters Arising Changes to the Deposit LDP, as referenced in Appendix A of this report, for public consultation;
- ii) Approves the updated Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA), as referenced in Section 5 of this report, for public consultation

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## **1.0 Background**

- 1.1 Every local planning authority in Wales is statutorily required to produce a Local Development Plan (LDP), which must be prepared in accordance with requirements and guidelines laid down by the Welsh Government. The Swansea LDP commenced production in 2010 and upon adoption will replace the existing Unitary Development Plan.
- 1.2 The LDP will be the primary strategy and policy document against which the Council will make decisions in relation to development proposals up to 2025. The Plan promotes a strong 'Place making' agenda and presents a positive approach to managing the inevitable future growth that will occur across Swansea. The policies and proposals within the LDP address the County's need for new homes, jobs, infrastructure and community facilities to support economic growth and raise standards of living. Policies promoting development are set out alongside those ensuring future proposals respect and promote the County's cultural heritage, important landscapes and sensitive environments. Planning for growth commensurate with the aspirations of a City Region inevitably involves difficult decisions about releasing greenfield land for development, however the LDP provides the opportunity to ensure that such development is of a quality that will ensure the places ultimately delivered provide a proud legacy for future generations.
- 1.3 At Council on 27<sup>th</sup> July 2017 Members agreed to approve the submission of the Deposit version of the LDP, and its supporting evidence, to the Welsh Government and Planning Inspectorate for independent Examination. Subsequently, the Ministers of the Welsh Government appointed Inspectors to conduct the Examination of the soundness of the LDP. The Examination commenced with a Pre-Hearing Meeting on the 13<sup>th</sup> December 2017 and a series of Hearing Sessions subsequently took place over a 7 month period commencing on 6<sup>th</sup> February 2018, with the final hearing held on the 11<sup>th</sup> September 2018.
- 1.4 Over the course of the Examination, and as a result of the matters arising during the Hearing Sessions, a number of Action Points and requests for information were issued by the Inspectors for the Council to respond to as necessary. In order to address these points, a need for 'Matters Arising Changes' (MACs) to the Deposit Plan has arisen, which collectively will ensure the Plan is modified in a form that can be found sound. The purpose of the MACs are to improve the clarity and accuracy of the Plan having regard to the latest available evidence, and to respond to matters raised during the hearings where relevant. The full schedule of MACs is referenced at Appendix A of this report. An extract from the schedule relating to mapping changes is provided in Appendix B.

## **2.0 Key Issues and Changes Arising from Examination**

- 2.1 The MACs that are proposed do not fundamentally alter the focus of the Plan strategy, and the aims and objectives of the Plan policies remain consistent with the Deposit version. They include a large number of factual updates and adjustments to the Plan in order to reflect new evidence that has emerged during the Examination process. The key issues and most significant changes are identified in the paragraphs below:

## ***Policies and Proposals***

- 2.2 Following a comprehensive updated assessment in 2017 of the evidence base relating to Swansea's projected level of economic and population growth, the total housing provision within the Plan is now set at **17,645 homes to support the potential creation of 13,600 additional jobs over the Plan period**. The total provision within the plan includes site allocations, commitments (planning permissions already awarded), and future windfall sites. The final schedule of housing sites and Strategic Development Areas for the LDP is set out at Appendix C of this report. The level of housing provision in the Plan incorporates a **total flexibility allowance of 13%** in excess of the base level requirement, which is required to account for delays and/or unforeseen issues that may affect delivery of certain sites [**LDP Policies PS1-4, Hearing Sessions 2, 3, 8, 9 and 15**].
- 2.3 The LDP proposes a number of Strategic Development Areas (SDAs), which are a fundamental part of the Plan's strategy. It sets out comprehensive, site specific policies that highlight key development principles and placemaking objectives for these major sites. Proposals that come forward will be required to adhere to these principles as appropriate, in the interests of delivering the numbers of homes, employment opportunities, community facilities, greenspaces and infrastructure required to deliver high quality sustainable development. **Each SDA policy has been refined having regard to the requirements discussed with the Inspectors and developers**, which will ensure these key sites are brought forward with the right mix in appropriate phases, subject to site constraints [**LDP Policies SDA-SDL Hearing Sessions 5-7**].
- 2.4 Appendix 3 of the Plan **now provides further details of key infrastructure requirements identified for each allocated site**, as well as site informatives highlighting any site specific issues, constraints and assessments that will inform future considerations of development impact. Where impacts of development have already been established, the Appendix sets out the required mitigation measures to maintain or enhance infrastructure and assets. **The Plan is now supported by an Infrastructure Delivery Plan** which, whilst not forming part of the LDP, provides further detail of the phasing, funding and delivery of infrastructure required for each allocated site. [**LDP Appendix 3 and Infrastructure Delivery Plan, Hearing Sessions 2, 3 and 5-8**].
- 2.5 The Plan allocates 6 'exception' sites for housing in rural and semi-rural locations to deliver exceptionally high numbers of affordable housing in such areas. The open market housing delivered on such sites will also be restricted to those persons that meet the criteria for accommodating local needs. The objectives of the policy are unchanged, as are the sites identified, however the sites have been required to be brought into the settlement boundary, and the **criteria and supporting text for delivering exceptional local needs sites have been refined** to ensure there is full alignment with national guidance in this regard and to clarify how the policy will be implemented [**LDP Policy H5, Hearing Sessions 4, 8 and 15**].
- 2.6 Planning permission and lawful development certificates have been issued for new and extended sites for Gypsy Travellers at Pant y Brawd Road, and to confirm the lawfulness of the use of land at Railway Terrace Gorseinon by

Traveller Showpeople. There is evidently now sufficient land available within the settlement with a relevant lawful use to provide for the full identified needs for additional Gypsy Traveller and Travelling Showpeople pitches up to 2025. The extant planning permissions and certificates issued by the Planning Authority overcome any requirement for an additional allocation of land for further pitches for Gypsies and Travellers within the LDP to meet identified need for the Plan period. As a result, **Deposit Policy H6 relating to allocated Gypsy Traveller sites has become redundant and can be deleted from the Plan**, with a corresponding modification to the text to Policy H7 necessary to confirm that the identified needs for Gypsy and Traveller accommodation within the Plan period will be provided for by implementing pitches on available land with a relevant lawful planning use [**LDP Policy H6-7, Hearing Sessions 13 and 18**].

- 2.7 During the Examination, the Ministers of the Welsh Government (through the Cabinet Secretary for Energy, Planning and Rural Affairs) wrote to all Local Authorities in Wales in February 2018 to emphasise that Councils need to put in place robust local evidenced based policies in their LDP against which planning applications for HMOs can be assessed, and that these policies must not delegate the criteria for decisions on planning applications to SPG. In response to this, and the concerns of the Inspectors, the **Deposit LDP policy on HMOs has been amended to include a more prescriptive definition of what constitutes ‘harmful concentration/intensification’, and define the actual HMO threshold limits that will apply**. The amended policy sets out a threshold cap of HMOs not exceeding 25% of all residential properties within the existing high concentration areas (which is designated a ‘Management Zone’), and for a 10% threshold to be imposed across all other areas where existing concentrations are generally far lower. The policy also defines other criteria that will apply to the consideration of HMO proposals to limit unacceptable expansion [**LDP Policy H6-7, Hearing Sessions 13 and 19**].
- 2.8 Following the submission of evidence and further discussions at hearings, the Inspectors concluded that the evidence did not justify the imposition of a Green Belt designation at Garngoch and Lower Afon Llan Valley, primarily as the permanence of such a designation could not be justified over the long term. On this basis, **it is necessary to remove the Green Belt designation that was proposed in the Deposit and replace it with a less permanent Green Wedge designation, that will serve the same purposes as a Green Belt over the lifetime of the Plan**. For consistency with other Green Wedge designations within the Plan, the boundaries of the newly proposed Green Wedge differ slightly from those of the Green Belt, as shown in Appendix B of this Report [**LDP Policy ER3, Hearing Session 10 and 18**].
- 2.9 The Inspectors have accepted the Council’s view that the landscape character of the area at Garngoch and Lower Afon Llan Valley, previously proposed in the Deposit Plan as Green Belt, is of sufficiently high quality to potentially warrant designation as a Special Landscape Area (SLA). Such a designation would provide extra protection for the landscape of that area, the character of which is demonstrated to be particularly effective at separating the surrounding settlements. **The newly designated SLA, referred to as Garngoch and Lower Afon Llan Valley SLA, will work in combination with a Green Wedge designation to maintain the openness of the land and protect the existing valuable landscape character** to effectively safeguard the separate



identities of the surrounding settlements [**LDP Policy ER 5, Hearing Sessions 10 and 18**].

- 2.10 The Welsh Government has set specific targets for renewable energy provision in order to fulfil aspirations for climate change mitigation and energy security. With the purpose of meeting these targets, National Planning Policy and Guidance requires 'Local Areas of Search' to be mapped and for LDPs to accept the principle of a potential significant change in landscape character from wind turbine development within designated Strategic Search Areas. The Deposit LDP had proposed to indicate the Local Areas of Search on a 'Constraints Map' however the Examination process has highlighted the need for a refined, condensed version of these search areas to be shown on the LDP Proposals Map where relevant. As a result of further digital analysis by the Council, which overlaid an agreed set of assumptions and constraints layers, **the Proposals Map does not identify any local search areas for wind energy schemes, and designates eleven potential solar energy local search areas, generally to the north of the M4** (see Appendix B of this Report). Corresponding amendments have been made to the relevant LDP policy on Renewable Energy and its reasoned justification. It should be noted that a Local Search Area designation is the technical output of a Welsh Government produced toolkit methodology and it does not indicate a presumption in favour of approving an application for such a use in those areas identified [**LDP Policy EU1, Hearing Session 14 and 19**].
- 2.11 The Deposit LDP included a commitment against supporting any applications for the unconventional exploration or extraction of gas in the County during the Plan period, including test drilling. This was inserted in the Plan to reflect the Council's decision to adopt a Notice of Motion on the 10th March 2016. The inspectors and Welsh Government have highlighted that this does not comply with current national policy (PPW, Edition 9) and therefore it is required that **part of the Mineral Resources policy relating to unconventional extraction processes be amended to ensure compliance with current national policy** and to also maintain consistency with the position in the adjoining Neath Port Talbot LDP. Notwithstanding this change necessary for soundness, the Plan highlights in any event that proposals will be considered having regard to prevailing national policy and it is quite possible that the Welsh Government may change its position during the lifetime of the Plan to preclude any unconventional extraction across Wales, which would clearly then apply to development in Swansea [**LDP Policy RP11, Hearing Session 14**].

### ***Proposals Map and Diagrams***

- 2.12 In addition to amendments to the LDP written statement, consequential amendments are also required to the boundaries of allocations and designations to reflect Policy changes (e.g. the change from Green Belt to Green Wedge), and to correct errors or provide factual updates (e.g. allocations becoming 'commitments' through planning permissions recently gained). These amendments are set out in full in the MAC schedule and are highlighted in Appendix B of this report.
- 2.13 Also provided in Appendix B is the amended 'Strategy Diagram', which provides an updated schematic overview of the key areas of growth and environmental protection that are proposed across the County.

### ***Unsupported Inspector proposed change***

2.14 The Council and Inspectors have agreed during the Examination that the changes set out in the MAC schedule are in principle appropriate for consultation as amendments to the Plan. The one issue that currently remains not agreed between the Council and Inspectors relates to affordable housing targets set out in LDP Policy H3.

2.15 Throughout the Examination the Council has submitted substantive evidence and justifications to underpin the Deposit LDP policy relating to affordable housing targets for residential developments [**LDP Policy H3, Hearing Sessions 4, 15 and 18**]. Statements of evidence have also been submitted to the Examination by Coastal Homes, Pobl, Llanmoor Homes and Morganstone Homes, which support the Council's approach and its targets for delivering affordable homes. The targets set out in the relevant Deposit policy, which the Council considers underpinned by the range of evidence, are:

<b>Strategic Housing Policy Zone</b>	<b>Target for Affordable Housing</b>
North	15%
East	
Greater North West	20%
Swansea West	35%
Gower and Gower Fringe	50%

2.16 During Hearing Session 18 the Inspectors raised concerns, which they had also raised in earlier hearings and were similar to representations made by the Home Builders Federation, that they perceived a lack of alignment between the target percentages for affordable housing and some of the underpinning evidence regarding development viability. These concerns specifically relate to Swansea North, Swansea East and Greater North West Swansea Housing Zones (the targets for the Swansea West and Gower/Gower Fringe are not contested). During the course of Hearing Session 18, the Inspectors issued a short note to participants entitled '*For comment: Inspectors' suggested changes related to Affordable Housing targets*' (subsequently published as Examination Document ED089), which proposed the following changes to the affordable housing targets for residential development:

<b>Strategic Housing Policy Zone</b>	<b>Target for Affordable Housing</b>
North	5%
East	10%
Greater North West	15%
Swansea West	Unchanged from above
Gower and Gower Fringe	Unchanged from above

2.17 The impact of implementing the above targets would be to reduce the potential of the Plan to facilitate affordable housing delivery on allocated non-strategic housing sites and on windfall applications in the order of 200 affordable homes (a drop of around 5%) over the Plan period (as itemised in Appendix D of this report). The Council made it clear during Hearing sessions that it does not support the Inspectors' proposed suggested set out in Examination Document ED089, and that it strongly refutes any suggestion that such targets are necessary to align with evidence, or that they are needed to make the Plan sound. Further to the Hearing, the Council wrote to the Inspectors to express its

opposition to the proposed change and to further emphasise that it considers sufficient evidence has been submitted to the examination to fully justify the Council's approach. This letter is available to view at <https://www.swansea.gov.uk/ldpexamination>

2.18 Notwithstanding that the Inspectors' suggestions to change the affordable housing targets are not supported by the Council, the Inspectors are able to require their suggested changes are issued for public consultation alongside the MAC schedule (known as 'Inspector Matters Arising Changes or IMAC'). Ultimately the Inspectors can mandate the Council to amend the LDP to reflect their proposed change to the affordable housing targets policy, along with any other changes of theirs to Plan policies and supporting text. If, following the period of public consultation, the Planning Inspectors elect to take this course of action and mandate that a change be made in relation to affordable housing targets, the Council would not be permitted to adopt the Plan at that stage unless the policy was changed accordingly.

### **3.0 Public Consultation on Matters Arising Changes**

3.1 The Council is statutorily required to undertake a consultation exercise on the MACs to the Deposit Plan. It is anticipated that the consultation period will begin on, or soon after, October 29<sup>th</sup> 2018 and last for a six week period in accordance with national guidance. **The consultation relates only to the changes that have arisen (i.e. the changes highlighted in the MACs and any IMACs, and the updates to associated documents – see Section 5 of this report).** It is not an opportunity for interested parties to re-state previously made objections to the Plan or raise new objections to those parts of the LDP that are unchanged.

3.2 There are over 6,000 separate individuals or organisations on the LDP database that will be notified of the consultation, and the process will also be publicised using a range of media outlets and posters at libraries across the County. Any member of the public or interested party is able to make a representation during the consultation.

3.3 Members should note that all comments received will be forwarded to the Inspectors for their consideration and are not for consideration by the Council, in accordance with statutory obligations. The purpose of the consultation is to ensure the Inspectors are confident that everyone affected has had the opportunity to comment before they make any recommended change to the LDP. In publicising the consultation the Council will emphasise that representations made can only be in relation to the MACs and associated documents, and that any representations pertaining to parts of the Deposit that are unchanged will not be considered.

### **4.0 Final LDP Stages**

4.1 Once the MACs consultation comments have been considered by the Inspectors, they will issue to the Council their binding Inspectors' Report on the changes required to make the Plan sound. The Inspectors have confirmed to the Council in writing that they anticipate issuing their Report in January 2019, subject to the MACs consultation being finalised prior to the end of 2018.

4.2 If, as expected, the Inspectors' Report concludes the LDP as amended would satisfy the relevant tests of soundness, the Council will then be required to

adopt the Plan incorporating any necessary changes within eight weeks of receiving the Report. As such, it is anticipated that the LDP will be brought before Council for formal adoption by the end of the current financial year.

## **5.0 Sustainability Appraisal and Habitats Regulations Assessment**

- 5.1 It is a requirement under the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (LDP) (Wales) Regulations 2005 that the LDP is subject to a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA). The integrated SA ensures the policies and proposals of the Plan reflect sustainable development principles and assesses the effect of the plan on the economy, social wellbeing, resource conservation and environmental protection/enhancement. The SA plays an important part in demonstrating that the LDP is sound by ensuring that it reflects sustainable development objectives. The ongoing SA process has helped inform the precise form of wording in the MACs. The report has been updated to include assessment of the MACs and, to the extent necessary, any other matters that arose during the examination. The updated Sustainability Appraisal Report and Non-Technical Summary, which will be published for public consultation alongside the MACs, is available at <https://www.swansea.gov.uk/ldpsasea>.
- 5.2 As the Competent Authority the Council is also required by the Habitats Regulations (2017) to undertake a Habitats Regulations Assessment (HRA) of the LDP. The HRA will determine the likely significant effects of the plan on European Sites of nature conservation importance and, if applicable, undertake further assessment in the form of an appropriate assessment. Only once the Council has ascertained that the plan will not adversely affect the integrity of European Sites through a HRA, can the plan be adopted. A shadow Habitats Regulations Assessment of the Deposit LDP has been undertaken by consultants DTA Ecology Ltd, who have now updated the main report to take account of the Matters Arising Changes (MACs). The amended HRA is available at <https://www.swansea.gov.uk/ldphra>, which concludes that the MACs can be screened out for further consideration under the Habitat Regulations, as they are unlikely to have a significant effect on any European Site. It is recommended that the Council approves the updated HRA report for the purpose of public consultation and, as the Competent Authority, thereby affirms that the LDP as amended through the MACs will not adversely affect the integrity of any European Site either alone or in combination with other plans.

## **6.0 Equality and Engagement Implications**

- 6.1 An Equality Impact Assessment (EqIA) has been undertaken as part of the Council's legal duty to assess the Plan's policies for their impact on protected groups as defined in the Equality Act 2010. The Assessment found that the Plan is relevant to a number of protected characteristics, including age, disability, the Welsh language, poverty and social exclusion. The EqIA, which has been continually revised throughout the LDP process to reflect changes made to the Plan, is a Supporting Document to the Plan and will be finalised at the time of final adoption of the LDP. The draft EqIA can be viewed at: [www.swansea.gov.uk/ldpeqia](http://www.swansea.gov.uk/ldpeqia)

## **7.0 Financial Implications**

- 7.1 The decisions will incur low level expenditure in relation to the consultation process and the administrative actions required for formal adoption of the Plan, including the publication of documents and notification procedures. These costs will be accommodated within existing budgets for the current financial year.
- 7.2 Whilst it is anticipated that the LDP will be adopted during the current financial year, any unforeseen delay to the process at this stage could give rise to a need to allocate resources from the 2019/20 budget. This will be considered as part of the Council's budget review process and financial planning procedures, and if no additional budget is available, will be contained from within existing budgets.

## **8.0 Legal Implications**

- 8.1 The Council is statutorily obliged to prepare a LDP in accordance with the Planning and Compulsory Purchase Act 2004, the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

### **Background Papers:**

Report to Council of the Cabinet Member for Commercial Opportunities & Innovation, 27 July 2017 - Swansea Local Development Plan (LDP) Update on Deposit LDP Public Consultation, Evidence Base Review and Next Stages

### **Appendices:**

Appendix A: Full Schedule of Matters Arising Changes to Deposit LDP

Appendix B: Amendments to LDP Diagrams and Proposals Maps

Appendix C: Schedule of housing sites and Strategic Development Areas

Appendix D: Impact on supply of Affordable Housing if Inspectors' Suggested Changes to LDP Policy on Affordable Housing Targets (as set out in Examination Document ED089) are Imposed

**Appendix A:**

**Full Schedule of Matters Arising Changes to Deposit LDP**

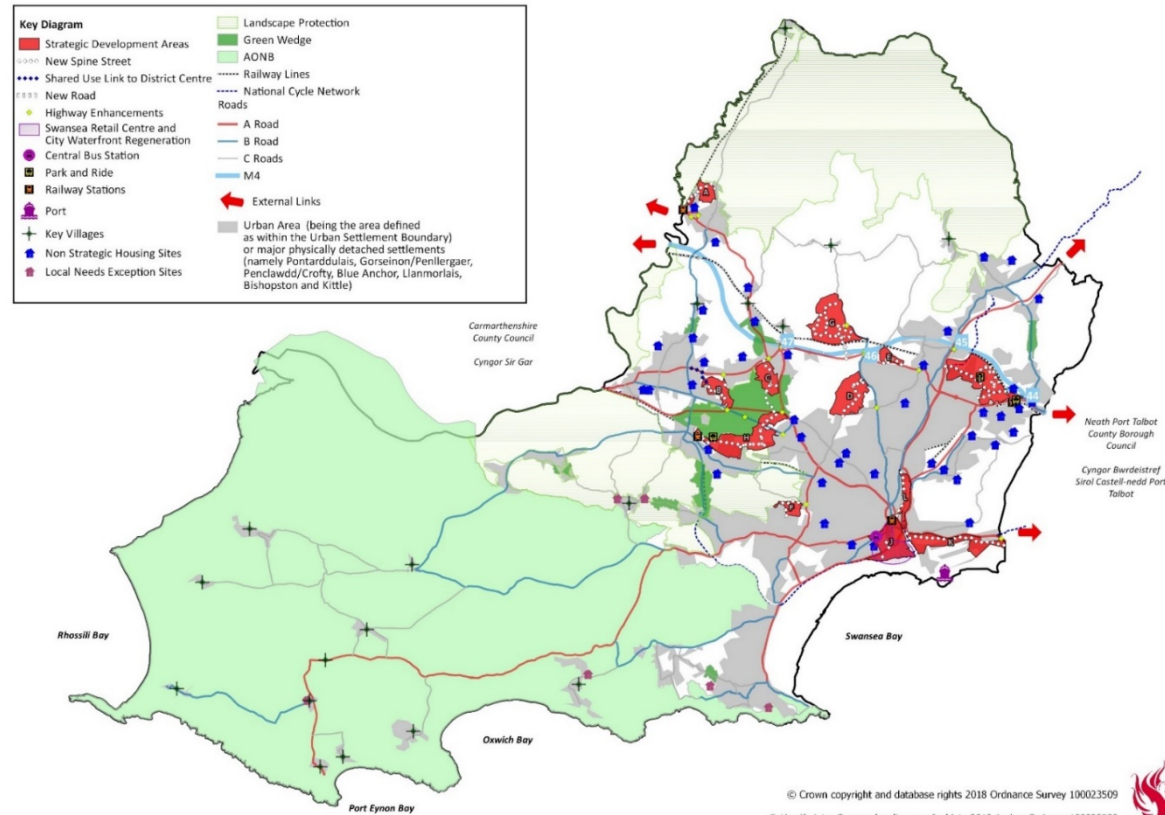
Document available to view at <https://www.swansea.gov.uk/ldp>

**Appendix B:**

**Amendments to LDP Diagrams and Proposals Maps**

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC13	1.3 Growth Strategy Plan Strategy Diagram	ED010 <a href="#">HS1-SWANSEA - Plan Preparation</a>	Update the Plan Strategy Diagram to reflect MACs.

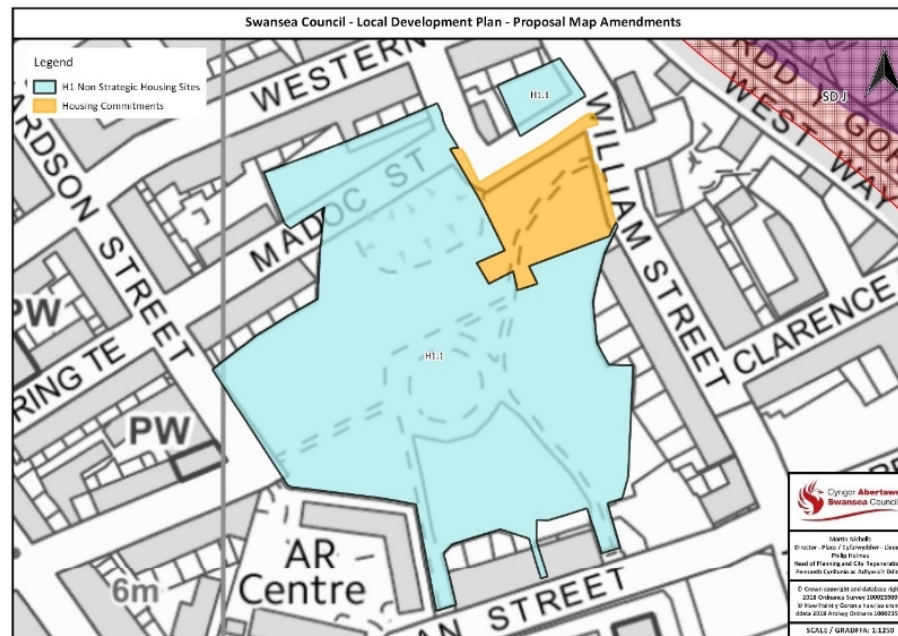
**Figure 7: Amended Plan Strategy Diagram**



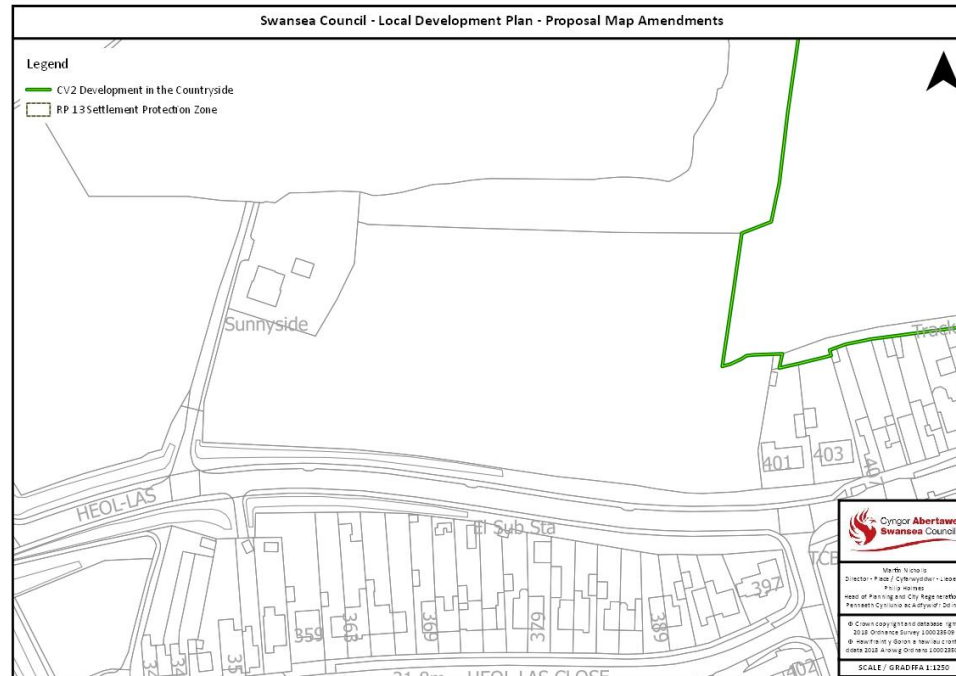


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 321	Proposals Map PS 3 Table 1	<a href="#">ED081 Statement arising from various Hearing Sessions Amendments to Maps and Plans</a> <b>AP3.2</b>	<b>Consequential amendments to proposals maps to reflect MACs which update windfall &amp; commitment figures in Table 1 (in Policy PS 3) to reflect a base date of 01 April 2017, in line with JHLAS timescales</b>

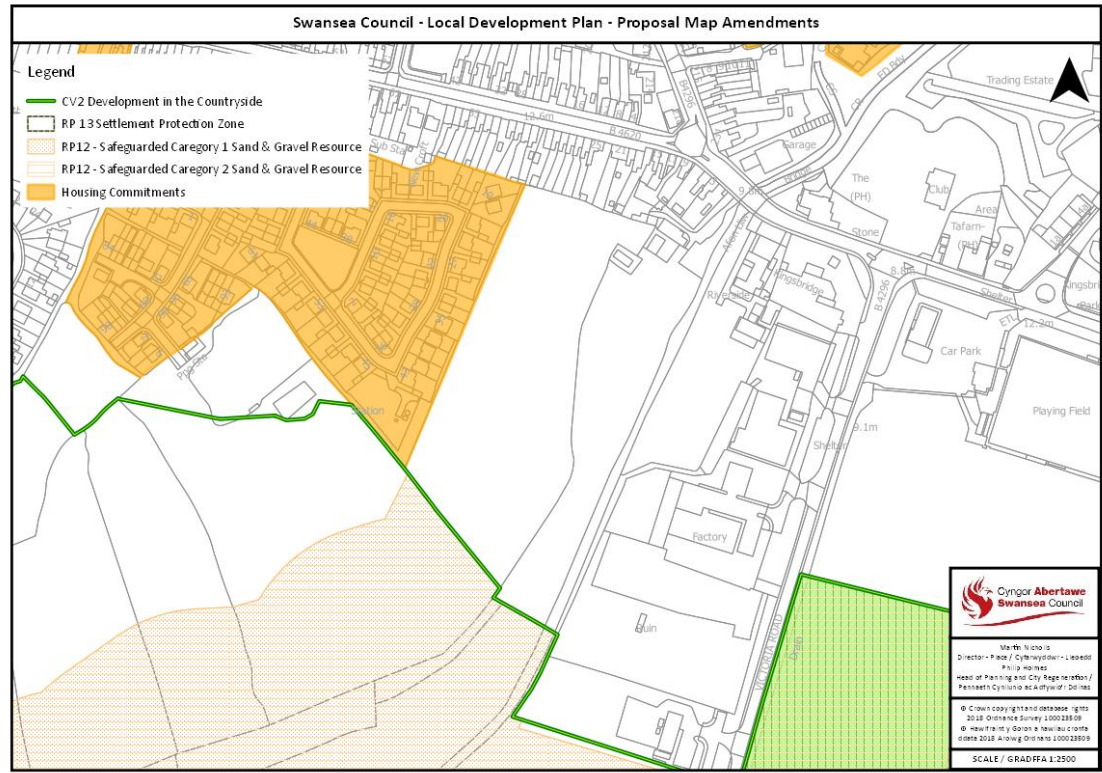
Amend proposals map to show that part of housing allocation H 1.1 Former Vetch Field, Glamorgan Street, Swansea is a commitment at the base date of 01 April 2017 under planning application reference 2015/1731



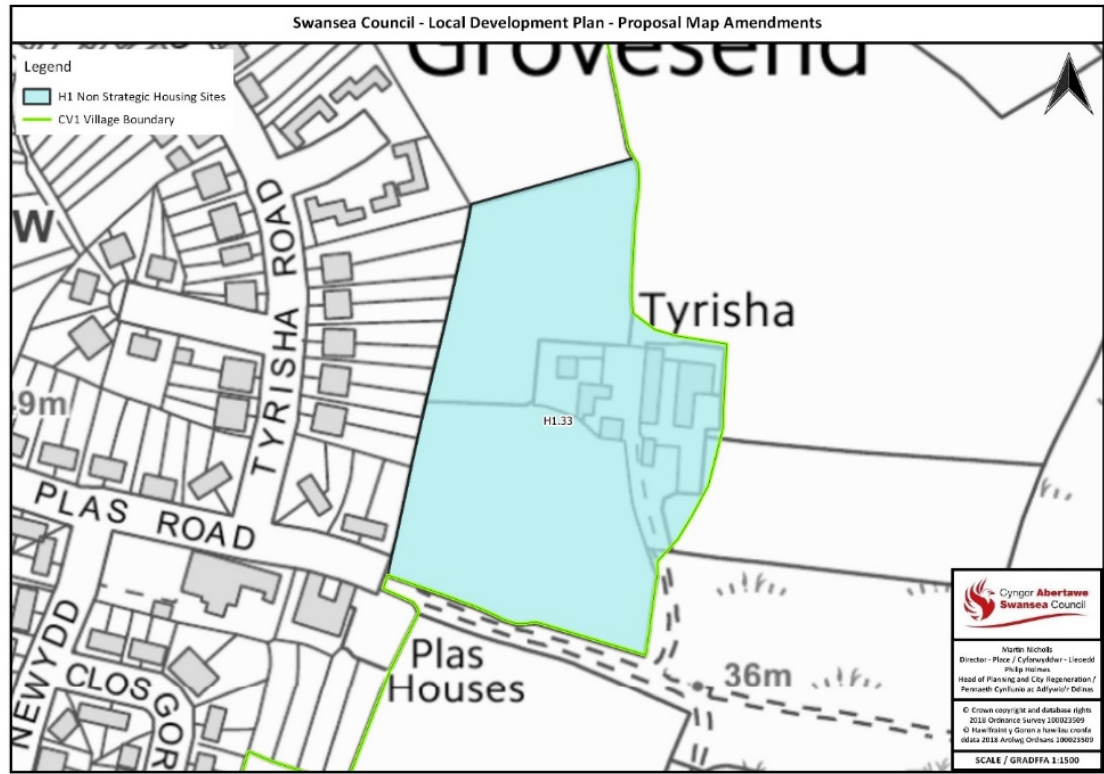
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 322	Proposals Map H 1.14	<a href="#">ED081 Statement arising from various Hearing Sessions Amendments to Maps and Plans</a> <b>AP8.2</b>	Delete housing allocation H 1.14 Land adjacent to Heol Las, Birchgrove whilst retaining site within the settlement boundary.



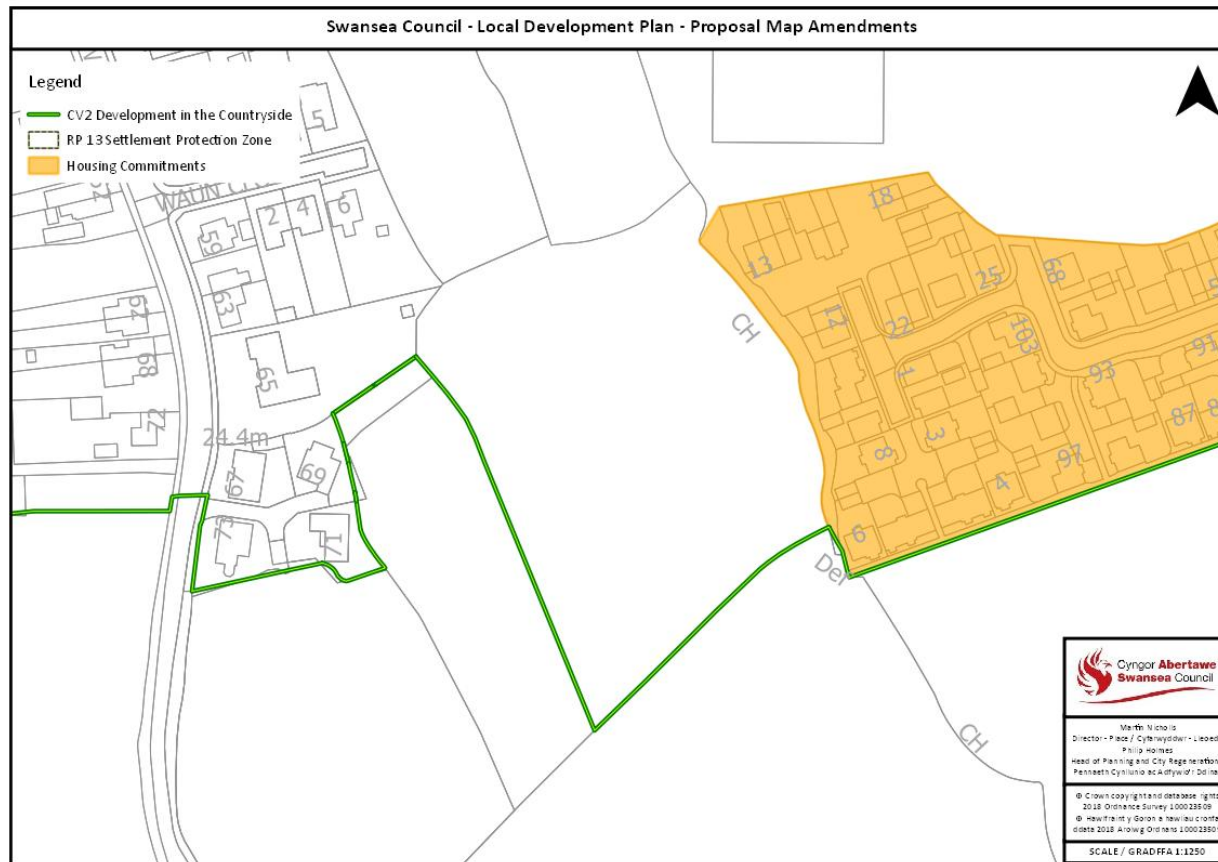
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 323	Proposals Map H 1.25	<p><a href="#">ED081 Statement arising from various Hearing Sessions Amendments to Maps and Plans</a></p> <p><b>AP8.3</b></p>	<p><b>Delete housing allocation H 1.25 Land to the south of Highfield, Loughor Road, Kingsbridge whilst retaining site within the settlement boundary.</b></p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 324	Proposals Map H 1.33	<b>ED076</b> <a href="#">Council AP Statement arising from HS16 amendments to H1.33</a>  <b>AP16.1</b>	<b>Amend boundary of site H 1.33 Land at Tyrisha Farm, Grovesend to include farm buildings.</b>



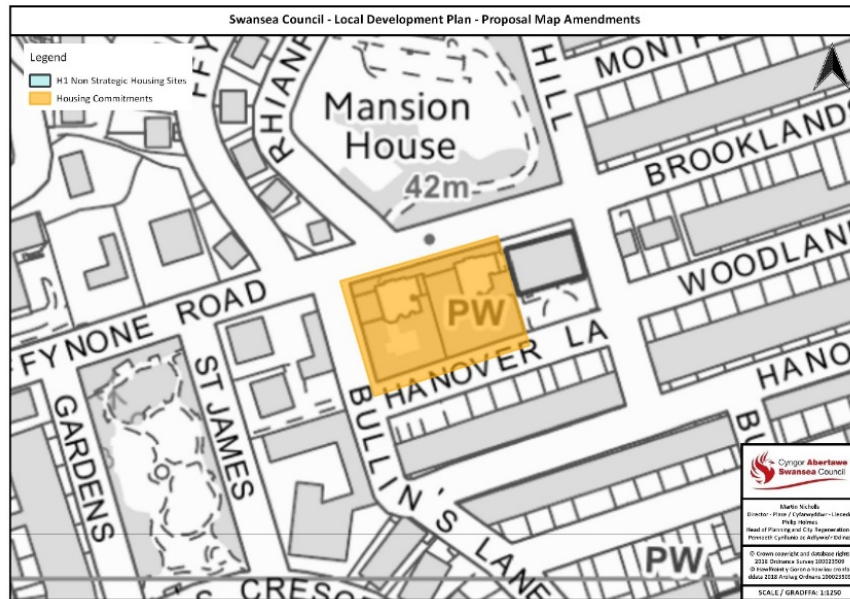
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 325	Proposals Map H 1.35	<a href="#">ED037 Replacement Council Statement Trajectory and Land Supply</a> <b>AP8.4</b>	<b>Delete housing allocation H 1.35 Land south of former Cae Duke Colliery, Loughor whilst retaining site within the settlement boundary.</b>



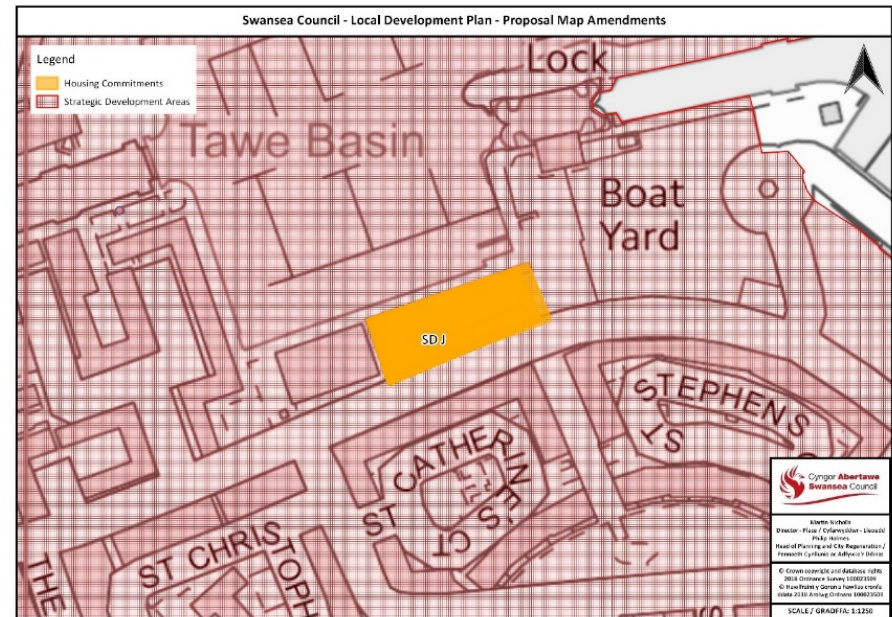


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 326	Proposals Map PS 3 Table 1	<a href="#">ED081 Statement arising from various Hearing Sessions Amendments to Maps and Plans</a> <b>AP3.2</b>	<b>Amend proposals map to show new housing sites of 10 or more units with planning permission as of 01 April 2017 as commitments</b>

Former Ffynone Nursing Home and RAFA Club, 2015/1938

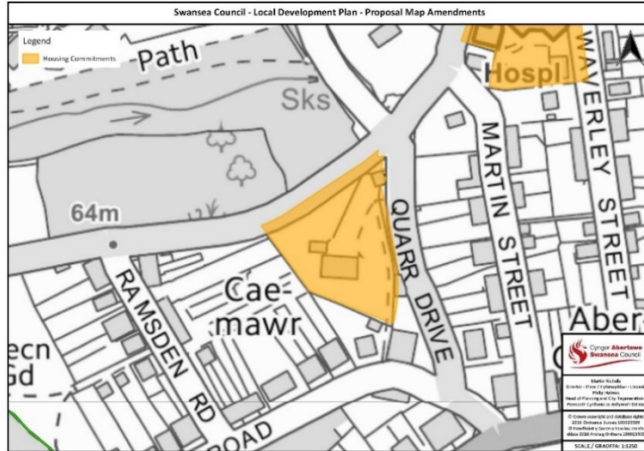


The Boat Yard, Adjacent to Fishmarket Quay, Trawler Road, 2016/1416



MAC no 326 continued: Amend proposals map to show new housing sites of 10 or more units with planning permission as of 01 April 2017 as commitments

The Beeches, 49/51 Western Street, Clydach, 2015/1348



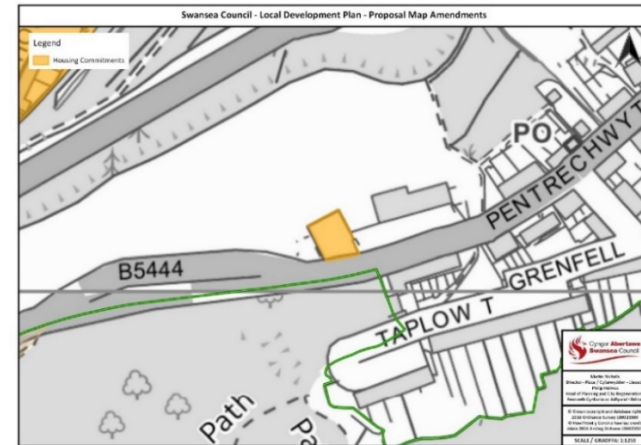
Land at Ffynnon Wen, Clydach, 2016/3122/FUL



Land at Parc Yr Helig, Off Ffordd y Bryn, Birchgrove, 2016/1529



1 Pentrechwyth Road, Bonymaen, 2015/0423



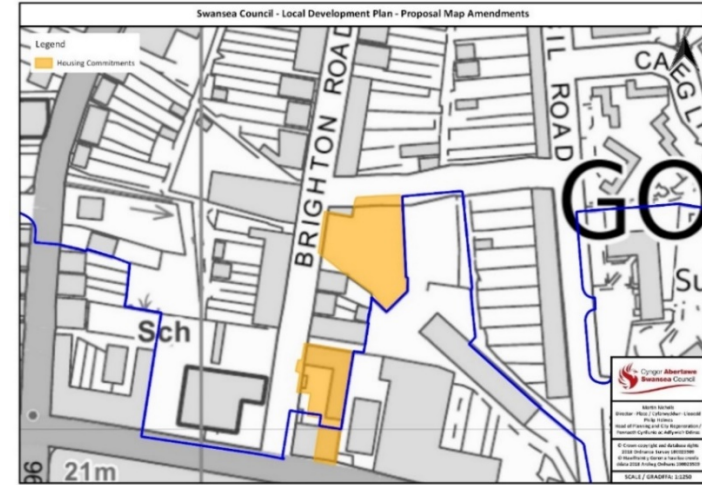


MAC no 326 continued: Amend proposals map to show new housing sites of 10 or more units with planning permission as of 01 April 2017 as commitments

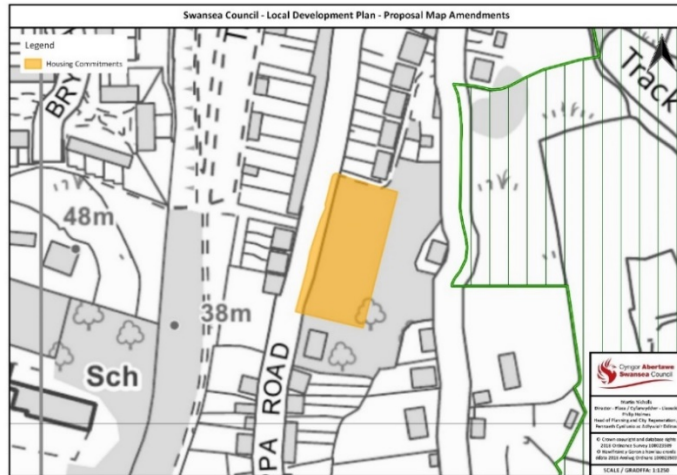
Land at TA Centre, Park Road, Gorseinon, 2016/1046



Land Adjacent to 76 Brighton Road, Gorseinon, 2016/1022



Land between 58-76 Goppa Road, Pontarddulais, 2014/0546



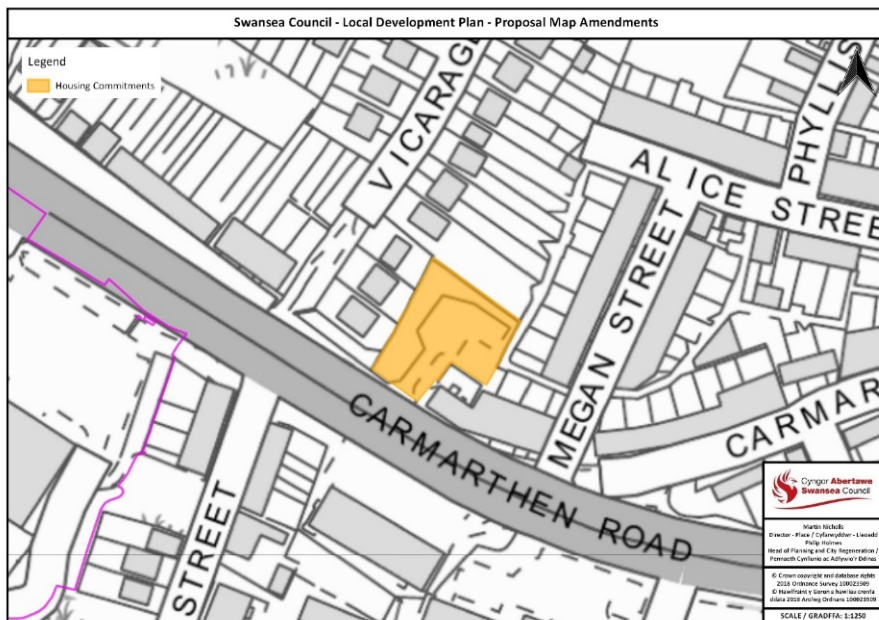
Land at Milford Way, Penlan, 2016/1008



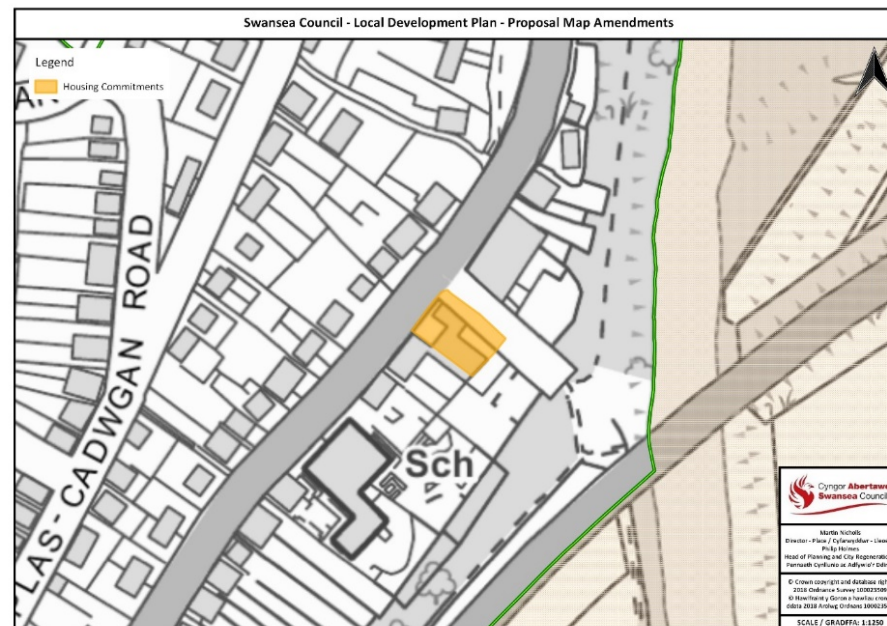


MAC no 326 continued: Amend proposals map to show new housing sites of 10 or more units with planning permission as of 01 April 2017 as commitments

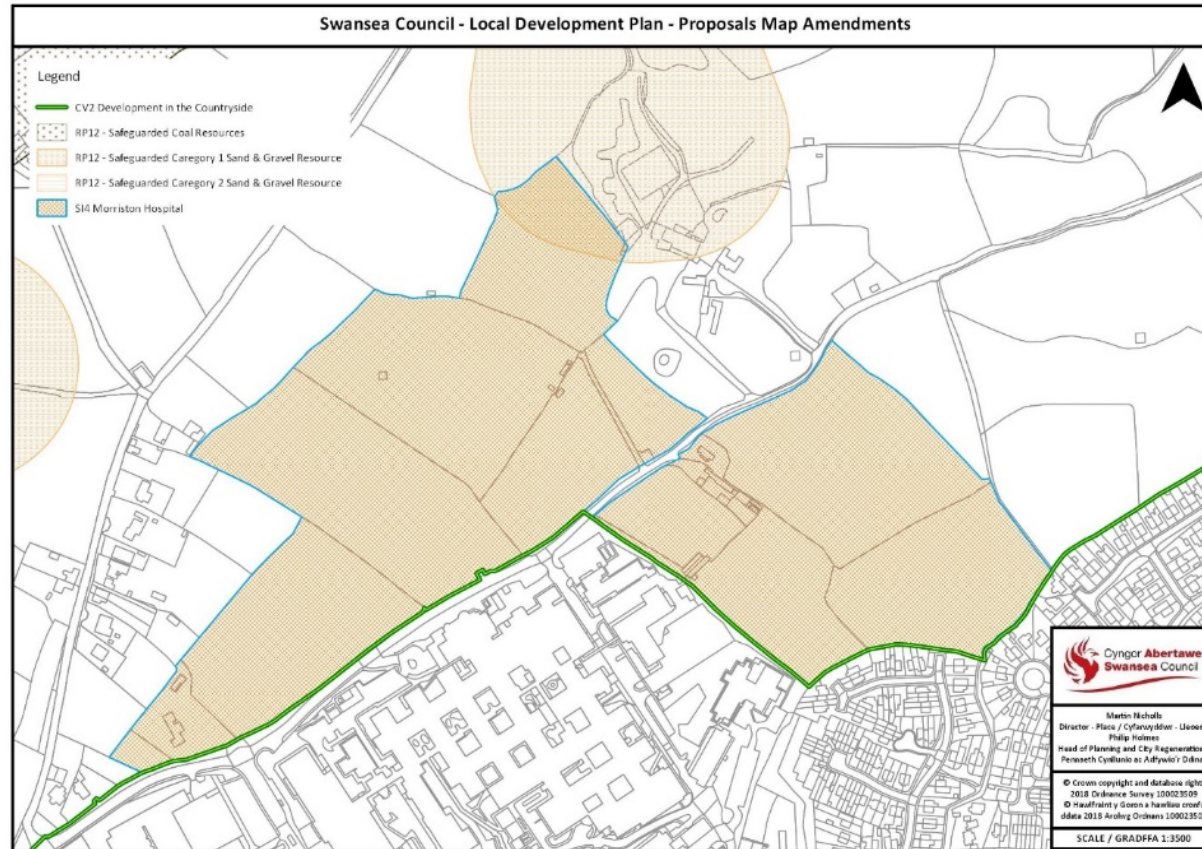
Land North of Travellers Well Public House, Carmarthen Road, 2016/3284



Moriah Chapel, Ynystawe, 2016/0386



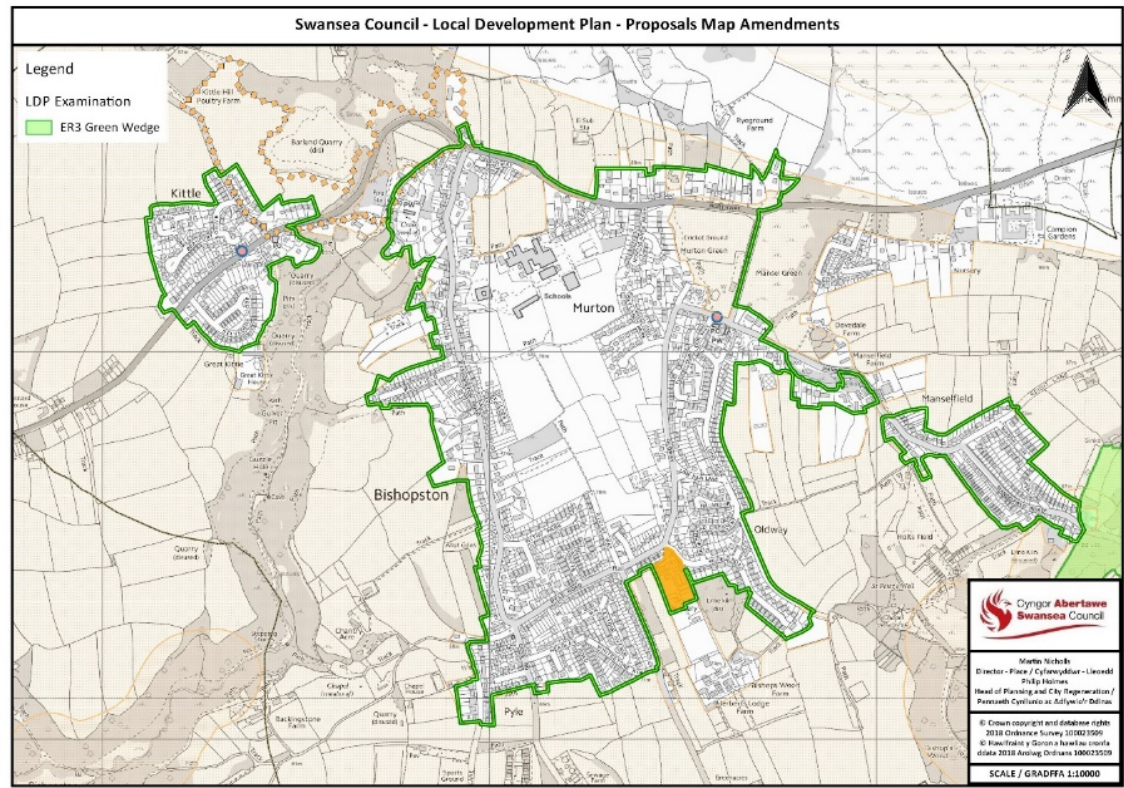
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 327	Proposals Map SI 4	AP11.5 <a href="#">ED057 Council Statement arising from HS 2 and 5 - Morriston Hospital (27.3.18)</a>	Amend SI 4 site boundary to include additional land



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
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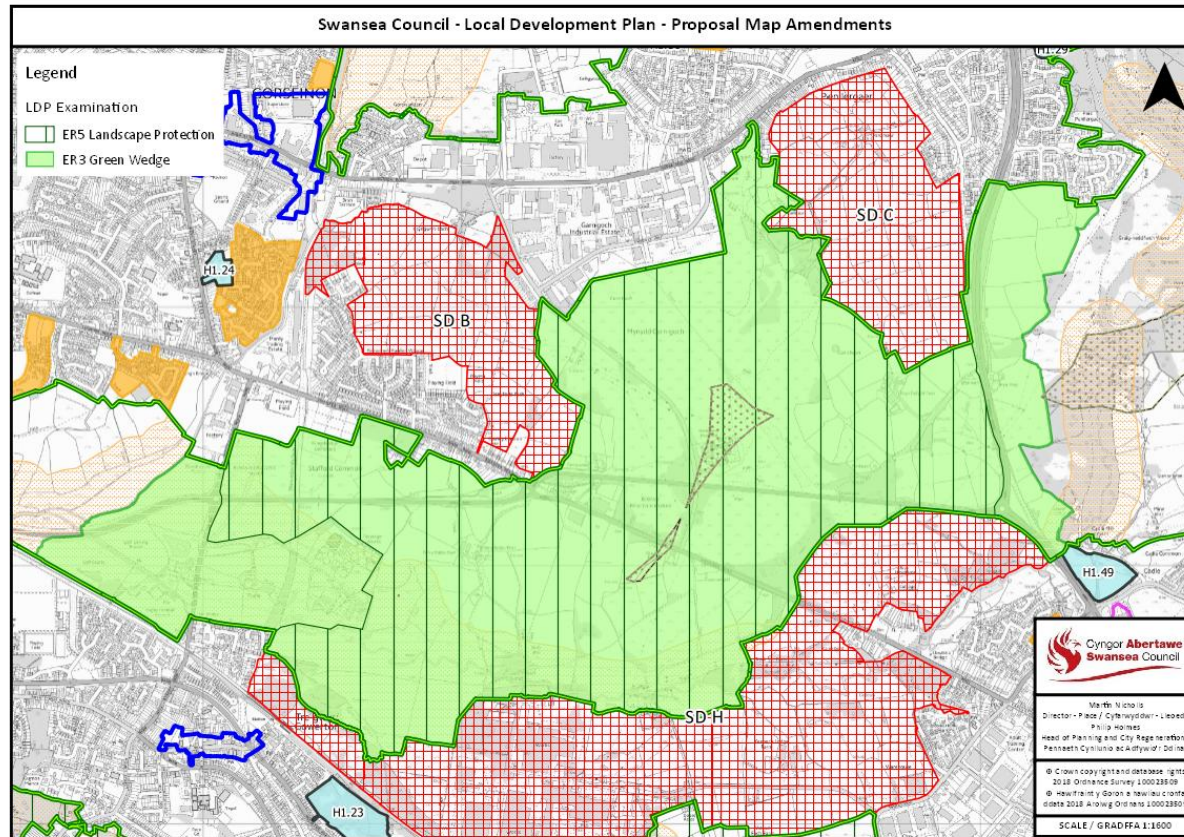


MAC 328	Proposals Map ER 2	<b>ED069 Council AP</b> <a href="#">Statement arising from HS10 Green Belt Wedge</a>  <b>AP10.1</b>	<b>Delete Bishopston Green Wedge.</b>
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MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
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MAC 329	Proposals Map ER 3	ED069 Council AP <a href="#">Statement arising from HS10 Green Belt Wedge</a> AP10.2	Amend Green Belt to Green Wedge and add SLA boundary
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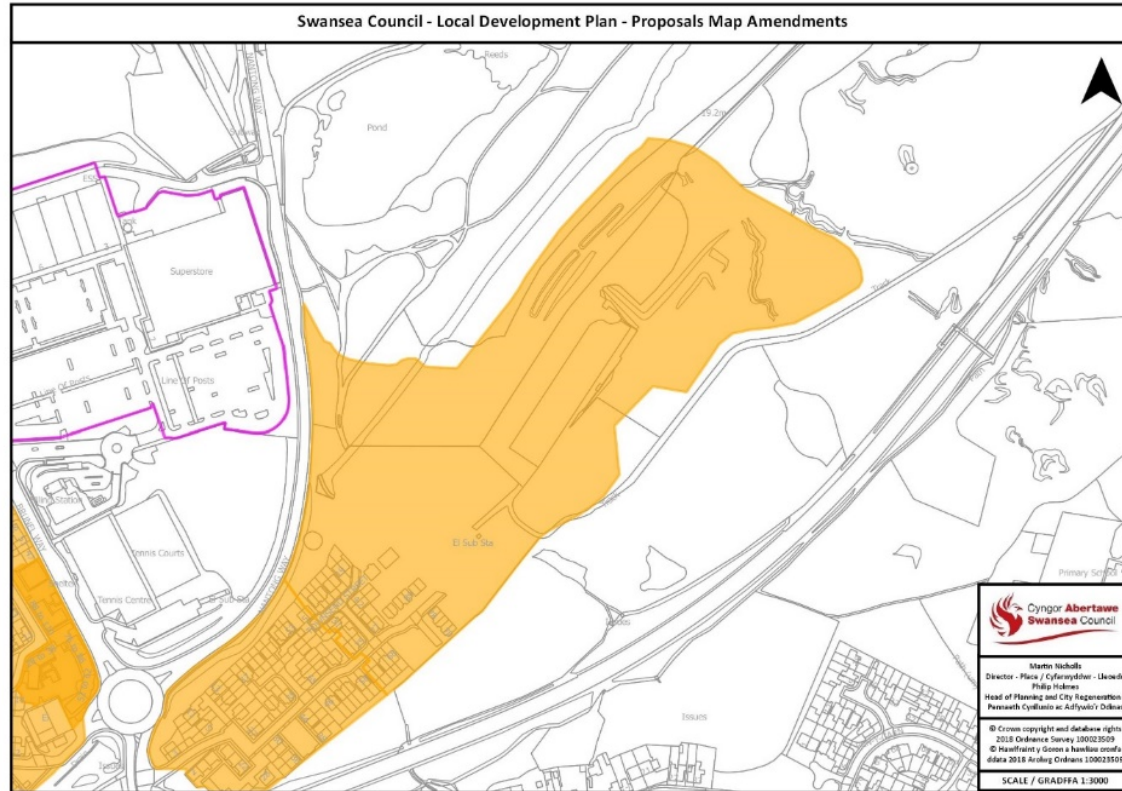


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
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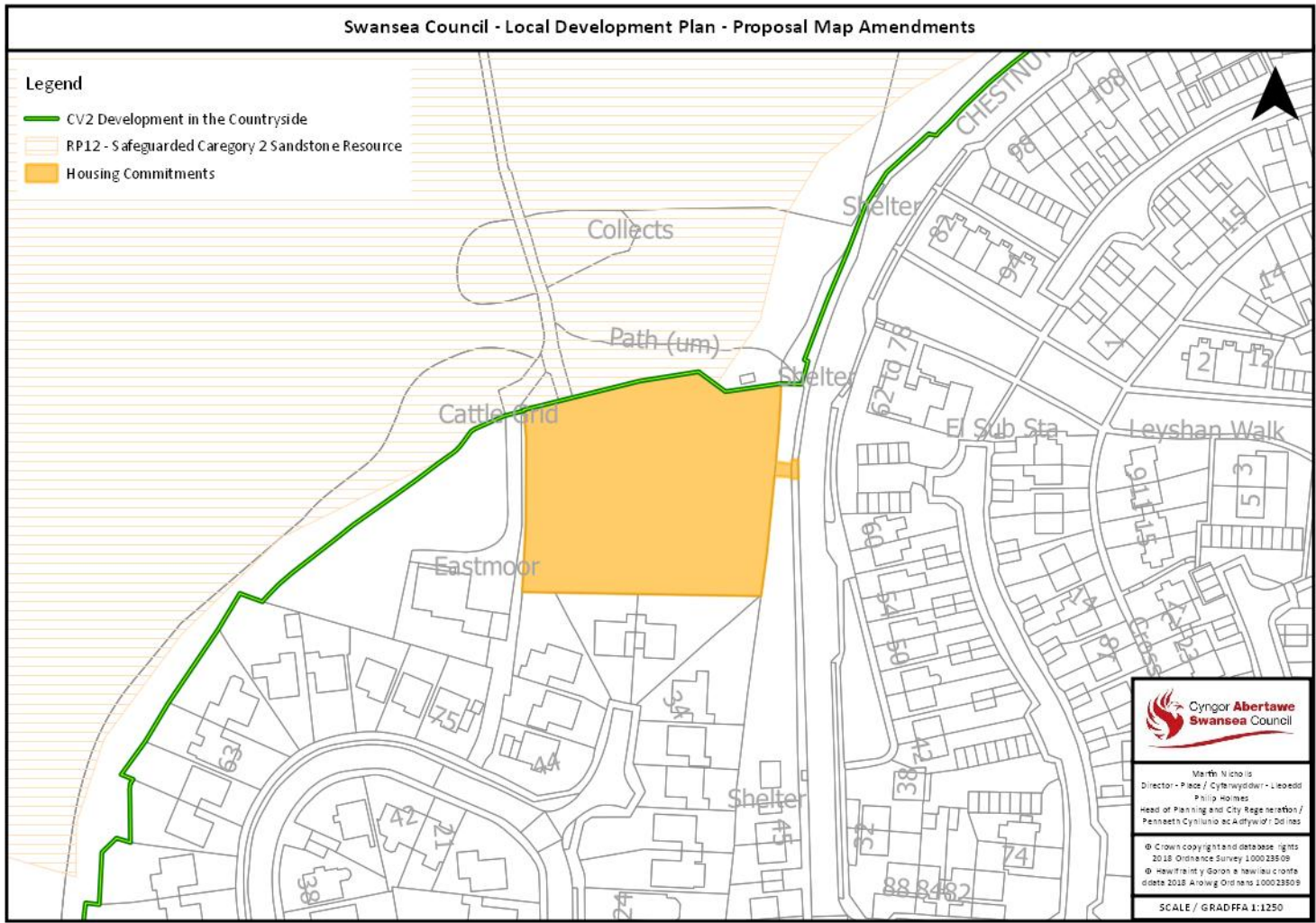
MAC 330	Proposals Map H 1	<a href="#">ED021 HS8a-Swansea H1 and H5 sites</a>	Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site
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**H 1.5 Land at Upper Bank, Nantong Way, Landore**



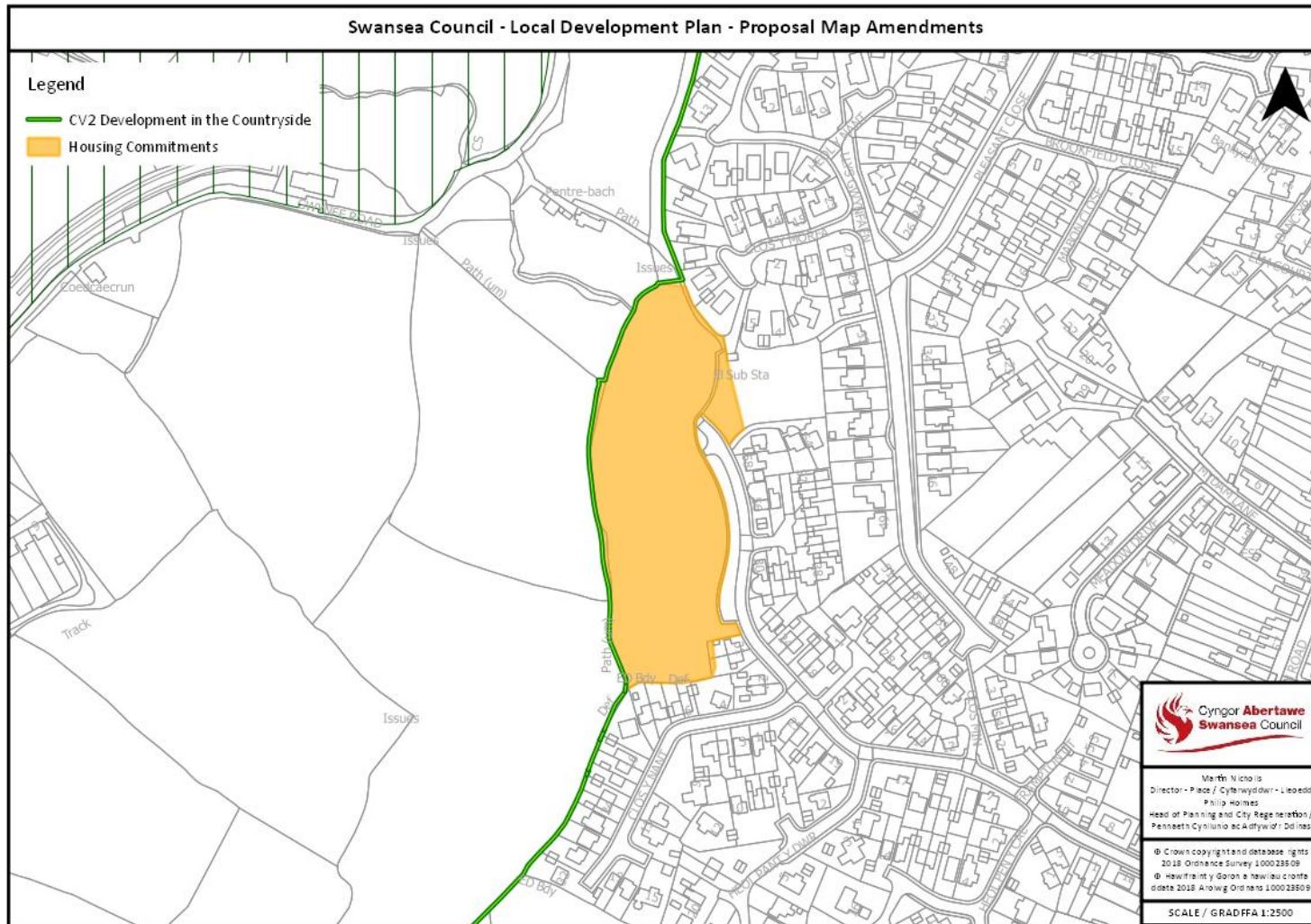
*MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site*

# H 1.51 Former Eastmoor Nursery, Chestnut Avenue, West Cross



MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site

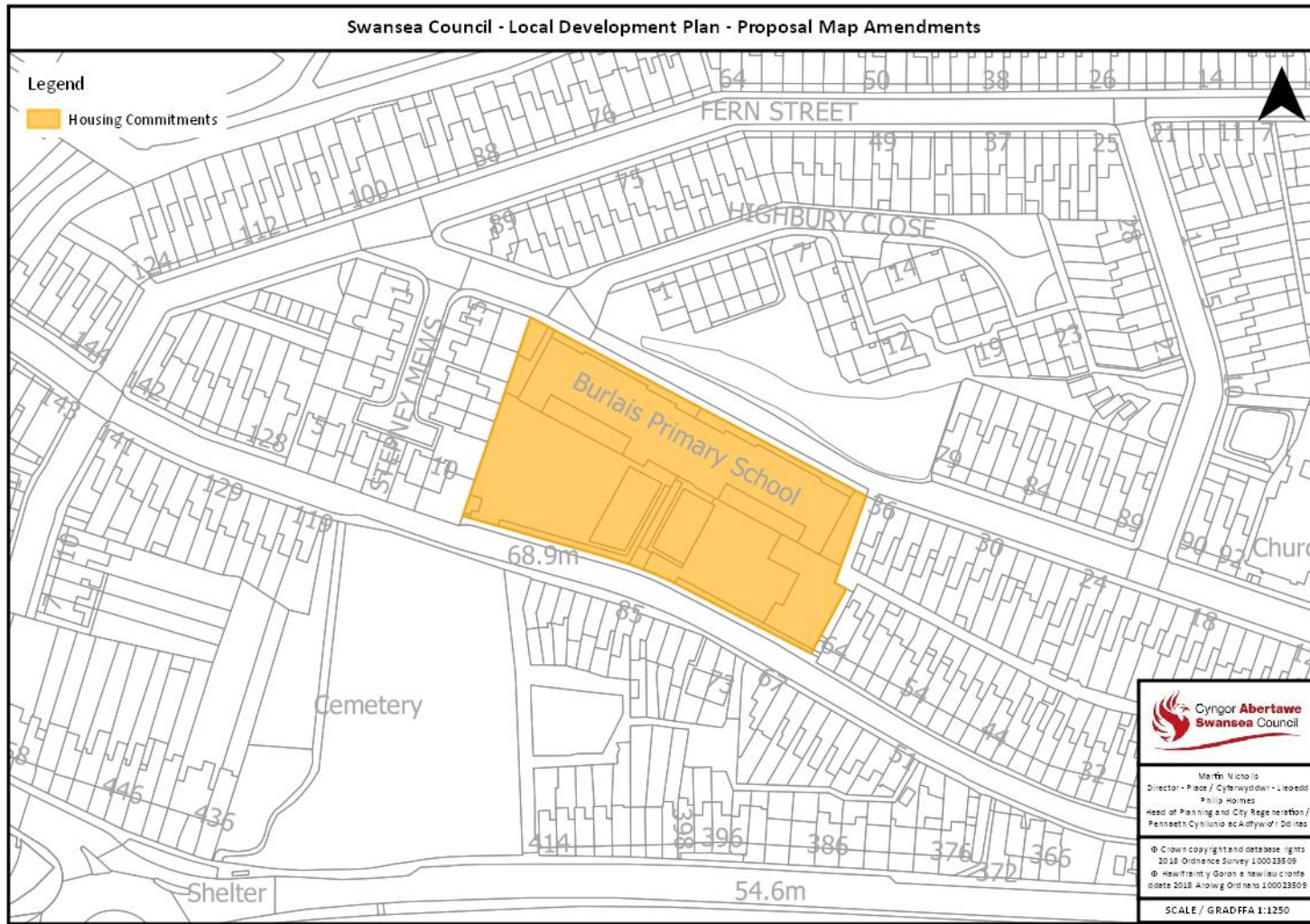
# H 1.36 Land at Heol Pentrebach, Penyrheol



MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site



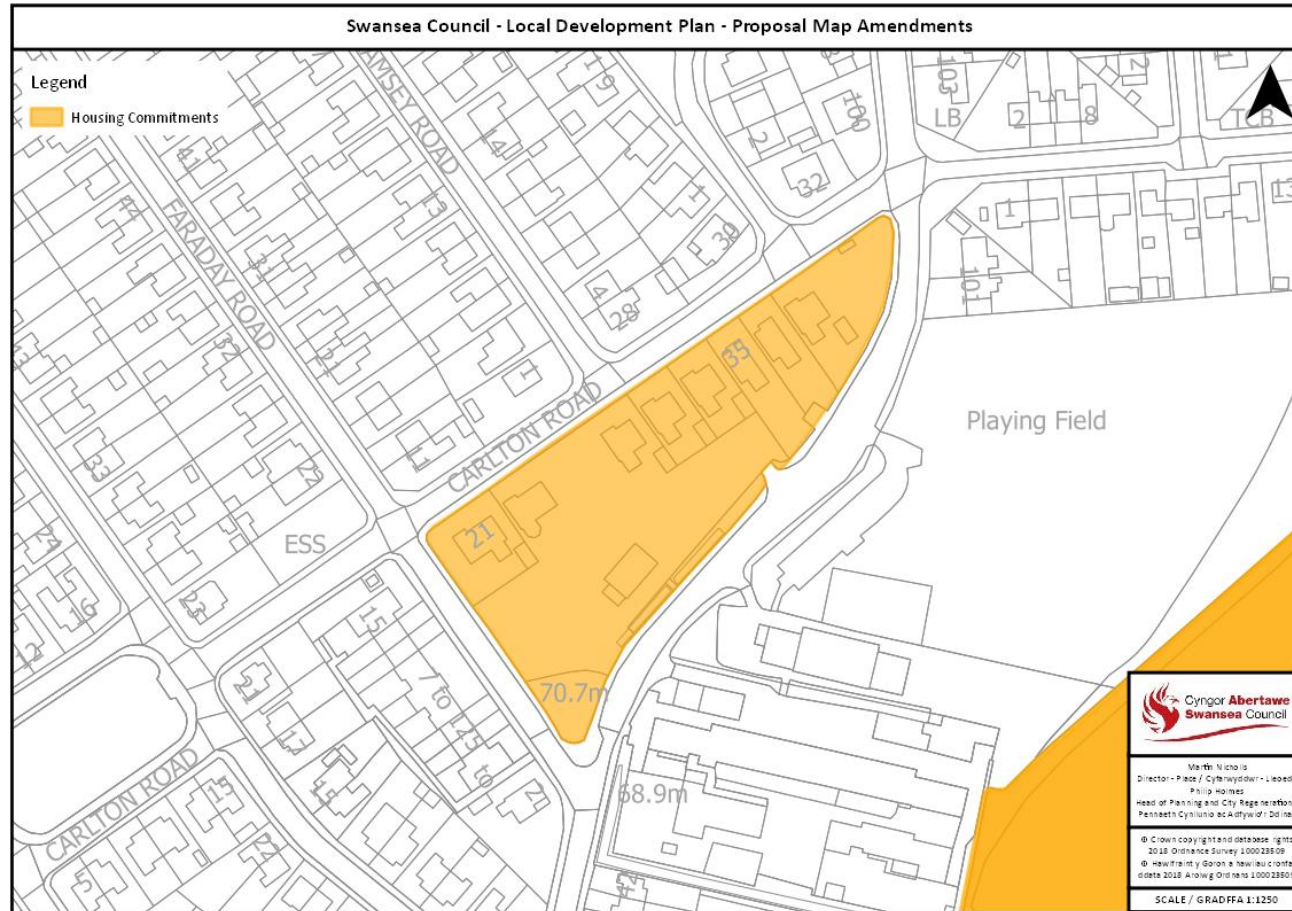
# H 1.45 Former Cwmbwrla Primary School, Stepney Street, Cwmbwrla



MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site



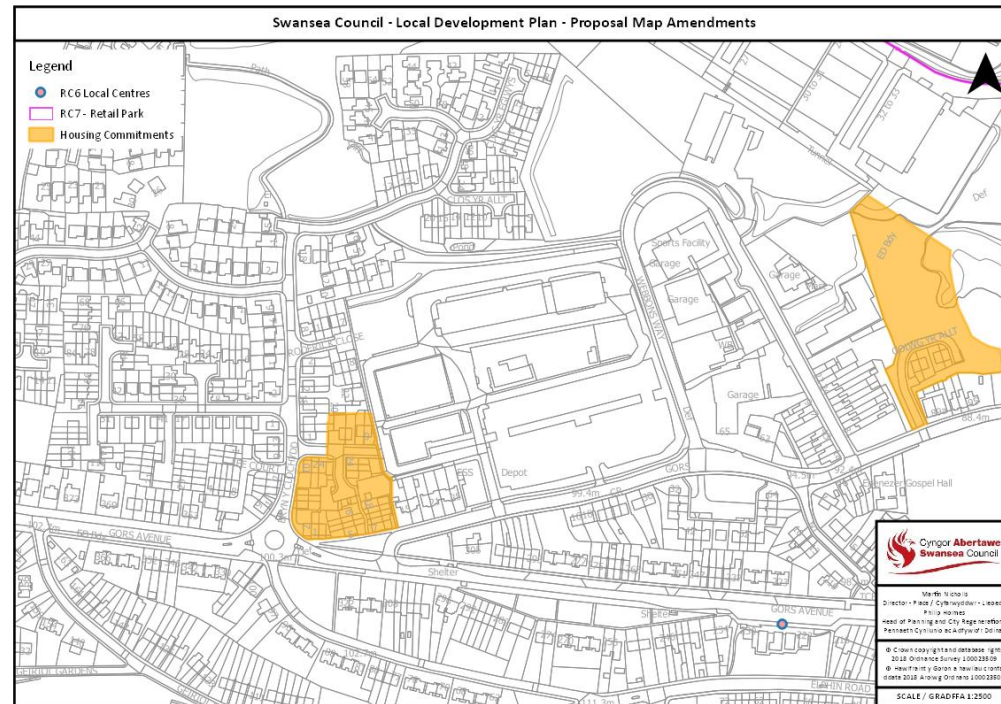
## H 1.12 Former Teachers Centre, Gellionnen Road, Clydach



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
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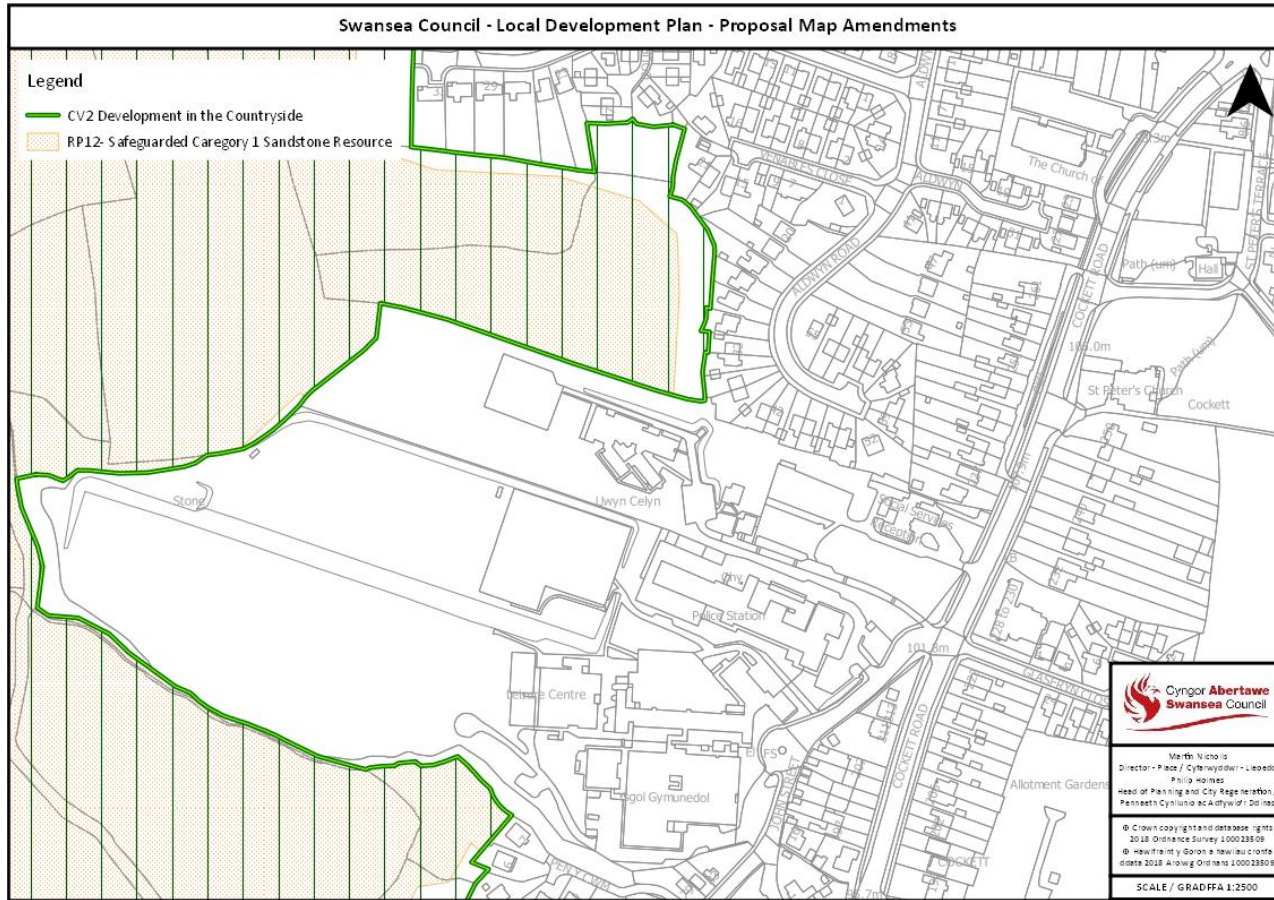
MAC 331	Proposals Map H 1: Non- Strategic Site Allocations	<b>ED037</b> <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a>	<b>Delete sites H 1.42 and H 1.43 from Proposals Map</b>
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**H 1.42 BT Depot, Gors Avenue, Townhill**



*MAC No 331 continued: Delete sites H 1.42 and H 1.43 from Proposals Map*

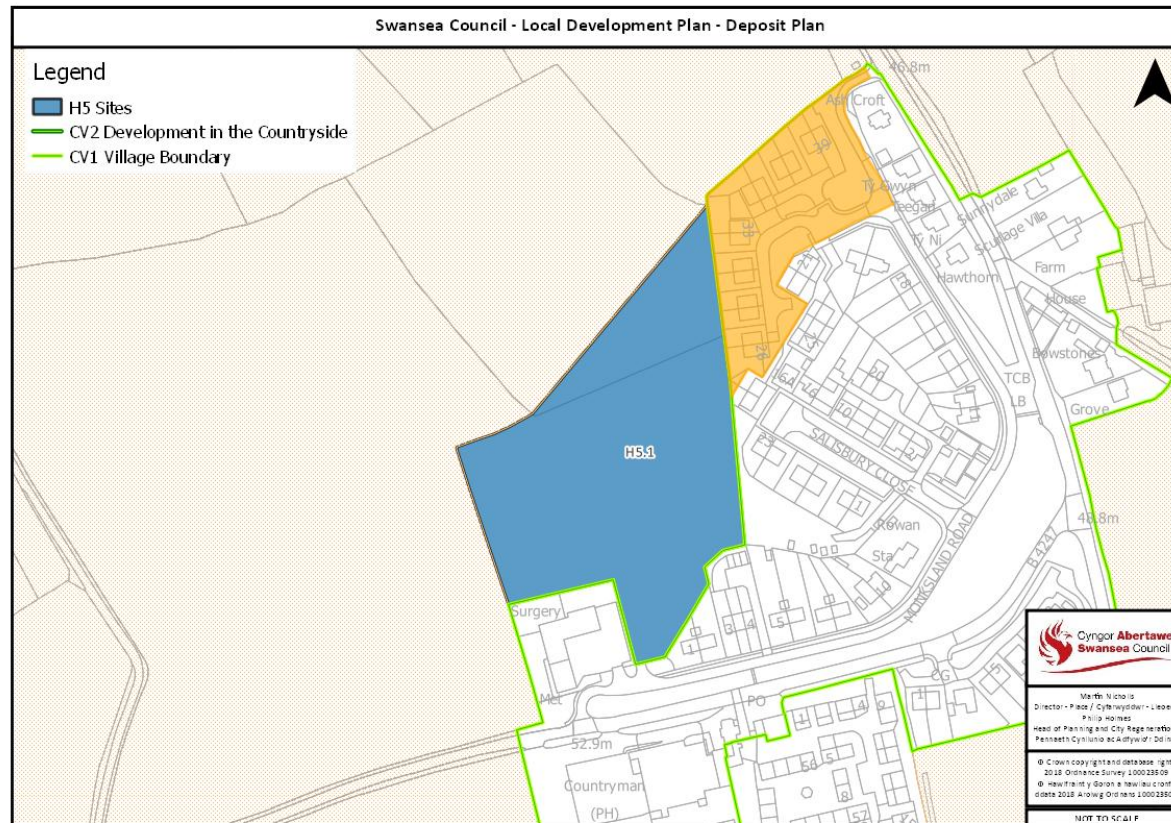
# H 1.43 Land at Cockett House, Cockett





MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 332	Proposals Map Inset Map 16 H 5.1	ED021 <a href="#">HS8a-Swansea_H1 and H5 sites</a>	Amend boundary of site H 5.1 Land at Monksland Road, Scurlage

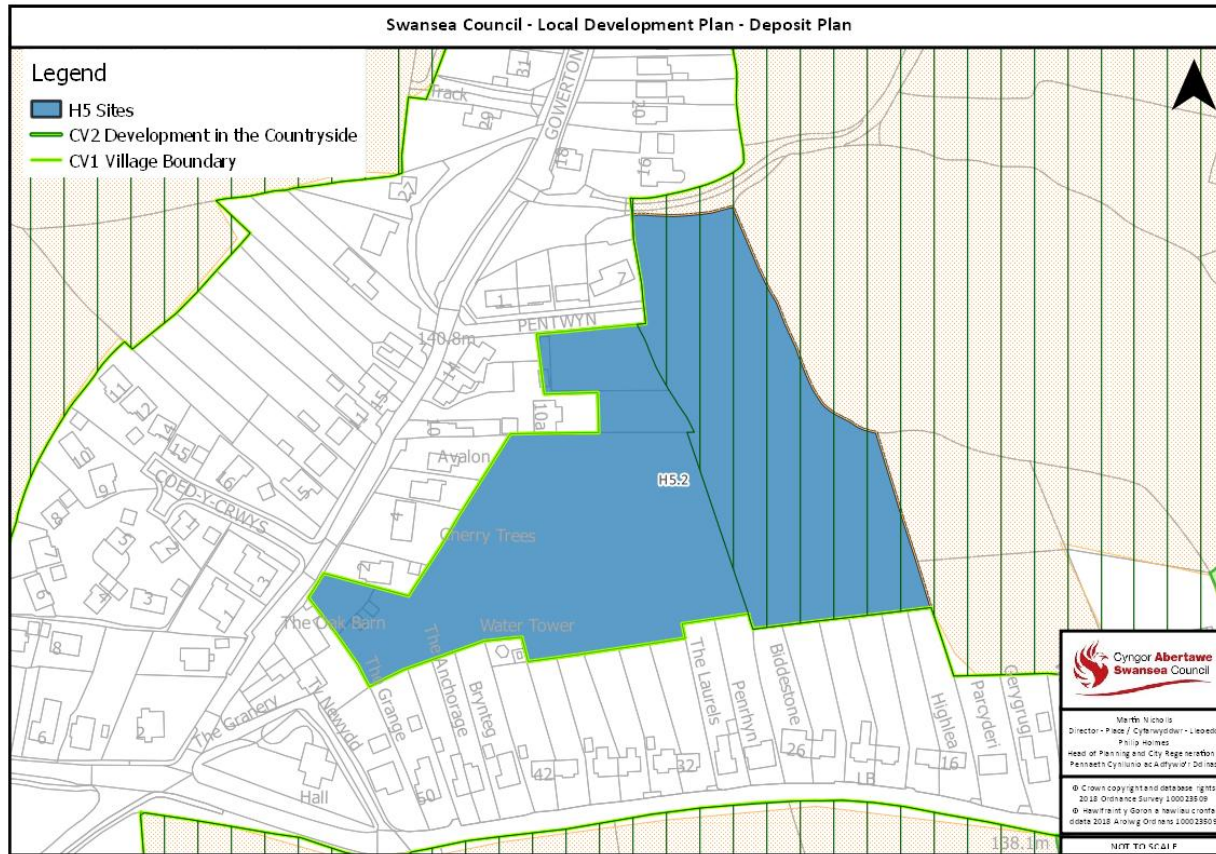
Before





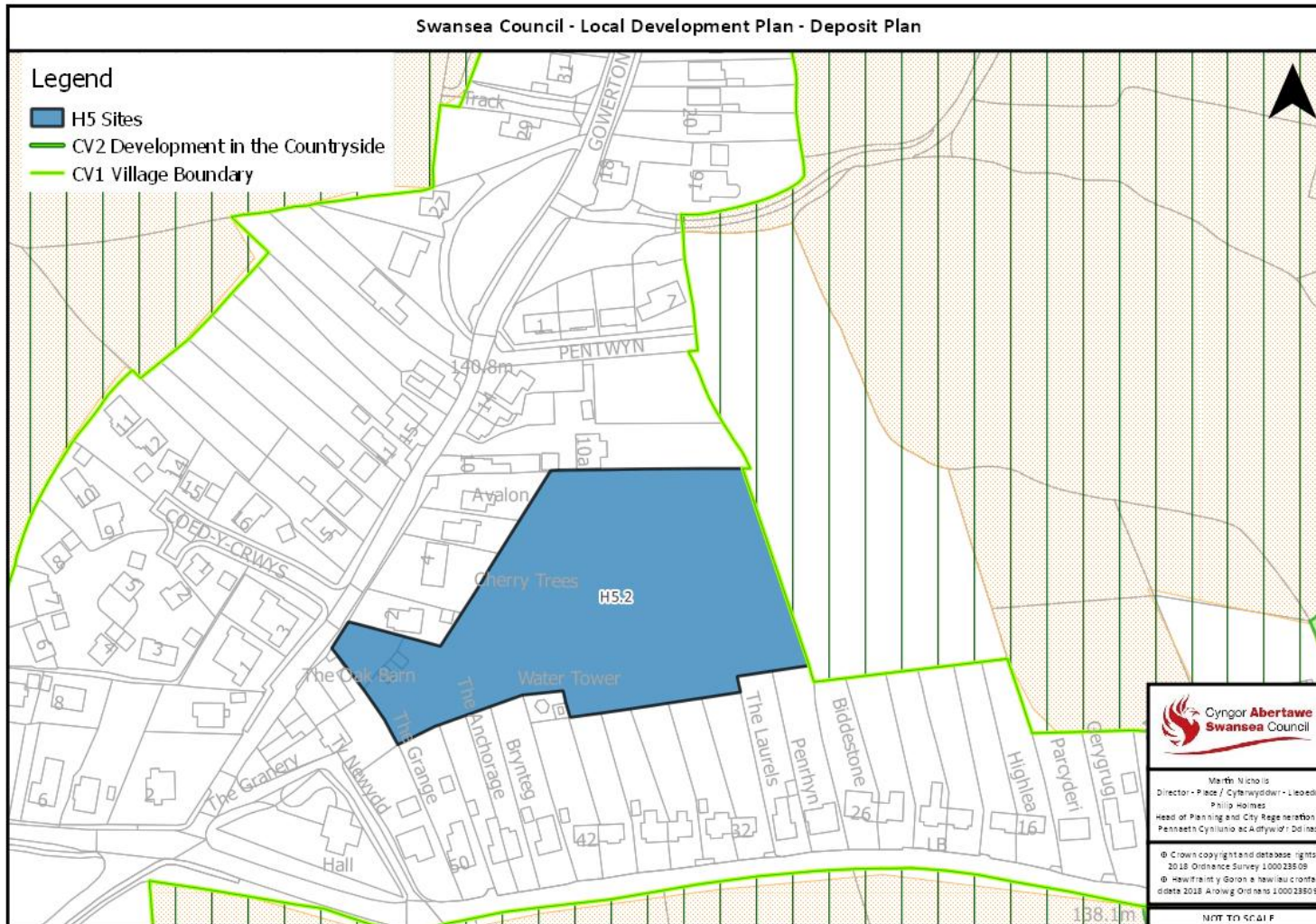
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 333	Proposals Map Inset Map 18 H 5.2	ED021 <a href="#">HS8a-Swansea_H1 and H5 sites</a>	<b>Amend boundary of site H 5.2 Land to the east of Gowerton Road, Three Crosses.</b>

**Before**



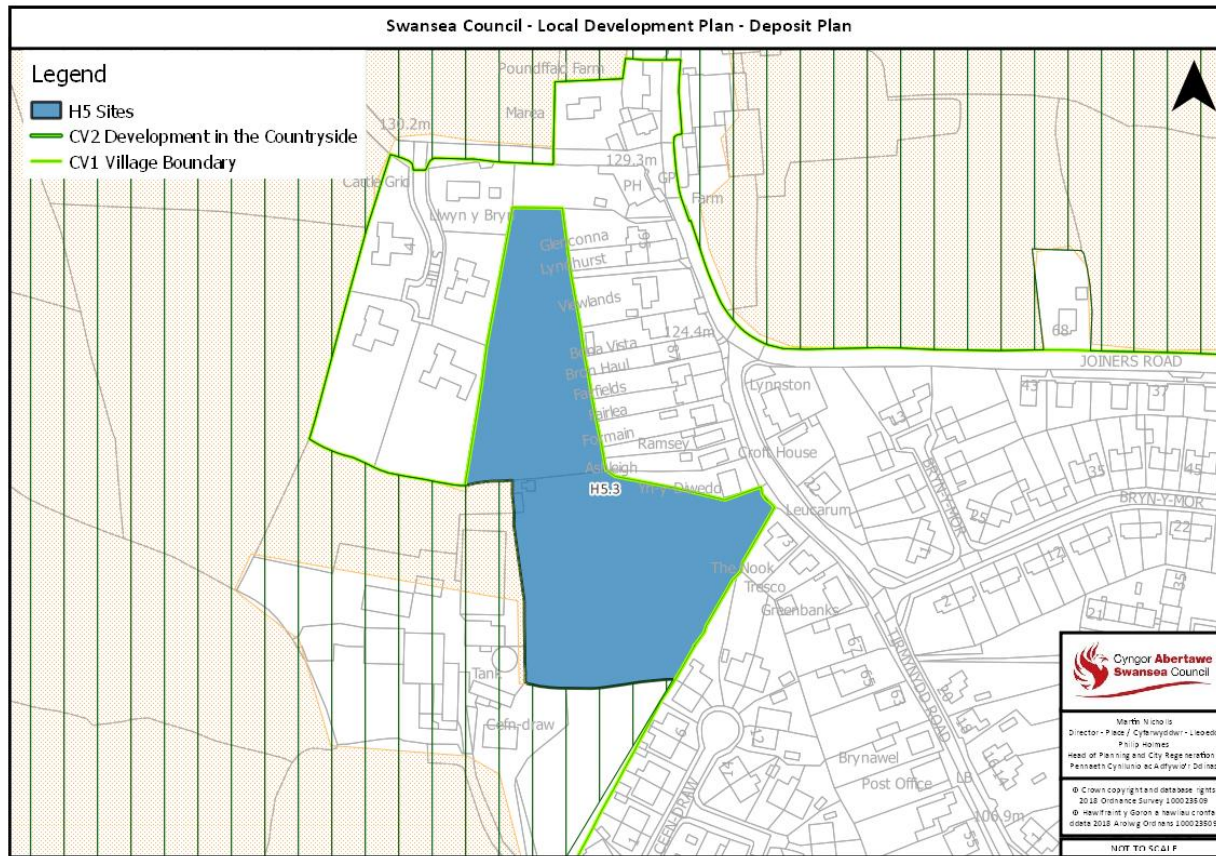


After



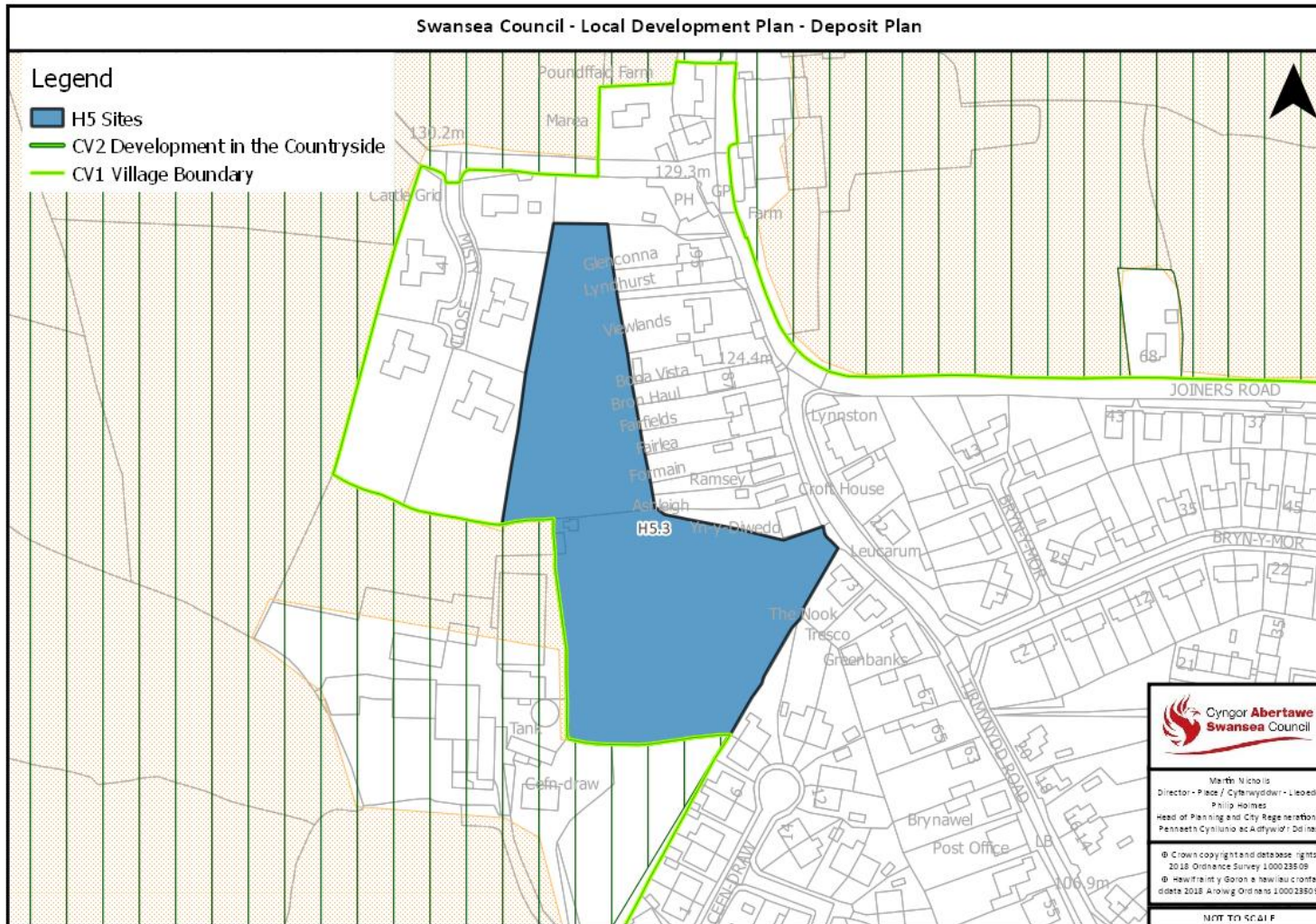
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 334	Proposals Map Inset Map 18 H 5.3	ED021 <a href="#">HS8a-Swansea_H1 and H5 sites</a>	<b>Amend boundary of site H 5.3 Land adjoining Tirmynydd Road, Three Crosses</b>

**Before**



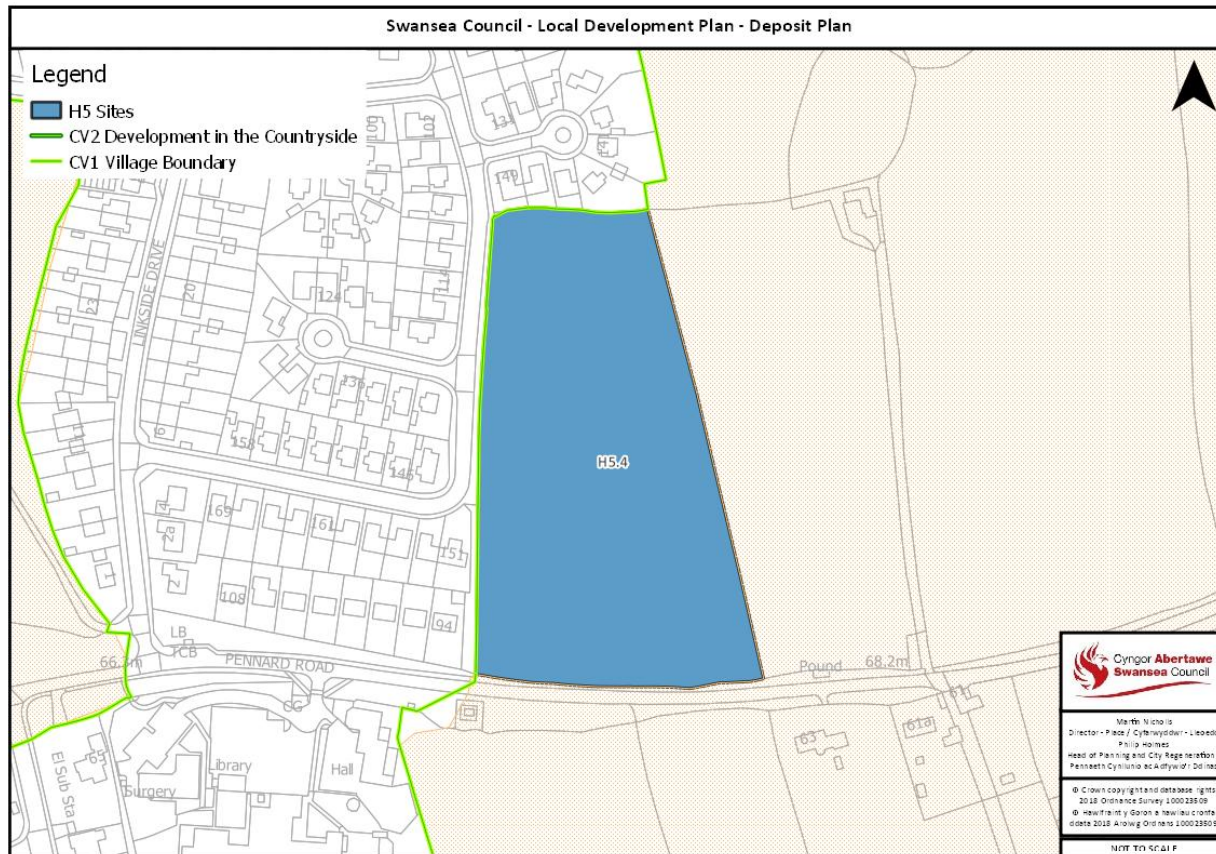


After



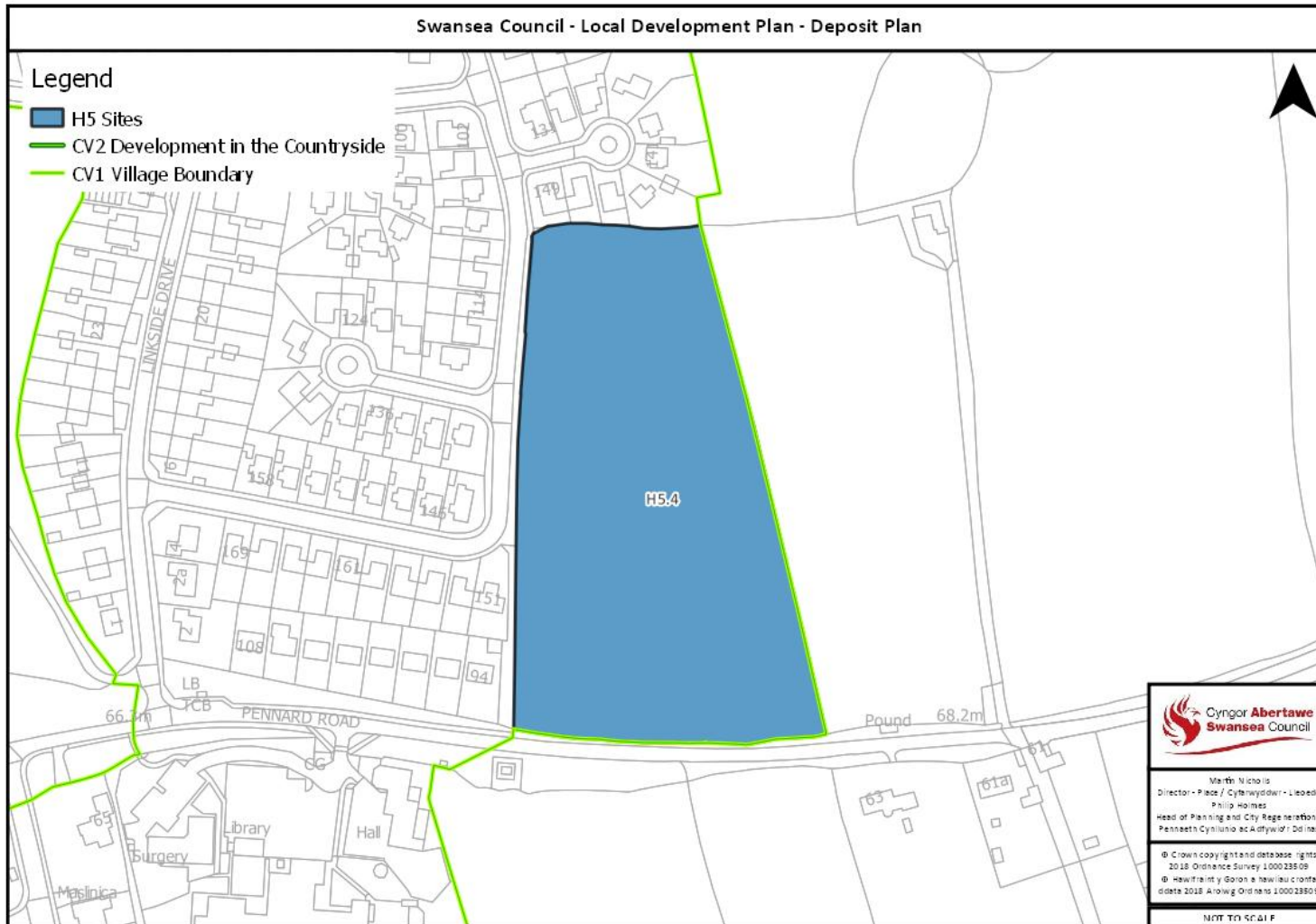
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 335	Proposals Map Inset Map 11 H 5.4	ED021 <a href="#">HS8a-Swansea_H1 and H5 sites</a>	<b>Amend boundary of site H 5.4 Land adjoining Pennard Drive, Pennard</b>

**Before**



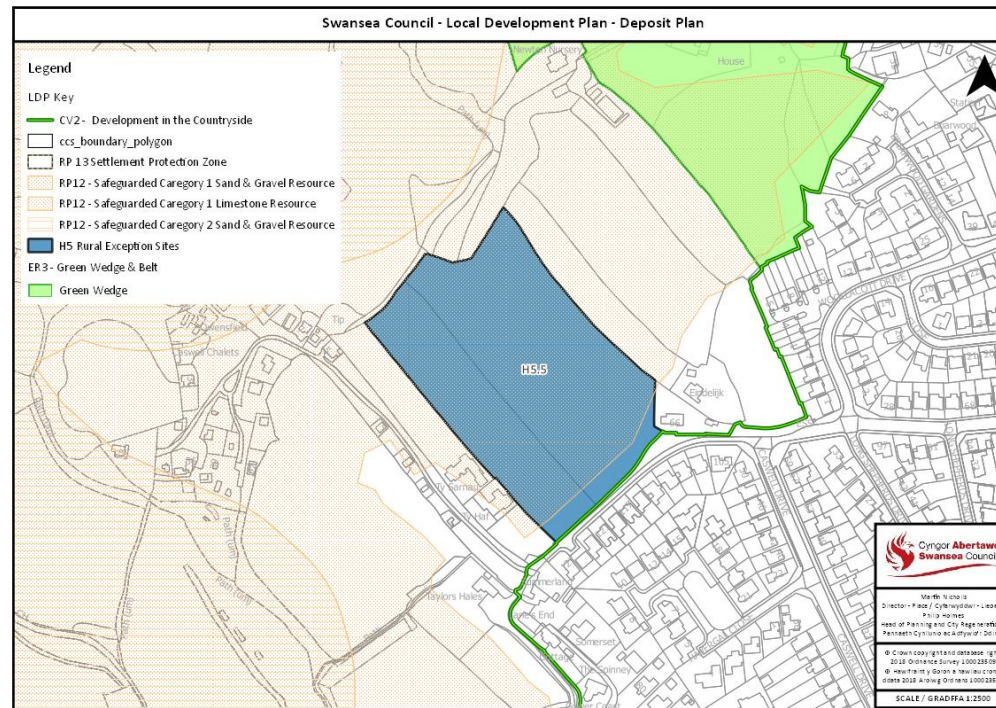


After

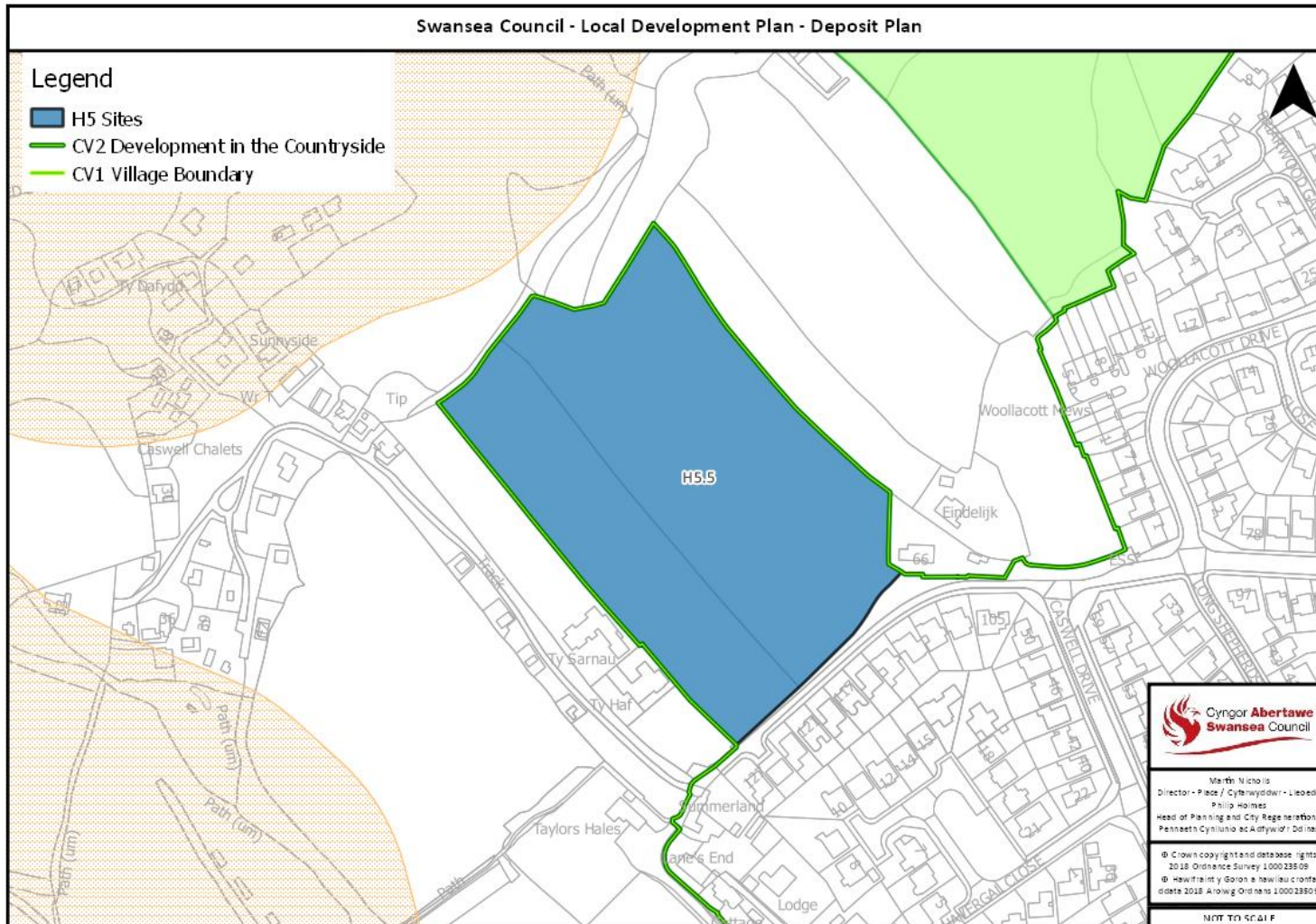


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 336	Proposals Map H 5.5	ED021 <a href="#">HS8a-Swansea_H1 and H5 sites</a>	Amend boundary of site H 5.6 Land at Summerland Lane

**Before**



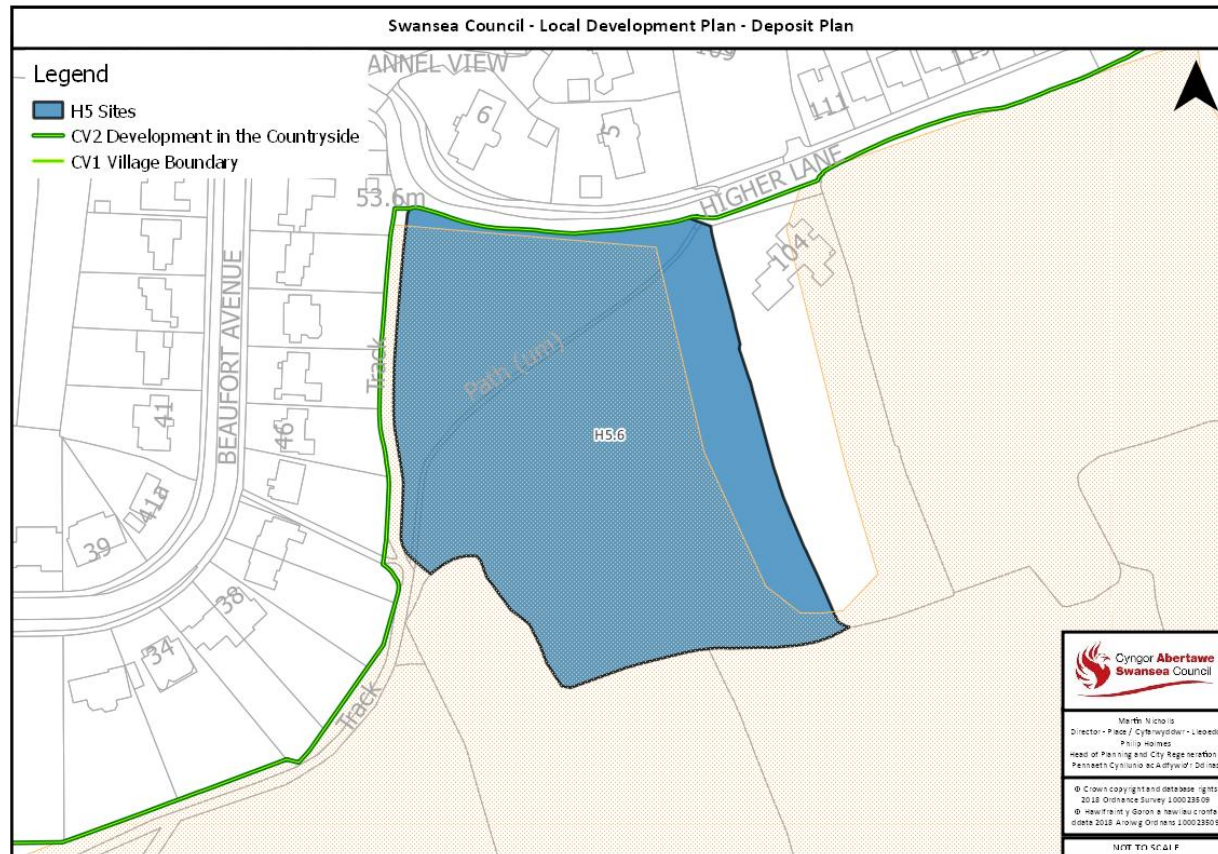
After



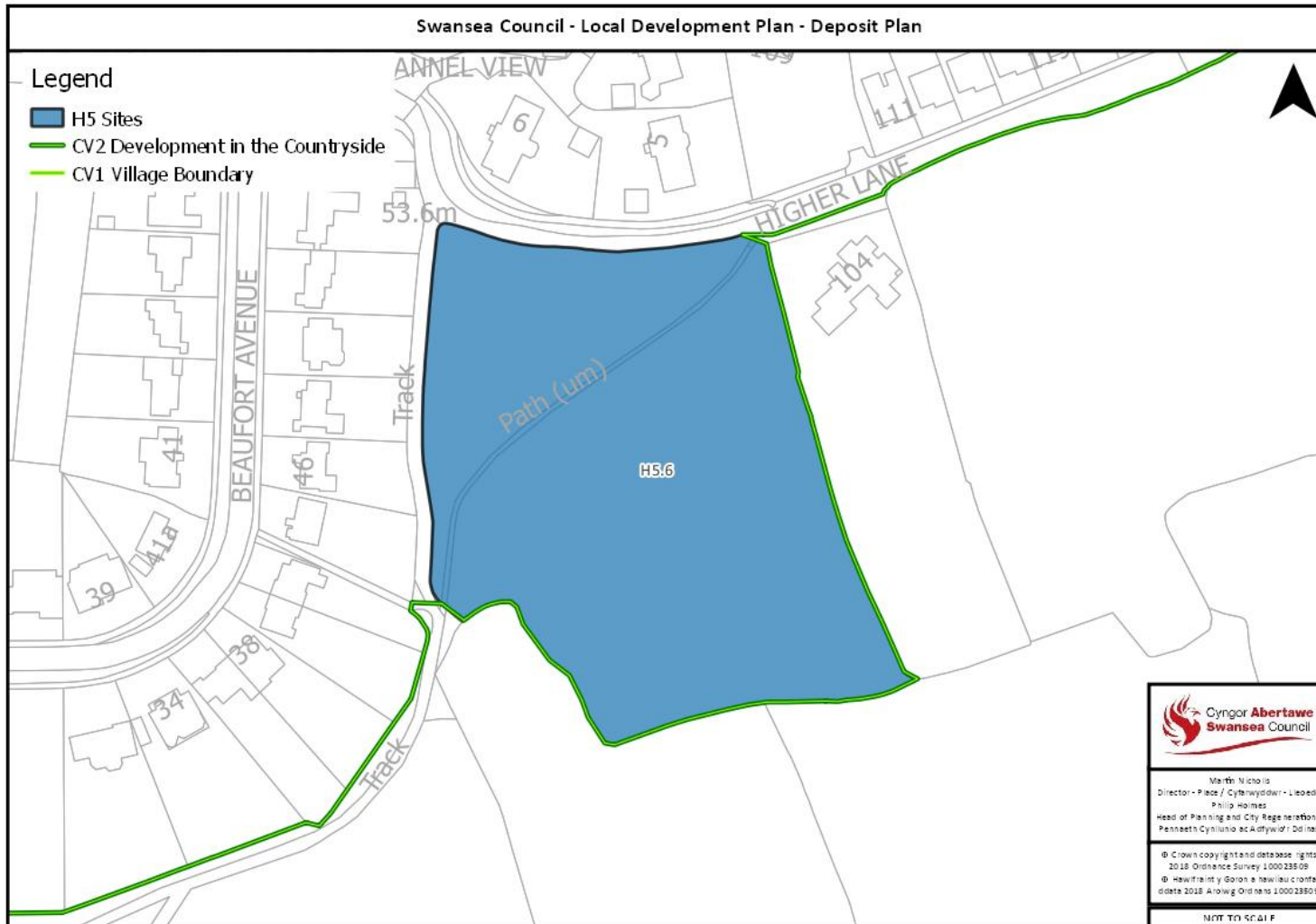


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 337	Proposals Map H 5.6	ED021 <a href="#">HS8a-Swansea_H1 and H5 sites</a>	Amend boundary of site H 5.6 Land at Higher Lane, Langland

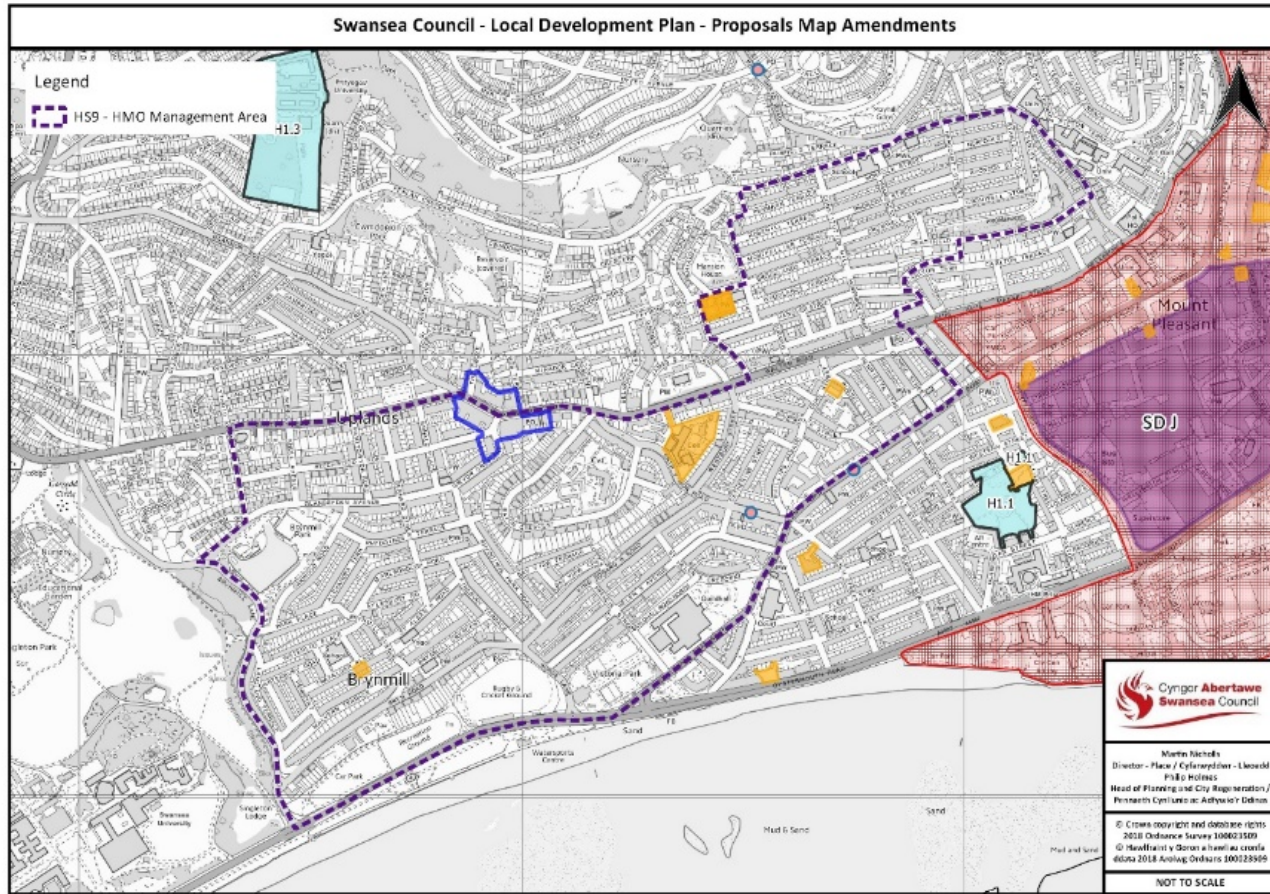
**Before**



After

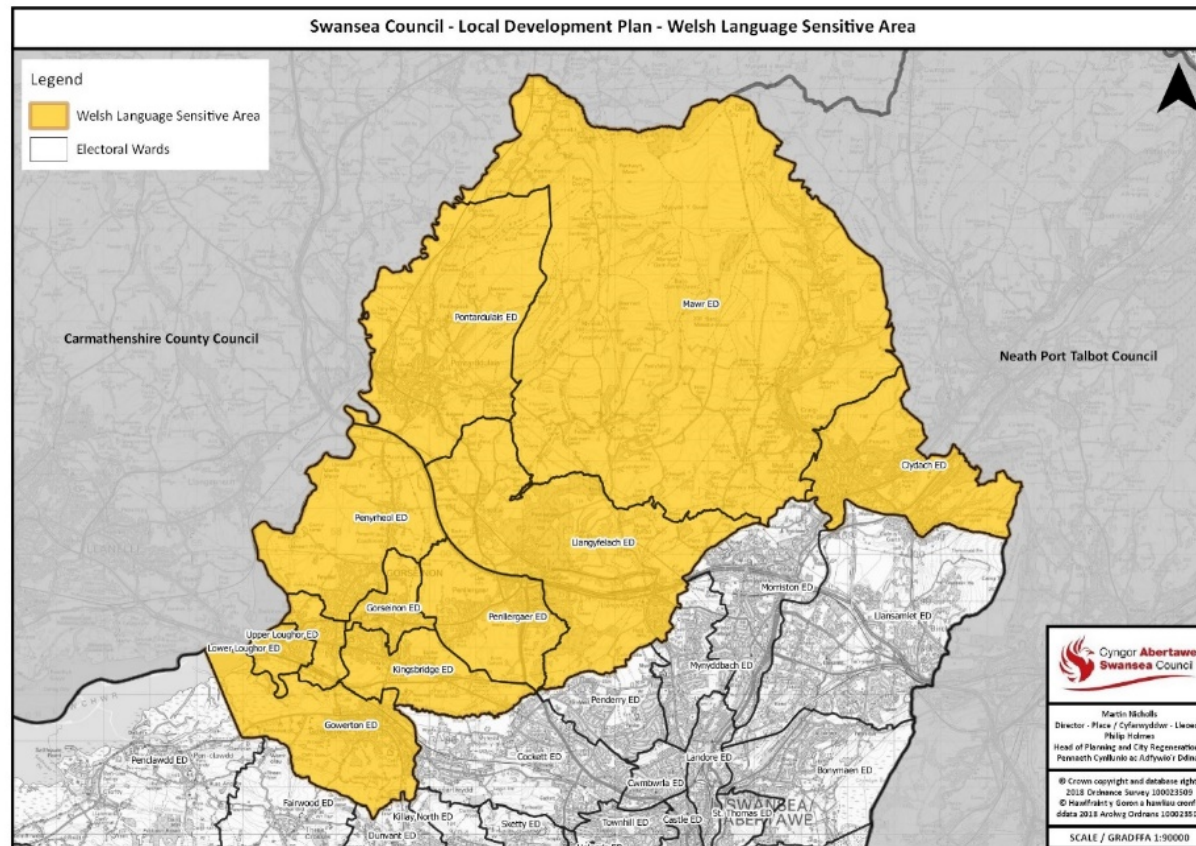


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 338	Proposals Map H 9	ED070 <a href="#">Council AP Statement arising from HS13_HMOs and Conversions</a>	Amend Proposals Map to show HMO Management Area

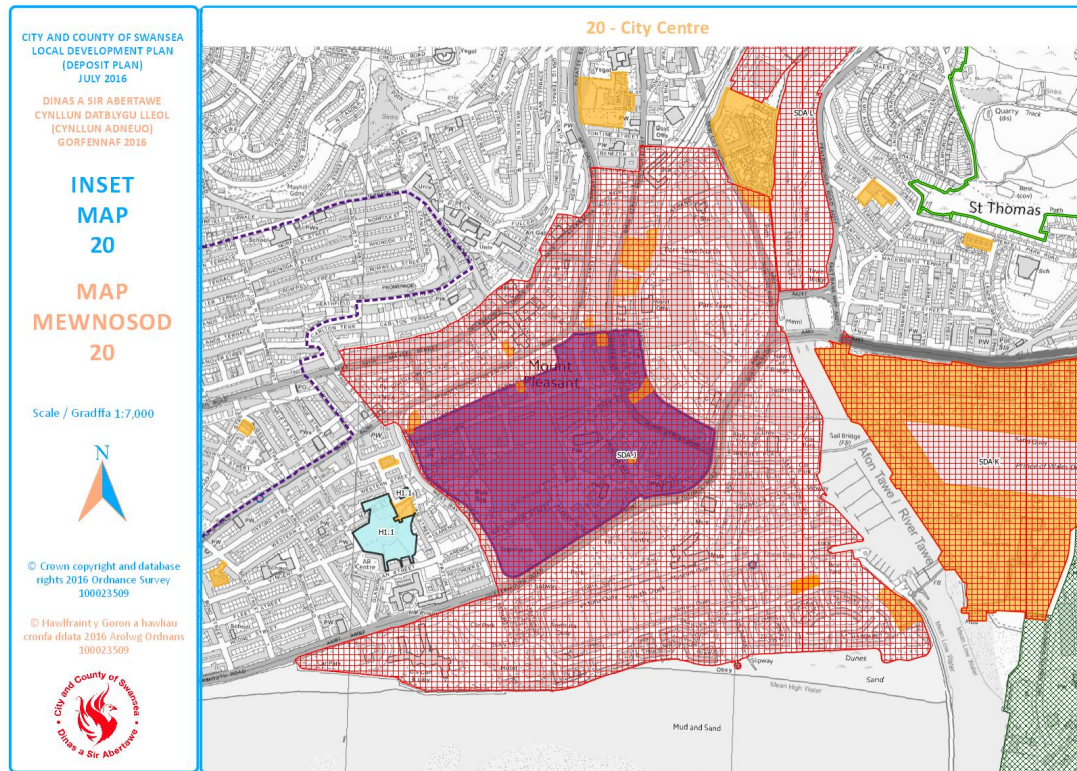




MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 339	Proposals Map HC 3	ED027 <a href="#">HS 12-SWANSEA - Welsh Language</a>	<b>Add Welsh Language Sensitive Area boundary to Proposals Map</b> <b>Amend boundary of Welsh Language Sensitive Area to include Clydach Ward</b>



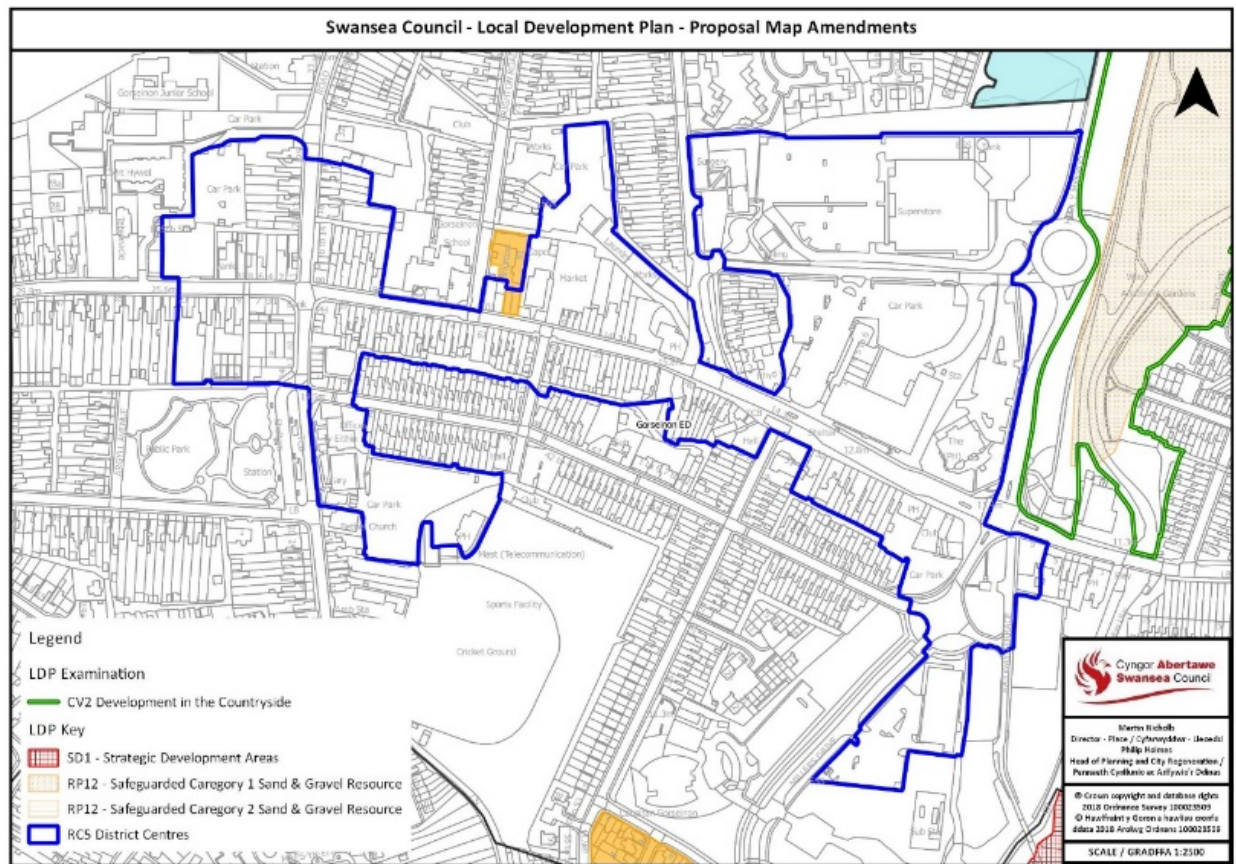
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 340	Proposals Map RC 4: Swansea Central Area – Complementary Area	<a href="#">HS 12 SWANSEA SD J</a>  <b>ED021</b> <a href="#">HS 9-Swansea Retail and Leisure</a>	<b>Amended SDA J Boundary as per Action Point ## and the creation of a new inset map (Inset Map 20) to provide greater clarity.</b>





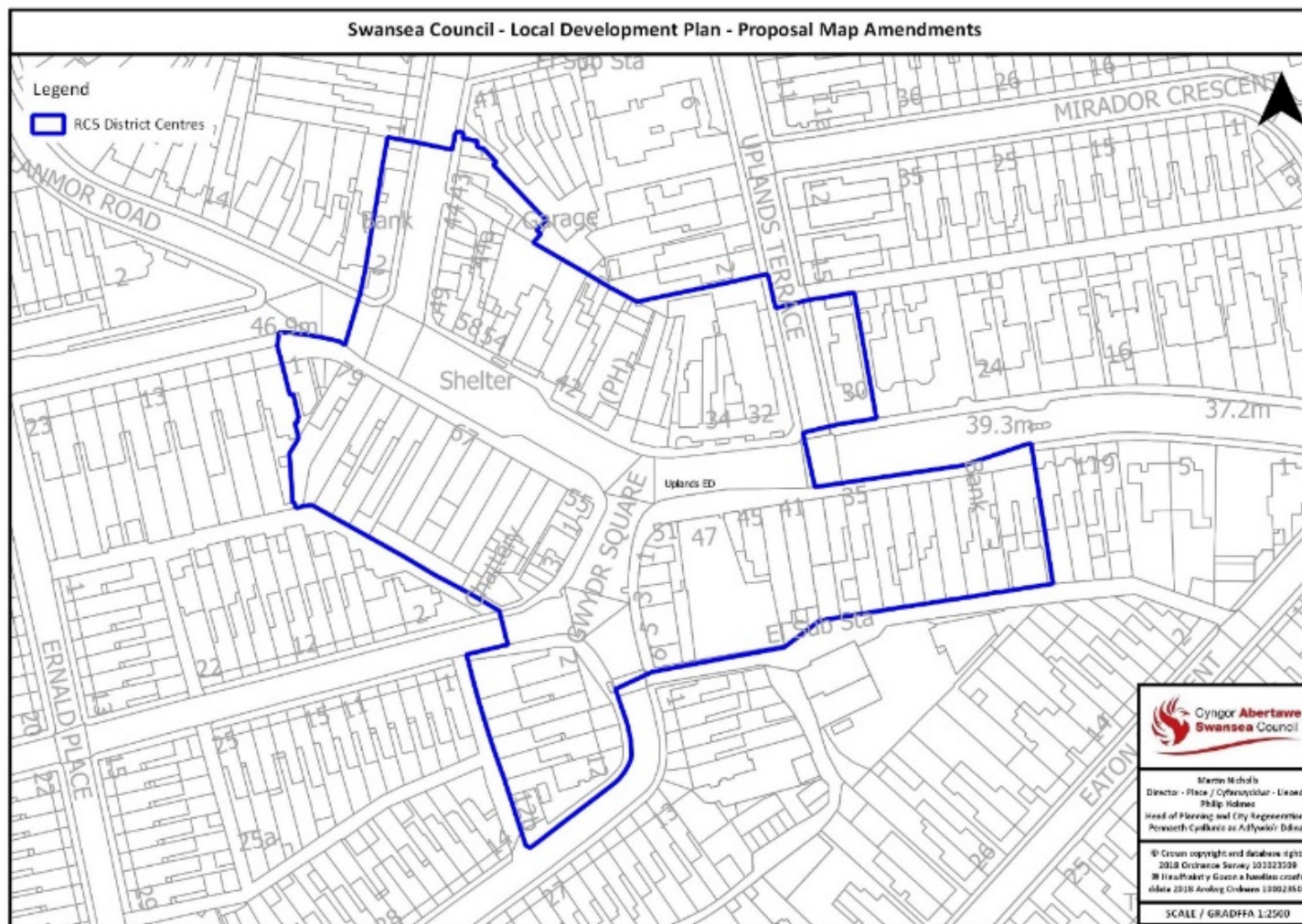
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 341	Proposals Map RC 5: District Centres	<a href="#">ED021 HS 9-Swansea Retail and Leisure</a>	<b>Amend Proposals Map to show accurate boundary for Gorseinon District Centre and Uplands District Centre</b>

### Gorseinon District Centre



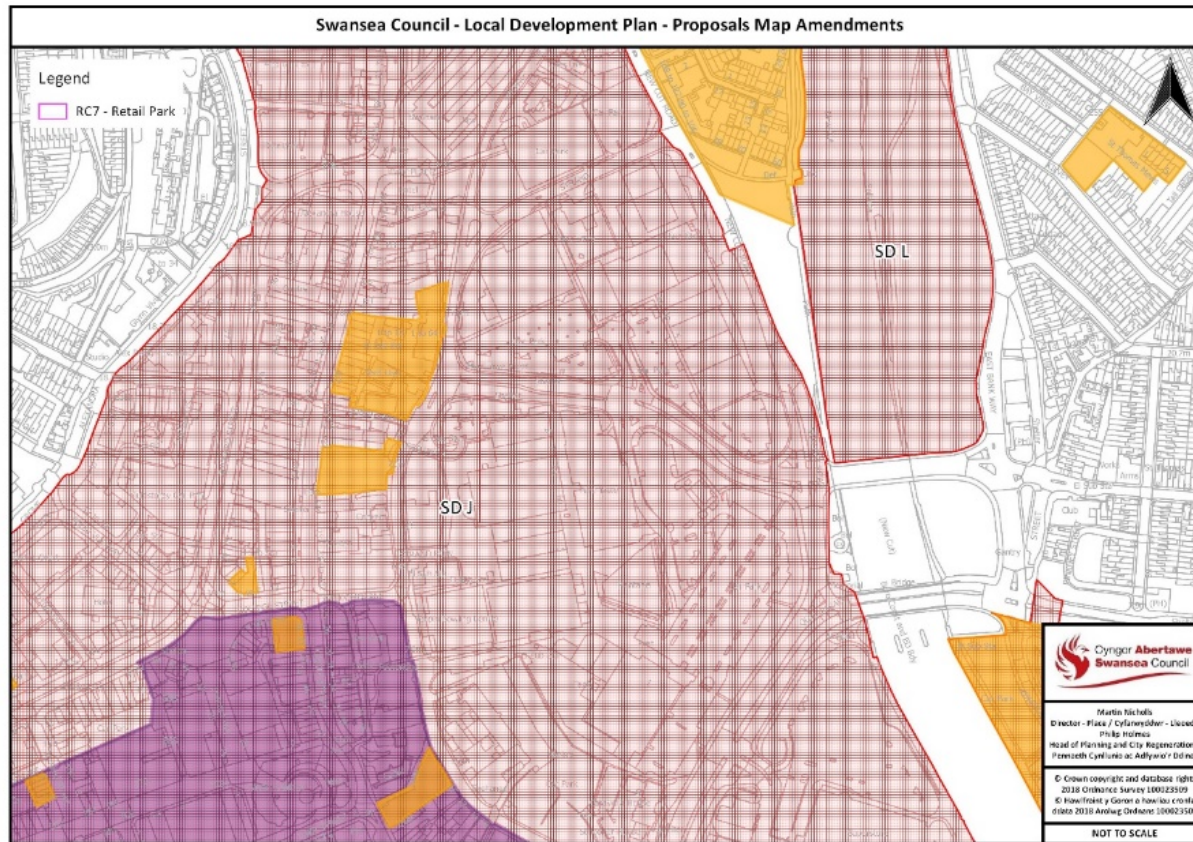
MAC 341 continued...

### Uplands District Centre



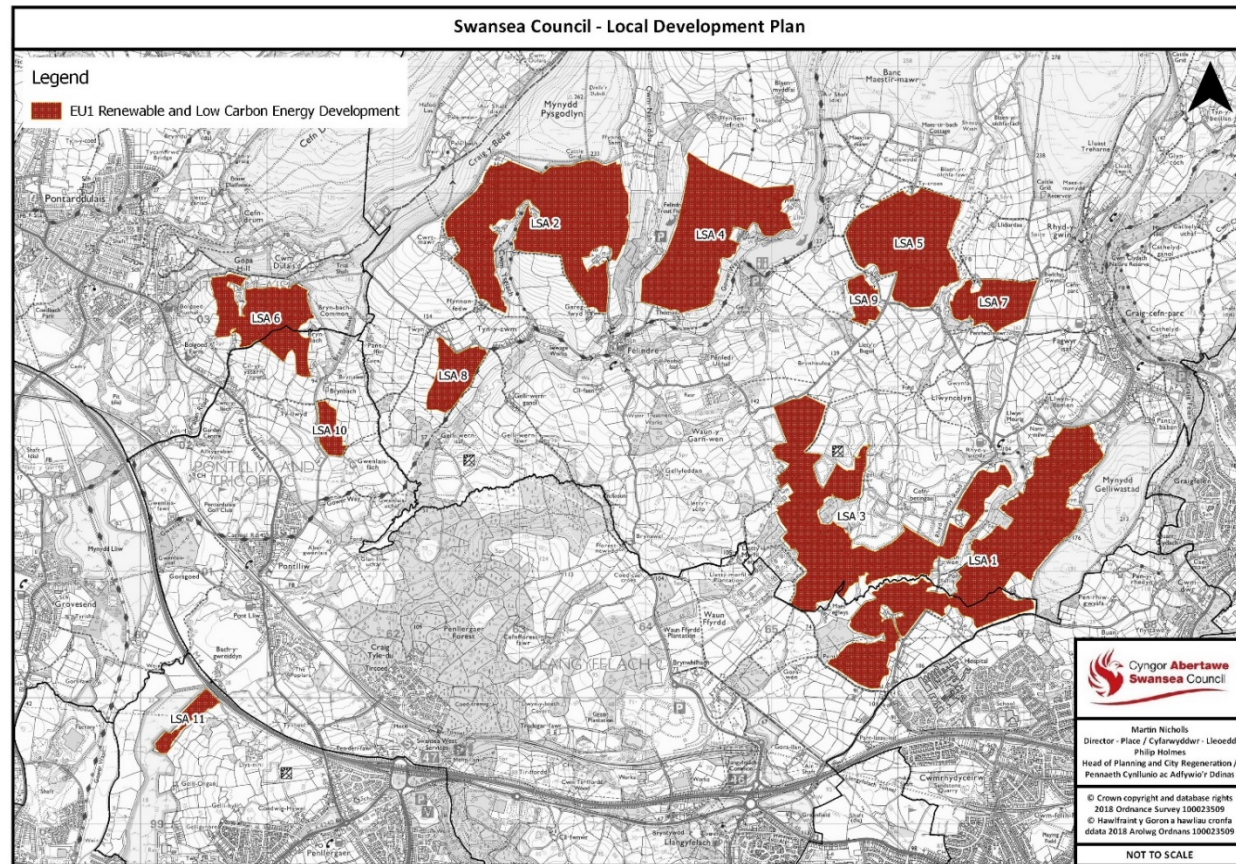


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 342	Proposals Map RC 7	ED039 <a href="#">Council Statement arising from HS 9 Retailing</a> AP9.7	Removal Parc Tawe boundary from Proposals Map to reflect change in Policy RC 7



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 343	Proposals Map T 9: Port and Docks	ED027 <a href="#">HS 11-SWANSEA-Transport</a>	<b>Amend Policy Index and Proposals Map Legend to correctly refer to Policy T 9 as “T 9 Port and Docks”</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 344	Proposals Map EU 1	ED027 <a href="#">HS 14-SWANSEA - Energy</a> AP14.5	Show refined LSA boundaries on Proposal Map

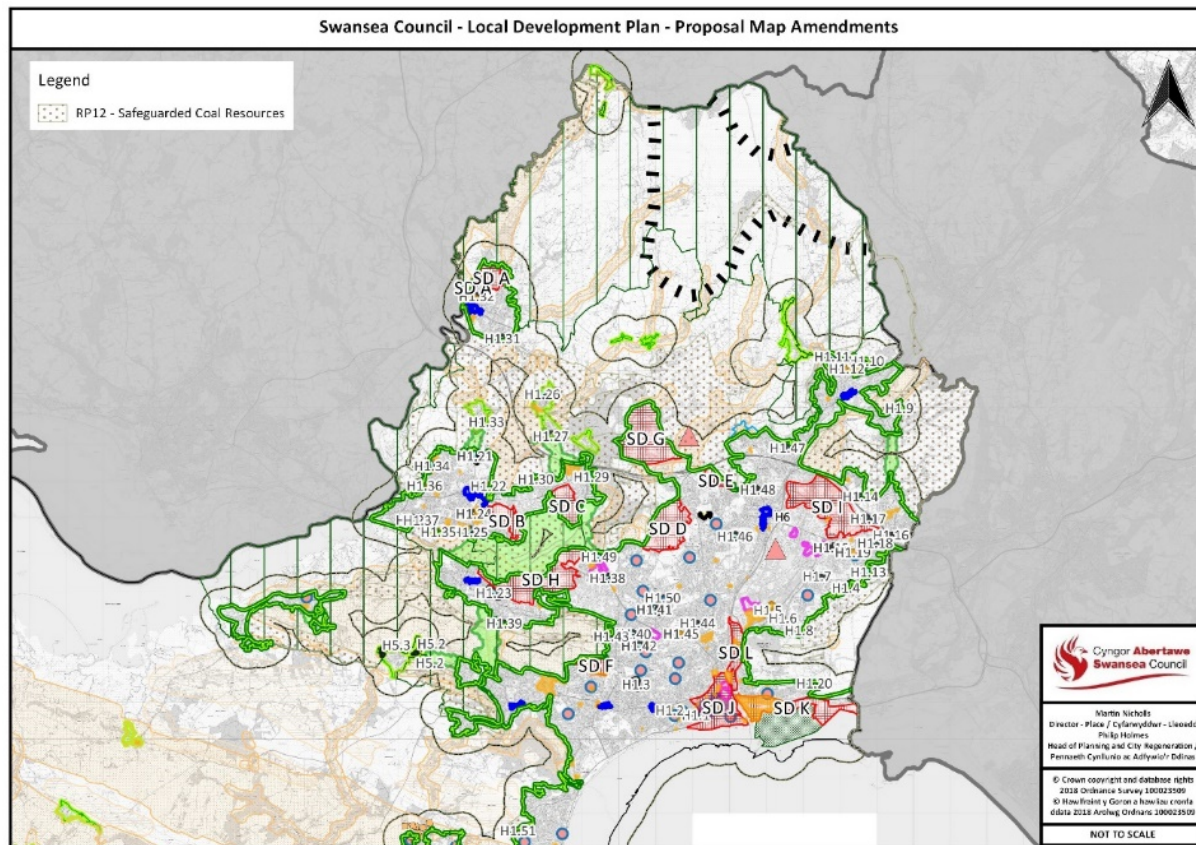




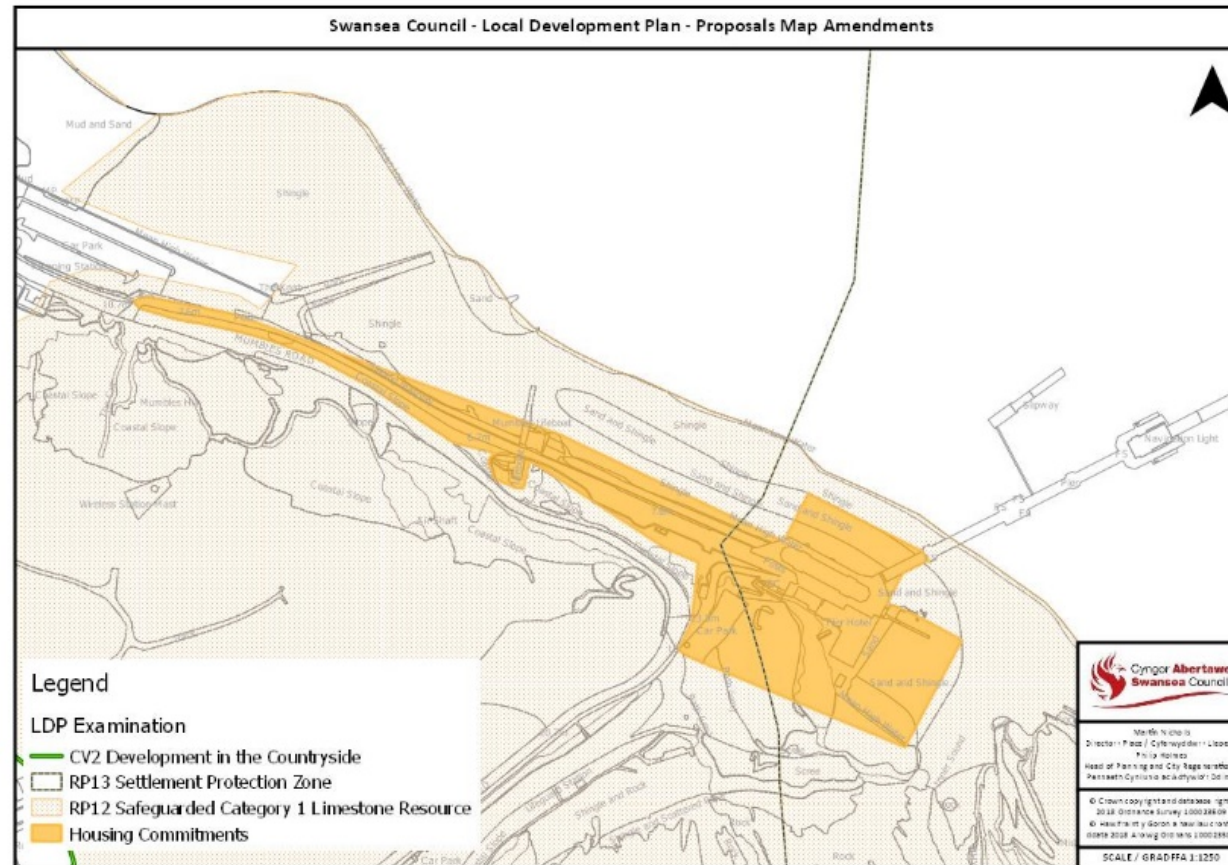




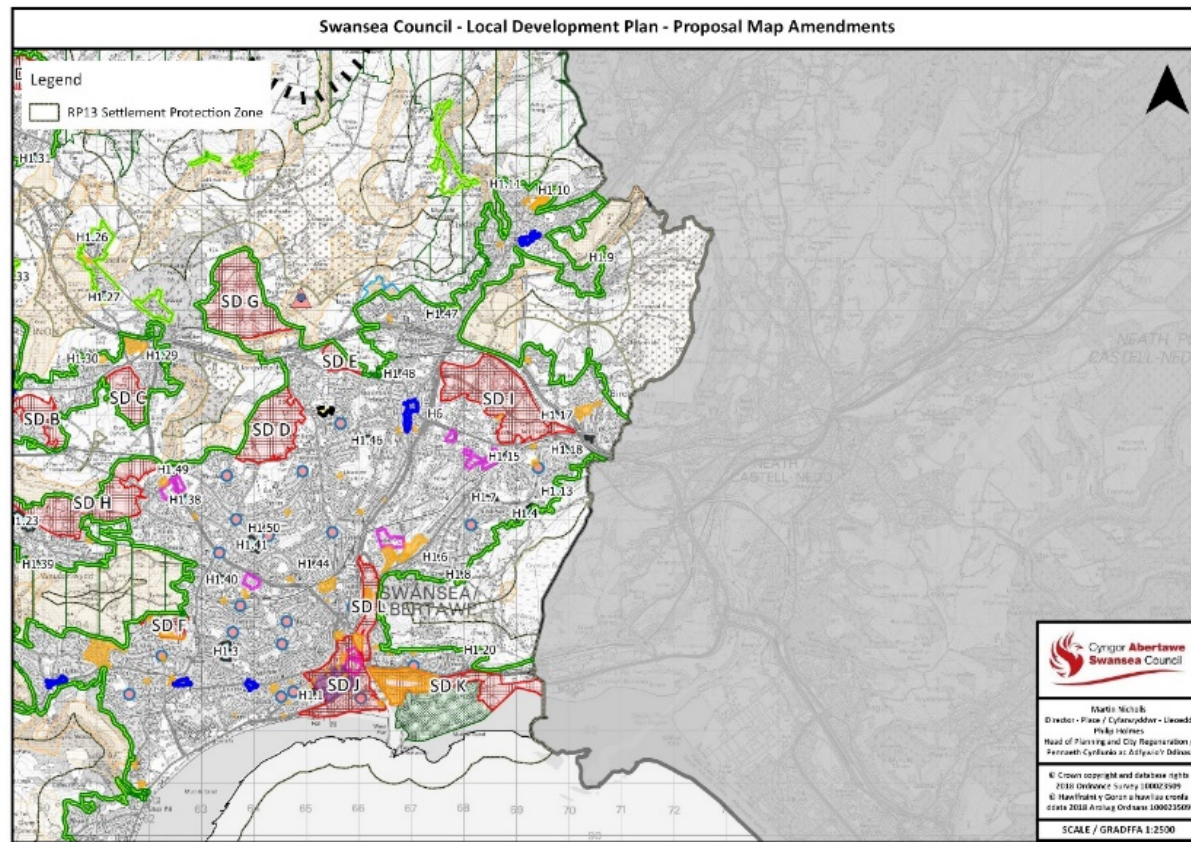
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 346	Proposals Map RP 13	<b>ED063</b> <a href="#">Council Statement arising from HS 14 - Minerals</a>  <b>AP14.8</b>	<b>Extend safeguarded coal operation boundaries to settlement and village boundaries</b>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 347	Proposals Map RP 12	<a href="#">ED027 HS 14-SWANSEA - Minerals</a>	Remove RP 12 shading committed site from Proposals Map

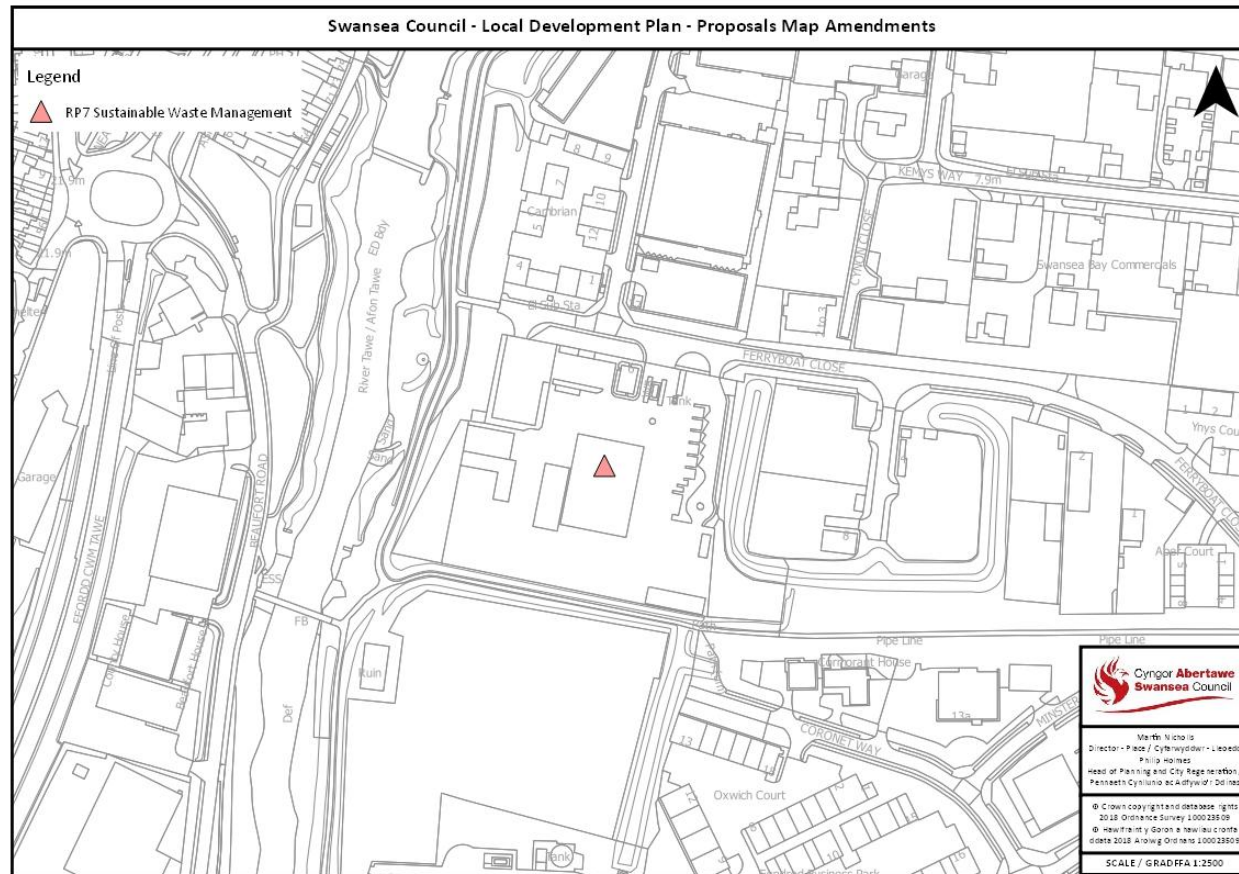


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 348	Proposals Map RP 13: Surface Coal Operations	<a href="#">ED063 Council Statement arising from HS 14 - Minerals</a>	<b>Remove Settlement Protection Zone within neighbouring Authority from Proposals Map</b>

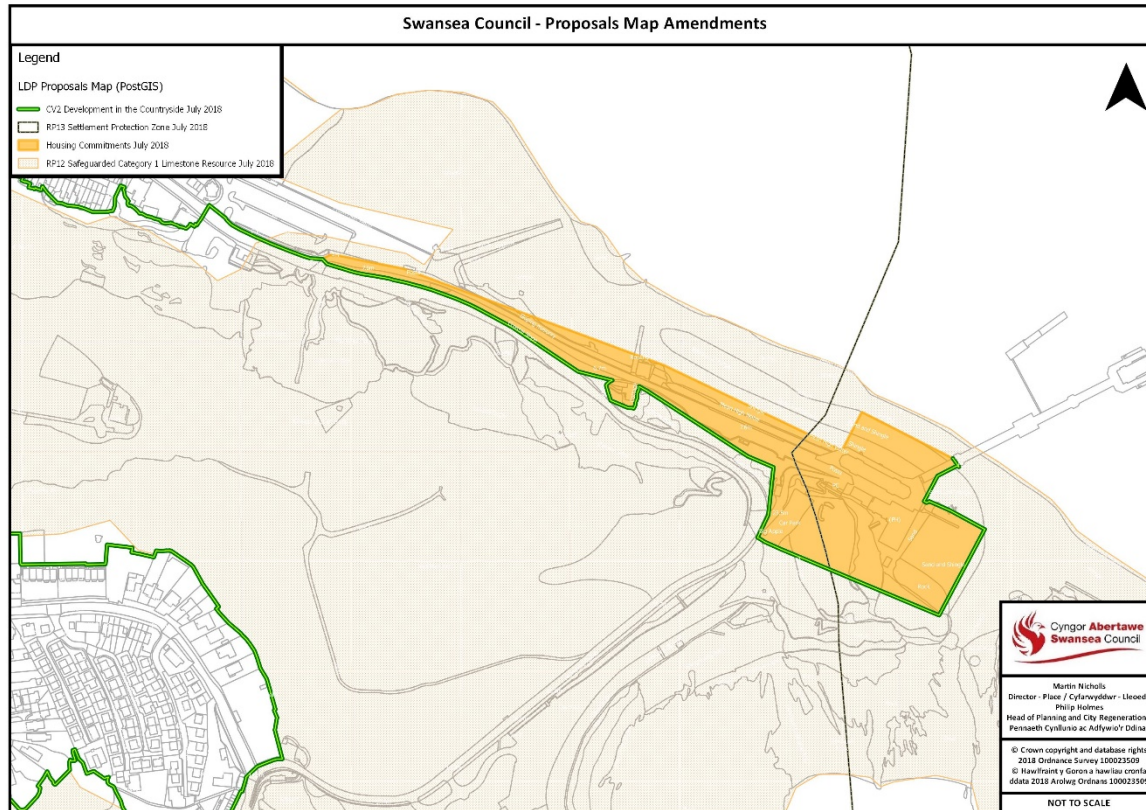




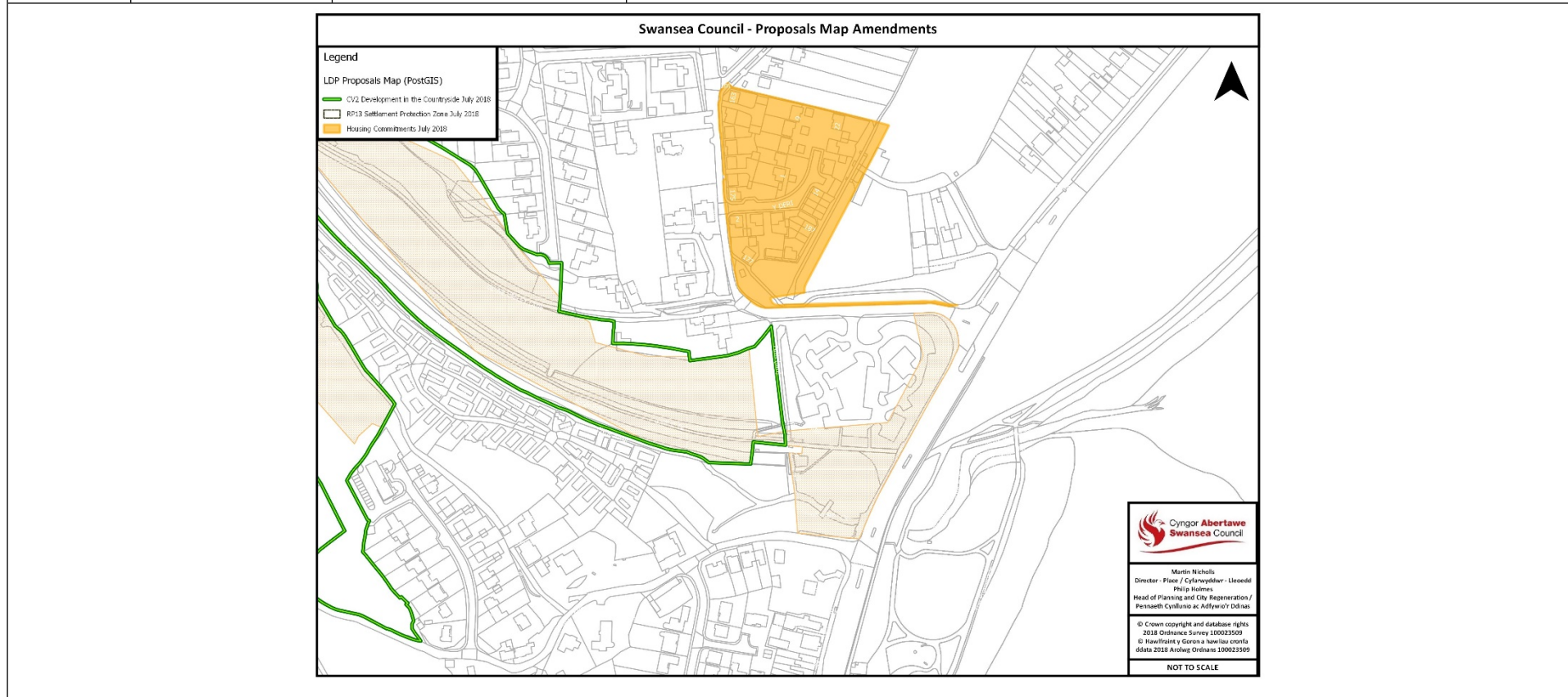
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 349	Proposals Map RP 1	<a href="#">ED027 HS 14-SWANSEA - Waste</a>	<b>Amend Proposals Map to show the Bailing Plant as preferred area for waste.</b>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 350	Proposals Map CV2: Development in the Countryside	LDP20 <a href="#">Schedule of Non-Substantive Amendments</a> NSA119	A factual update to extend the settlement boundary at Mumbles to include the entire Mumbles Pier development site, which benefits from planning permission.



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 351	Proposals Map CV2: Development in the Countryside	EB023a <a href="#">Settlement Boundary Review 2016 Appendix 2 (Updated)</a>  MYBC014	<b>Amend proposals map to correct a draughting error to include Clyne car park within the settlement.</b>





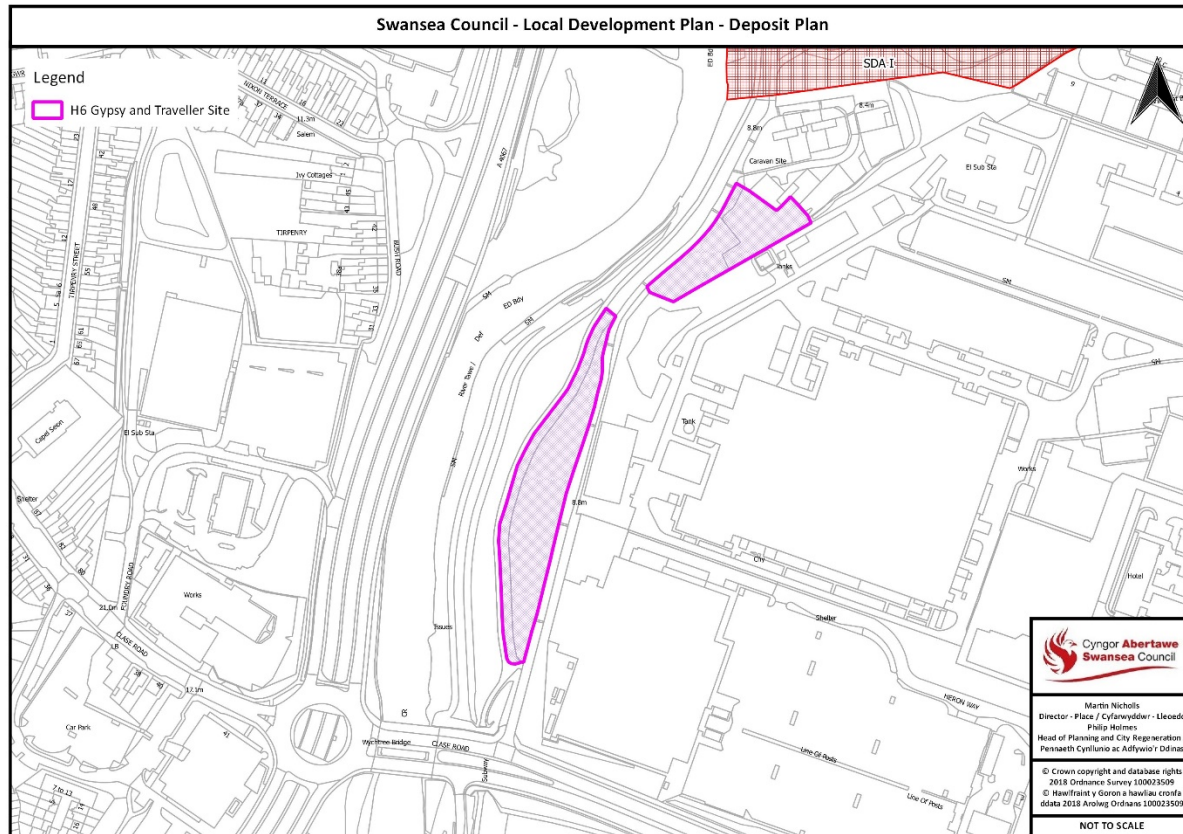
MAC  
352

Proposals Map  
H6: Gypsy and  
Traveller Site

EB0079 [HS18 – Affordable Housing, Gypsy and Traveller Site, Green Belt](#)

**Amend proposals map to reflect the deallocated Gypsy and Traveller Site.**

Before





## Appendix C: Schedule of housing sites and Strategic Development Areas

### *Housing Sites*

Site	Ref	Estimated Units in Plan Period 2010-25
Former Vetch Field (Phase 2), Glamorgan Street, Swansea	H1.01	40
Llwyn y Bryn Campus, Walter Road, Swansea	H1.02	200
Townhill Campus, Townhill Road, Townhill	H1.03	150
Land between Bog Road and Cefn Hengoed Road, Llansamlet	H1.04	70
Land at Upper Bank, Pentrechwth	H1.05	131
Land at Jersey Road opposite numbers 16-38, Pentrechwyth	H1.06	20
Land at rear of 17-93 Carmel Road, Winch Wen	H1.07	65
Land at Ty Draw Road and Llanerch Road, Bonymaen	H1.08	55
Land at Northern End of Graigola Road, Glais	H1.09	25
Land at Tanycoed Road, Clydach	H1.10	20
Land at Ramsey Road, Clydach	H1.11	60
Talycoppa Farm, Llansamlet	H1.12	150
Land at Midland Place, Llansamlet	H1.13	30
Heol Ddu Farm, Birchgrove	H1.14	10
Gwernllwynchwyth House, Llansamlet	H1.15	50
Land at Frederick Place, Llansamlet	H1.16	20
Former Four Seasons Club, Trallwn	H1.17	30
Land at David Williams Terrace, Port Tennant	H1.18	15
Land east of Pontarddulais Road, Gorseinon	H1.19	90
Parc Melin Mynach, Gorseinon	H1.20	25
Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	H1.21	90
Land at West Street, Gorseinon	H1.22	20
Land at Carmel Road and Bryntirion Road, Pontlliw	H1.23	100



<b>Site</b>	<b>Ref</b>	<b>Estimated Units in Plan Period 2010-25</b>
Land at the Poplars, Pontlliw	H1.24	15
Beili Glas, Glebe Road, Loughor	H1.25	60
Land at Former Penllergaer Civic Offices, Penllergaer	H1.26	80
Land north of Llewellyn Road, Penllergaer	H1.27	50
Remainder at Land East of Bolgoed Brickworks, Bolgoed Road, Pontarddulais	H1.28	50
Land east of Carreg Teilo, Pontarddulais	H1.29	30
Land at Tyrisha Farm, Grovesend	H1.30	45
Land off Brynafon Road and Gower View Road, Penyrheol	H1.31	225
South Of Glebe Road, Loughor	H1.32	130
Former Walkers Factory, Pontarddulais Road, Cadle	H1.33	100
Land adjacent to 114 Brithwen Road, Waunarlwydd	H1.34	15
Land adjacent to Cockett Pond	H1.35	50
Penrhos Place, Gendros	H1.36	60
Manselton Primary School, Manor Road, Manselton	H1.37	30
Land at Mynydd Garnllwyd Road, Morriston	H1.38	95
Land at rear of Glyncollen Primary School, Morriston	H1.39	35
Brayley Road, Morriston	H1.40	15
Land at Cadle, Fforestfach	H1.41	50
Land between Eppynt Road and Bettws Road, Penlan	H1.42	10
<b>Total Number of Homes across all H1 Sites</b>	<b>-</b>	<b>2611</b>

### Strategic Development Areas (SDAs)

Ref	Strategic Housing Policy Zone	Site Name	Estimated Units in Plan Period 2010-25	Estimated Residual Capacity after Plan Period >2025
<b>Residential led SDAs</b>				
A	GNW	South of Glanffrwd Road, Pontarddulais	486	234
B	GNW	North of Garden Village	700	50
C	GNW	South of A4240, Penllergaer	644	206
D	North	West of Llangyfelach Road, Penderry	1,088	862
E	North	North of Clasemont Road, Morryston	490	110
F	West	Cefn Coed Hospital, Cockett	371	56
Total no of homes for residential led SDAs			3,779	1,518
<b>Mixed Use SDAs</b>				
G	GNW	Northwest of M4 J46, Llangyfelach	565	235
H	North	North of Waunarlwydd/Fforestfach	716	603
I	East	Swansea Vale	410	40
J	Central	Central Area and City Waterfront	856	50
K	East	Fabian Way Corridor	525	0
L	Central	Tawe Riverside Corridor and Hafod Morfa Copper Works	258	112
Total no. of homes for Mixed Use SDAs			3,330	1,040
<b>Total no. of homes across all SDAs</b>			<b>7,109</b>	<b>2,558</b>

***Total Number of Housing Units Planned For in LDP by Components of Supply***

<b>Component</b>	<b>Number of units</b>
<u>Commitments</u>	<u>Housing already built = 3,630</u> <u>Extant planning permissions = 2,203</u>
<u>Allocations</u>	<u>H1 sites = 2,611</u> <u>H5 sites = 210</u> <u>SD sites = 7,109</u>
<u>Windfall</u>	<u>Large sites = 858</u> <u>Small sites = 1,024</u>
<b><u>Total Provision</u></b>	<b><u>17,645</u></b>
<u>Requirement</u>	<u>15,600</u>
<u>Flexibility</u>	<u>2,045 (13%)</u>

***Notes:***

***Base date of the 'commitments' information is 1<sup>st</sup> April 2017***

***End date of the Plan 31<sup>st</sup> December 2025***



**Appendix D: Impact on supply of Affordable Housing if Inspectors' Suggested Changes to LDP Policy on Affordable Housing Targets (as set out in Examination Document ED089) are Imposed**

<b>Components</b>		<b>Number of delivered/ forecasted affordable units 2010-25</b>	
		<b>Amount of Affordable Housing based on Deposit LDP Targets</b>	<b>Amount of Affordable Housing based on Inspectors' Proposed LDP Targets*</b>
<b>Commitments</b>	Housing built	<b>690</b>	<b>690</b>
	Extant planning permissions	<b>533</b>	<b>533</b>
	<b>Total commitments</b>	<b>1,223</b>	<b>1,223</b>
<b>Allocations</b>	H 1 sites	<b>462</b>	<b>328</b>
	H 5 sites	<b>107</b>	<b>107</b>
	SD sites	<b>1,343</b>	<b>1,299</b>
	<b>Total allocations</b>	<b>1,912</b>	<b>1,734</b>
<b>Windfall</b>	Large sites	<b>195</b>	<b>181</b>
	Small sites	<b>161</b>	<b>148</b>
	<b>Total Windfall</b>	<b>356</b>	<b>329</b>
<b>Total supply</b>		<b>3,491</b>	<b>3,286</b>

*\*Inspectors' Suggested Policy Target Changes in Exam Doc ED089:*

- *Swansea North 5%*
- *Swansea East 10%*
- *Greater North West Swansea - 15%*