Swansea Local Development Plan
2010-2025: Deposit Plan
July 2016
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Chapter 1
LDP Strategy

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1.2 Vision and Strategic Objectives
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1 THE PLAN STRATEGY

1.1 INTRODUCTION

Plan Purpose and Background

1.1.1 The City and County of Swansea (herein, the County) is forecast to see significant population growth over the next decade\(^1\). The County will need new homes, jobs, infrastructure and community facilities to support economic growth and raise standards of living, while respecting the County’s cultural and natural heritage. It is crucial that growth is properly planned to maximise community benefit and bring forward development that is in the best interests of the County and its people.

1.1.2 To fulfil its duties under national legislation\(^2\), the City and County of Swansea Council (herein, the Council) has prepared this Local Development Plan (LDP) (here in referred to as the Plan) for the period 2010 to 2025, in accordance with National Planning Policy and Guidance. The Plan provides a clear planning framework to address key issues facing the County, providing certainty and the basis for efficient planning decisions. Its policies and proposals will enable the delivery of sustainable development, and ensure that social, economic, environmental and cultural well-being goals are all suitably balanced in the decision making process so that the right development occurs in the right place\(^3\).

1.1.3 The Plan is underpinned by an extensive and up to date evidence base\(^4\) which, in combination with extensive public and stakeholder engagement undertaken during Plan preparation, has been used to identify the key opportunities, land use requirements, and issues for the County over the Plan period. The Plan has a Vision, Strategic Objectives and growth strategy that address these opportunities and issues, which are set out later within this section. The Plan’s policies and proposals are in Section 2 and have a sound grounding in the background evidence and strategy. Allocations are annotated on the Proposals Map to be read alongside relevant policies.

1.1.4 The Plan will be monitored annually and reviewed as appropriate to keep it relevant and up to date, having regard to changes in circumstances and national guidance. An Annual Monitoring Report will be produced to measure the relevance and effectiveness of the Plan, which will be based on the monitoring framework set out later in the Appendices.

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\(^1\) Background evidence available at www.swansea.gov.uk/ldpbackgroundpapers


\(^3\) Planning (Wales) Act 2015.

\(^4\) Background evidence available at www.swansea.gov.uk/ldpbackgroundpapers
Achieving Well-being and Sustainable Development Goals

1.1.5 The Plan has been prepared with full consideration of the Council’s duties to work towards Wales’ seven shared well-being goals and to contribute to sustainable development and management of natural resources\(^5\) (see Figure 1). It has been subject to **Sustainability Appraisal** incorporating **Strategic Environmental Assessment (SEA)**, collectively referred to as an SA\(^6\).

1.1.6 The purpose of the SA was to examine and improve on the extent to which the Plan achieves the well-being goals and contributes to sustainable development, in so far as is possible through the land use planning system, while taking into account any significant effects on the environment. The Council has adopted an integrated approach to appraisal and assessment in which economic, social and cultural well-being goals have been considered alongside environmental effects and the sustainable management of natural resources. The SA has been an iterative process throughout the Plan’s preparation and this is reflected in the Plans growth strategy, policies and proposals.

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\(^{6}\) As required by the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Regulations. See [http://www.swansea.gov.uk/l DPS SEA](http://www.swansea.gov.uk/l DPS SEA)

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1.1.7 The Council has acted in accordance with the sustainable development principle\(^8\) throughout Plan preparation. Specifically, the evidence base has identified short and longer term needs and issues, the competing priorities of which have been balanced within the Plans strategy and policies. Existing and potential future deficiencies have been identified.

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\(^{8}\) In accordance with the Well-being of Future Generations (Wales) Act 2015.
throughout the process, such as infrastructure provision and affordable housing, and these have also been addressed by Plan policy.

1.1.8 Land use planning has been fully integrated with wider holistic considerations (such as infrastructure requirements and sustainable management of natural resources) through collaboration with relevant stakeholders on all topic areas. There has been comprehensive engagement at each stage of the Plan’s preparation in-line with the Community Involvement Scheme (CIS) ensuring consensus building and transparency.

1.1.9 A Habitats Regulations Assessment (HRA) of the Plan has been undertaken. The HRA determines the likely significant effects of the Plan on European Sites of Nature Conservation Importance. For the purposes of the HRA of the Plan, European Sites are defined as Special Protection Areas, Special Areas of Conservation and Ramsar sites. The HRA concluded that although some land-use policies may need to mitigate against potential adverse impacts, none were considered likely to have a significant effect on the integrity of any or all of the European Sites identified either alone or in combination with other plans, projects or programmes. However the HRA does not exempt further assessment of sites or projects as these are progressed through the planning system.

Strategic Planning Context

1.1.10 The Plan fits within the framework of other relevant National Planning Policy and Guidance, and other regional and local policies and strategies. These are comprehensively set out in the Appendices to the Plan.

1.1.11 Of particular note is Planning Policy Wales (PPW), which sets out the national land use planning policies of the Welsh Government. It is supplemented by Technical Advice Notes (TANs); procedural advice given in circulars; and policy clarification letters. National Planning Policy and Guidance is not repeated throughout the Plan, but must be taken into account in managing the development and use of land in the public interest and contributing to the achievement of well-being and sustainable development.

1.1.12 The Plan takes account of the aims and aspirations of The Wales Spatial Plan (WSP), which sets out a strategic framework to guide future development and policy interventions in Wales at a regional and national level, beyond the scope of formal land use planning control. The County’s regional geographical context has been expanded since publication of the WSP, with the formal launch in 2013 of the Swansea Bay City Region (the City Region). The County lies at

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9 The LDP CIS is included in the Delivery Agreement at [http://www.swansea.gov.uk/da](http://www.swansea.gov.uk/da)
11 Planning Policy Wales Edition 8 2016
12 The Wales Spatial Plan: People, Places, Futures (updated 2008)
the heart of this City Region which comprises the Local Authorities of Carmarthenshire, Neath Port Talbot, Pembrokeshire and Swansea (see Figure 2). The Plan is firmly set in the context of the City Region aspirations, which are primarily to boost investment and job opportunities through the creation of a holistic business area defined by travel to work flows, and achieving increased connectivity, based around social and economic interdependence and existing partnership working.13

1.1.13 The geography and character of the City Region is extensive and diverse, comprising a resident population of 685,000, with some 280,000 jobs in around 20,000 businesses. It is characterised by high quality natural environments, including a number of internationally designated areas, as well as dynamic urban centres with the Swansea Central Area at its heart, complemented by a number of vibrant market towns.

1.1.14 The Council has worked closely with neighbouring Local Planning Authorities (LPAs) to ensure cross boundary issues have been taken into account in the Plan’s strategic opportunities and issues. Key elements of the evidence base, such as the assessments of housing requirements and economic growth potential have recognised the cross-border nature of the housing and economic markets, while other issues such as transport, minerals and shoreline management have established regional working arrangements.14 Specifically, the City Region Economic Regeneration Strategy15 aims for the region to “be a confident, ambitious and connected City Region, recognised internationally for its emerging Knowledge and Innovation economy” and to increase productivity, higher-value activity and higher-value jobs. This aim is translated into detailed Plan Policy, having regard to local economic growth opportunities.

Figure 2: The Swansea Bay City Region and its Geographical Context

Source: Economic Growth Strategy for Swansea Bay City Region (2013)

14 Background evidence available at www.swansea.gov.uk/ldpbackgroundpapers
15 City Region Economic Regeneration Strategy (ERS) 2013-2030
1.1.15 The overarching local level strategic framework for the Plan is provided by the **Single Integrated Plan (SIP)**\(^{16}\). Its purpose is to improve the well-being of people in the County by ensuring that professionals and the public work together through the Public Service Board. The SIP and the Plan have a consistent shared Vision for the kind of place that the County should be. The SIP sets out to achieve this Vision through the following community well-being outcome objectives which the Plan seeks to take forward in land use planning terms:

- Children have a good start in life
- People learn successfully
- Young people and adults have good jobs
- People have a decent standard of living
- People are healthy, safe and independent
- People have good places to live and work.

1.1.16 The Plan also takes forward the relevant objectives of other local strategies, including the Local Housing Strategy, Local Transport Plan, Gower AONB Management Plan, Swansea Biodiversity Action Plan, Local Flood Risk Management Strategy, and Municipal Waste Management Strategy (see Appendices for comprehensive list).

1.1.17 The County has a diverse character, covering approximately 380 sq km with a population of around 241,300, which has been increasing steadily for over a decade. The County can broadly be divided into the:

- City and conurbation of Swansea and its urban waterfront, the second largest City in Wales and the urban focus for the City Region;
- Urban settlements and communities generally spread along the main transport corridors into the City;
- Gower Peninsula and its hinterlands in the west;
- Sparsely populated open moorlands to the north.

1.1.18 There are variations in the socio-economic profiles of communities across the County. These are set out in Ward Profiles\(^{17}\) which highlight local issues and opportunities for the Plan to address.

1.1.19 To help understand the distribution of residential settlements, the County is split into housing market areas with similar characteristics (shown in Figure 3), referred to as **Strategic Housing Policy Zones (SHPZ's)**. These enable strategic level consideration of growth patterns, and provide a means of identifying common issues affecting future development within parts of the County.

\(^{16}\) One Swansea Single Integrated Plan 2015: Place, People, Challenges and Change. Swansea Local Service Board

\(^{17}\) Ward profiles are available at [www.swansea.gov.uk/ldpwardprofiles](http://www.swansea.gov.uk/ldpwardprofiles)
Opportunities and Issues

1.1.20 The significant amount of evidence gathering and background research that has been undertaken during the course of Plan preparation has helped to identify the key strategic opportunities and issues that the Plan needs to address. These are summarised below and grouped under the well-being headings\(^{18}\) of economy; social and cultural; and environment. They are illustrative of the broad spectrum of areas where the Plan can affect change, particularly in terms of improving sustainability and well-being. The list is not exhaustive since the range of issues affecting and affected by the Plan is extensive\(^ {19}\).

1.1.21 **Economic**

- Evidence suggests there is potential for 14,000 additional jobs to be created during the Plan period.
- The Swansea Central Area is the heart of the ‘City Region’, and should act as its economic hub and main driver. Its sustainable regeneration must be a key driver for the Plan.
- Health, education and public administration jobs are overrepresented compared to UK averages, therefore the local economy is vulnerable to reductions in public spending.
- The additional jobs required over the Plan period will need to be delivered through development that promotes growth across sectors, and re-orientates the economy towards high quality, skilled and knowledge based sectors.
- Employment land opportunities are required for a range of potential enterprises and investments, from small-scale local concerns to large-scale strategic development areas that may appeal to inward investors.

\(^{18}\) Well-being of Future Generations (Wales) Act 2015

\(^{19}\) The LDP SA/SEA Scoping Report has a more extensive list of Key Issues
A number of sites have been allocated historically for employment purposes, but not yet developed for a variety of reasons, including the Felindre strategic site.

There is a lack of available, high quality office space to meet economic growth needs, combined with an oversupply of sub-standard office space at central and out of town locations.

There is a large amount of industrial/warehousing floorspace of varying quality within the employment landbank, including strategic sale provision at Westfield Industrial Park, Waunarlwydd.

Out of town development of retail, office and leisure uses has historically reduced City Centre investment and further proliferating of out-of-centre retail in particular poses a significant threat to delivering a regenerated Central Area.

Further investment at SA1 and the Fabian Way Corridor is needed to sustain the successful regeneration of former dock areas, whilst complementing Central Areas regeneration and the remaining port operations.

Leisure, tourism and heritage-led development has potential to deliver significant economic and cultural benefits, including facilitating regeneration of the Swansea Central Area, and enhancing the rural economy.

A buoyant rural economy is needed to support the overall growth of the County, and to help sustain community life. Sustainable tourism provides a key means of delivering this growth and providing good quality local jobs.

The economic viability of sites for delivering new housing varies considerably across the County, with significantly increased viability to the west.

There are significant variations between wards regarding economic prosperity and deprivation.

1.1.22 Social and Cultural

Significant population and household growth is projected over the Plan period.

Housing must be provided (varying types, at a range of locations) to accommodate projected household growth, ensure a resident population that supports employment growth, and help meet affordable housing needs.

Sufficient land is required to accommodate identified Gypsy and Traveller needs.

The County has an ageing population, in-line with national trends, which has implications for future service and housing provision.

There is a sizeable Higher Education student population based at the two Universities and the Further Education College, and increasing demand to provide additional accommodation.

Community cohesion issues are experienced in certain Wards which have a high concentration of Houses in Multiple Occupation (HMOs).
There are a range of social, cultural and historic elements that contribute to a sense of place and identity across communities within the County.

The County needs to capitalise on its ‘Healthy City’ designation by designing healthy social and physical environments to help support health and well-being.

There are significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities; and housing quality. Some communities lack a social hub and/or key facilities to act as a community focus. Others have a range of services and facilities that contribute to vibrant community life. A more equitable distribution is needed.

There are a number of communities where the Welsh language is an important part of the social fabric and their identity must be safeguarded.

The increasing number of dwellings being used as holiday homes on Gower impacts on the availability of housing to meet affordable and local needs.

1.1.23 Environmental

Due to the success of past regeneration, there is now limited previously developed (brownfield) land remaining to accommodate development.

The County benefits from outstanding natural heritage with diverse landscapes and habitats comprising over 80% of the total area.

Approximately 17% of the County is protected by international or national designations, whilst 40% is covered by the Gower Area of Outstanding Natural Beauty (AONB).

The high quality natural environment, landscapes, and coastline are important assets to the local economy, attracting visitors, and providing resources. The wealth of wildlife habitats support a huge diversity of plant and animal species (biodiversity) that must also be valued for their intrinsic worth.

Development must protect the quality of water bodies so they accord with Water Framework Directive objectives, respect floodplains and have regard to the potential for more erratic, unpredictable and extreme weather that may arise from climate change.

The County has a proud industrial heritage and a number of historic buildings, such as castles and Scheduled Ancient Monuments, which development must respect and consider how their economic, cultural and social value can be capitalised upon.

The County supports an extensive green space network, which is vital to economic, environmental and community well-being, and more green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space.
• Improvements to linkages between open spaces, Public Rights of Way, and key destinations are needed to increase accessibility and promote physical activity.

• There are a number of specific locations where hazardous substances are, or were, stored and are accordingly designated hazardous installations where the risk of development to human health is an important consideration.

• Poor air quality is an issue in some areas, which can have a detrimental impact on human health. Parts of the urban area have been designated as Air Quality Management Areas (AQMAs), where further deterioration in air quality would be of significant concern.

• The area’s industrial past has left a legacy of potentially contaminated sites, where remediation is required to protect human health and well-being.

• The County has rich mineral resources which will need to be safeguarded from sterilisation.

• The existing sewerage treatment infrastructure is under considerable pressure and requires improvement in some areas if development is to occur.

• There is a requirement to accommodate the disposal of waste in the County.

• Greater resilience needs to be built into the supply of energy, and energy efficiency promoted as a means of supporting the de-carbonisation of the energy supply chain.

• There are potentially significant opportunities for renewable energy generation and new energy infrastructure to help meet carbon reduction requirements, in particular, the tidal range in Swansea Bay, wind and solar radiation opportunities, and potential to develop local energy supply networks such as District Heating systems.

• High value and volume development can provide a means of delivering necessary new infrastructure to alleviate existing capacity problems, whilst providing facilities and infrastructure to support new proposals.

• The existing highway network experiences traffic congestion along certain main routes and junctions, which can have a negative impact on amenity, health and well-being, and economic competitiveness.

• Appropriate siting and design of development will significantly help to minimise use of the car and achieve increased rates of non-motorised travel, particularly for distances of less than 3km for walking and less than 8km for cycling.

• Additional bus priority measures, enhanced rail services and Park and Ride services have significant potential to reduce traffic congestion and pollution levels for the benefit of existing communities and future populations.
1.2 VISION AND STRATEGIC OBJECTIVES

1.2.1 A Vision and a set of Strategic Objectives have been formulated to ensure the Plan addresses the key opportunities and issues identified, and it accords with the strategic planning priorities in relevant national, regional and other local policies and strategies. The Vision and Strategic Objectives have been shaped by public and stakeholder engagement.

Vision

1.2.2 The Vision clarifies the core purpose of the Plan, how the County is expected to change and the sort of place it should become during the Plan period. It is a Vision that recognises the County’s regional context, is consistent with the SIP and translates the well-being vision for Wales as a whole\(^\text{20}\) into the local context. It states:

The County will be a desirable place to live, work and visit that:

- Capitalises on the distinctive relationship between its vibrant urban areas and outstanding rural and coastal environments
- Supports a competitive and prosperous economy that acts as a focal point for the wider Swansea Bay City Region
- Has sustainable, distinct communities, in both urban and rural locations, that benefit from sufficient good quality accommodation, supporting infrastructure, community facilities and opportunities for recreation
- Is a thriving City Centre destination that offers excellent shopping facilities and supporting leisure and business opportunities, capitalising on its proximity to the waterfront.
- Celebrates and conserves its unique natural heritage and cultural and historic environments.

Strategic Objectives

1.2.3 The Vision will be delivered through the following Plan objectives for improving economic, environmental, cultural and social well-being. The Figure 4 illustrates how the Plan’s Strategic Objectives will help deliver the shared well-being goals for Wales\(^\text{21}\).

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\(^{20}\) Well-being of Future Generations (Wales) Act 2015

### Figure 4: Compatibility of Strategic Objectives with National Well-being Goals

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<th>National Well-being Goals</th>
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<td></td>
<td><strong>Prosperous</strong></td>
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<tr>
<td>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</td>
<td>X</td>
</tr>
<tr>
<td>2. Encourage development of town and district centres as focal areas for regeneration</td>
<td>X</td>
</tr>
<tr>
<td>3. Improve access to healthcare, lifelong learning, leisure, recreation, and other community facilities</td>
<td></td>
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<tr>
<td>4. Create environments that support and promote walking, cycling and public transport as integral elements of a sustainable transport system</td>
<td>X</td>
</tr>
<tr>
<td>5. Facilitate the provision of appropriate utility and transport infrastructure to support communities and businesses</td>
<td>X</td>
</tr>
<tr>
<td>6. Encourage appropriate development of low carbon and renewable energy resources and energy infrastructure</td>
<td>X</td>
</tr>
<tr>
<td>7. Support the safeguarding and sustainable use of natural resources where appropriate</td>
<td>X</td>
</tr>
<tr>
<td>8. Facilitate the sustainable management of waste</td>
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### Delivering Economic Growth and Prosperity

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<tr>
<td>9</td>
<td>Direct new housing to economically viable and deliverable sites at sustainable locations</td>
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<td>10</td>
<td>Support development that positions Swansea as an economically competitive place and an economic driver for the City Region</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>11</td>
<td>Facilitate growth and diversification of the local economy and an increase in high value, skilled employment</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>12</td>
<td>Reinforce and improve the City Centre as a vibrant regional destination for shopping, culture, leisure, learning and business</td>
<td>X</td>
<td>X</td>
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<td>13</td>
<td>Ensure Swansea represents a strong commercial investment opportunity for developers and other partners to deliver the Council’s priority regeneration schemes</td>
<td>X</td>
<td>X</td>
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<td>14</td>
<td>Ensure that communities have a sufficient range and choice of good quality housing to meet a variety of needs and support economic growth</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>15</td>
<td>Promote and enhance a diverse and sustainable rural economy</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>16</td>
<td>Improve, expand and diversify appropriate sustainable tourism facilities and infrastructure</td>
<td></td>
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**Swansea Local Development Plan**

- **Prosperous**
- **Resilient**
- **Healthier**
- **More equal**
- **Cohesive communities**
- **Vibrant culture and thriving Welsh language**
- **Globally responsible**
## Fostering a High Quality Environment

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<tr>
<td>17</td>
<td>Promote a sustainable development strategy that prioritises the re-use of appropriate previously developed land, avoids significant adverse environmental impacts and respects environmental assets</td>
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<td>18</td>
<td>Preserve and enhance the County’s high quality cultural and historic environments</td>
<td>X</td>
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<td>19</td>
<td>Conserve and enhance the County’s natural heritage</td>
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<td>20</td>
<td>Maintain and enhance green infrastructure networks</td>
<td>X</td>
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<td>21</td>
<td>Support measures to minimise the causes and consequences of climate change</td>
<td>X</td>
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<td>22</td>
<td>Promote good design that is locally distinct, sustainable, innovative and sensitive to location</td>
<td>X</td>
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<td>23</td>
<td>Support the development of safe, accessible and vibrant places and spaces</td>
<td>X</td>
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<td>24</td>
<td>Create environments that encourage and support good health, well-being and equality</td>
<td>X</td>
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1.3 GROWTH STRATEGY

Scale of Change 2010-25

1.3.1 The Council has identified and tested different growth scenarios using the latest Welsh Government (WG) population and household projections as a starting point, and engaged with the public and stakeholders on the level of growth that will be planned for.

1.3.2 The analysis of growth scenarios evolved during the preparation of the Plan. The draft Preferred Strategy initially considered a set of options that were higher, lower and in-line with the 2008 based principal WG household projection. Following the 2011 Census, and subsequent publication by WG of 2011 based household projections, the Council re-appraised the Growth Options. This re-appraisal followed consultation on the Preferred Strategy, which included representations from WG that it would not be appropriate to consider a growth option lower than the principal WG household projection in view of the aspirations for City Region growth.

1.3.3 Three main options summarised in Figure 5 have been analysed for the extent to which they will deliver the Plans Strategic Objectives and SA Objectives. Two of the options are derived from official demographically driven trend based projections. Firstly the housing growth required to accommodate the latest WG principal household projection (2011 based) for the Plan period in the County. Secondly, the number of homes required to accommodate the latest WG highest published variant projection of household growth (2011 based). These WG household projections have been supplemented by up to date research and data that is locally and regionally specific, in particular regarding future economic growth scenarios and the associated level of housing required. This analysis has yielded a third option which is a policy based forecast for the housing required to support the Council’s aspirations for economic growth in view of Swansea’s role as the regional hub for the City Region.

Figure 5: Housing Growth Options

<table>
<thead>
<tr>
<th>Option 1: Based on the latest WG (2011) principal projection.</th>
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<tbody>
<tr>
<td>Base household population (2010): 102,600</td>
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<tr>
<td>Projected household population (2025): 116,500</td>
</tr>
<tr>
<td>Household population change, 2010-2025: +13,900</td>
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<tr>
<td>Dwelling requirement, 2010-2025: +14,600</td>
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<tr>
<td>10% Flexibility Allowance: +1,500</td>
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<tr>
<td>On this Option the Plan will need to provide 16,100 dwellings</td>
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<thead>
<tr>
<th>Option 2: Based on the latest WG (2011) 10 year average migration projection (the highest of the WG published variant projections for Swansea).</th>
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<tbody>
<tr>
<td>Base household population (2010): 102,600</td>
</tr>
<tr>
<td>Projected household population (2025): 117,400</td>
</tr>
<tr>
<td>Household population change, 2010-2025: +14,800</td>
</tr>
<tr>
<td>Dwelling requirement, 2010-2025: +15,600</td>
</tr>
<tr>
<td>10% Flexibility Allowance: +1,600</td>
</tr>
<tr>
<td>On this Option the Plan will need to provide 17,100 dwellings</td>
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<tr>
<th>Option 3: Based on the Economic Growth and Employment Land Assessment EE+ scenario (updated May 2014).</th>
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<tbody>
<tr>
<td>Base household population (2010): 102,600</td>
</tr>
<tr>
<td>Projected household population (2025): 116,500</td>
</tr>
<tr>
<td>Household population change, 2010-2025: +14,000</td>
</tr>
<tr>
<td>Dwelling requirement, 2010-2025: +14,700</td>
</tr>
<tr>
<td>10% Flexibility Allowance: +1,500</td>
</tr>
<tr>
<td>On this Option the Plan will need to provide 16,100 dwellings</td>
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NB: Figures may not sum due to rounding
1.3.4 This analysis of demographic trends and economic growth scenarios has concluded that between 16,100 and 17,100 new dwellings (including a 10% flexibility allowance to allow for where some sites may not come forward as planned or to respond to unforeseen needs) are required over the Plan period to accommodate the projected population and the labour supply necessary to fulfil the Council’s economic growth aspirations.

1.3.5 The Plan takes forward the higher end of this identified range. In doing so it makes provision for the maximum level of potential economic growth likely over the Plan period and projects forward 10-year demographic trends which included periods of economic growth as well as the more recent economic downturn.

1.3.6 This growth equates to an average annual build rate of around 1,140 dwellings per annum over the Plan period. By comparison, the total average annual house build over the past ten years has been around 710 dwellings, falling to 590 over the past five years. It will therefore require a step change in the delivery of sites to achieve this build rate. The selection of sites has responded to this, ensuring that sites allocated are deliverable and developable during the Plan period.

1.3.7 Since the 2010 Plan base date, 2,638 dwellings have already been built, including a contribution from windfall sites. There is also capacity for a further 2,668 dwellings on sites capable of accommodating 10 or more dwellings which have extant planning permission and are either under construction or expected to be delivered within the next 5 years. These 5,306 dwellings in total are classified as commitments, and along with the Plan allocations, will combine to meet the housing provision required.

1.3.8 Over and above these commitments and allocations which will meet the identified 17,100 housing requirement for the Plan period, it has been assessed that further housing will be provided through large (10+ dwelling units) ‘Windfall’ Sites. The evidence base provides a basis for a 10-15% allowance to be made for the contribution from large windfall sites equating to approximately 2,100 dwellings. These are sites not included in the Plan but which are anticipated to emerge over the Plan period as windfalls to increase the available housing supply. As the Plan only allocates sites for 10+ units, an allowance also needs to be made for smaller windfall sites that will come forward. A contribution of around 90 dwellings per annum from smaller (<10 units) unallocated sites (based on the past 5 year average) is projected to provide in the region of 900 dwellings over the remainder of the Plan period.

1.3.9 The Plan seeks to facilitate a new era of prosperity and opportunity, which requires a focus on the creation of new and enhanced employment opportunities. The Plan will make provision for the

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23 Joint Housing Land Availability Studies

24 Housing Landbank and Previously Developed Land Capacity Study (2013)
creation of 14,700 new jobs over the Plan period. This is the ‘upper end’ forecast for employment growth identified by the Plans evidence base. In doing so the Plan seeks to maximise job growth and productivity, which is fundamental to achieving the Plans Vision. This maximisation of employment opportunities complements the economic led approach being taken by neighbouring Neath Port Talbot County Borough Council (NPT) and reflects the County’s role as the economic driver for the wider City Region. The evidence base has enabled forecasts to be made of how future economic growth will equate to requirements for employment land over the Plan period, as well as the number of new homes needed to accommodate the projected labour supply, ensuring employment and housing is planned in tandem.

The Plan supports the creation and retention of a more diverse balance of jobs to maximise employment opportunities for all residents. It does this by means of allocations and the protection of the most valued existing employment sites. In-line with the City Region ERS, this will include emphasis on the Knowledge and Innovation Economy to create higher added-value sectors as well as more traditional employment sectors, and a more diverse and sustainable rural economy.

The Plan will facilitate appropriate development opportunities for new office accommodation to meet identified demand, particularly high quality premises, with the City Centre being the priority location. There is still some demand for industrial space, but mostly for the re-use of land and from existing businesses seeking modern accommodation. The Plan will ensure there are sufficient available sites or allocations for new modern space, but there is no identified need to add additional space to existing industrial stock. Sites no longer considered fit for purpose will be considered for alternative uses.

Jobs not in Use Class B1-B3 space (such as retail, leisure, and health sectors) are forecasted to account for the majority of future employment growth. There are already significant plans for accommodating these uses through City Centre developments, new education facilities and a number of Use Class Sui Generis uses. Of particular note in more rural parts of the County is sustainable tourism development, which has significant potential to sustain local communities and deliver valuable employment opportunities away from the more central urban areas. Plan policies provide for such opportunities at an appropriate scale.

25 Economic Assessment and Employment Land review undertaken for the Council by independent consultants Peter Brett Associates available at www.swansea.gov.uk/ldpbackgroundpapers
26 Swansea Bay City Region Economic Regeneration Strategy (ERS) 2013-2030.
1.3.13 The strategy for allocating land to meet anticipated growth and identified land use requirements is focussed on sites that will best address the Plan and SA objectives. There is a particular focus on providing employment growth opportunities, regeneration and delivering good quality accommodation in sustainable cohesive communities, while conserving the County’s unique natural heritage, and cultural and historic environments.

1.3.14 The role of planning in creating sustainable communities and promoting well-being, and the general presumption in favour of sustainable development, are embedded principles in National Planning Policy and Guidance and underpin the Plan’s strategy. The Plan translates these principles into good practice to deliver development that is designed, built, and sited to achieve positive economic, social, cultural and environmental impacts.

1.3.15 Different spatial options have been tested for distributing the identified growth projections and associated land use requirements for the Plan period, in consultation with the public and stakeholders. The spatial options, set out in Figure 6 below, have considered different levels of scale and distribution of growth.

1.3.16 Option 1 and 2 involve allocation of non-strategic small scale sites for residential use on sites that will round off the settlement in an appropriate manner. For the latter ‘Plus’ option this includes village and urban fringe locations where the existing character would be maintained or improved.

1.3.17 Option 3 involves non-strategic medium scale (defined as <500 units) primarily residential led development that will sustainably extend the settlement boundary at a limited number of established communities, without necessarily a need for new on-site supporting infrastructure or where this can be delivered off-site.

1.3.18 Option 4 comprises a focus on strategic scale sites for both mixed use and residential development (defined as 500+ units) to create sustainable communities with

--snip--

27 Spatial Options Study www.swansea.gov.uk/ldpbackgroundpapers
a mix of complementary uses and supporting infrastructure. This option would be delivered primarily on appropriate greenfield land as well as brownfield sites.

1.3.19 The analysis has taken into account the extent to which the options could sustainably deliver the land use requirements of the Plan. It has considered development and regeneration opportunities, constraints, the capacity of physical and community infrastructure, transport availability, and the role of settlements. The analysis also considered the County’s significant diversity in community profiles, economic base, the mix of urban and rural areas and the need for the scale and type of development to be appropriate to the character and opportunities of each distinct area. Each option has been assessed against the Plan and SA objectives, including consideration of cumulative impacts, and proposed mitigation for predicted negative effects.

1.3.20 The analysis has used the Swansea Unitary Development Plan (2001-16, UDP) brownfield land led strategy as a benchmark or ‘business as usual’ scenario. In-line with national guidance, and good practice sustainable development principles, the Plan’s Strategy will maximise development of appropriate brownfield land within existing settlement boundaries where such sites are available, economically viable and capable of delivery in the Plan period. However, the evidence base to the Plan makes clear the amount of brownfield land that is appropriate and viable for development is insufficient to meet the identified housing requirement. Furthermore, a sustainable growth strategy is not about exhausting all undeveloped land within the urban area for development. Some of this land will provide important green space that should be protected for local amenity and biodiversity.

1.3.21 The assessment has concluded that a complete reliance on non-strategic medium scale sustainable urban extensions, or conversely an entirely spread approach of just smaller edge of settlement sites, would not be appropriate since the scale of sustainable development opportunities could not provide for the level of housing growth required, while not all areas have the capacity in terms of infrastructure to support residential growth. There would also be limited potential to address any infrastructure capacity issues to make development sustainable due to the smaller scale of such allocations. Whilst the Plan will make best use of appropriate brownfield land opportunities, a significant element of future growth will need to be delivered on sites beyond the existing settlement limits. Greenfield developments will need to be delivered in a sustainable manner, by maintaining important natural landscape features and green infrastructure, and by providing realistic alternatives to private car travel.

28 Housing Landbank and Previously Developed Land Capacity Study (2013) www.swansea.gov.uk/ldpbackgroundpapers
1.3.22 In summary, the assessment has demonstrated that none of the growth options in isolation will deliver sustainable development. The assessment of options and recommendations for mitigation of negative effects has highlighted the need to pursue a combination of approaches to deliver the land use requirements over the Plan period in a sustainable manner.

1.3.23 The selected growth strategy therefore proposes the creation of a limited number of sustainable new neighbourhoods at Strategic Development Areas (SDAs), within, or close to the existing urban area. SDAs have the greatest potential to contribute to the Plan’s Vision and Strategic Objectives and deliver well-being and sustainable development. The size of SDAs presents sufficient scale to enable careful strategic master planning to ensure they create sustainable, cohesive, well-designed and quality new places which are delivered through a strong Placemaking approach. The economies of scale will enable the level of new infrastructure required to be provided and through careful siting of SDAs, they will address infrastructure deficiencies that exist within adjoining communities resulting in part from previous less sustainable developments. However, there is also an important need to address the identified housing requirements of all communities in the County. A focus on SDAs, by virtue of the appropriate available development opportunities, would lead to an over concentration of development in certain SHPZs. To fulfil housing needs across the County, the SDAs will be supported by a limited number of non-strategic medium scale edge of settlement extensions and more dispersed and smaller allocations to round off settlements. These will ensure provision of a mix of housing development across the County where it is needed, including small scale appropriate development to provide affordable Housing for Local Needs in rural and semi-rural settlements where the existing character and cohesion of the community will be maintained or improved by development.

1.3.24 The sustainable settlement strategy sets out how development should deliver sustainable places and how the spatial growth of the County will be strategically managed in-line with the identified growth forecasts to deliver the homes, jobs, infrastructure and community facilities required in a sustainable manner. (Figure 6 at section 1.5 below provides a diagram of the Plan’s strategy.

**Broad Locations for Growth**

1.3.25 The broad locations identified for growth arising from the analysis of spatial options are summarised below broken down by the SHPZ’s identified in the Local Housing Market Assessment (LHMA\(^{29}\)), Figure 2 refers.

1.3.26 The location of land allocations has been identified from detailed assessment of the opportunities for, and constraints upon, development, and the potential economic, environmental, social and cultural impacts.

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\(^{29}\) Local Housing Market Assessment Update 2015

[www.swansea.gov.uk/ldpbackgroundpapers](http://www.swansea.gov.uk/ldpbackgroundpapers)
1.3.27 The **Greater North West (GNW)** encompasses former industrial communities such as Gorseinon and Pontarddulais, which have become primarily dormitory settlements served by large district centres. There has been significant public sector infrastructure investment for new employment land and premises, but this has largely failed to attract or retain new employers, notably at the former Felindre Tinplate works. The UDP housing-led growth strategy delivered new growth over the last decade and this has brought with it significant supporting retail investment but limited other social and physical infrastructure.

1.3.28 Opportunities for settlement growth have been identified where it is supported by infrastructure provision. New infrastructure is needed to help sustain existing communities as well as support growth. Such infrastructure is not realistically likely to occur without further development. SDAs are allocated within the GNW at:

- **Llangyfelach**, north of M4 Junction 46 – to create a new sustainable settlement that will complement the adjacent Felindre strategic employment site.
- **Penllergaer**, south of the A4240 – to create a new neighbourhood and extend the existing settlement by means of a residential led development with supporting community infrastructure to bring a new focus to the wider community, and delivery of a new through road to serve the site and also provide a strategic function that will alleviate congestion.
- **Garden Village** - to create a new neighbourhood and extend the existing settlement by means of a residential led development extending the settlement northwards with significantly enhanced linkages to Gorseinon District Centre to maximise the sites sustainable location.
- **Pontarddulais** - to create a new neighbourhood and extend the existing settlement by means of a residential led development at a sustainable location north west of the town that will capitalise on brownfield opportunities in tandem with adjoining greenfield areas, and provide new community facilities and improved highway access around the town.

1.3.29 Also with the GNW, non-strategic greenfield releases are proposed on the edge of existing settlements providing appropriate rounding off and/or the fulfilment of suitable UDP allocations.

1.3.30 In total around 4,210 new homes are proposed within this Zone.

1.3.31 The **North Zone** incorporates largely residential urban areas around the fringes of Central Swansea, including Penlan, Mynyddbach, Llangyfelach, and Morriston; and also established business parks at Fforestfach and Waunarlwydd. In recent decades there have been low levels of house building and a lack of developer interest at a number of locations within the zone resulting in unbuilt UDP allocations. The allocations in this Plan need to provide a different offer. SDAs are allocated within the North Zone at:
• Penderry, west of Llangyfelach Road - to create new neighbourhoods by means of a residential led development of substantial scale, incorporating a mix of community facilities that offers a particular opportunity towards the south of the site to help regenerate an area of relative deprivation. A new through road will alleviate congestion and there are opportunities for sustainable transport linkages and improving accessibility to areas to the north. This site overlaps into the GNW Zone.

• Waunarlwydd extending north to Fforestfach – a mixed use development of brownfield and greenfield opportunities with a mix of residential, employment and supporting uses, served by a new highway link to alleviate congestion, and capitalising on proximity to Gowerton Railway Station.

• Clasemont Road, Morriston - to create a new neighbourhood on a site promoted as a ‘legacy project’ by the Trustees of the original developer of Morriston, by means of a residential led development that incorporates a range of other supporting uses, at a sustainable site to the north of the existing settlement adjacent to the DVLA offices and close to Morriston District Centre.

1.3.32 Also within the North Zone, there are opportunities for non-strategic scale residential development at various locations within the urban area; and for a healthcare development on land adjacent to Morriston Hospital to deliver a nucleus of modern healthcare facilities of regional significance.

1.3.33 Around 3,175 new homes are proposed within this Zone.

1.3.34 The East Zone largely comprises the urban area east of the River Tawe and extends as far north as Clydach. It includes employment and mixed use locations, such as Swansea Enterprise Park, Swansea Vale, Swansea Port and SA1 Swansea Waterfront. The area has been subject to significant regeneration and this will continue through mixed use SDAs at:

• The Fabian Way Corridor - including SA1, a key employment location and in an unique position to capitalise on its proximity to the Swansea University Bay Campus and proposed UWTSD Innovation Quarter, Swansea Port and potentially the proposed Tidal Lagoon.

• Swansea Vale - a renewed development strategy is proposed for this area having regard to site specific constraints, providing a framework to bring forward the remaining undeveloped land.

1.3.35 Also within this Zone, non-strategic allocations within the urban area provide appropriate rounding off opportunities at Bonymaen, Birchgrove, Clydach, Llansamlet, and Port Tennant.

1.3.36 Around 2,135 new homes are proposed within this Zone.

1.3.37 The Central Zone largely comprises the Swansea Central Area SDA, which includes the City Waterfront as well as the Retail Centre. Also in this Zone are
well-established residential areas such as Sandfields, Brynmill, and Uplands. The Zone includes the Tawe Riverside Corridor, which is identified as a mixed use SDA that will grow in response to the sporting activities, retail and housing recently delivered, as well as heritage led regeneration opportunities.

1.3.38 The Zone is largely built out in terms of available undeveloped land, and the future residential strategy is therefore focused on delivery of new homes associated with comprehensive City Centre regeneration proposals, windfall brownfield sites and conversion of vacant accommodation, including above shops.

1.3.39 1,760 new homes are proposed on allocated sites.

1.3.40 The West Zone rapidly expanded and merged in the late Twentieth Century, expanding to its environmental limits from the waterfront through to the Gower Area of Outstanding Natural Beauty (AONB) boundary. The Zone comprises primarily residential settlements, including Sketty and Mumbles.

1.3.41 A residential led SDA is identified on land surplus to operational requirements at Cefn Coed Hospital in association with other complementary uses and new highway infrastructure that will help reduce congestion.

1.3.42 Due to the built-out nature of the West Zone, the majority of new housebuilding elsewhere is expected to be on small-scale infill and windfall redevelopment sites rather than specific allocations.

1.3.43 Housing opportunities for first-time buyers and low income households are limited in this Zone compared to others due to high land values and redevelopment costs. The Plan therefore provides opportunities for settlement extension into adjoining Gower Fringe locations as an exception to meet identified affordable/local housing needs.

1.3.44 Around 520 new homes are proposed in this Zone.

1.3.45 The Gower and Gower Fringe Zones are characterised by small and large villages located in rural and semi-rural landscapes, some near the western fringe of the urban area.

1.3.46 The Plan does not allocate any ‘open market’ sites within these Zones. Opportunities for large sites are curtailed by significant constraints, particularly landscape and biodiversity concerns. Some small-scale settlement boundary amendments have been made to previous delineations at appropriate village and urban fringe locations, in instances where the existing character of the village or settlement would be maintained or improved. Appropriate small infill and brownfield windfall sites within village boundaries and fringe settlements are also expected to come forward. Controlled expansion is the only viable way of delivering affordable, local needs housing or bringing forward community facilities that are lacking. As such, a select number of ‘exception’ sites have been allocated outside the designated boundaries within these Zones to bring forward affordable Housing for Local Needs, with some open market homes.
1.3.47 There is an identified need to deliver around 500 new homes within this Zone the majority of which should be affordable to meet identified local needs.
1.4 KEY THEMES

Sustainable, Cohesive and Connected Communities

1.4.1 Development is not a negative concept if planned in a coherent manner having regard to the needs and wants of people that will ultimately live, work and spend recreational time within an area. The Plan provides the opportunity to create new sustainable communities that are planned on this principle, and to enhance and sustain existing communities, through a positive and holistic planning process, known as ‘Placemaking’.

1.4.2 Some of the locations with the greatest potential for growth are located within areas that experience some of the most significant constraints regarding existing infrastructure and access to facilities. The Plan therefore places a strong emphasis upon the importance of ensuring that growth is supported by appropriate and improved infrastructure.

1.4.3 Where infrastructure is currently inadequate, or the quality is poor, this is not always a justification for resisting development. In the current economic climate, new development can be the most realistic means of addressing such deficiencies or inequalities. SDA’s provide economies of scale to deliver not only required housing and supporting infrastructure, but the full range of complementary uses such as employment, retail, recreation and new community facilities. Effective use of Planning Obligations and potentially Community Infrastructure Levy (CIL), together with the masterplanning of sites will be key to ensuring new development comes forward in a co-ordinated fashion with the delivery of necessary supporting infrastructure.

1.4.4 The Swansea Bay LHMA

30 undertaken by independent consultants sets out a need for 7,400 affordable houses in the Plan period. The provision of open market housing to meet the overall housing requirement must be balanced with the delivery of sufficient affordable housing to create cohesive communities. If the affordable housing target is set too high, adverse impact on development viability will choke off supply. If the target is too low, affordable housing need will not be met to any significant degree. The policies have therefore been informed by an Affordable Housing Viability Study (AHVS) prepared by independent consultants. The LHMA concludes it is unlikely the affordable housing delivery targets can be achieved in the current economic climate. It further states that even if currently viable levels of affordable housing are negotiated on every site there is still likely to be a shortfall in delivery. The Plan therefore makes provision for a significant but realistic contribution to delivering affordable housing in order to achieve the target identified in the LHMA. The Council will supplement the planning obligations

30 Local Housing Market Assessment Update 2015
www.swansea.gov.uk/ldpbackgroundpapers, Opinion Research Services (ORS)
31 Affordable Housing Viability Study (July 2013 updated 2016); www.swansea.gov.uk/ldpbackgroundpapers, Andrew Golland Associates
mechanism with other strategies to meet the overall need.

1.4.5 Accessibility and connectivity is another important aspect of creating cohesive sustainable communities. Peak time traffic congestion is an issue in parts of the County with resulting air quality issues. Detailed research has been undertaken to quantify the potential cumulative effects on the highway infrastructure of the sites allocated in the Plan and the Plan sets out the extent to which allocations are dependent on transport improvements being brought forward.

1.4.6 New developments will need to be at locations well served by public transport and accessible by cycling and walking to provide people with a realistic choice of using more sustainable and Active Travel modes and ensure that connectivity is provided for all users, especially the most vulnerable and disadvantaged. Active Travel is important for promoting Healthy City aims, leisure opportunities and empowers young people’s mobility, including safer routes to school. The promotion of walking and cycling will therefore be integrated into all new developments.

1.4.7 The creation of high quality bus corridors into Swansea is a Regional Transport Plan priority, as are further Park & Ride and bus priority schemes. These are integrated into the Plan policies and proposals. Major generators of travel demand will be located in areas well served by public transport, or where the prior provision of infrastructure and facilities are integral elements of allocations. The Plan seeks to maximise the benefits of recent improvements to the Llanelli-Swansea rail-line with allocations integrating with the new facilities at Gowerton station.

1.4.8 Modern, fast, affordable and secure telecommunications facilities are an essential and beneficial element for supporting a prosperous economy and for the life of the local community. Increasing digital connectivity is seen as crucial to developing the emerging Swansea Bay City Region and is supported by the Plan.

1.4.9 There are significant issues relating to providing sufficient capacity in combined sewer systems in parts of the County, particularly those draining into the Carmarthen Bay and Estuaries European Marine Site (CBEEMSSs) in the Loughor Estuary. The lack of capacity at Gowerton Waste Water Treatment Works to physically accommodate additional quantities of foul water and for the proper treatment of waste water is a potential constraint on development. To date, 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. There is a firm commitment by all signatories to

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32 Strategic Transport Assessment (2016)
www.swansea.gov.uk/ldpbackgroundpapers
implement the provisions of the MOU and its requirements. To ensure there is sufficient capacity to accommodate allocations made in the Plan, there will be a continuation of these requirements for the removal of surface water from the waste water treatment infrastructure alongside the necessary improvements to the infrastructure. The capacity of this infrastructure is the responsibility of DCWW as the statutory sewage undertakers, and the requirements of the sites allocated in the Plan will need to be addressed in their long term Asset Management Plans. To support this approach, the Plan promotes Sustainable Drainage Systems (SuDS) to control and manage surface water discharge from new developments and prevent new connections of surface water drainage to the sewerage network.

1.4.10 A sustainable approach to flood risk is adopted by avoiding highly vulnerable development within flood hazard areas, which for the purposes of the Plan are defined as areas of the floodplain without significant flood defence infrastructure (TAN 15 Category C2 refers). Areas at risk of flooding from rivers are identified on Development Advice Maps that accompany TAN 15 as updated January 2015. Flood risk from surface runoff, groundwater, and ordinary watercourses is considered under the County’s Local Flood Risk Management Strategy. In addressing flood risk issues, regard must also be had to the

1.4.11 The Swansea Central Area has benefitted from significant investment in recent years. Projects have included commercial developments as well as public realm and building enhancement to improve the fabric of the City. This has not, though, been enough to significantly improve Swansea’s relative performance as measured against UK City Centre rankings. This can partly be attributed to the economic downturn and reduced spending, but also results from the lack of a new comprehensive retail-led development being delivered, and the significant threat from competing Retail Parks and other out-of-centre development.

1.4.12 The Plan seeks to maximise investment by facilitating significant new retail and leisure investment within the Retail Centre, complemented by new high quality office space and housing development, and ensuring further proliferation of unrestricted retail and leisure development at out-of-centre and Retail Park locations does not compromise the prospects for delivering such aims.

33 Swansea - Local flood risk management strategy
34 Catchment Flood Management Plan 2015 http://www.swansea.gov.uk/floodriskmanagementplan
1.4.13 There is potential to deliver a number of projects within the Swansea Central Area that would significantly enhance its vibrancy and viability and ensure it remains the regional centre. The Plan will facilitate the delivery of a major mixed-use development incorporating significant new retail and leisure uses within the heart of the Central Area at the site of the former St David’s Centre. This is required to create a regionally dominant retail and leisure destination that can support a vibrant day and nighttime economy and to claw back footfall and spending to the Retail Centre. Proposals that would compromise the delivery of this scheme will not be supported. Significantly, there is a clear opportunity for Swansea to differentiate itself from other cities by creating a destination that provides a mix of national and local retailers that are supported by a range of cultural and leisure facilities, linked to a vibrant waterfront area. Plan policy is supported by SPG to inform development within the Central Area, not only within the retail ‘core’, but also the ‘Complementary Areas’ that adjoin it.

1.4.14 Alongside City Centre regeneration, the Plan will play a role in facilitating investment and renewal within the County’s District Centre’s. They perform a crucial role in community life, as a hub for local activity, and therefore any deterioration in their quality or offer would have a wide detrimental impact.

Environmental Capital and Constraints

1.4.15 While supporting growth is key to the Plan’s strategy, this will be achieved in a sustainable manner, by conserving and enhancing the County’s natural heritage and capitalising on the distinctive relationship between the vibrant urban areas and outstanding rural and coastal environments.

1.4.16 This will be achieved through the promotion of sustainable development within environmental limits, supporting development that does not conflict with the need to maintain and, where possible, enhance the countryside for future generations. The Plan aims to safeguard the interplay of urban and rural areas and ensure that the County can better respond to increasingly complex environmental challenges, inequalities in well-being and health, and deliver more vibrant and viable rural and urban communities.

1.4.17 The ease with which residents and visitors can move between urban and rural environments, and their inter-visibility, is part of the unique and distinctive character of the County, however there remain opportunities for improvement and enhancement. In particular, the proximity of the urban area to the waterfront presents huge opportunities for enhancing connectivity and movement to better integrate the distinctive coastal environment with the built up area. The Plan will therefore seek to ensure that new development proposals explore opportunities, wherever reasonable, to not only protect existing connections, but create new opportunities for movement between the built environment and the County’s undeveloped and open spaces.

1.4.18 The diversity of landscapes and habitats which make up over 80% of the County’s total area include upland...
moorland, coastal cliffs, sandy beaches, heathland, woodland, wetlands, river valleys and estuaries. These habitats together with the many historic parks and gardens, pockets of urban green-space and large areas of farmland make it one of the most attractive and ecologically diverse counties in the UK, with over 50% of the County’s area being of significant ecological interest. This wealth of wildlife habitats supports a huge diversity of plant and animal species. The collective term for this resource is biodiversity. Many of the habitats and species identified as being of importance for Biodiversity Conservation in the UK can be found in Swansea, and approximately 17% of the County’s area is protected by designations at a European or National level.

1.4.19 These designated areas and priority habitats represent only the very best of the County’s biodiversity. They do not, however, encompass all that is irreplaceable and cannot by themselves maintain biodiversity. Even common habitats, urban wildlife sites and green spaces, are important in maintaining a network of semi-natural sites, and the quality and extent of the biodiversity resource as a whole.

1.4.20 It is the unique relationship between a vibrant city and outstanding biodiversity and countryside that helps to make the County a unique and particularly attractive place to live, work and visit. The County’s natural heritage contributes to a positive visual impression of the area, leading to a beneficial impact on the local economy through increased tourism, enhanced appeal for inward investment, and direct job creation and employment opportunities in the environmental sector. Contact with nature can also improve health and well-being, offering free or low cost opportunities for recreation and a place of refuge from the hustle and bustle of urban life.

1.4.21 Maintenance of the high quality, beauty and diversity of the County’s natural heritage is therefore fundamental to the economic, environmental and social well-being of the area. The Plan seeks to capitalise on these benefits and highlight the role they play in delivering sustainable economic growth.

1.4.22 The network of open spaces and green areas (green infrastructure) within the County improves the amenity value for, and quality of life of, residents and encourages community interest and cohesion. The extent and quality of this network will be safeguarded and enhanced where appropriate, including requiring appropriate provision of open space to be an integral part of masterplanning new developments.

1.4.23 Woodlands, hedgerows, groups and individual trees, including ancient and veteran trees, play an important role in enhancing the County’s landscape and biodiversity. They also provide a range of additional valuable services (ecosystem services) that include improving local air quality, reducing the impact of noise pollution, capturing carbon, reducing flood risk and enhancing social cohesion in communities. It is increasingly recognised that trees not only contribute to both the amenity and natural habitat of urban areas, rural villages and individual buildings but they
also help to alleviate problems associated with urbanisation, pollution and climate change and will wherever possible be protected as part of development.

1.4.24 The Burry Inlet and Loughor Estuary is an internationally protected site of the highest quality. It is part of a network of important European sites designated under the European Union Habitats and Birds Directives. The Burry Inlet is a designated Special Protection Area (SPA) and the Carmarthen Bay and Estuaries is a Special Area of Conservation (SAC). These two sites combine to form part of the wider CBEEMS which stretches into Carmarthenshire County Council (CCC). The quality of this highly valuable environmental resource will be safeguarded primarily by maintaining water quality in the Estuaries, which will in turn safeguard the important habitats and species. In addition, the Welsh National Marine Plan forms the foundation of a seascape assessment for the County that will inform Plan policy relating to coastal locations.

1.4.25 Water is an essential resource and its presence and purity is paramount for the sustainability of life. Poor and deteriorating water quality, as a result of pollution, and compromised water quantity as a result of over abstraction, will have a damaging effect on the water supply for domestic and industrial consumption, farming and food production, biodiversity, bathing, fishing and other leisure activities. The Plan will maintain and enhance the quality and quantity of water resources, including rivers, canals, lakes, ponds and other water bodies. Policy implementation will involve close collaboration with NRW and DCWW to secure adequate supply of water and sewerage infrastructure.

1.4.26 To avoid adverse effects on the integrity of all European Sites (either alone or in combination with other plans or projects), development at certain locations across the County may need to provide adequate mitigation measures to avoid, cancel or reduce the effects on: the aquatic environment; the marine environment; the coast; and/or mobile species. Similar measures may also need to be provided to mitigate the effects upon these sites from disturbance from air pollution, noise and lighting.

1.4.27 The Plan recognises that the countryside and coast provide more than an enviable setting for the urban area. It is the distinctive relationship between the adjacent urban area and this outstanding landscape, encompassing a coastline of rugged cliffs and sandy beaches, lowland areas with mosaic field patterns and large stretches of open upland moorland, that gives the County its unique character, distinctiveness and sense of place. In their own right the countryside and coast make a vital contribution to quality of life, provide a stimulating environment to live and work, afford opportunities for a wide range of countryside recreation, sport and tourism activities, support a diversity of landscapes, habitats and species and make a significant contribution to the mitigation of climate change. It is these special qualities that make up the integrity of the countryside and coast, the
protection of which will help ensure that rural areas thrive.

1.4.28 The challenge for the Plan is to allow for development associated with a new era of prosperity and opportunity for the County whilst ensuring protection and enhancement of the natural environment to support a high quality of life, health and well-being for individuals and communities, and providing an attractive environment for investment, space for nature to thrive and increased resilience to climate change impacts.

**Culture and Heritage**

1.4.29 The Plan will preserve and enhance the County’s high quality cultural and historic environments, including protecting and improving an array of fine buildings, monuments and areas that help give Swansea its unique and special character. A significant element of the County’s heritage is at risk and the Plan will bring increased emphasis on bringing these buildings back into beneficial use whilst respecting the architectural interest and historic significance.

1.4.30 The County has a lower percentage of Welsh speakers compared to the Welsh average, however there are areas where the language is a significant part of the community fabric, providing a strong sense of place and identity, particularly Mawr, Clydach and Pontarddulais. There are also areas in the north west of the County which have experienced a decline in Welsh speakers over the last decade. Together the Greater North West SHPZ comprises the highest percentage of individuals with Welsh language skills. This SHPZ will be defined as a Language Sensitive Area (LSA) given that it is considered that within this area proposals for housing and employment provision will have the greatest impact on the future vitality and viability of the Language.

1.4.31 Tourism, leisure, culture, sports and major events all have the potential to raise economic activity, enhance regeneration and building conservation as well as improve overall sustainable development, health and quality of life. The County’s attractiveness as a tourist destination is heavily based on its outstanding natural beauty. It is important that this natural beauty is sustained and that tourism does not negatively impact on the very environment that attracts visitors in the first place. The Plan will support the improvement, expansion and diversification of appropriate sustainable tourism facilities and infrastructure in recognition of its importance to the economy and the need to balance development with environmental and cultural considerations.

1.4.32 The tourism product within the County is highly influenced by location, with some areas of the Gower AONB coast dominated by the historic development of static and touring caravan and camping provision. The City Centre contains a significant number of hotels, tourist attractions and leisure facilities, whilst the rural uplands in the north of the County have an under provision of tourism accommodation and facilities. There are possibilities to increase the number of tourist attractions, cultural and leisure facilities within
the urban area, particularly the City Centre and urban waterfront to help reinforce the area's important industrial heritage and complement the natural beauty of the County's countryside.

1.4.33 It is recognised that suitable recreational tourism and leisure uses can benefit the rural economy and assist in its diversification. Such development must be sympathetic in nature and scale to the local environment and to the needs of visitors and the local community and not result in unacceptable harm to natural heritage interests.

1.4.34 The majority of static caravan sites within the County are located within the Gower AONB and have been in existence since the early 1960's. They are located in areas of high landscape and scenic value which experience significant tourist pressure. Many static caravan sites are highly prominent in the landscape and do little to conserve and enhance the natural beauty of the AONB due to poor layout/design, density and/or ineffective landscaping. The Plan seeks to resist additional static caravan sites of this nature.

1.4.35 There is control over the provision of caravan pitches via an Article 4 Direction. The reasons for the Direction remain and it continues to be an important control for the protection of the natural beauty of the AONB. In order to help inform control of caravan and camping sites, a Gower Landscape Sensitivity and Capacity Study for Caravan and Camping Sites (LCS), 2013\(^{36}\) was undertaken to assess which Landscape Character Areas (LCA's) within the AONB have landscape capacity for additional and/or extended sites. The LCS identified eleven LCAs as having potential capacity for the provision of additional touring caravan and/or camping facilities, or minor extensions of certain existing sites, without general detriment to their landscape character. However, no capacity for additional static caravan sites was identified. The starting point for consideration of proposals for new/extended caravan and camping sites within the AONB will be an assessment of its impact on the landscape using the LCS. To protect the natural beauty of the AONB's landscape and in recognition of strong pressure for additional growth in the sector, a controlled policy approach towards caravans and tents will operate within the AONB.

1.4.36 There are fewer caravan and camping sites located outside the AONB, and an under provision of tourism accommodation and facilities in the north of the County, which is an area that has the potential to support further caravan and campsites. Provision of new or extended static caravan, lodge/cabin, touring caravan or camp sites will generally be supported outside of the AONB provided they add to the quality of the accommodation offer in the County and do not materially harm natural heritage or environmental amenity.

Resources

\(^{36}\) Gower Landscape Sensitivity and Capacity Study for Caravan and Camping Sites (2013) [www.swansea.gov.uk/ldpbackgroundpapers](http://www.swansea.gov.uk/ldpbackgroundpapers)
1.4.37 The Plan will facilitate the development of sustainable and integrated approach to waste management, to accord with the overall waste management plan for Wales as set out in the National Waste Strategy ‘Towards Zero Waste’ (2010), the ‘Sector Plans’ (particularly the Collection Infrastructure and Markets (CIMs) Sector Plan which focuses on delivering the necessary collection systems, infrastructure and markets for recyclates in Wales), Planning Policy Wales (PPW) and TAN 21: (Waste)³⁷ form the overall waste management plan for Wales. The Plan will help to promote the reduction, reuse and recycling of waste materials. This waste hierarchy is a central pillar to inform decisions on waste management options and ensure that wastes are managed in a way that delivers the best overall environmental outcome. The options for waste management appear in the waste hierarchy in general order of preference and sustainability and, when taking planning decisions, it is expected that it will be applied as a priority order. Waste prevention and re-use is at the top of the hierarchy, followed by preparation for reuse, recycling, recovery and finally disposal. The Plan, together with the Council’s Municipal Waste Management Strategy form an integrated set of measures that will deliver a sustainable approach to waste management. The Plan sets out the types of locations where new waste management facilities may be considered suitable, and the criteria against which facilities will be considered as they are brought forward.

1.4.38 Regional Waste Monitoring Plans will collate information on landfill void and operational recovery capacity at a regional level and will be published annually. The Plans will be used to help inform capacity requirements and regional capacity need. Continued co-operation with other LPAs will ensure that the capacities required in each region will be provided.

1.4.39 There is an identified need for sites for meeting recyclable and reusable waste which should have good strategic and local access, but given the nature of these forms of developments, the Plan will require that they should be accommodated some distance from neighbouring residential and high quality employment uses.

1.4.40 Mineral resources within the context of the Plan refers to all that have resource potential. Mineral working is different from other forms of development in that extraction can only take place where the mineral is found to occur. The County sits on the edge of the South Wales Coalfield Basin and the most significant mineral resource physically available is coal and the Pennant Sandstone which caps it. Opportunities for mineral development are limited to the north of the County, due to the high level of protection afforded to the Gower AONB and the extent of the built development that sterilises much of the land to the south of the M4. Pennant Sandstone has the greatest environmental capacity for extraction to the north of the M4. There is also the potential for coal bed methane gas associated with the lower seams of the

³⁷ Technical Advice Note 21: (Waste)
Coal Measures, as well as scattered outcrops of sand and gravel resources. The Plan seeks to strike an acceptable balance between the national, regional and local requirement to both develop and safeguard mineral resources, the protection of the natural and built environment and the quality of life for those people living and working within the County.

1.4.41 The South Wales Regional Technical Statement (RTS) provides a strategy for the future maintenance of an adequate and steady supply of construction aggregates. Under the provisions of this agreed regional strategy, there is no requirement to make any future provision for land-won primary aggregates within the County, including allocations for future workings, within the Plan.

1.4.42 All the County’s sand and gravel is currently imported from marine-dredged sources in the Bristol Channel. The wharves and railheads in Swansea Docks, whether currently utilised or not, are safeguarded on the Proposals Map to provide a range of sustainable transport options. Future development proposals will need to consider the potential impact on the landing of marine sand and gravel at Swansea Docks.

1.4.43 The re-use and recycling of suitable mineral materials will continue to be encouraged to offset the requirements for primary aggregates. The level of production, demand and imports will be monitored alongside the aggregate reserves in neighbouring authorities throughout the lifetime of the Plan and the allocation requirements revised if necessary.

1.4.44 To ensure the sustainable development of mineral resources the Plan ensures that society’s needs for minerals are met during the lifetime of the Plan, and that aggregate and coal resources will be safeguarded to ensure they are not unnecessarily sterilised by non-mineral development.

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38 South Wales Regional Technical Statement for Aggregates (1st Review 2014)
Chapter 2
Policies & Proposals

Contents:
2.1 Introduction
  • List of Policies
2.2 Placemaking and Sustainable Development
2.3 Strategic Development and Masterplanning
2.4 Infrastructure Requirements and Obligations
2.5 Housing
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2.10 Countryside and Village Development
2.11 Tourism and Recreation
2.12 Transport, Movement and Connectivity
2.13 Energy and Utilities
2.14 Resources and Public Health Protection
POLICIES AND PROPOSALS

INTRODUCTION

2.1.1 This section of the Plan sets out a range of planning policies and proposals that address the County’s specific land use related issues and opportunities. The scope of these policies is extremely varied, which in part reflects the County’s diverse urban and rural character, as described in the preceding section of the Plan.

2.1.2 The policies and proposals should be read in combination, and the Plan considered as a whole. Policies are supported by reasoned justifications that explain their purpose and set out how they are intended to be implemented.

2.1.3 Strategic Policies are those that relate to overarching themes of the Plan. They include the following:-

PS 1: Sustainable Places
PS 3: Sustainable Housing Strategy
PS 4: Sustainable Employment Strategy
SD 2: Masterplanning Principles
IO 1: Supporting Infrastructure
H 2: Affordable Housing Strategy
HC 1: Historic and Cultural Environment
SI 1: Health and Well-being

39 Strategic Policies are notated in the Plan by green text boxes.

2.1.4 Area Wide Policies are generally of a generic nature (not place specific), and include topic-based policies that set out criteria against which planning applications will be considered. It is not the purpose of policies to repeat National Planning Policy and Guidance but instead to make clear the specific local application of planning themes.

2.1.5 Site Specific policies relate to proposals for particular development, change or protection. This includes policies relating to housing sites, SDAs, retail locations and natural heritage designations. Site specific and area wide policies are shown in the Plan blue shading.

2.1.6 The Plan policies should be read in conjunction with the Proposals Map, which is laid out on an Ordnance Survey base and divided into logical geographical areas for ease of reference. The Proposals Map identifies the sites and development

40 Site Specific and Area Wide Policies are notated in the Plan by blue text boxes
areas described in the preceding policies and
proposals; and defines the settlement boundaries.
The Proposal Map includes the following allocations:

- Non-Strategic Housing Sites for 10 or more units
  (new allocations and commitments i.e. sites built
  out/with extant planning permissions)
- Strategic Development Areas
- District Centres
- Retail Parks
- Mineral Safeguarding Areas
- Green Belt
- Green Wedge
- Special Landscape Area

2.1.7 Where designations are determined by other
mechanisms or bodies, these are not shown on the
Proposals Map and are instead featured on a
Constraints and Issues Map available separately,
which will enable changes that are not determined
by the Plan to be readily made during the course of
the Plan period.

2.1.8 The Plan is consistent with, but does not duplicate,
National Planning Policy and Guidance.
Supplementary Planning Guidance (SPG),
published separately, provide further detail and
expand on certain policies and proposals.
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**Placemaking and Sustainable Development**

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2.2 PLACEMAKING AND SUSTAINABLE DEVELOPMENT

PS 1: SUSTAINABLE PLACES

In order to deliver sustainable places and strategically manage the spatial growth of the County, the delivery of new homes, jobs, infrastructure and community facilities must comply with the Plan’s sustainable settlement strategy, which requires:

i. Development to be directed to the most sustainable locations within the defined settlement boundaries of the urban area and Key Villages;

ii. New homes and jobs to be delivered in a manner consistent with growth forecasts and the Plan’s Sustainable Housing and Employment Strategies;

iii. The safeguarding and protection of the character and openness of the Green Belt and Green Wedges; and

iv. Development in the countryside to be limited to exceptional circumstances

2.2.1 The Strategic Policy emphasises that the Plan’s settlement boundaries are a key mechanism for helping to manage future growth by defining the area within which development would normally be permitted, subject to material planning considerations. The settlement boundaries of the urban area and Key Villages are shown on the Proposals Map, and have been carefully assessed to follow logical physical features wherever possible. Outside the defined settlement limit, development is strictly controlled, and will generally only be supported in exceptional circumstances, in accordance with Plan policies, and/or if a countryside location is deemed essential given the nature of the proposal, in line with National Planning Policy and Guidance. The Policy aims to maximise the use of previously developed land and to bring forward residential and employment development in locations well linked to existing communities, infrastructure, facilities and public transport, which forms the essence of the Plan’s sustainable settlement strategy.

2.2.2 Green Belt and Green Wedges are designated on those parts of the countryside that are considered to act as buffers between settlements and prevent settlement coalescence in areas that are under pressure for development. Within these areas safeguarding the openness of the land is essential to maintain distinct settlements and safeguard their separate identities. Whilst there are additional Plan policies which seek to control development in the countryside, it is important to give extra protection to vulnerable areas of countryside between settlements and protect their openness. The settlement boundaries, Green Belt and Green Wedges will work in conjunction to strategically manage future built form and settlement edges. They will assist in safeguarding the countryside from encroachment, protect the setting for the urban area and help facilitate urban regeneration by encouraging the reuse of derelict and other urban land.
PS 2: PLACEMAKING AND PLACE MANAGEMENT

Development must enhance the quality of places and spaces, and respond positively to aspects of local context and character that contribute towards a sense of place.

The design, layout and orientation of proposed buildings, and the spaces between them, must provide for an attractive, legible and safe environment, and ensure that no significant adverse impacts would be caused to people’s amenity.

Depending on the nature, scale and siting of the proposal, development must also:

i. Have regard to important elements of local heritage, culture, landscape, townscape, views and vistas;

ii. Ensure neighbourhoods benefit from an appropriate diversity of land uses, community facilities and mix of densities that in combination are capable of sustaining vibrancy;

iii. Create or enhance opportunities for Active Travel and greater use of public transport;

iv. Integrate effectively with the County’s network of multi-functional open spaces and enhance the County’s green infrastructure network;

v. Enhance public realm quality, incorporating public art where appropriate;

vi. Provide for a hierarchy of interconnected streets and spaces;

vii. Ensure active frontages onto streets and spaces to provide natural surveillance and character;

viii. Provide an accessible environment for all;

ix. Provide appropriate parking and circulation areas for cars, cycles, motor bikes and service vehicles;

x. Deliver new, and/or enhance existing, connections to essential social infrastructure and community facilities;

xi. Maximise opportunities for sustainable construction, resource efficiency and contributions towards increased renewable or low carbon energy generation;

xii. Avoid the loss of land and/or premises that should be retained for its existing use or as an area of open space;

xiii. Avoid unacceptable juxtaposition and/or conflict between residential and non-residential uses;

xiv. Ensure no significant adverse impact on natural heritage and built heritage assets;

xv. Ensure resilience is not undermined and does not result in significant risk to human health, well-being or quality of life; and

xvi. Ensure that commercial proposals, including change of use proposals:

  a. incorporate active frontages and shopfront
2.2.3 The importance of Placemaking is a cornerstone of the national planning agenda in Wales and the sustainable development objectives which underpin it. All new development can contribute in some form to the making of places, and influence how that place will be experienced and enjoyed (i.e. its ‘sense of place’), which will stand as a legacy for future generations of occupants and visitors. The above Policy therefore provides a yardstick against which proposals should measure its intended and likely effects. The Plan is committed to a holistic Placemaking and Place Management approach being applied in all areas and at a range of scales, in order to create a genuine sustainable legacy in accordance with the Well-being and Future Generations (WBFG) Act. The Policy is therefore applicable to all development across the County, and relates to development at a variety of different scales and types.

2.2.4 Ensuring proposals exhibit high quality, sustainable design credentials that respond to local context will be consistently pursued in the interests of elevating the County into a new era of prosperity, desirability and distinctiveness. Design encompasses matters of layout, scale, form, massing, height, density, colour, materials and specific detailing that will vary considerably between development proposals. Crucially, creating successful places, or achieving positive changes in existing places, requires a holistic approach that brings together a number of different disciplines. In this context “good design” is about much more than addressing the physical appearance of buildings and a focus on details alone will not create a successful place. The mixture of uses within a development, and the way in which buildings relate to one another and surrounding streets, are also key elements of creating safe and attractive places. In this sense the Policy embraces the wider principles of good design for delivering sustainable places, as advocated by the Design Commission for Wales41.

2.2.5 The Policy sets out the elements of sustainable Placemaking considered essential to the delivery of the Plan’s Vision of creating sustainable, distinct communities that are supported by good quality infrastructure, community facilities and opportunities for recreation. It thereby enables a response to inequities in terms of the distribution of, and accessibility to, a range of good quality social and community facilities and infrastructure. Addressing this issue is essential to creating vibrant community life and to addressing variations in social deprivation across the County.

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41 Good Design and the Local Development Plan Process, DCfW, 2014
2.2.6 The Policy also recognises the role that the County’s unique historic and cultural heritage plays in defining a community’s sense of place, and highlights the importance of the green infrastructure network which, as well as being important for its amenity value, provides enhanced opportunities for Active Travel and promotes improved health and well-being. Ensuring connectivity for all forms of movement, but especially by Active Travel and sustainable modes, is key to achieving the creation of successful places.\(^{42}\) To this end, the design and function of streets must be treated as an integral aspect of Placemaking and must not be considered in isolation.

2.2.7 Poor design not only detracts from the character and appearance of an area, but can harm neighbours’ quality of life. Potential impacts on people’s amenity will be assessed by considering elements such as visual impact, loss of light, overlooking, privacy, disturbance and likely traffic movements. Internal floor dimensions of living spaces are also considered an important element of maintaining appropriate amenity standards and providing for healthy and attractive environments.

2.2.8 Natural surveillance is an important design measure that can ensure safer places and reduce the need to implement additional physical security measures, in the interests of achieving more inclusive development.

2.2.9 Ensuring resilience is not undermined will require development to consider opportunities for building adaptation and/or the use of measures such as delivering green spaces within development that will allow endangered species to migrate.

2.2.10 The character of buildings are defined by elements such as materials, colours and other details, which must be assessed by means of a robust analysis of relevant context, and communicated through a Design and Access Statement (DAS) to be submitted in support of Planning Applications. In circumstances when a DAS is not required, justification for the design should still be provided in order to convey the rationale for design choices. There will be particular expectations of quality in areas of valued and distinctive character such as Conservation Areas and the Gower AONB. In addition, there will be areas where it is not desirable to reflect the existing character and where new development will provide an opportunity to raise the quality of the local built environment through good design.

2.2.11 Good design precludes cramped and/or over intensive development, including inappropriate tandem development or ribbon development. In some instances infill or backland development will not be appropriate within settlements, for example where it is detrimental to the amenity of occupiers in surrounding properties and/or the character of an area, such as an area characterised by its openness and/or relatively large gaps between

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\(^{42}\) TAN18: Transport and Manual for Streets
dwellings. Furthermore, in some instances, vacant urban land may be more appropriately retained as an area of openness, including for recreation, amenity or nature conservation purposes. Proposals for sub-dividing existing dwelling plots, developing on land behind dwellings and infilling gaps between properties will be assessed for their potential impact on the existing properties, their effect on the area, and the conditions that will be created for the new property.

2.2.12 The Policy is expanded upon by SPG\textsuperscript{43}, that addresses the following development types and areas, which are covered in other relevant policies of the Plan:

- Residential Development;
- Infill and backland developments;
- Householder Extensions;
- Shopfronts and Commercial Frontages;
- Design Guide for the Gower AONB; and
- Area specific guidance as set out in Conservation Area Appraisals.

PS 3: SUSTAINABLE HOUSING STRATEGY

Land is identified for the development of up to 17,106 homes to promote the creation and enhancement of sustainable communities and meet the housing requirement for the Plan period.

The Sustainable Housing Strategy is based on:

i. Creating new neighbourhoods at Strategic Development Areas within, and on the edge of, established settlements;

ii. Allocating Non-Strategic Housing Sites within, and on the edge of, established settlements;

iii. Supporting windfall residential development at appropriate sites within the settlement, focusing on the re-use of previously developed land; and

iv. Allocating exception sites in Gower and Gower Fringe that will deliver high proportions of affordable housing and homes that provide for an identified local need.

In all areas outside defined settlement boundaries there will be a presumption against housing development, unless the proposal is considered an appropriate exceptional case.

2.2.13 Facilitating the delivery of an appropriate number and range of quality new homes that will meet the identified housing requirement for future generations is a fundamental aim of the Plan. The above Strategic Policy is founded on up to date

\textsuperscript{43} See Appendices for list of SPG available at http://www.swansea.gov.uk/spg
evidence regarding the likely scale of future population growth and the corresponding housing requirement that arises. The housing requirement numbers for the County have been assessed using the WG Local Authority level 2011 based Household Projections for Wales\(^44\) as the starting point for establishing the level of population growth to be addressed by the Plan, however the figures have also been supplemented by up to date research and data that is locally and regionally specific. In particular this research and data relates to future economic growth scenarios and the associated level of housing required\(^45\). The identified housing requirement was set following an analysis of various growth options and having regard to the most up to date evidence available. The requirement is based on the maximum level of potential economic growth that is likely over the Plan period and that will support the regeneration and economic aspirations of the Council and City Region\(^46\). It includes a 10% flexibility allowance to allow for where some sites may not come forward as planned or to respond to unforeseen needs.

2.2.14 The Plan’s Sustainable Housing Strategy has been formulated on the basis of sustainable development principles and in accordance with the goals and aspirations of the WBFG Act (2015). It is focussed on helping a wide range of people to meet their housing needs in a sustainable manner. It is specifically aimed at promoting cohesive communities that are attractive, safe, well connected, and offer a range of opportunities for accessing and improving the provision of cultural and leisure facilities, community services and commercial premises. By focussing on these elements, the Sustainable Housing Strategy aims to maintain the sense of pride and belonging that is already in existence amongst many Swansea communities, and to foster these positive responses amongst the residents of new and extended neighbourhoods. These key aims are also vital components of supporting the regeneration aspirations of the County and the City Region.

2.2.15 The Strategy provides a wide range and choice of opportunities for the creation of new homes and will enable different sites in a range of locations to be progressed concurrently. Brownfield sites will contribute a significant element of the provision, particularly within the Central Area. The evidence demonstrates however that, following the success of past regeneration initiatives, there is now a finite supply of suitable brownfield opportunities. It is important to emphasise that not all brownfield sites are appropriate for development, having regard to other Plan policies and in some instances fundamental site constraints. Additionally, not all existing brownfield sites with planning permission will be developed due to changed economic/market

\(^{44}\) Planning Policy Wales (Version 7, 2014) paragraph 9.2.1 to 9.2.2

\(^{45}\) Economic Growth and Employment Land Assessment (May 2014)

\(^{46}\) WG advice is set out in Policy Clarification letter 10th April 2014
conditions\(^{47}\). The Plan therefore provides significant new greenfield opportunities for the delivery of new homes, plus supporting uses and infrastructure, which ensures the Plan is genuinely able to provide a broad range and choice of places to live for future generations. Greenfield sites can also improve the prospects of delivering much needed affordable and family housing, since viability can be a particular issue for brownfield sites that require high costs of remediation or that in any event generate lower sales values. The Plan needs to fulfil its key role in bringing forward sufficient land in appropriate locations to contribute towards meeting affordable housing needs and help meet the identified shortfall in affordable housing provision that exists across the County.

2.2.16 The provision of a full range and choice of housing options is vital to support the delivery of the economic strategy of the Council and City Region. High quality homes in attractive, appealing locations that are convenient to employment opportunities are important elements in attaining the aspired levels of economic growth. New homes and supporting community facilities can in turn help attract new investment to the County and stimulate more movement in the housing market. Associated construction jobs would also provide an additional benefit to the local economy. The Sustainable Housing Strategy therefore supports the wider objectives and proposals set out in the Plan.

2.2.17 New greenfield releases also bring with them the ability to contribute towards the wider provision of strategic infrastructure to the benefit of the County and City Region. For example, the delivery of highway infrastructure and sustainable transportation measures offer potential to have a positive impact for existing communities, as well as for future residents and workers. In this respect, there are clear benefits of the focus on allocating SDA’s that offer the opportunity of a co-ordinated, ‘network-wide’ approach to deliver strategically important infrastructure.

2.2.18 The presumption against any proposals outside defined settlement boundaries provides clarity as to the appropriate locations for future development and will ensure growth is strategically managed. The consideration of exceptional cases will be made having regard to Plan policy and National Planning Policy and Guidance.

2.2.19 Critical to the delivery of the Sustainable Housing Strategy over the Plan period is the masterplanning approach, which has been adopted to carefully manage the process of appropriate phasing across a range of sites. Individual SDA policies and the overarching Placemaking policies of the Plan provide a framework for delivery of the approach.

2.2.20 The sites identified for housing present the lowest risk in terms of their potential for delayed implementation or delivery issues. The masterplanning approach, which also addresses the provision of infrastructure, puts in place a

\(^{47}\) Housing Landbank and Previously Developed Land Capacity Study
framework to ensure the orderly development of sites. Strategic Policies on masterplanning, design and infrastructure, together with supporting documentation, explain this approach in more detail.

2.2.21 The Plan incorporates a further flexibility allowance of approximately 3,000 additional homes, over and above the 17,100 new homes requirement, to be delivered by means of windfall sites. The 3,000 figure is based on evidence relating to the number of such sites that are realistically likely to emerge during the Plan period and includes Council owned assets that are continually under review for future disposal to the market. This approach ensures that the Plan makes realistic and deliverable provision for around 20,000 new homes, and provides sufficient flexibility to meet potential alternative economic and population growth scenarios. The approach also ensures the Plan has potential to meet the Welsh Government’s uppermost projection of household growth in Swansea for a 14% rise in the household population over the Plan period. Assessments have indicated this equates to a very high level growth scenario that is in excess of that forecasted by the local and regional evidence.

2.2.22 The Plan incorporates further flexibility in respect of potential additional capacity at certain sites. Each SDA has a housing unit number ascribed to it, which represents the figure considered deliverable during the Plan period. Certain allocated sites however have additional capacity that could be brought forward, subject to a number of criteria being met such as demonstration of demand being higher than expected and the delivery of appropriate infrastructure, as set out in the relevant SDA policy. In this way, if a need is identified in the Annual Monitoring Report before the end of the Plan period, additional land can be brought forward for residential purposes at that point in time through a Plan review. This approach of focussing potential additional areas at Strategic Sites is considered to have particular merit as these locations are best placed to take advantage of the comprehensive provision of new community and transportation infrastructure, and will also minimise impact on areas of higher environmental sensitivity including land proposed for Green Wedge and Green Belt designation. This approach aligns with the tests of soundness that demand that Plans are sufficiently flexible to be able to positively respond to changes in circumstances. It also ensures that the Plan is ready and able to call on suitable alternative sites if necessary that have been subject to SA/SEA analysis and are well positioned to meet such need, if monitoring indicates this is required.

2.2.23 The Sustainable Housing Strategy allows for discreet development within Gower and Gower Fringe locations to meet the evidenced need for affordable housing and homes to meet local need.

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48 Housing Landbank and Previously Developed Land Capacity Study
49 Based on the 2011 based 10 year average migration projection, the highest of the Welsh Government variant projections for Swansea
Policy H 5 provides a clear framework to deliver new homes at these sensitive locations.

2.2.24 A summary of how the Plan will provide for the required 17,100 new homes over the Plan period, as well as the additional flexibility allowance, is shown in Table 1, below.

Table 1: Components of Housing Requirement and Supply

<table>
<thead>
<tr>
<th>Component</th>
<th>Number of units</th>
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<tr>
<td>Housing need and demand</td>
<td>15,600</td>
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<tr>
<td>10% flexibility allowance</td>
<td>1,600</td>
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<tr>
<td><strong>Total housing requirement</strong></td>
<td><strong>17,100</strong></td>
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<tr>
<td>Commitments*</td>
<td>5,306</td>
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<tr>
<td>Allocations</td>
<td>11,800</td>
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<tr>
<td>Total capacity of land identified for housing under Policy PS3</td>
<td>17,106</td>
</tr>
<tr>
<td>Projected Windfall site supply</td>
<td>3,000</td>
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<tr>
<td><strong>Total housing supply over Plan period</strong></td>
<td><strong>20,106</strong></td>
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*Sites granted planning permission or built out since the Plan base date (2010)

NB: Figures may not sum due to rounding

PS 4: SUSTAINABLE EMPLOYMENT STRATEGY

Opportunities for business growth and the potential for the creation of up to 14,700 additional jobs over the Plan period will be provided for by means of a Sustainable Employment Strategy, which is based on:

i. Allocating mixed use Strategic Development Areas that incorporate large scale areas for new, or retained, employment uses;

ii. Retaining land for employment uses at established sustainable, viable sites that form part of the employment land bank, including existing employment estates and business parks;

iii. Allowing small scale sustainable employment developments within Key Villages, plus appropriate rural enterprises within the countryside to help enhance and diversify the rural economy; and

iv. Adopting a flexible approach where appropriate to deliver proposals that will create significant numbers of new high quality jobs within the highest skilled and/or knowledge economy employment sectors.

2.2.25 In-line with National Planning Policy and Guidance\(^{50}\), the Plan considers employment land needs strategically and is founded on a comprehensive review of economic circumstances and investment targets. The above Strategic Policy

\(^{50}\) PPW and TAN 23
is founded on the Economic Assessment and Employment Land Provision Study (2012) carried out for the Swansea and Neath Port Talbot Local Authority areas by independent consultants\textsuperscript{51}. The assessment reflects the City Region context, travel to work patterns, and economic/housing market overlaps. It provides a broad overview of the entire economy, not just uses defined under parts B1-8 of the Town and Country Planning Use Classes Order.

2.2.26 ‘Top down’ sector employment forecasts have been undertaken for the County. An upper end growth forecast has been adopted that targets specific sectors identified through stakeholder discussions and employment strategies as having local growth drivers and being reflective of the City Region growth ambitions.

2.2.27 This forecast is for an additional 14,700 jobs in the County over the Plan period primarily driven by proposed future growth in key sectors including:

- Professional Services
- Administrative & Supportive Services
- Education
- Health
- Tourism in the form of ‘Accommodation & Food Services

2.2.28 A further level of detailed economic modelling has informed the City Region Economic Regeneration Strategy (ERS)\textsuperscript{52}. This modelling has identified that knowledge orientated activities in both service and more traditional manufacturing areas have particular potential for employment growth, including in architectural and engineering services, legal and accounting, media, IT, business services, construction and real estate.

2.2.29 The Plan aims to ensure that sufficient land is available to support economic growth i.e. a sufficient employment landbank. The upper end growth figures have been used to identify the amount of business space that would be required to support the maximum projected future growth in jobs. Overall, based on 14,700 net new jobs over the Plan period, there is a need across the County for 16 ha of employment land (Use Class B1-B8 space) plus ‘Areas of Search’ for a waste facility.


\textsuperscript{52} Swansea Bay City Region Economic Regeneration Strategy, 2013-2030
Table 2: B-space land requirements 2010-25 for the County

<table>
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<tr>
<th>Sector</th>
<th>B-space land requirements 2010-25</th>
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<tr>
<td>Industrial</td>
<td>-15 Ha</td>
</tr>
<tr>
<td>Warehousing</td>
<td>+10 Ha</td>
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<tr>
<td>Offices</td>
<td>+21 Ha</td>
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| Regional Waste Plan requirement for land | LDP to identify ‘Areas of Search’ | Total | +16 Ha

Source: PBA (2012) – rounded figures

2.2.30 There is a lack of available, high quality office accommodation but an oversupply of sub-standard offices. Overall there is a net need for 21 ha (84,000 sq m) high quality office space. The majority of this provision should be located in the Swansea Central Area (83%, 70,000 sq m) to support its regeneration by improving vibrancy and footfall, and would be equivalent to only around 3.4 ha of land because of the higher densities of floorspace to land possible in the Central Area. After discounting 83% of the 21 ha of net additional land allocations for office uses, the remaining allocation for office uses elsewhere in the County would only need to be for some 3.5 ha, which equates to around 14,000 sq m.

2.2.31 There is an over supply of industrial space in the County (approximately 15 ha), with any identified demand being mostly from existing operators looking to replace old stock. There is however a small demand for additional warehousing space (+10.0 ha).

2.2.32 It should also be noted that proposals for waste management facilities can be accommodated on industrial land. The Study identified a requirement of around 35 ha for waste management facilities sourced from the historic Regional Waste Plan (RWP) 1st Review. Whilst this figure is no longer valid and no official figure now exists for the amount of land required, the Plan must ensure capacity exists on industrial land to accommodate future provision of necessary waste management facilities by identifying ‘Preferred Areas’ or ‘Areas of Search’. This is addressed within the Plan through policies relating to future waste management.

2.2.33 Approximately 45% of all forecasted employment growth will need to be accommodated within this identified requirement for B-use land, and it is therefore important to plan for this through strategic allocations. Other non B-space job growth will be planned through retail planning, new education facilities and a number of sui-generis uses. Some jobs will also be accommodated through homeworking.

2.2.34 National Planning Policy and Guidance recognises that local employment opportunities within rural

53 Source: Economic Growth and Employment Land Assessment (May 2014)

54 Source: Economic Growth and Employment Land Assessment (May 2014)
settlements are important to sustain and improve communities. In line with this, Key Villages designated in the Plan allow for appropriate small scale sustainable enterprises within the settlement boundary, such as restaurants, craft businesses and knowledge intensive business services. Outside Key Villages within the open countryside, the Plan supports the diversification of the rural economy away from a focus on agriculture. This is particularly relevant to the County’s rural areas where the Plan supports rural enterprise development. Rural enterprises are land related businesses and include traditional operations relating to agriculture and forestry, as well as other rural businesses that obtain their primary inputs from the site. Examples of these include the processing of agricultural products, land management activities and tourism enterprises.
SD 1: STRATEGIC DEVELOPMENT AREAS

Strategic Development Areas (SDAs) are allocated at 12 locations to provide new homes and opportunities for job creation and commercial investment at a strategic scale.

Residential led SDA’s are capable of accommodating a minimum of 500 homes, in accordance with the schedule of estimated units set out in this policy, and other complementary and supporting uses depending on the nature and scale of the site. Mixed use SDA’s will provide new homes as part of wider mixed-use proposals to also deliver significant investment and economic benefit arising from commercial, community and/or cultural regeneration projects.

SDA’s boundaries are defined on the Proposals Map and include areas that will not be suitable for development due to technical constraints, environmental sensitivities and/or site specific requirements, including public open space and infrastructure.

Six SDA’s are capable of delivering a greater number of homes beyond the Plan period, as highlighted in the following schedule, the details of which are set out in the relevant site specific SDA policy:

<table>
<thead>
<tr>
<th>Proposals Map Site Reference</th>
<th>Strategic Housing Policy Zone</th>
<th>Site Name</th>
<th>Estimated Units during Plan Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Greater.N.West</td>
<td>South of Glanffrwd Road, Pontarddulais</td>
<td>720</td>
</tr>
<tr>
<td>B</td>
<td>Greater.N.West</td>
<td>North of Garden Village</td>
<td>750</td>
</tr>
<tr>
<td>C</td>
<td>Greater.N.West</td>
<td>South of A4240, Penllergaer</td>
<td>750*</td>
</tr>
<tr>
<td>D</td>
<td>North</td>
<td>West of Llangyfelach Road, Penderry</td>
<td>1,160*</td>
</tr>
<tr>
<td>E</td>
<td>North</td>
<td>North of Clasemont Road, Morriston</td>
<td>675</td>
</tr>
</tbody>
</table>
### Written Statement 2010 - 2025

**Swansea Local Development Plan**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>West</td>
<td>Cefn Coed Hospital, Cockett</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td><strong>Total no of homes for residential led SDAs</strong></td>
<td></td>
<td><strong>4,555</strong></td>
</tr>
<tr>
<td></td>
<td>Mixed Use SDAs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>Greater.N.West</td>
<td>Northwest of M4 J46, Llangyfelach</td>
<td>850*</td>
</tr>
<tr>
<td>H</td>
<td>North</td>
<td>North of Waunarlywydd/Fforestfach</td>
<td>800*</td>
</tr>
<tr>
<td>I</td>
<td>East</td>
<td>Swansea Vale</td>
<td>750*</td>
</tr>
<tr>
<td>J</td>
<td>Central</td>
<td>Central Area and City Waterfront</td>
<td>1,000*</td>
</tr>
<tr>
<td>K</td>
<td>East</td>
<td>Fabian Way Corridor</td>
<td>525</td>
</tr>
<tr>
<td>L</td>
<td>Central</td>
<td>Tawe Riverside Corridor and Hafod Morfa Copper Works</td>
<td>370</td>
</tr>
<tr>
<td></td>
<td><strong>Total number of homes for Mixed Use SDAs</strong></td>
<td></td>
<td><strong>4,295</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Total number of homes across all SDAs</strong></td>
<td></td>
<td><strong>8,850</strong></td>
</tr>
</tbody>
</table>

* Sites capable of delivering a greater number of homes beyond the Plan period
2.3.1 The nature and scale of development for each SDA is set out in individual site specific policies (Policies SD. A-L), which define the Placemaking Principles and Development Requirements at each location. These include details of the necessary range of uses, infrastructure, open spaces and any distinctive attributes at each site.

2.3.2 Financial viability of each SDA to deliver the full development requirements set out in each site specific SDA Policy will be subject to ongoing independent financial viability assessments. The Council will require the costs of acquiring the assessment to be met by the developer.

2.3.3 It is anticipated that SDAs will contribute around 75% of the allocations for residential development across the County over the Plan period. The anticipated number of dwellings capable of being delivered during this period are summarised in the schedule, however the precise number will have regard to the site specific masterplanning to be undertaken in support of any future planning application. The number of homes specified for each residential led SDA are considered ceiling figures for the period up to 2025 that should only be exceeded if appropriate evidence is submitted to demonstrate a rise in numbers is justified and appropriate having regard to comprehensive masterplans.

2.3.4 A number of mixed-use SDA’s incorporate employment or commercial areas of regional/strategic importance, as well as significant residential development. In combination these will accommodate the majority of forecasted employment growth for the County, thereby allowing for flexibility, competition and choice.

2.3.5 The Proposals Map defines the full extent of the SDA masterplan areas. In some cases sites are capable of delivering more homes than the numbers shown in the schedule, as highlighted in the Policy. However, it is expected that in such instances these sites will not be fully built out until beyond the end of the Plan period (i.e. after 2025). For the avoidance of doubt, the capacity for additional homes at these identified SDAs do not contribute to the housing growth figures for the Plan period, since evidence suggests that build rates are unlikely to exceed the numbers specified in the policy.

2.3.6 The SDA allocations include land that will need to be safeguarded from development. The Policy highlights the examples of protected areas of open space or new infrastructure such as roads or drainage facilities.
SD 2: MASTERPLANNING PRINCIPLES

On all sites where there is capacity for 100 homes or more, development must deliver a comprehensively planned, sustainable neighbourhood with distinct sense of place that:

i. Is founded on a comprehensive and coherent Placemaking approach that relates to a masterplan for the entire site that demonstrates:
   1. a clearly structured walkable neighbourhood with hierarchy of streets and spaces;
   2. the provision of internal streets designed for low speeds, having regard to key pedestrian routes;
   3. attractive and resilient new buildings that reflect positive aspects of local context;
   4. connections to essential social infrastructure and community facilities, including access to District and Local Centres where appropriate; and
   5. a phasing schedule to demonstrate the timely delivery of development and supporting infrastructure;

ii. Achieves net residential density across the site of at least 35 homes per hectare, with higher density residential and mixed uses located along public transport corridors and in focal areas, lower densities on rural/sensitive edges, and a range of densities elsewhere to meet different needs and create distinct character areas;

iii. Has sympathetic regard to, and successfully integrates, existing site features, topography, landscape, seascape and views to and from the site;

iv. Integrates key movement corridors, in particular to encourage active travel and use of public transport, including links to the wider area;

v. Creates a network of well overlooked and legible streets and spaces that address townscape and community safety considerations and are not dominated by vehicles;

vi. Provides for multi-functional and connected green spaces that link to the wider area and provide opportunities for relaxation, play and recreation alongside ecological provision in accordance with the Fields in Trust requirements;

vii. Conserves and enhances biodiversity and natural heritage assets, with suitable buffers where required;

viii. Retains and integrates existing important trees and hedgerows, including local native species, to improve local biodiversity and maintain the existing landscape character;

ix. Integrates watercourses, ponds and other water management measures as appropriate within the public realm and landscape, including opportunities for sustainable drainage; and

x. Achieves sustainable building standards and exhibits design that exceeds the minimum
requirements of Building Regulations where possible.

Proposals at Strategic Development Areas must accord with the above criteria and will also be required to:

a. Incorporate spine streets lined by active frontages with shared footways/ cycleways on both sides of the street, with verges and appropriate street trees;

b. Deliver a network of streets to serve discreet development areas;

c. Create an accessible site which integrates positively with existing communities and sustainable travel routes, public transport facilities, footway and cycle routes;

d. Extend bus networks and increase the frequency and reliability of services to serve the site with public transport options, with a combination of strategic and local bus services;

e. Provide, and/or contribute towards, an appropriate range of social infrastructure and community facilities in central locations, which respond to any local deficiencies in existing provision, and are accessible by all travel modes;

f. Provide Affordable Housing in accordance with the requirements of Policy H3, taking into account any specific financial viability issues arising on the site relating to the provision of strategic infrastructure;

g. Provide new and varied recreation and leisure facilities at appropriate focal points within the new neighbourhood;

h. Provide across the site NEAPs, LEAPs and LAPs in accordance with FiT guidelines, all of which must incorporate appropriate equipment as well as incidental space;

i. Provide play opportunities for children of a range of ages, including opportunities for MUGA and other facilities to allow formal and informal play;

j. Provide open space in accordance with the NRW standards for Accessible Natural Greenspace;

k. Provide either a commuted sum for the ongoing maintenance of open spaces and recreation facilities by the Council, or demonstrate that arrangements are in place for a management company or for the site to be managed by an appropriate community organisation;

l. Demonstrate how habitat and species protection and management will be undertaken throughout the site, and if sites are to be gifted to the council provide commuted sums for this purpose;

m. Retain trees and hedgerows wherever possible, and a long term commitment to appropriate management and enhancement, and where hedgerows will be lost implement compensatory measures elsewhere within the site;

n. Provide ecological management plans, detailing
how species and habitats on site are to be managed and maintained, to the satisfaction of the Council’s ecologist and arboriculturist, including providing sustainable wildlife links across and within the development and suitable protection for protected species;

o. Provide for off-site surface water compensatory removal where required to enable foul connections to be made as part of an agreed scheme to be submitted as part of the planning application, in accordance with the requirements of the Burry Inlet Memorandum of Understanding relating to the treatment of waste and foul water; and

p. Integrate opportunities where appropriate to minimise carbon emissions associated with the heating, cooling and power systems for new development;

The Masterplanning Principles must be communicated by means of a Design and Access Statement and overarching masterplan for the site, and as appropriate Design Codes and Sub Area Masterplans, to ensure a sufficiently robust planning mechanism to deliver a holistic Placemaking approach throughout the Plan period.

2.3.7 The principles set out in the first part of the Policy (criteria i-x) will apply to proposals for all sites with capacity for 100 or more homes, including SDAs. The second part (criteria a-n) apply to proposals for SDAs only, and will be applied as overarching principles for all such sites in addition to site specific principles set out in each individual SDA policy.

2.3.8 The Plan presents an unprecedented opportunity for the Council to deliver new places and neighbourhoods across the County on a scale capable of creating exemplars of sustainable living consistent with the Welsh Government’s vision of healthy, cohesive communities set out in the WBFG Act. To achieve this, the Policy sets out a masterplanning requirement as part of an holistic Placemaking approach for all allocated and windfall sites of 100 or more homes. In combination, such sites have the potential to provide housing for some 20,000 people. The scale and geographical distribution of such sites offers significant opportunities to address local deficiencies through the provision of new, or enhancement of existing, infrastructure for the benefit of both existing and future residents. The Policy approach will help provide greater certainty for developers, the public and all interested parties. Sites of this size and upward will generate opportunities for a network of connected streets, areas of distinct character and sequence of open spaces and green infrastructure. These Placemaking aspects need to be coherently planned and integrated to make the most of the opportunities.

2.3.9 Sustainable Placemaking is based on the concept of ‘walkable neighbourhoods’ with a mixture of uses at the centre. This is best achieved with a connected pattern of streets and spaces, where
daily needs are within walking distance. This encourages a reduction in the need to travel by car and to help form coherent and healthy communities, in line with well-being aspirations.

2.3.10 The integrated Placemaking approach will need to be communicated through a comprehensive masterplan document and Design and Access statement to cover issues including (but not limited to):

- Site and context analysis, following the ‘Site and Context Analysis Guide’ published by the Welsh Government (2016);
- Movement strategy that includes walking, cycling and public transport;
- Land uses;
- Street hierarchy (including typical street sections);
- Green infrastructure/ open space/ play plan;
- Built form/ townscape;
- Character areas;
- Studies to test the layouts in key areas and along key routes; and

2.3.11 The SDA sites will be built out over the entire course of the Plan period and a robust planning mechanism and framework for decision making is therefore required to ensure that the Placemaking approach is consistently delivered through the Planning Application process, particularly where there are potentially different interests involved over time. A controlling masterplan framework and Design Code with associated Parameter Plans will need to be agreed at the outline planning application stage, to which all future reserved matters applications would be required to be in accordance with. Alternatively, to supplement the controlling masterplan framework submitted at outline application stage, the Council may require Sub Area Masterplans to be submitted prior to the submission of Reserved Matters Planning Applications, which will guide the detail to be agreed within discreet development areas.

2.3.12 The Placemaking approach should also demonstrate compliance with the Council’s ‘Places to Live Residential Design Guide’ SPG and relevant place based audits such as the ‘Building for Life’ toolkit.

55 http://www.swansea.gov.uk/spg
Site A is allocated for a comprehensive, residential led, development of up to 720 homes during the Plan period, incorporating a primary school, leisure and recreation facilities, public open space and appropriate community facilities, employment and commercial uses.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner and be formally tied into planning consents:

**PLACEMAKING PRINCIPLES**

- Create a well-connected sustainable extension to Pontarddulais, comprising a number of character areas that integrate positively with the existing District Centre, existing housing clusters, community facilities, Active Travel networks and public transport facilities.
- Create a connected multi-functional green infrastructure network within the site that facilitates Active Travel, with particular emphasis on: creating a linear park along the route of the high pressure water main; retaining existing trees and hedgerows within the public realm; retaining the site’s high point with skyline trees; and incorporating appropriate landscaping.
- Incorporate the high point of the site with its skyline trees and a new linear park as key features, which integrate the landscape, protect biodiversity, include appropriate landscaping, habitat creation and native provenance tree planting, and support a range of Green Infrastructure and opportunities for play, recreation and Active Travel.

- Face buildings on to open spaces and streets (including Woodville Street) to enhance cohesiveness and ensure community safety and a strong sense of place.
- Retain and integrate existing farm buildings and farm lanes.
- Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.
- Locate new pitches as an accessible focal point within the new neighbourhood.

**DEVELOPMENT REQUIREMENTS**

- Deliver 3 form entry Primary School during early phases of the scheme, located to the south of the development area on land north of Pontarddulais Comprehensive School, which must be accessible to new and existing residents by all travel modes. The school must incorporate changing facilities that are available for use by the community in association with the school playing fields.
- Deliver internal spine street and associated junctions, to run broadly North East to South West through the development from Glanffrwd Road to
Tyn y Bonau Road and Station Road.

- Contribute towards improvements to Pontarddulais Railway Station.

- Off-site highway improvements having regard to the requirements arising from the necessary Transport Assessment and as identified in the Transport Measures Priority Schedule.

- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design including the linkages identified in the Transport Measures Priority Schedule references AT1, AT2 and AT3, to the school and Railway Station to the West of the District Centre, and along the East-West Green corridor and linear park.

- Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes for school and community access, including:
  - Diversion of PROW ref L/98/1 out of school grounds
  - Footpath through Tyn y Bonau Farm to follow line of new spine street or be diverted to an agreed alignment.

- Provide surface water flood control measures in the form of earth bund channelling (to a design to be approved by DCWW) to mitigate the effects of potential breach and resultant potential overland flows.

- Provide replacement industrial units (Class B2 B8 uses) to the west of Tyn y Bonau to facilitate the construction of the new access spine road through the site.

- Implement a range of potential environmental enhancements at the existing Pontarddulais Industrial Estate.

- Locate less vulnerable uses on Clayton Works site to complement the District Centre.

2.3.13 The site includes some 26 hectares of land located to the north of Pontarddulais District Centre. It incorporates brownfield land occupied by a former steel works north of High Street, and elevated green field land of open fields bounded by hedgerows around Tyn Y Bonau Farm between existing residential streets of Tyn y Bonau Road and Glynhir Road. The greenfield element of the site is also enclosed to the north by Glanffrwd Road and to the south by Pontarddulais Comprehensive school and the town’s cricket field.

2.3.14 The area north of the A48 includes a number of existing employment uses, including bespoke industrial units off Tyn Y Bonau Road, whilst the Lye Industrial Estate lies further north of the settlement beyond Glanffrwd Road.
South of Glanffrwyd Road, Pontarddulais
LDP Concept Plan

Key:
- Low-medium density residential (note retained vegetation, smaller areas of open space and local streets not shown)
- Higher density residential
- Outward facing edge onto protected open space
- Primary school and associated grounds
- Retain existing farm buildings
- Spine Street with active frontages
- Cycle path/footpath
- Key areas of accessible green space
- Key retained tree groups
- Enhance existing employment area
- Expanded employment area
- New/enhanced off-site highway infrastructure

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.

Site specific elements:
1. Less vulnerable uses on Clayton works site to complement town centre
2. Linear park along route of high pressure water main
3. New school in central location to serve new and existing communities
4. Enhancements to parts of existing employment area
5. Expanded employment area
6. Area retained as green space to reflect flood risk
2.3.15 The site is well enclosed by existing development and provides an opportunity to create a new neighbourhood with its own distinct identity which is well integrated and connected with the existing settlement and District Centre, the railway station and the wider strategic highway network.

2.3.16 The existing historic farm buildings and field hedge boundaries are important site features and the retention of these within the public realm is an opportunity to give the place a distinct sense of place that is rooted in the context.

2.3.17 The development of a new primary school will provide a community facility in a central location for use by the existing and new community. Its delivery must be phased in accordance with a program to be agreed with the Council, to ensure its completion before beneficial occupation of the total number of proposed dwellings.

2.3.18 Whilst the sub-surface water main is a constraint, this presents the opportunity for the creation of a linear park following the rout of the water main (shown at 2 on plan). This open space along with the prominent elevated section of the greenfield site will be key landscape features. These areas should be enhanced with native planting, and provision of opportunities for formal and informal recreation and improved access across the site and integration between the site and the existing residential community.

2.3.19 Due to highway infrastructure constraints north of the town centre, a new spine street will form an integral part of the development. The alignment of the street will facilitate the re-direction of HGV movements away from the existing residential streets of Glynhir Road and the network surrounding the comprehensive school. The spine street alignment from Glanffrwd Road, across the greenfield land to Tyn y Bonau Road will provide a westerly dedicated transport route for the existing urban traffic (and the additional traffic generated by the development) which will significantly improve the environmental quality of large residential areas of Pontarddulais. Upon exiting the greenfield land on Tyn y Bonau Road, the new link road can connect with the brownfield opportunities to the south, before continuing its alignment southwards towards the town centre junction with Water Street.

2.3.20 A range of other enhancements to highway infrastructure to mitigate the impacts of the development, including potential improvements within and around Pontarddulais District Centre, are set out in the Transport Measures Priority Schedule (see Appendix 5). The wider transport measures include improvements to the access and facilities at Pontarddulais rail station.
SD B: LAND NORTH OF GARDEN VILLAGE

Site B is allocated for a comprehensive, residential led, development of up to 750 homes during the Plan period, incorporating a primary school, leisure and recreation facilities, public open space and appropriate community facilities and commercial uses.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner and be formally tied into planning consents:

PLACEMAKING PRINCIPLES

- Create a well-connected sustainable extension to Gorseinon and Garden Village, comprising a number of character areas that integrate positively with the existing District Centre, existing housing clusters, community facilities, Active Travel networks and public transport facilities.
- Create a connected multifunctional Green Infrastructure network throughout the site that facilitates Active Travel with particular emphasis on: integrating landscape features, protecting biodiversity, habitat creation and native provenance tree planting, and supporting a range of opportunities for formal and informal play.
- Provide a mix of higher densities at key points in layout and lower densities on the rural/sensitive edges.
- Design public spaces to be part of the ‘Green Infrastructure’ of the site in order to be multi-functional, situated at accessible locations, and catering for all elements of the community.

DEVELOPMENT REQUIREMENTS

- Deliver a focal public realm area that corresponds with the school frontage.
- Provide local facilities with residential use above adjacent to the primary school.
- Deliver 2.5 form entry Primary School with playing pitches and located in an accessible location to the north of Garden Village during early phases of the scheme to serve new and existing residents by all travel modes. School to provide adequate drop off area and incorporate changing facilities that must be available for use by the community in association with the school playing fields.
- Deliver internal spine street and associated junctions to run broadly North West to South East through the development area and with an access directly from Hospital Road north east of the development area.
- Off-site highway improvements having regard to the requirements arising from the necessary Transport Assessment and accordance with the Transport Measures Priority Schedule.
- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages both to and within the new development area, in accordance with Active Travel design including the linkages identified on the Transport Measures Priority Schedule, including AT7 - Kingsbridge/Stafford Common Cycle Link.
2.3.21 The site consists of approximately 50 hectares of greenfield land located north of Garden Village and south east of Gorseinon District Centre. The site is bounded by Gorseinon Road (A4240) to the north and Hospital Road and tracts of common land to the east.

2.3.22 The main vehicular access to the site will be off Hospital Road to the north east of the site, with other connections to the south off Swansea Road.

2.3.23 The development should seek to strengthen connections with established communities both to the north and south by sensitively integrating the development with the existing urban form. In order to maximise the site’s location in relation to Gorseinon District Centre new cycle and pedestrian routes must be provided both to and within the site to enable sustainable travel to the District Centre and connections to the existing PROW network.

2.3.24 In order to enhance the sense of place and stimulate activity through the day at the nodal point near to the school, commercial floor space within the ground floor level of the potential apartment blocks should be provided. These should be ‘flexible unit(s)’ (incorporating the corner plots) for uses such as a local shop, café, live-work units and/or health facilities.

2.3.25 The development of a new primary school will provide a community facility in a central location for use by the existing and new community. Its delivery must be phased in accordance with a program to be agreed with the Council to ensure its completion before beneficial occupation of the total number of proposed dwellings.

2.3.26 The existing field hedge boundaries are important site features and the retention of these within the public realm areas is an opportunity to give the place a distinct sense of place that is rooted in the context.

AT09-to Railway Terrace and Gorseinon District centre, AT10 and 11 to Swansea Road and Hospital Road.

- Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes for school and community access.
- Retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland), and SINC.s.
- Submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse) and provide appropriate compensatory and replacement habitat.
- Provide suitable replacement land for Mynydd Garnogoch Common, CL44, ensuring the replacement land has full public access to ensure public rights for air and exercise, including access on foot and horseback.
North of Garden Village
LDP Concept Plan

Key:
- Low-medium density residential (note retained vegetation, smaller areas of open space and local streets not shown)
- Higher density residential
- Outward facing edge onto protected open space
- Commercial floor space with residential above
- Primary school and associated grounds
- Focal area of public realm
- Spine Street with active frontages (through residential area)
- Cycle path/footpath
- Key areas of accessible green space
- Key retained tree groups
- Ecological area (nature reserve)
- New/ enhanced off site highway infrastructure
- High quality shared use linkage through site to District Centre

Diagrammatic only. Concept plan to be rigorously tested and modified during master planning in accordance with placemaking principles.

Site specific elements:
1. Enhance existing walking and cycling route to Gorseinon town centre
2. New school and pitches in central location to serve new and existing communities
3. New park and recreational facilities to serve new and existing communities
4. School drop off area to south
5. New walking and cycling route to Gowerton rail station
6. Mitigate impact on ecology and ancient woodland
7. Wider area to be generally kept free of development and managed as nature reserve/public open space – consideration to be given to low density housing on areas not affected by ecological interest or constraints subject to detailed investigation.
2.3.27 The provision of a significant buffer to the immediate north of the existing Garden Village is a key component of the proposals which will protect and enhance its setting and act as a prominent central space for a community parkland around which the development will be defined and focused.

2.3.28 The site contains a number of environmentally sensitive habitats and protected species. Areas of Ancient /Semi-ancient woodland, marshy grassland and semi-improved grasslands, must be retained and Habitat and species protection and management plans are required for these areas.

2.3.29 Further details of on and off-site highway measures are set out in Transport Measures Priorities Schedule. (See Appendix 5).
Site C is allocated for a comprehensive, residential led, mixed use development of up to 750 homes during the Plan period, incorporating primary school, leisure and recreation facilities, public realm, public open space and appropriate community and commercial uses.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner and be formally tied into planning consents:

**PLACEMAKING PRINCIPLES:**

- Create a sustainable residential neighbourhood within Penllergaer, comprising a number of character areas that integrate positively with the existing community, existing housing clusters, community facilities, Active Travel networks and public transport facilities.
- Create a connected multi-functional Green Infrastructure network within the site that facilitates Active Travel, with particular emphasis on creating a linear park, retaining existing trees and hedgerows within the public realm; appropriate landscaping and opportunities for informal and formal recreation and allotment provision.
- Deliver a new local ‘hub’ to Penllergaer by means of a concentration of appropriate mixed uses with active frontages around a focal area in the northern part of the site where it is easily accessible to new and existing residents.

**DEVELOPMENT REQUIREMENTS:**

- Deliver 3 form entry Primary School incorporating community facilities to be sited in a central location to serve new and existing communities and provide safe active travel to school. The school must provide adequate drop off area and incorporate changing facilities that must be available for use by the community in association with the school playing fields.
- Deliver internal spine street and associated junctions to run broadly north to south through the site from the A4240 Gorseinon Road to connect to both the A483 and A484.
- Appropriate off-site infrastructure improvement at existing A48/Pontarddulais Road/Gorseinon Road roundabout, which must be delivered in association with proposed new gateway access at A4240 Gorseinon Road.
- Off-site highway infrastructure improvements as
necessary, having regard to requirements arising from the necessary Transport Assessment and as set out in the Transport Measures Priority Schedule.

- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages, both to and within the new development area, including linkages identified in the Transport Proposals Priority Schedule:
  - AT13 - Phoenix Way employment areas to the West of the development area and east to west green corridor link.
  - AT14 - Link to South via underpass to SDA H.
- Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes. Specifically as follows:
  - retain and surface existing green lane to provide foot/cycle connection to PROW to the West.
  - provide bridle access and bridle gates to PROW ref LC/28/2.
- New community facility utilising the existing farmhouse building, to provide space ‘for hire’ by groups and individuals and to be developed in association with opportunities for allotments and food growing
- New local centre in the North of the site with uses complementing the school and commercial uses with residential above and flexible commercial space at other key nodes within the site.
- Off-site contribution towards improvements to pitches and facilities at Gors Common, including required drainage measures.
- Provide a major east west Green Corridor with new and retained planting, a NEAP, informal and formal recreation, play for older children, kickabout areas and shared pedestrian cycle routes.
- Provide a Village Green with new planting and a LEAP, set within a prominent green copse within the east west Green Corridor.
- A Local Green to be provided with a LEAP in the southern part of the development area.
- Enhancement of retained wet semi improved fields to the north east for biodiversity.
- Improvement of links to Mynydd Garn Goch Common SINC.
- Green Corridors should be robustly planted with native local provenance tree stock and suitably managed in the long term to provide opportunity for wildlife to migrate across the site.
- Explore feasibility of provision of Extra Care Home facility.

2.3.30 The site is located on some 50 hectares of land south of Penllergaer and west of A483. The area consists largely of fields separated by hedgerows and the Parc Mawr farm buildings. Access to the site is currently via a single carriageway from Swansea Road.
South of A4240, Penllergaer
LDP Concept Plan

Key:

- Low-medium density residential
  (note retained vegetation, smaller areas of open space and local streets not shown)

- Higher density residential

- Outward facing edge onto protected open space

- Local centre

- Commercial floor space with residential above

- Primary school

- Focal area of public realm

- Retain and integrate existing farm buildings

- Spine Street with active frontages through development

- Cycle path/footpath

- Key areas of green space

- Key retained tree groups Ecological area (nature reserve)

- New/enhanced off site highway

Site specific elements:

1. Enhance existing walking and cycling routes
2. New school in central location to serve new and existing communities
3. Existing farm buildings retained and reused
4. Accessible green space and ecological areas along west side of site
5. Improve existing pitches
6. New local centre facilities and higher density development
7. Area for active play provision

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.
2.3.31 This strategic site will deliver up to a maximum of 850 dwellings, however only 750 units are considered likely to be delivered during the Plan period. Development at the site must include a new Primary School, new local centre, community facilities, and extensive recreational space, which in combination will serve to improve local connectivity and enhance the provision of community facilities and social infrastructure within the area. At the heart of this proposal is the delivery of a new focus to the community, based around a strong sense of place and high quality design with new homes set in an attractive environment, benefitting from local opportunities to spend leisure and recreation time and access to improved local facilities.

2.3.32 The development of a new primary school will provide a community facility in a central location for use by the existing and new community. Its delivery must be phased in accordance with a program to be agreed with the Council to ensure its completion before beneficial occupation of the total number of proposed dwellings.

2.3.33 This proposal is predicated on the delivery of a new spine street to serve the site that will also provide a through link from the A4240 Gorseinon Road to the A484 Llanelli Link Road to the south. This new infrastructure has potential to provide a strategic function and alleviate congestion in the area, as well as deliver an attractive route designed to encourage walking and cycling. A ‘through route’ to either the A483 or A484 must be delivered prior to a significant proportion of the homes and associated development coming forward at the site. All transport proposals for the area will be subject to further detailed assessments, which will consider the wider impact on the transport network and the opportunities for sustainable travel.

2.3.34 Further details of on and off-site highway measures are set out in Transport Measures Priorities Schedule. (See Appendix 5).

2.3.35 The existing historic farm group and network of field hedge boundaries, plus prominent skyline trees are important site features and the retention of these within the public realm areas is an opportunity to give the new place a distinct sense of place that is rooted in the context.

2.3.36 Significant areas will be retained as Green Infrastructure within the development including a well-defined east west Green Corridor. These areas of greenspace will provide focal spaces, attractive opportunities for recreation, new and retained planting and surface water drainage features. This could include additional sports facilities and/or opportunities for local food production as appropriate.
Site D is allocated for a comprehensive, residential led, development of up to 1,160 homes during the Plan period, incorporating a mix of low-medium and high density residential, a new district centre with commercial units, primary school, a mix of public realm, open space and play provision and a new community building.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner to be formally tied into planning consents:

**PLACEMAKING PRINCIPLES:**

- **Create a significant new sustainable urban village,** comprising of a number of character areas, with a structure of walkable neighbourhoods and which provides the full range of community facilities, Active Travel networks, public transport networks, plus open space for the new and existing community.

- **Create a connected multi-functional Green Infrastructure network within the site that facilitates Active Travel,** with particular emphasis on creating a series of e-w linear parks as key features of the site, retaining existing trees and hedgerows, integrating landscape and protecting biodiversity, including appropriate landscaping, and opportunities for formal and informal play and recreation.

- **Provide a mix of higher densities at the local centre** and at key points in the layout and lower densities on the rural/sensitive edges.

- **Deliver a new local hub/local centre at an accessible point on the spine street,** with a focal public realm area, which includes units for commercial and/or community uses with active frontages and flexibility for residential and/or commercial on upper floors.

- **Retain the existing farm lane as an Active Travel route.**

- **Ensure a positive relationship with any existing buildings on site,** and with Mynyddbach Chapel and its setting.

**DEVELOPMENT REQUIREMENTS**

- **Full primary and secondary contributions to reflect the impact of the development to be provided through new build 2.5 form entry Primary school.**

- **A new internal spine street to provide access to the development area and connect Heol Ddu and Llangyfelach Road.**

- **Extension of the spine street within the site to provide for a connection to a future highway link that will connect the site to the A48 to the North.**

- **Off-site highway infrastructure improvements as necessary,** having regard to requirements arising from the necessary Transport Assessment and as identified on the Transport Measures Priority Schedule, including the potential requirement for a future highway link outside the site to connect the
development areas to the A48 to the North.

- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages, both to and within the new development area, including linkages identified on the Transport Measures Priority Schedule as follows: AT 19- Links to footpaths to the west of the site, AT20- Central Shared Use path, AT21- Peripheral link.

- Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes. Retain existing maintained track as a bridleway or footpath.

- New local centre uses to include:
  - Commercial uses with residential above
  - Flexible commercial space at other key nodes within the site.

- Provide 2 formal pitches and changing rooms to the North of the site as a focal point in the neighbourhood to be managed by local sports clubs/Community Council or third party.

- Retain and provide suitable buffers to habitats, trees, hedgerows and SINC. The SINC should be excluded from the development and a suitable buffer strip will be created along the western and northern site edge bordering the off-site.

- New proposed balance ponds should receive supplementary native local provenance planting to provide cover for wildlife and links to existing habitats.

- Retain and integrate existing farm buildings for sustainable use.

- Explore feasibility of provision of Extra Care Home facility.

2.3.37 At 114 ha this is the largest residential led SDA in the Plan. The site area is located north of Heol Ddu and Mynydd Newydd Road, and west of Llangyfelach Road, Mynyddbach. The land is mainly of low grade agricultural fields separated by hedgerows and trees, and gently slopes down from south to north, falling away to the northern and western boundaries.

2.3.38 The site is bounded to the south east by the former Daniel James Secondary School and associated grounds, along with an area of common land. It is bounded to the north west by a well-established farm lane beyond which is an SSSI.
West of Llangyfelach Road, Penderry
LDP Concept Plan

Key:
- Low-medium density residential (note retained vegetation, smaller areas of open space and local streets not shown)
- Higher density residential
- Outward facing edge onto protected open space
- District centre
- Commercial floor space with residential above
- Primary school
- Focal area of public realm
- Retain existing farm buildings
- Spine Street with active frontages
- Cycle path/footpath
- Key areas of green space
- Key retained tree groups
- Ecological area (nature reserve)
- New/enhanced off site highway

Site specific elements:
1. New spine street (approx. 1.5km long)
2. New district centre at key point on spine street, comprising supermarket, unit shops, café/pub, doctors surgery etc
3. New park, sports pitches and associated facilities in central locations
4. New primary school close to district centre to create "heart" to the new place
5. Strong structure of green corridors following historic field boundaries
6. Positive elements of historic farms retained as focal points
7. Future street link to A48
8. Area to be kept free of development and managed as nature reserve/linear park/multi-functional open space
9. Green lane retained and enhanced as pedestrian/cycle route
10. Significant improvements to J46

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.
2.3.39 The site has the potential to deliver 1160 homes during the Plan period and a significant number more homes into the following Plan period up to a likely limit of 1800. Therefore the scale of the opportunity is to create a urban village based upon a number of new walkable neighbourhoods between Penplas and Llangyfelach. It also offers the opportunity to stimulate regeneration of the wider area, which comprises some of the most deprived parts of Swansea, by introducing and sustaining complimentary facilities for both the existing and new communities to use. The provision of a community hub will create a variety of neighbourhood uses including a District Centre which should be positioned in an accessible location adjacent to the spine street and Green Corridor, and provide such facilities as a supermarket, unit shops, café pub and other community facilities including a new Primary School.

2.3.40 The development of a new primary school will provide a community facility in a central location for use by the existing and new community. Its delivery must be phased in accordance with a program to be agreed with the Council to ensure its completion before beneficial occupation of the total number of proposed dwellings.

2.3.41 A new spine street will be provided through the site from the B4489 Llangyfelach Road in the east to Mynydd Newydd Road in the south, which has significant potential to alleviate congestion within the area in combination with other infrastructure improvements. The ‘through route’ must be delivered prior to a significant proportion of the homes and associated development coming forward at the site. All transport proposals for the area will be subject to further detailed assessments, which will consider the wider impact on the transport network and the opportunities for sustainable travel. Such assessments will need to robustly consider the requirements set out in the Transport Measures Priority Schedule for an additional strategic link from the site to connect to the A48. (See Appendix 5).

2.3.42 Off-site highway improvements will be undertaken to enhance the capacity of the surrounding network, and alleviate current issues of traffic congestion and air quality.

2.3.43 Further details of on and off-site highway measures are set out in Transport Measures Priorities Schedule. (See Appendix 5).

2.3.44 Given the scale of the site, it must be based on distinct walkable neighbourhoods /character areas to ensure legibility. These neighbourhoods should be founded upon the historic environment through the retention and reuse of the existing buildings such as the farm houses and barns/out buildings. Furthermore, the landscape features such as hedges, field trees and tree groups must be retained and augmented integrated into the masterplan not only to provide ecological functions, but also to provide a strong and distinct sense of
place. A number of east west Green Corridors will be a key feature of the site which will positively integrate existing communities and increase connectivity throughout the area. They will also integrate the site’s Green Infrastructure and accommodate opportunities for formal and informal play, Active Travel and SuDS.
Site E is allocated for a comprehensive, residential led, development of up to 675 homes during the Plan period, incorporating a primary school, leisure and recreation facilities, public open space and appropriate community facilities and commercial uses. Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner and be formally tied into planning consents:

**PLACEMAKING PRINCIPLES:**
- Create a walkable, sustainable residential extension to northern Morriston, comprising of a number of character areas that integrates positively with the existing community, Active Travel networks and public transport facilities, and provides community facilities and open space for the new and existing community.
- Provide a community hub incorporating a local centre co-located with a new Primary School adjacent to Clasemont Road, close to the junction with Long View Road, which includes commercial units, a mix of public realm, open space and play provision, new community facilities with residential uses on upper floors.
- Create a focal public realm that corresponds with the local centre and Primary School.
- Include a mix of low-medium density residential with higher densities at the local centre and in key points in the layout, and lower densities at the rural sensitive edges.
- Create a connected multi-functional Green Infrastructure network throughout the site, with linear green spaces which correspond with service easements, with a particular emphasis on retaining existing trees and hedgerows within the public realm with appropriate landscaping and habitat creation.
- Provide a street hierarchy which enables provides easy access to the public open space and nature reserve surrounding the site.

**DEVELOPMENT REQUIREMENTS**
- Deliver 2 form entry Primary School with playing pitches and located in an accessible location to the north of Garden Village during early phases of the scheme to serve new and existing residents by all travel modes. School to provide adequate drop off area and incorporate changing facilities that must be available for use by the community in association with the school playing fields.
- Off-site highways infrastructure improvements as necessary having regard to requirements arising from the necessary Transport Assessment, including improvements as set out in the Transport Proposals Priority Schedule.
- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages, both to and within the new development area, incorporating the linkages shown on the concept plan and set out in in The Transport Proposals Priority Schedule, including Ref AT26-SE.
• To NW corners of the development area, along with a number of other subsidiary routes, including linkages to the nature reserve.

• Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes. Specifically, retain existing track as bridleway or footpath.

• New local centre uses will be provided adjacent to and facing Clasemont Road adjacent to Long View Road junction to accommodate a range of retail, business and community facilities with active frontages and residential above.

• Provide new pitches as accessible focal point within the new neighbourhood.

• Retain and provide suitable buffers to habitats, trees, hedgerows and wetlands, meadow common land and SINC on the edge of the site. The SINC should be excluded from the development and appropriately managed.

• Protection, enhancement, and additional habitat creation in the mixed deciduous woodland nature reserve to the North of the site.

• Appropriate management of remaining species rich neutral grassland will be required to encourage floristic diversity as lowland meadow grasslands.

2.3.45 This site provides for the extension of Morriston to an area of land immediately south of the M4 motorway just east of junction 46. The site is a 24 hectare wedge–shaped area of land comprising a number of field parcels sloping down between Clasemont Road and west of Morriston Golf Club.

2.3.46 Approximately 17 ha is proposed for up to 675 dwellings, plus a new build Primary school and some mixed commercial uses fronting Clasemont Road.

2.3.47 The development of a new Primary School will provide a community facility in a central location for use by the existing and new community. Its delivery must be phased in accordance with a program to be agreed with the Council to ensure its completion before beneficial occupation of the total number of proposed dwellings.

2.3.48 The density of this site is potentially higher than the other SDAs described in the general masterplan policy requirements, due to the aspirations of the site promoters. The site forms part of the Morris Estate, which, during the 1780’s, was responsible for laying out Morriston to a higher density grid pattern, thus creating one of the first planned industrial towns in the UK. The quality of that scheme and the legacy it established is reflected in its designation as a conservation area today.
North of Clasemont Road, Morriston

LDP Concept Plan

Key:

- Low-medium density residential
  (note retained vegetation, smaller areas of open space and local streets not shown)

- High density residential

- Outward facing edge onto protected open space

- Local centre

- Commercial floor space with residential above

- Primary school

- Focal area of public realm

- Retain existing farm buildings

- Spine Street with active frontages

- Cycle path/footpath

- Key areas of green space

- New/enhanced off site highway

Site specific elements:

1. New street accesses off Clasemont Road
2. New local centre at site entrance on Clasemont Road
3. New primary school close to local centre to create 'heart' to the new place
4. Pedestrian and cycle link through site to Pantlasau Road
5. Strong structure of green corridor within the site following historic field boundaries
6. Area to be kept free of development and managed as nature reserve
7. Potential public transport link to Pantlasau Road from Northwest of M4 J46, Llangyfelach SDA
2.3.49 The vision for the SDA site is therefore to create a modern day legacy project that balances a contemporary approach to suburban intensification whilst making a clear reference back to the original Morriston principles, by delivering a higher density walkable place with significant areas of open space. It must be noted that the capacity of up to 600 dwellings is based on a Placemaking and architectural approach of the highest quality which is endorsed by the Design Commission for Wales. If the quality of the scheme is eroded then the capacity will need to be reassessed through the development management process. To create distinctiveness, the development will also need to work with the topography of the site, and retain trees and historic field boundaries as focal areas in the public realm.

2.3.50 The primary access in to the site will be via a new spine street from the Clasemont Road. Off-site highway improvements will also be undertaken to enhance the capacity of the surrounding network, and alleviate issues of traffic congestion and air quality. Active Travel routes are necessary to provide linkages with existing established adjacent communities and proposed new developments in the vicinity of the site such as the larger SDA to the north west of the site at Felindre.

2.3.51 Further details of on and off-site highway measures are set out in Transport Measures Priorities Schedule. (See Appendix 5).

2.3.52 Land to the north of the development site abutting the motorway is of high biodiversity value and will be retained and enhanced as a nature reserve/wetland area.

2.3.53 Development of the site also creates the opportunity to provide an active travel route for pedestrians and cyclists between Clasemont Road and Pantlasau Road which links to Morriston Hospital.
SD F: CEFN COED HOSPITAL, COCKETT

Site F is allocated for a comprehensive residential led, mixed use development of up to 500 homes during the Plan period, incorporating leisure and recreation facilities, public open space and retained health facilities.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner and be formally tied into planning consents.

PLACEMAKING PRINCIPLES

- Create new sustainable neighbourhood as an extension of Tycoch, comprising of a number of character areas that integrate positively with the existing community, community facilities, Active Travel networks and existing retained buildings.
- Retain and convert selected hospital buildings at Cefn Coed which are of local architectural and historic interest such as the water tower.
- Create a multi-functional Green Infrastructure network throughout the site, with a particular emphasis on retaining existing trees and hedgerows within the public realm, and introduce appropriate landscaping and habitat creation.
- Include a mix of low-medium density residential, with higher densities in and adjacent to the retained hospital buildings on the plateau area and in, and lower densities at the rural sensitive edges.
- Development should be designed as a positive feature in the landscape, addressing views of the site, and development should not exceed the scale of existing skyline buildings.

DEVELOPMENT REQUIREMENTS

- New spine street aligned with existing site access from Waunarlwydd Road and further primary street to follow the alignment of the original perimeter road and to provide a link to the western boundary of the site.
- Off-site highway improvements having regard to the requirements arising from the necessary Transport Assessment including improvements as set out in The Transport Proposals Priority Schedule.
- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages both to and within the new development areas, in accordance with Active Travel Design and specifically accommodate linkages through the site to Llwyn Mawr Road, to the new phase one development of Lon Masarn and to Waunarlwydd Road.
- Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes for community and school access.
- Contributions to existing Primary and Secondary
schools in the catchment area.

- Provide sport pitches on site, potentially through the improvement of the existing pitch or areas to the north.
- Retain trees as a buffer to rear of properties at Pantyr-Odyn and Bryn Derwen.
- Area to the North East of the site to be kept free of development and managed as nature reserve.
- 11.8 ha of land on the ridgeline to the north of the hospital are subject to a legal agreement relating to use for recreation, open space, landscape and wildlife conservation purposes only.

2.3.54 The Cefn Coed Hospital site is a 32 hectare site in an elevated position located in the largely residential area of Cockett. The site is dominated by the Cefn Coed hospital buildings on a central plateau of the site, and associated land to the north and West is orientated towards the countryside and bounded by designated greenspace. Land to the south and east is formed of series of fields and bounded by the existing built up area.

2.3.55 Many of the hospital buildings are in a disused and dilapidated condition and surplus to NHS operational requirements. NHS use of the site is being scaled back with only 2.9 ha retained for health care uses and the Swansea Psychiatry Education Centre. The remaining buildings are not listed buildings but do have a significant historic and landmark character (some are widely visible on the skyline). They are certainly historic assets of special local interest and there is an opportunity to retain and re-use some of these existing historic hospital buildings for residential and commercial appropriate commercial use.

2.3.56 The existing pitch on the hospital site is identified as a key element of outdoor sports facilities in the Open Space Assessment for Sketty Ward. Without this pitch there is a significant deficiency of accessible pitch space on the northern part of the ward. Therefore the pitch needs to be retained or provided within the SDA development area.

2.3.57 Land on the ridgeline to the north of the hospital (11.8 ha) is subject to a legal agreement relating to use for recreation, open space, landscape and wildlife conservation purposes only. Existing tree lines should be retained as buffer and wooded areas to the East of the site should be retained and enhanced.

2.3.58 An outline application for the first phase of development (up to 73 dwellings) to the south of the site served off Lon Masarn has been approved subject to s106 agreement. This part of the site is served by a single access and is unconnected to the rest of the development area. It is important that future phases are properly integrated with Active Travel routes and appropriate highway connections.
Cefn Coed Hospital
Concept Plan

Key:
- Low-medium density residential
  (note retained vegetation, smaller areas of open space and local streets not shown)
- Higher density residential within selected retained hospital buildings
- Outward facing edge onto protected open space
- Existing health care uses retained
- Spine Street with active frontages
- Cycle path/footpath
- Key areas of accessible green space
- Retained woodland
- New/enhanced off site highway

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.

Site specific elements:
1. New street following original perimeter road
2. Selected historic buildings of local interest retained
3. Existing pitches enhanced for recreation to meet local deficiencies
4. Existing Ty Coch primary school
5. Pedestrian and cycle link through site to Llwyn Mawr Road
6. Green corridors within the site
7. Area to be kept free of development and managed as nature reserve
8. Limited vehicle access
SD G: NORTHWEST OF M4 J46, LLANGYFELACH

Site G is allocated for a comprehensive mixed use development of up to 850 homes during the Plan period, incorporating a mix of low-medium and high density residential, a new district centre with commercial units, primary school, a mix of public realm, open space and play provision, new community buildings, and a strategic business park.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner to be formally tied into planning consents:

**PLACEMAKING PRINCIPLES**

- Create a significant regional business park and new urban village, comprising a number of character areas, that is well connected by Active Travel routes and public transports facilities, which provides community facilities, open space.
- Create a multifunctional Green Infrastructure network throughout the site, with a particular emphasis on retaining trees and strengthening existing hedgerows, and appropriate landscaping and habitat creation.
- Provide a mix of higher densities at key points in the layout and around the local centre and lower densities on the rural/sensitive edges.
- Deliver a new local centre/hub at an accessible point on the spine street, with a primary school, a focal public realm, which includes units for commercial and/or community uses with active frontages and flexibility for residential and/or commercial on upper floors.
- Include a village green/public realm as the focus of the new settlement, within walking range of all the new housing areas.
- Include a range of high quality housing with a mixture of tenures; high sustainability standards for buildings and the possibility of pioneering/exemplar schemes.
- Create substantial interconnected areas of Green Infrastructure, including retention of mature trees conservation of important existing habitats and opportunities for biodiversity enhancement.
- Ensure a positive relationship to the character, historic interest and setting of the grade II listed Tredegar Fawr House and Farm group (LB334/335) and curtilage structures.
- Retain farm lanes as Active Travel routes.
- Retain and provide suitable buffers to habitats, particularly trees, hedgerows and SINCs within the site.
- Locate pitches as accessible focal points in the new neighbourhood.

**DEVELOPMENT REQUIREMENTS**

- Provide a 2.5 form entry Primary school
incorporating community facilities to be sited in a central location adjacent to the Local centre to create a heart to the urban village. The need for secondary school provision will be monitored.

- New spine street to link the proposed village centre and adjacent new communities to the A48 at Bryntywod to the South of the M4.
- Off-site highway infrastructure improvements as necessary, having regard to requirements arising from the necessary Transport Assessment and including as set out in the Transport Proposals Priority Schedule.
- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages, both to and within the new development area, incorporating the following linkages and as set out in the Transport Proposals Priority Schedule:
  - AT22 Bryntywod link SDA to A48, AT23 SDA local facilities, AT24/25 links to Clasemont Road SDA; and
  - Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes.
  - Retain bridleway linkage ref LC/84/3- part of bus route link.
  - Areas to the North West of the Village will be retained enhanced and managed as a nature reserve.
  - Mature woodlands identified on the Concept Plan will be retained, enhanced and managed with appropriate provision for public access.

2.3.59 The vision for this SDA is to create a significant regional business park and new urban village that is walkable and also well connected to the existing urban area, and which provides community facilities, open space for the new and existing community. It will be made distinctive through its relationships to protected historic buildings and landscape features, integration of green infrastructure and high quality sustainable design.

2.3.60 The site of the former tinplate works at Felindre located North of Junction 46 of the M4 has already been prepared for use as a serviced Strategic Business Park for B1 and B2 uses to accommodate emerging industries, high tech manufacturing, high level services and ancillary uses along with car parking. Land at Felindre will play a key role in the economic growth of Swansea.

2.3.61 Welsh Government and the Council are jointly promoting the site for employment and significant investment has been made in acquisition of land, site reclamation, site preparation and providing infrastructure including a new junction on the M4 motorway and new site access road.
Northwest of M4 J46, Llangyfelach
LDP Concept Plan

Key:
- Low-medium density residential (note retained vegetation, smaller areas of open space and local streets not shown)
- High density residential
- Outward facing edge onto protected open space
- Local centre
- Commercial floor space with residential above
- Primary school
- Focal area of public realm
- Retain historic buildings/sites
- Spine Street with active frontages
- Cycle path/footpath
- Key retained woodland areas
- Key areas of green space
- New/enhanced off site highway

Site specific elements:
1. New spine streets
2. New local centre at key point on spine street
3. New primary school adjacent to district centre
4. New park and sports pitches in central locations
5. Felindre strategic employment site
6. Green corridors following historic field boundaries
7. Listed country house and outbuildings with buffer zone
8. Retention of mature woodland areas with public access
9. Potential public transport and cycle route link to Pantlasau Road
10. Area to be kept free of development and managed as nature reserve/habitat mitigation
11. Area to be investigated for future residential development
12. Opportunity for future energy centre development

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.
2.3.62 Land North West of the Felindre business park also provides the opportunity to create a high quality attractive new sustainable urban village with the potential to continue to grow beyond the Plan period. A Masterplan for the urban village will be produced by the Welsh Government, which is required to be in accordance with Plan policy. The development must create a distinctive urban form with a strong sense of place and legibility by developing neighbourhoods which consider the context of the site, integrate historic lanes, respond to local topography and respect the setting of the listed farm group. A village green will be a significant focus of the new settlement with a variety of other commercial and community uses to create a vibrant hub which is within walking range of all the new housing areas.

2.3.63 Delivery of the site will require new and enhanced highway infrastructure in accordance with the Transport Measures Priority Schedule (see Appendix 5), particularly in relation to measures at the means of access through Bryntywod and over the existing bridge. Measures are also required at Junction 46 of the M4 and potentially a connection from the A48 near Bryntywod to the new development area at SDA site D. In order to deliver a sustainable public transport connection to the site a new link is proposed from the spur at Junction 46 to Pantlassau Road, to be delivered in conjunction with AMBU redevelopment proposals.

2.3.64 Landscape features such as hedges, field trees and mature tree groups are not only an important part of the site’s ecological value but an important part of the site’s sense of place and must be integrated into the masterplan and form part of the site’s Green Infrastructure. Mature woodlands within the site, areas of priority habitat and designated SINCs are excluded from the development areas and should be managed and enhanced with appropriate access which prevents habitat damage.
Site H is allocated for a comprehensive mixed use development of up to 800 homes during the Plan period, incorporating residential, public realm, a primary school, commercial units, community buildings and a regional employment site.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner and be formally tied into planning consents.

**PLACEMAKING PRINCIPLES**

- Create a sustainable neighbourhood as a distinct extension to the existing settlements of Waunarlwydd, Fforestfach and Gowerton with significant opportunities for employment uses.
- Create a connected multi-functional Green Infrastructure network throughout the site with a particular emphasis on a new east-west linear park and nature reserve along the River Llan as a key feature of the site, which will integrate the landscape, protect biodiversity, include appropriate landscaping and opportunities for formal and informal play, recreation and Active Travel.
- Provide a mix of densities with higher densities adjacent to Gowerton Station and lower densities on the rural/sensitive edges.
- Design development to be viewed in the landscape and face buildings onto the protected open space.
- Retain existing businesses and create a site for regional employment with direct access from A484.
- Ensure that buffer uses are located between employment uses and residential uses.
- Create an accessible site which integrates positively with existing communities public transport facilities, and Active Travel.
- Face homes and employment buildings onto streets and open spaces including the river corridor, to ensure a positive relationship, community safety as well as strong sense of place.

**DEVELOPER REQUIREMENTS**

- Locate the new Primary school immediately adjacent to Bridge road where it is accessible by all travel modes for the new community and existing Waunarlwydd communities.
- A new spine street with appropriate new roundabout junctions, and a vehicular and pedestrian bridge over the River Llan, will be provided from the A484 Llanelli link road to the Alcoa access road to the south to open up the site for development, enhance the capacity and reduce congestion on the surrounding road network and support growth across the wider area.
- Off-site highway infrastructure improvements as necessary, having regard to requirements arising from the necessary Transport Assessment, and as
• Provide a 300 space Park and Ride facility and public transport interchange on the north side of Gowerton Railway Station accessed off Fairwood Terrace.

• On and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages, both to and within the new development area, incorporating the following linkages and as set out in the Transport Proposals Priority Schedule.

• On and off-site measures to provide good quality, attractive, safe, legible and accessible pedestrian and cycle linkages both to and within the new development area in accordance with Active Travel Design, should include the linkages set out in the LDP Transport Measures Priority schedule and as indicated below:
  - AT15, AT16, AT17 and utilise Bridge Road to link to Waunarlwydd.

• Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes. Specifically include the following as shown on the Concept Plan:
  - Retain PROW no LC71, LC101, LC72, C0 600
  - Retain North South linkages between River Lliw and Spine Street as dedicated rights of way
  - Incorporate footbridge link over River Lliw

• Provide a 2.5 form entry Primary school.

• New pitches will be provided as accessible focal point within the new neighbourhoods.

• Public open space should form part of a buffer area between the employment area and new residential district.

• Provide a minimum of 7m development free buffer to allow for access for maintenance of the River Llan.

2.3.65 A strategic development opportunity is identified to the north of Gowerton and Waunarlwydd and west of Fforestfach. It includes greenfield areas of farms and agricultural holdings and existing brownfield and industrial areas associated with the former Alcoa site now known as the Westfield Industrial Park, TIMET UK Ltd, and the site of the former greyhound stadium. The site lies either side of Pontarddulais Road and the River Llan, which runs towards the Bury Estuary to the west. The area to the North of Pontardulais Road slopes gently south, and the area south of the River Llan slopes gently North towards the River.
Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.

**Site specific elements:**

1. Spine Streets
2. Retained existing businesses
3. Buffer uses against potential residential
4. New school to serve existing and new communities
5. New park and pitches to serve new communities and to help address local deficiencies
6. New walking and cycling routes to Gowerton rail station
7. New park and ride at Gowerton Station
8. Area to be kept free of development and managed as nature reserve/protected open space
9. Junction improvements at Fairwood Terrace/Victoria Road
10. Junction improvements at Cwmbach Road/Ystrad Road and at A4216/Cwmbach Road
2.3.66 The area currently fulfils an important role as a strategic employment location with a number of valued businesses, and these should continue to be supported during the Plan period. However, in order for this area to fully achieve its potential, future development must address the existing constraints associated with transport access and congestion on the surrounding network. As such the proposed SDA at this location is based on 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. Full delivery of the access road to serve the employment area is required prior to a significant proportion of the homes on the greenfield site being brought forward.

2.3.67 The provision of a new spine street will open up the site for development and reduce congestion and create additional capacity on the surrounding road network where existing problems serve to constrain growth.

2.3.68 Providing safe, accessible and attractive walking and cycling linkages between the site and adjacent communities, and connection to wider strategic active travel routes and new Strategic Development Areas in this part of Swansea will be a key priority to ensure the development promotes genuine sustainable travel options. Furthermore the location of the new Primary School required for this SDA will need to be central and highly accessible for both new and existing residents. The location of the site also presents an opportunity to create a park and ride facility at Gowerton rail station. The frequency of rail services have significantly increased following recent work to reinstate the dual tracks and a park and ride facility will offer sustainable travel options for those in the wider north and west of the County (including the SDA sites) to access Swansea City Centre and further afield. There is also the opportunity to maximise residential densities in close proximity to the rail station.

2.3.69 The proposals will promote the provision of enhanced green infrastructure, access to open space and recreation facilities. The River Lliw will form part of a new East West new linear park and nature reserve along the River Lliw as a key feature of the site, which will integrate the landscape, biodiversity and support a range of green infrastructure and opportunities for play, recreation and active travel.

2.3.70 A buffer area south of the existing retained industrial uses which includes appropriate employment uses and landscaping should be included in any masterplan proposals to contribute towards enhancing the visual amenity of the site if the adjacent area to the south is developed for residential uses and to ensure that uses appropriate to the continued viability of the existing employment uses are proposed.

2.3.71 Within the greenfield areas of the site, the existing field hedge boundaries are important landscape features and the retention of these within the public realm is an opportunity to give the place a distinct sense of place that is rooted in the context.
Site I is allocated for a comprehensive, residential led, mixed use development of up to 750 homes during the Plan period, and the completion of the Swansea Vale business park for commercial and employment use, with appropriate leisure uses.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which are depicted on the Concept Plan and which are set out in further detail in Swansea Vale Development Strategy (2012) and which must be delivered in an appropriately phased manner and be formally tied into planning consents.

**PLACEMAKING PRINCIPLES**

- Complete the Tregof Village development with further residential development and local centre co-located with the existing community hub.
- Create new sustainable neighbourhood as an expansion of Llansamlet, comprising of a number of character areas, that integrates positively with the existing community, community facilities, Active Travel network and public transport facilities.
- Provide sensitive infill within the Peniel Green community for a combination of residential development, convenience retail and locally focused business development opportunities.
- Provide regional employment opportunities within the existing Riverside and Central business park areas.
- Create a multifunctional Green Infrastructure network throughout the site, with a particular emphasis on creating a linear park within the site that facilitates Active travel, retaining trees and strengthening existing hedgerows and including appropriate landscaping and habitat creation.
- Provide a mix of higher densities at key points in the layout and around the Tregof local centre with lower densities on the rural/sensitive edges.
- Protect, enhance and manage areas of priority habitats and greenspace, including the nature reserve and Llansamlet Ecology Park.
- Developments should positively reflect local aspects of history and local character such as the setting of Llansamlet Conservation Area, setting of St. Samlet’s Church and route of Smiths canal.

**DEVELOPER REQUIREMENTS**

- Internal spine street to run broadly North to South through the Llansamlet East development area from Walters Road to Blawdd road, with new roundabout junctions designed to provide appropriate flood free access in accordance with the requirements of TAN 15.
- Off-site highway infrastructure improvements as necessary, having regard to requirements arising from the necessary Transport Assessment and detailed transport modelling and the Transport Measures Priority Schedule.
- On and off-site measures to provide good quality, safe and attractive walking and cycling routes both to and within the site in accordance with Active
Travel Design, including the linkages set out in the Transport Measures Priority Schedule Refs AT 31-east to west Green Corridor link, AT32, AT33, AT34, and off-site Active Travel route to Llansamlet Railway station and Park and Ride.

- Provision of a new 300 space Park and Ride facility at Llansamlet.
- Provide contributions for existing Primary and secondary schools in the catchment area.
- Provide a major east west Green Corridor with new and retained trees and hedgerows, appropriate new landscaping, formal and informal play provision, and Active Travel.
- Developers will have regard to the risks of flooding and any necessary flood mitigation and resilience measures in the design of new development.
- Enabling works to mitigate the effects of flood risk from the Nant Bran and associated watercourses on the eastern side of Swansea Vale (Llansamlet East).
- Protect, enhance and manage the Llansamlet Nature Reserve and Llansamlet Ecology Park and manage invasive species across the area in accordance with agreed management plans.
- Foul sewerage infrastructure designed to accommodate planned levels of development.

2.3.72 The Swansea Vale development area is a 190 ha mixed use regeneration and development area located south of Juncions 44 and 45 of the M4. The original Swansea Vale Development Strategy was adopted in 1991, and the scheme is being delivered through a longstanding Joint Venture Agreement between the Council and Welsh Government.

2.3.73 The vision for this Strategic Development Area is to complete the Tregof urban village concept supported by facilities and open space. It will also complete the employment opportunities and will be made distinctive through the retention of landscape features, integration of green infrastructure and high quality design. It will also support improved opportunities for Active Travel.

2.3.74 The location of the site also presents an opportunity to create a park and ride facility at Llansamlet rail station. This will offer sustainable travel options for those in the wider north and east of the County (including the SDA sites and traffic from the M4 motorway) to access Swansea City Centre and further afield.

2.3.75 A £7m new flood risk scheme was implemented for the River Tawe in 2013 which provided an improved standard of flood protection for the Swansea Vale and Enterprise Park area. Further works are programmed to address flood risks from other watercourses in parts of the Llansamlet East development area.
Swansea Vale
LDP Concept Plan

Key:
- Low-medium density residential (note retained vegetation, smaller areas of open space and local streets not shown)
- Higher density residential
- Outward facing edge onto protected open space
- Employment sites
- Active recreation provision
- Park and ride sites
- Local centre
- Commercial floor space with residential above
- Primary school
- Focal area of public realm
- Spine Street with active frontages
- Cycle path/ footpath
- Key areas of accessible green space
- New/ enhanced off site highway

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.

Site specific elements:
1. Blaedd Road becomes a spine street
2. New local centre adjacent to community centre/ Swansea Vale Resource Centre
3. New park and sports pitches in central locations
4. Existing Lon Las school with public access to pitches
5. Strong structure of green corridors
6. New pedestrian and cycle route to Llansamlet station
7. New 300-500 space park and ride at Llansamlet station
8. Area to be kept free of development and managed as nature reserve
9. Park and ride to serve DVLA/ Liberty Stadium

Swansea Local Development Plan
2.3.76 In response to issues of flood risk affecting the area, changing market conditions, and infrastructure constraints affecting the area a comprehensive review of the area was undertaken in 2011 to update the Swansea Vale Development Strategy and this will be adopted as supplementary planning guidance to the relevant Plan policies.
**SD J: SWANSEA CENTRAL AREA**

Site J is allocated for a range of regeneration projects with the overall aim of creating a vibrant, distinctive, Central Area that capitalises on its unique assets to become a destination of regional and national significance. It includes proposals for a high quality retail led scheme, mixed use waterfront developments, area initiatives and environmental enhancements during the Plan period.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which are set out in further detail in the Swansea Central Area Regeneration Framework (2016) and which must be delivered in an appropriately phased manner and be formally tied into planning consents.

**PLACEMAKING PRINCIPLES**

- **St Davids/Quadrant Site**
  - The St Davids/Quadrant site and LC car park area will be developed to create a comprehensive retail and leisure-led mixed-use place of a quality, scale and critical mass appropriate for a Regional Centre properly integrating, and complementing the existing Retail Centre. The development will create new streets and spaces with active edges and an urban scale including a high quality built edge and active frontages to Oystermouth Road.
  - North South pedestrian and cycle linkages will be strengthened with an improved crossing over Oystermouth Road.
  - Create a new high quality gateway location.
  - Existing listed St Marys’ Church and St David’s Priory should be treated as focal points.
  - Provision of high quality car parking for the redevelopment and wider Central Area.
  - New innovative public realm and public open spaces with significant greening.

- **Wind Street**
  - Reinforce and diversify the mixed use and leisure emphasis of the area with new family focused food and beverage offer.
  - Maintain and improve the quality of public spaces and pedestrian routes through the area particularly from the waterfront to the Retail Centre.
  - 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.
  - Maintain and improve the quality of the public realm.

- **Oxford Street**
  - Redevelop the Oxford Street surface car park to include active uses at ground floor and either
residential or employment uses at upper level.

- Refurbish Shoppers Walk and Picton Arcade as a focal area for small independent traders.
- Upgrade the entrances to Swansea Market to make them more legible and welcoming whilst bringing some of the activity and vibrancy of the Market out into the street.

**Kingsway and Orchard Street**

- Redevelop the former Oceana building for an employment led development, to act as a catalyst for the regeneration of Kingsway as a new business district and an area that supports a range of opportunities for city living, working and learning.
- Review traffic arrangements and public realm designs at the Kingsway, with wider pavements, greater use of planting and greening, space for street activity and improved crossing facilities. Such improvements will visually re-connect the two sides of the street, and improve connections to adjacent residential and business communities.

**High Street**

- Redevelop the Mariner Street Car Park for high density city living and to improve the sense of arrival at Swansea Rail Station.
- Deliver improvements to Alexandra House/ Oldway House to upgrade the appearance and accommodate more active uses at ground floor.
- Prioritise the reuse of the listed Palace Theatre as a catalyst project on the Upper High Street.

**Mansel Street / Alexandra Road**

- Encourage relocation from Mansel Street to a new business district in the Central Area.
- Environmental improvements at Alexandra Road specifically designed to complement the Glynn Vivian gallery as the cultural hub of the City.
- Prioritise the reuse of the listed Albert Hall as a catalyst project.

**Maritime Quarter**

- Deliver a new high quality public space with greenspace at the Sailbridge site to maximise the potential of this waterfront location and proximity to attractive buildings and historic areas.
- Redevelop the former Pilkington site which is a key gateway site into the Central Area and must be developed in a high quality manner that links in scale and character with the adjacent Conservation Area.
- Deliver schemes at waterfront sites at Swansea Point and opposite the Observatory which represent small but significant opportunities for leisure and facilities to support the attraction of the Waterfront as a destination.

**City Waterfront**

- Create a high quality landmark and comprehensive
destination development in a unique location, particularly serving to improve the visitor potential of Swansea.

- Develop a high quality mixed use scheme providing a commercial and leisure focus, with residential and community uses.
- High quality public realm for events, activity and play, linking the City Centre through to the seafront.
- Provide appropriate public facilities to support increased use of the beach for events sports and recreation.
- Facilitate the relocation of the Civic Centre to another City Centre site as a pre requisite for a major new seafront scheme.

**Parc Tawe**

- Upgrade the built environment and public realm of the area in association with an enhanced retail park for bulky goods and/or other goods that would not typically be sold from premises within the Retail Centre.
- Longer term aspiration is to create a new residential district, which has active frontages, is well connected to the river corridor and adjacent communities and businesses, and is complemented by associated environmental enhancements, Green Infrastructure and appropriate commercial uses.

- Linkages between Parc Tawe and the Retail Centre, the riverfront and surrounding environment will need to be fundamentally improved if Parc Tawe is to become a distinct urban district and improved gateway site.

**DEVELOPER REQUIREMENTS**

- Highway infrastructure improvements as necessary, having regard to requirements arising from the necessary Transport Assessments and detailed transport modelling and including the following:
  - City Waterfront/Civic Centre/Paxton Street - Review junction arrangements.
  - St Davids South (LC2) site - Review junction arrangements.
  - Kingsway - Reduce traffic levels and review traffic network arrangements.
  - Oxford Street/Westway - Review of access and traffic network arrangements.

- Measures 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, and incorporating the following significant linkages:
  - High quality at grade or bridge crossing over Oystermouth Road at St Davids/LC2 site.
  - High quality pedestrian/cycle connection between the Waterfront/Civic Centre site and St...
Davids/Retail Centre.

- Improved linkages between Parc Tawe and the Retail Centre.

- Provide appropriate measures to manage the risks of flooding from fluvial, pluvial and tidal sources.

- Provide opportunities for new and improved areas of public realm, incorporating space for public art, Green Infrastructure, play, events and activities.

- New and improved street signage and furniture should be provided in accordance with current Council guidance.

- Improve accessibility of the beach and waterspace and associated infrastructure at Swansea Bay and the River Tawe.

- Management of foreshore sand and dunes, and protection and enhancement of River Tawe riparian corridor.

- Public car parking provision should be adequate, accessible, well designed and appropriately distributed to meet the needs of shoppers, visitors and businesses.

- Where assessed car parking demand cannot be met on site, contributions will be sought towards transportation initiatives to enhance alternative modes of transport or offsite parking provision.

- Contributions to catchment schools.

2.3.77 The regeneration of Swansea Central Area is a corporate priority of the Council, and the area has the potential to create extensive economic growth, and be a key driver of economic prosperity in the Swansea Bay City Region. The Central Area needs a vibrant mix and right balance of leisure, culture, retail, office and residential uses all delivered in a legible way with high quality buildings and public spaces which celebrate the culture of Swansea and differentiate it from other cities. This approach is set out in the Swansea Central Area Regeneration Framework (2015)\textsuperscript{57} which will be adopted as supplementary planning guidance to the Plan.

2.3.78 Delivering a new large scale retail scheme with a supporting leisure element at the St. Davids/Quadrant site is the priority scheme to ensure the Centre is revitalised as an attractive regional shopping and leisure destination. Development must effectively connect with the existing Centre and provide for improved connectivity to the waterfront. Opportunities for other mixed uses such as leisure and city living will provide a diverse offer and experience that attracts footfall, spend and a thriving day and night time economy. Consolidating the retail uses within a defined Retail Led Centre which includes Oxford Street, Wind Street, Princess Way supports the aim of providing a focal point for reinforcing a vibrant shopping and leisure experience.

\textsuperscript{57} http://www.swanseacitycentre.com/invest-business/city-centre-strategic-framework/
Swansea City Centre
LDP Concept Plan

Key:
- Retail-led mixed regeneration in central core area
- Waterfront destination and new residential district
- Longer term mixed use redevelopment of Parc Tawe area
- Mixed use developments in key areas
- Catalyst buildings and projects
- Key areas of improved public realm
- New Spine Street with active frontages
- New cycle paths/footpaths
- Key areas of accessible green space

Priority Areas:
A  St David’s/Quadrant
B  Wind Street
C  Oxford Street

Complementary Areas:
D  Kingsway and Orchard Street
E  High Street
F  City Waterfront
G  Mansel Street and Alexandra Road
H  Parc Tawe
I  Maritime Quarter

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.

Site specific elements:
1. Retail-led mixed use regeneration scheme with St Mary’s and St David’s Churches as focal points
2. Waterfront destination area
3. Improved walking route linking city core to waterfront area
4. Mixed use development and public space adjacent to the Sailbridge
5. Longer term development of the Parc Tawe as a new mixed use city district
6. Kingsway improved public realm and linear park
2.3.79 The identity and role of the other complementary areas around the Retail Led Centre, in areas such as Kingsway, the Maritime Quarter and High Street, all need to evolve and respond to the changes affecting the Central Area, such as changed shopping habits, vacancy rates and footfall. A range of regeneration proposals, catalyst projects, development and design principles are identified with the aim of maximising the strengths and attributes of the respective areas, and ensuring that all of the areas have a clear and economically viable role which complements the Retail Led Centre and ensures that the overall offer for the Central Area is differentiated from other cities.

2.3.80 Key sites on Swansea’s waterfront such as the Civic centre, and Sailbridge site in the Maritime Quarter also have significant further potential to express Swansea’s distinctive character, and have the potential for landmark developments with high quality public realm that can generate high levels of activity that make positive use of the beach and riverside areas.
SD K: FABIAN WAY CORRIDOR

Site K is allocated for mixed commercial, residential (525 dwellings) and employment development to complement the role of the Swansea Central Area as the City Region economic driver, facilitating an Innovation Corridor to support University expansion, and capturing the benefits of the planned Tidal Lagoon.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which are depicted on the Concept Plan and are set out in further detail in the Fabian Way Masterplan Framework (2016).

**PLACEMAKING PRINCIPLES**

- Provide employment opportunities and economic benefits in accordance with City Region aspirations and complement other priority regeneration schemes within the Swansea Central Area.
- Create sustainable residential neighbourhoods in appropriate locations with community facilities and necessary infrastructure.
- Structure development around a new spine street which prioritises Active Travel and public transport linking Swansea University’s Bay Campus back to Swansea City Centre via the SA1 Innovation Quarter of University of Wales Trinity St Davids.
- Developments at the City’s Eastern gateway should respond to the gateway location, include active frontages, and make strong architectural statements with enhanced public realm which creates a sense of urban approach.
- The Eastern Waterfront, City Approach, Spine Street and other areas of public realm should be defined by active frontages, a coherent building line, continuity of character, legible entrances and an appropriate urban scale of development. Street frontages will be required to combine activity and architectural quality.
- Facilitate the appropriate expansion of both Swansea University and UWTSD to enable the enhancement of their functions.
- Create accessible sites which integrate positively with existing communities North and South of Fabian Way, public transport facilities, and Active Travel.

**DEVELOPER REQUIREMENTS**

- Internal spine street linking Langdon Road to the Severn Way in the new Bay Campus.
- Off-site highway infrastructure improvements as necessary, having regard to requirements arising from the necessary Transport Assessment and the following:
  - Baldwins Bridge and junction improvements
  - New Junction on Fabian Way at Wern Fawr Road
- On and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages, both to and within the new development area, including the linkages set out in
2.3.81 The Fabian Way Corridor area stretches for 5 km along the A483 Fabian Way, which forms the eastern gateway road approach to Swansea City Centre from M4 Junction 42. It covers an area from the eastern bank of the River Tawe within the County boundary, to the Amazon roundabout within the Neath Port Talbot CBC boundary. The eastern extent is limited by the Crymlyn Burrows SSSI. To the South is Swansea Bay, Swansea Docks, and SA1 which is a substantial mixed use regeneration area centred around the Prince of Wales Dock. Its western edge extends to Swansea City Centre, whilst the North is edged by the Tennant canal and established communities of St Thomas/Port Tennant.

2.3.82 The vision for this SDA is to create a spine street that links the Bay Campus back to Swansea City Centre and opens up intervening land for development. This area will provide for significant employment opportunities, the expansion of education facilities for the Bay Campus, UWTSD, and the completion of the SA1 Innovation Quarter. It will be made distinctive through the relationship to water, integration of Green Infrastructure and high quality design.

2.3.83 It should be noted that further parts of the SDA extend beyond the County boundary as shown along Fabian Way Corridor into neighbouring Neath Port Talbot.
Swansea Local Development Plan

Fabian Way Corridor
LDP Concept Plan

Key:
- Mixed uses in SA1 masterplan area
- University campus expansion
- Higher density residential
- Employment uses
- Existing businesses
- Fabian Way Park and Ride
- Spine Street with active frontages
- Cycle path/footpath
- Key areas of accessible green space
- Protected waterway corridors
- Protected dock rail line

Diagrammatic only. Concept plan to be rigorously tested and modified during mas-

Site specific elements:
- Bay Campus
- Spine street links Langdon Road to Bay Campus in Neath Port Talbot
- Land for expansion of Bay Campus
- Port Tennant Canal and links between Prince of Wales Dock/River Tawe safeguarded
- Improved appearance to Fabian Way corridor
- Improved north south crossings on Fabian Way
- Improved sports and pitch provision at Ashlands
- New pedestrian and cycle routes
- Potential canal basin
- Existing operational docks
- Existing waste water treatment works
2.3.84 The allocation comprises of three areas with their own place making frameworks combining activity and architectural quality. In addition the SA1 area has its own detailed masterplan including design codes. The 3 key areas are outlined below:

- Eastern Gateway and City Approach are part of Swansea’s outer gateway and must respond to this opportunity with a new image, active frontages, development opportunities which make strong architectural statements, a coherent building line and a general urban scale (3-4 storeys) and enhanced public realm which creates a sense of approach.

- All developments within the Eastern waterfront including the area of the Bay Campus should have active frontages which define the public realm areas such as the new promenade and spine street, have a general urban scale (2-4 storeys).

- All developments must create active frontages to the Spine Street, with pedestrian entrances and a high degree of fenestration, a coherent building line, a general urban scale of 2-4 storeys, continuity of character combined with public realm.
Land and buildings are allocated within Site L for a mixed use heritage and culture led regeneration site consisting of up to 370 dwellings, employment uses (B1), leisure and community uses, and contributing towards the preservation and enhancement of the area’s unique historic and cultural heritage.

Development proposals must accord with the following Placemaking Principles and Development Requirements, which must be delivered in an appropriately phased manner and be formally tied into planning consents.

**PLACEMAKING PRINCIPLES**

- **Mixed use heritage led project on Hafod/Morfa Copperworks site to include restoration of historic buildings, heritage visitor centre, employment, residential, hotel, restaurant/bar to create a destination place.**
- **Development proposals should positively reflect the historic industrial riverside character as identified in the Cadw characterisation report.**
- **Development proposals must bring the listed copperworks buildings and other unlisted buildings of local interest back into use for appropriate new functions. Adjacent development must preserve and enhance the setting of heritage assets.**
- **A coherent design approach should be adopted in key areas such as Morfa Road which represents a significant Spine Street.**
- **Developments should face the river frontage and treat the river corridor as a key area of public realm and Green infrastructure and maximise accessibility to it.**
- **Homes and employment buildings should face onto streets and open spaces to ensure community safety as well as a strong sense of place.**
- **Use the topography of the site to create distinctive areas and address views towards the site and design development as a positive feature in the landscape.**
- **Provide higher densities fronting the river corridor and along main street frontages, and provide lower densities on the sensitive edges.**
- **Encourage greater active use of the river itself for travel and recreation.**
- **Support appropriate proposals for changes of use at Morfa Road to residential use subject to detailed planning and highway considerations and compatibility with neighbouring uses.**
- **Support the restoration and reopening of the listed Bascule Bridge for pedestrian/cycle use.**
- **Enhance the East bank as a linear park with improved public access.**
- **Enhance White Rock as a Heritage Park.**
DEVELOPER REQUIREMENTS

- Off-site highway infrastructure improvements as necessary, having regard to requirements arising from the necessary Transport Assessments and detailed transport modelling.
- On and off-site measures to provide good quality, attractive, legible, safe and accessible walking and cycling routes both to and within the new development area in accordance with Active Travel design including the linkages set out in the Transport Measures Priority Schedule and incorporating the following linkages:
  - AT40 Tawe Riverside link (parallel to Morfa Road
  - The reinstatement of the pedestrian bridge over the route of the former Swansea Canal
  - Improve access to Kilvey Hill
- Contribution to the development of a potential new pedestrian cycleway bridge between Hafod Morfa Copper Works and White Rock.
- Provision must be made for river boat travel with pontoons at the Morfa Stadium and Hafod Morfa Copper Works linking to pontoons in the vicinity of the Sailbridge.
- Contributions to catchment Primary and Secondary schools.
- Provide appropriate measures to manage the risks of flooding from fluvial, pluvial or tidal sources.
- Retention, enhancement and management of the Tawe Riverside SINC, along with the provision of opportunities for priority species and habitat creation.

2.3.85 The significant remains of the former Hafod and Morfa Copperworks is the focus of this Strategic Development Area. Located in the heart of the lower Swansea Valley opposite the Liberty Stadium, this 5 hectare riverfront site has numerous listed buildings and structures of importance for their industrial history, which represent a significant regeneration opportunity. Proposals for the heritage led regeneration of the site are being driven by ‘The Hafod/Morfa Copperworks Project’, a partnership project between the Council and Swansea University.

2.3.86 The Project seeks to deliver regeneration opportunities for the site through the restoration of the historic buildings and the creation of new uses, which will form part of a vibrant, multi-purpose hub for homes, work, education, leisure, commercial activity and tourism. The site will also deliver education and interpretation opportunities for both local residents and visitors. The vision for the site is set out in the Hafod-Morfa Copperworks Heritage Masterplan which will be adopted as SPG to the Plan.
Tawe River Corridor
LDP Concept Plan

Key:
- Mixed uses on copperworks site
- Potential for residential or employment use subject to further masterplanning
- Outward facing edge onto protected open space
- Listed buildings and unlisted buildings of local interest
- Focal area of public realm
- Spine Street with active frontages
- Cycle path/footpath
- Key areas of accessible green space
- River pontoon

Site specific elements:
1. Morfa Road becomes a spine street
2. River path/cycle route along west bank
3. Cross pedestrian/cycle routes between river and Morfa Road
4. Potential higher density riverside developments
5. Hafod/Morfa copperworks as a heritage-led mixed use destination
6. Enhancement of White Rock as heritage park
7. Improved public access to east bank
8. Potential river bus service
9. Potential bridge linking Hafod/Morfa

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles.
2.3.87 A longer term aspiration for the site is to pursue designation as a World Heritage Site to recognise the linkages between the site and other industrial heritage sites both in Wales and across the world. It is vital therefore that the site is safeguarded from any proposals which would affect the quality of the heritage assets and preclude future applications for World Heritage Site Status.

2.3.88 The recent Morfa Road project linking New Cut Road to Neath Road has opened up the west bank of the River Tawe for mixed use regeneration. It will be important to ensure that development provides active frontages to the River Tawe and road corridor, as well as pedestrian and cycle access to and along the waterfront.

2.3.89 The White Rock site and riverside corridor running down the Eastern bank of the river are key areas of green space, with significant heritage features designated as an ancient monument, with important active travel linkages to the City Centre and adjacent communities. Further landscaping and access works should be undertaken along the Park to enhance its appearance, acknowledge its heritage interest, improve its role as an attractive recreation area, and as an important wildlife corridor.
2.4 INFRASTRUCTURE REQUIREMENTS AND OBLIGATIONS

IO 1: SUPPORTING INFRASTRUCTURE

Development must be supported by appropriate infrastructure, facilities and other requirements considered necessary as part of the proposal.

Proposals will be required to satisfactorily demonstrate that:

i. existing provision and capacity is sufficient to support the proposed development; or

ii. 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 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 following may be required, having regard to the nature, scale, location and financial viability of the proposed development:

a. Transportation and Highways

b. Education

c. Affordable Housing

d. Health

e. Public Open Space and Green Infrastructure

f. Leisure and Recreation

g. Community Facilities

h. Environmental Management and Biodiversity

i. Utility Services

j. Community Safety Initiatives,

k. Public Realm Improvements and Public Art,

l. Other Facilities and Services necessary

The delivery of new or improved infrastructure, or other measures identified in the Policy, must be undertaken in a timely and coordinated manner to meet the needs of existing and planned communities prior to, or from the commencement of, the relevant phases of development.

In instances where there is dispute regarding matters relating to the financial viability of delivering the requirements, the applicant will be required to meet the Council’s costs of securing an independent financial viability appraisal/assessment.

2.4.1 The provision of new infrastructure, as well as the safeguarding, improvement and efficient use of existing infrastructure is central to ensuring that all new development proposed within the Plan period contributes to achieving the Plan’s vision of creating sustainable communities.
2.4.2 The above Strategic Policy seeks to ensure that all new developments, irrespective of their size, location, or land use, make efficient use of existing infrastructure and where relevant make appropriate provision for, or contribute to, new infrastructure.

2.4.3 Specific infrastructure requirements will vary in different locations and be dependent upon the scale and nature of proposed development. Infrastructure may be required to facilitate development or can be required to make a development acceptable and sustainable. The aspects listed in the policy are not exhaustive but are intended to give a broad indication of the potential scope of infrastructure which may be required. The measures include:

- **Transportation and Highways** may include: movement and connectivity measures such as roads; junctions; parking; public transport provision; active travel measures.
- **Education and Training** may include: nursery; primary; secondary and sixth form.
- **Health** may include: primary and secondary health care and social care.
- **Public Open Space and Green infrastructure** may include: parks, green spaces and allotments; children’s play; destination play and teen facilities; sports pitches and games areas; open space and recreational facilities including playgrounds; allotments and the active travel network.
- **Community Facilities** may include: libraries; sports centres and indoor recreation facilities; multi-functional community facilities; district and local centre improvements and creation of community hubs.
- **Environmental Management** may include: recycling and waste management facilities; protection, management, enhancement and mitigation measures relating to the natural and built environment; flood mitigation defences, drainage measures.
- **Utility Services** may include: water and waste water infrastructure; gas; electricity; telecommunications; sustainable energy infrastructure including district heating.

2.4.4 Area Wide policies relating to each type of infrastructure requirement set out the criteria against which detailed needs and requirements will be assessed, and the principles set out in Policy PM 2 Placemaking, will guide the prioritisation and phasing of requirements for each site.

2.4.5 With regard to Strategic Development Areas, site specific SDA Policies A-L provide details on the delivery and phasing of the key infrastructure and masterplanning requirements relating to these areas. The SDAs are of a significant scale and are likely to generate their own infrastructure needs which should be met as part of the comprehensive masterplanning process. Further detail of Additional Infrastructure and Site Informatives are
set out in the appendices together with details of requirements for the provision of open space and on and off-site highway improvements.

2.4.6 Infrastructure required to address the impacts of Non-Strategic Housing Sites on the capacity of existing services is also provided in the table of allocations set out in Policy H1. Developers may be required to make contributions to improving the existing provision or, in some cases, providing new infrastructure.

2.4.7 Contributions to infrastructure will be secured through Planning Obligations in accordance with the legislative and policy framework provided in PPW, Community Infrastructure Levy Regulations 2010 (as amended) and Welsh Office Circular 13/97 'Planning Obligations' (or subsequent versions). Further detail of how the levels of contribution for each type of infrastructure will be calculated and requirements negotiated is set out in the Planning Obligations SPG.

2.4.8 Ensuring that development is viable and developable is an essential part of delivering sustainable development. The Council expects that the costs relating to any measures required to make the development viable and sustainable will be taken into account at an early stage of the development process (including land acquisition) in order that realistic values and costs are achieved as part of the development appraisal. Where a developer seeks to question the viability of a scheme to be delivered in accordance with the Policy requirements, the Council will request an independent development appraisal, which may involve a full assessment if no viability appraisal has been undertaken, and will expect the costs of such an appraisal to be met by the developer.

2.4.9 In the case of SDAs, it is acknowledged that the effect on viability of the specific Policy requirements will require a specialist appraisal.

2.4.10 A Community Infrastructure Levy (CIL) for Swansea is currently being considered. The balance between site masterplanning, planning obligations and CIL to deliver infrastructure will be informed by site viability, dialogue with developers and the availability of other funding sources.

### IO 2: EMPLOYMENT AND TRAINING OPPORTUNITIES

Developers are required to maximise added benefits from the development in relation to the creation of training and job opportunities in line with the Council’s Beyond Bricks and Mortar Policy

#### IO 2: EMPLOYMENT AND TRAINING OPPORTUNITIES

Developers are required to maximise added benefits from the development in relation to the creation of training and job opportunities in line with the Council’s Beyond Bricks and Mortar Policy

2.4.11 The level of growth proposed over the Plan period, together with the delivery of the infrastructure to support it, has the potential to support hundreds of new jobs, training and work experience, thus facilitating a wider distribution of economic benefit and supporting sustainable communities.

2.4.12 Beyond Bricks and Mortar (BB&M) is the Council’s Community Benefit Policy which aims to ensure...
that advantage is taken of the opportunities arising from new developments and bring added benefits to people, businesses and communities throughout the County. The main focus of the project is to bring economically inactive people back into the labour market and develops employment progression routes to enable these people to move on to higher skilled, higher paid jobs. As part of the construction phase of new developments BB&M would seek to include community benefit clauses to implement targeted recruitment and a training approach thereby increasing job and training opportunities for unemployed and disadvantaged residents.

2.4.13 The BB&M project therefore presents a significant opportunity to address a number of the Plan’s key issues and objectives relating to social cohesion and health and well-being. The Policy therefore seeks to ensure that the Council’s BB&M team are able to maximize the opportunities arising from developments that take place over the Plan period, whilst offering developers an opportunity to demonstrate how a proposal contributes to local social and economic well-being, and gain increased community support.

2.4.14 Further information on the application of the Policy is set out in the Planning Obligations SPG.
## 2.5 HOUSING

### H1: NON-STRATEGIC HOUSING SITES

Land is allocated for the delivery of new homes at the following Non-Strategic Sites:

<table>
<thead>
<tr>
<th>Site ref.</th>
<th>SHPZ</th>
<th>Site Location</th>
<th>Capacity</th>
<th>Development Principles</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1.1</td>
<td>Central</td>
<td>Former Vetch Field, Glamorgan Street, Swansea</td>
<td>40</td>
<td>Development should accord with the adopted Vetch Field SPG</td>
</tr>
<tr>
<td>H1.2</td>
<td>Central</td>
<td>Llwyn y Bryn Campus, Walter Road, Swansea</td>
<td>200</td>
<td>The existing main building and its Bryn y Mor Road frontage constitute a local land mark feature which should be retained and incorporated into the development</td>
</tr>
<tr>
<td>H1.3</td>
<td>Central</td>
<td>Townhill Campus, Townhill Road, Townhill</td>
<td>150</td>
<td>Highway access for the development should be from Townhill Road. The main building constitutes a local land mark feature and should be retained as part of the development.</td>
</tr>
<tr>
<td>H1.4</td>
<td>East</td>
<td>Land between Bog Road and Cefn Hengoed Road, Llansamlet</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>H1.5</td>
<td>East</td>
<td>Land at Upper Bank, Nantong Way, Landore</td>
<td>180</td>
<td>Development should retain former rail line as cycle path and positively integrate with the green space area</td>
</tr>
<tr>
<td>H1.6</td>
<td>East</td>
<td>Land at Jersey Road opposite numbers 16-38, Pentrechwyth</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>H1.7</td>
<td>East</td>
<td>Land at rear of 17-93 Carmel Road, Winch Wen</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>H1.8</td>
<td>East</td>
<td>Land at Ty Draw Road and Llanerch Road, Bonymaen</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td>H1.9</td>
<td>East</td>
<td>Land at Graigola Road, Glais</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>H1.10</td>
<td>East</td>
<td>Land at Tanycoed Road, Clydach</td>
<td>20</td>
<td></td>
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<tr>
<td>-------</td>
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<td>----</td>
<td></td>
</tr>
<tr>
<td>H1.11</td>
<td>East</td>
<td>Land at Ramsey Road, Clydach</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>H1.12</td>
<td>East</td>
<td>Former Teachers Centre, Gellionnen Road, Clydach</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>H1.13</td>
<td>East</td>
<td>Talycoopa Farm, Llansamlet</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximise connections to existing community – Highways access from Maes-Yr-Haf, Maes-Lan, Tegfan and Delfan. Maintain and enhance existing hedgerow boundaries within the public realm. Outward looking development to south and east</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H1.14</td>
<td>East</td>
<td>Land adjacent to Heol Las, Birchgrove</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>H1.15</td>
<td>East</td>
<td>Land at Midland Place, Llansamlet</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>H1.16</td>
<td>East</td>
<td>Heol Ddu Farm, Llansamlet</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>H1.17</td>
<td>East</td>
<td>Gwernllwynchwyth House, Llansamlet</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Development should preserve the setting of the adjacent scheduled ancient monument.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H1.18</td>
<td>East</td>
<td>Land at Frederick Place, Llansamlet</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>H1.19</td>
<td>East</td>
<td>Former Four Seasons Club, Trallwn</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>H1.20</td>
<td>East</td>
<td>Land at David Williams Terrace, Port Tennant</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>H1.21</td>
<td>Greater North West</td>
<td>Land east of Pontarddulais Road, Gorseinon</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>H1.22</td>
<td>Greater North</td>
<td>Land at Parc Melin Mynach and Heol Eifion, Gorseinon</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greater North West</td>
<td>Location</td>
<td>Development Objective</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>-------------------</td>
<td>------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>H1.23</td>
<td>Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton</td>
<td>Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton</td>
<td>Development should retain and enhance the agreed area of natural greenspace and public access to it. This should include the stabilisation of old mine workings to improve public safety.</td>
<td></td>
</tr>
<tr>
<td>H1.24</td>
<td>Land at West Street, Gorseinon</td>
<td>Land at West Street, Gorseinon</td>
<td>Development in this location will need to demonstrate compliance with Policy ER 6 Designated Sites of Importance for Nature Conservation. A Habitat Regulations Assessment will be required to fully assess potential effects within the Carmarthen Bay and Estuaries European Marine Site.</td>
<td></td>
</tr>
<tr>
<td>H1.25</td>
<td>Land to the south of Highfield, Loughor Road, Kingsbridge</td>
<td>Land to the south of Highfield, Loughor Road, Kingsbridge</td>
<td>Development in this location will need to demonstrate compliance with Policy ER 6 Designated Sites of Importance for Nature Conservation. A Habitat Regulations Assessment will be required to fully assess potential effects within the Carmarthen Bay and Estuaries European Marine Site.</td>
<td></td>
</tr>
<tr>
<td>H1.26</td>
<td>Land at Carmel Road and Bryntirion Road, Pontliw</td>
<td>Land at Carmel Road and Bryntirion Road, Pontliw</td>
<td>This development should be a sustainable neighbourhood at the heart of Pontliw. Highway access to development from Bryntirion Road and Carmel Road. Provide good pedestrian and cycle link from site interior to existing adjacent village hall. Number of established tree lines on site – to be retained for structure and as features within the public realm. Outward looking development on all sides to integrate with existing communities and provide active frontage.</td>
<td></td>
</tr>
<tr>
<td>H1.27</td>
<td>Land at the Poplars, Pontliw</td>
<td>Land at the Poplars, Pontliw</td>
<td>Development should retain and enhance the agreed area of natural greenspace and public access to it. This should include the stabilisation of old mine workings to improve public safety.</td>
<td></td>
</tr>
<tr>
<td>H1.28</td>
<td>Beili Glas, Glebe Road, Loughor</td>
<td>Beili Glas, Glebe Road, Loughor</td>
<td>Development should retain and enhance the agreed area of natural greenspace and public access to it. This should include the stabilisation of old mine workings to improve public safety.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>North West</td>
<td>Details</td>
<td>Land Area</td>
<td></td>
</tr>
<tr>
<td>---</td>
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<td>-------------------------------------------------------------------------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>H1.29</td>
<td>Greater North West</td>
<td>Land at Former Penllergaer Civic Offices, Penllergaer</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>The site should have Active Travel links to the existing Penllergaer settlement across the A483 and also into the existing Parc Penllergaer development. The development must preserve or enhance the setting of the Penllergaer Historic Park as well as the setting of the observatory which is a scheduled ancient monument.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H1.30</td>
<td>Greater North West</td>
<td>Land north of Llewellyn Road, Penllergaer</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>H1.31</td>
<td>Greater North West</td>
<td>Land at Bolgoed Road, Pontarddulais</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>H1.32</td>
<td>Greater North West</td>
<td>Land east of Carreg Teilo, Pontarddulais</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>H1.33</td>
<td>Greater North West</td>
<td>Land at Tyrisha Farm, Grovesend</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>H1.34</td>
<td>Greater North West</td>
<td>Land at Brynafon Road and Gower View Road, Penyrheol</td>
<td>225</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Highway access for development off Gower View Road and Ffordd y Coegyflinir. Development to back onto existing dwellings on south and eastern boundaries. Existing hedge boundaries to west and north to be retained and incorporated into public realm areas. Existing equipped playground within site to be upgraded as part of the development with good pedestrian and cycle links</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H1.35</td>
<td>Greater North West</td>
<td>Land south of former Cae Duke Colliery, Loughor</td>
<td>30</td>
<td>No highway access onto Waun Road would be accepted, other than pedestrian/cycle access.</td>
</tr>
<tr>
<td>-------</td>
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<td>-----------------------------------------------</td>
<td>----</td>
<td>--------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>H1.36</td>
<td>Greater North West</td>
<td>Land at Heol Pentrebach, Penyrheol</td>
<td>40</td>
<td>The development should secure a rounding off to the settlement and a re-enforced defensible boundary through its design. Boundary trees and hedges must be incorporated to screen the development from the nearby SLA. Means of access through the site will not be permitted to provide scope for future access to land beyond the site boundary.</td>
</tr>
<tr>
<td>H1.37</td>
<td>Greater North West</td>
<td>Land south of Glebe Road, Loughor</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td>H1.38</td>
<td>North</td>
<td>Former Walkers Factory, Pontarddulais Road, Cadle</td>
<td>100</td>
<td>Development must preserve the character and historic interest of the listed building and its setting</td>
</tr>
<tr>
<td>H1.39</td>
<td>North</td>
<td>Land adjacent to 114 Brithwen Road, Waunarlwydd</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>H1.40</td>
<td>North</td>
<td>Land adjacent to Cockett Pond, Cockett</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>H1.41</td>
<td>North</td>
<td>Land off Penrhos Place, Gendros</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>H1.42</td>
<td>North</td>
<td>BT Depot, Gors Avenue, Townhill</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>H1.43</td>
<td>North</td>
<td>Land at Cockett House, Cockett</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>H1.44</td>
<td>North</td>
<td>Former Manselton Primary School, Manor Road, Manselton</td>
<td>30</td>
<td>Development must preserve the character and historic interest of the listed building and its setting</td>
</tr>
</tbody>
</table>
### Table 1: Non-strategic Housing Sites

<table>
<thead>
<tr>
<th>No.</th>
<th>Location</th>
<th>Setting</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1.45</td>
<td>North</td>
<td>Former Cwmbwrla Primary School, Stepney Street, Cwmbwrla</td>
</tr>
<tr>
<td>H1.46</td>
<td>North</td>
<td>Land at Mynydd Garnllwyd Road, Morriston</td>
</tr>
<tr>
<td>H1.47</td>
<td>North</td>
<td>Land at rear of Glyncollen Primary School, Morriston</td>
</tr>
<tr>
<td>H1.48</td>
<td>North</td>
<td>Land at Brayley Road, Morriston</td>
</tr>
<tr>
<td>H1.49</td>
<td>North</td>
<td>Land at Cadle, Fforestfach</td>
</tr>
<tr>
<td>H1.50</td>
<td>North</td>
<td>Land between Eppynt Road and Bettws Road, Penlan</td>
</tr>
<tr>
<td>H1.51</td>
<td>West</td>
<td>Former Eastmoor Nursery, Chestnut Avenue, West Cross</td>
</tr>
<tr>
<td></td>
<td><strong>Total dwellings</strong></td>
<td><strong>2,950</strong></td>
</tr>
</tbody>
</table>

2.5.1 Non-strategic housing sites are allocated within, and on the edge of, established settlements for the provision of 10 or more units. The 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. The proposed site capacities highlighted in the schedule are indicative, and in some cases based on development frameworks/briefs put forward by prospective developers, but represent a figure considered appropriate by the Council based on an assessment of densities appropriate for the site taking into account issues such as design, highways safety, and constraints.

2.5.2 The delivery of new housing over the Plan period will be closely monitored through the Monitoring Framework and the status of the sites will be assessed against the anticipated phasing.
2.5.3 The sites allocated for development include those within, or that will sustainably extend, the settlement boundary. They are focussed on a limited number of established communities where it has been assessed that additional housing can come forward without a need to deliver significant additional facilities and infrastructure within the site.

2.5.4 A small number of sites are allocated at edge of settlement locations, where only limited scale development is considered appropriate that will round off the settlement in an appropriate manner. Sites allocated in rural/semi-rural areas are strictly limited to appropriate village and urban fringe locations where the allocation provides an opportunity to enhance the character of the area.

2.5.5 Non-strategic site allocations will work alongside the allocated SDAs to provide a flexible range and choice of land to meet future housing requirements over the Plan period.

H 2: AFFORDABLE HOUSING STRATEGY
Provision will be made to deliver a minimum 3,420 affordable housing units over the Plan period through the following measures:

i. Setting thresholds and targets for affordable housing contributions across the County;

ii. Allocating rural exceptions sites for majority Affordable Housing for Local Needs supported by a minority element of market housing to meet local need; and

iii. Providing a policy framework for determining rural exceptions sites.

2.5.6 A key function of the Plan is to cater for the County’s housing requirement through an appropriate supply and mix of housing types, in order to provide an affordable and acceptable standard of housing for all groups in society in accordance with Welsh Government Policy.

2.5.7 The location of affordable housing should be related to identified need and be in accordance with the Plan’s Spatial Strategy. Proposals should address locational considerations including safe and convenient accessibility to open space, education, employment and other services.

2.5.8 Affordable housing is defined by National Planning Policy and Guidance as ‘housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers’. There are two main types of affordable housing defined in National Planning Policy and Guidance:

- **Social Rented Housing**: provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government guideline rents and benchmark rents; and
- **Intermediate Housing**: where prices or rents are above those of social rented housing but

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below market housing prices or rents. This can include equity sharing schemes. Intermediate housing differs from low cost market housing. Low cost market housing is private housing for open market sale or rent and the Local Authority does not control occupation. The Welsh Government does not consider low cost market housing to be affordable housing for the purpose of the land use planning system.

2.5.9 The above Strategic Policy conditions an affordable housing target of 3,420, which is the number of affordable housing units that it is anticipated will be provided over the Plan period. The target takes into account the total requirement for affordable housing for the Plan period of 7,400 affordable units identified in the LHMA and applies the percentage targets set out in Policy H 3 to identify the realistic and viable contribution that will be made to affordable housing over the Plan period. This includes contributions through the planning system, but also other sources of affordable housing such as dwellings provided on sites acquired by social housing providers. This is considered to be a significant and realistic contribution to meeting the total identified need and supports the creation of sustainable balanced communities.

2.5.10 Providing housing within rural areas presents particular challenges which the Plan must seek to address if it is to be successful in creating sustainable and balanced communities. Policy H 2 seeks to set a framework which responds to evidence in the LHMA that there is no need for market housing in the Gower and Gower Fringe SHPZs. It does however identify a need to provide 200 affordable homes within the Gower AONB SHPZ and 300 affordable homes within Gower Fringe SHPZ over the Plan period. The LHMA also identifies that demand for rural homes in Gower SHPZ is high and house prices reflect this. The Gower and Gower Fringe Zones are both relatively prosperous with high levels of owner occupation and have both seen significant price rises in recent times. The natural operation of the market allows households who can afford to move to these areas to do so. However, housing need is a constant issue in these higher value rural communities. High house prices result in out-migration as younger, less affluent households leave to meet their housing requirements elsewhere, giving rise to issues of long term sustainability.

2.5.11 There are historic issues of loss of market housing units to holiday home ownership and an ageing population under occupying properties, but with no alternative accommodation available to facilitate downsizing in order to release larger family housing into the local housing market supply.

2.5.12 Policy H 2 therefore seeks to maximise opportunities to deliver affordable housing in rural areas by allocating rural exception sites which will

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deliver a majority element of Affordable Housing for Local Needs, whilst recognising the need to allow a minority enabling element of market housing to meet the local housing issues identified in the County’s rural areas.

2.5.13 The Policy sets out the framework for ensuring that the opportunities for delivering Affordable Housing for Local Needs are maximised in appropriate locations outside the defined settlement boundaries by setting the criteria by which non-allocated rural exception sites will be considered.

### H 3: AFFORDABLE HOUSING

On residential sites with capacity of 5 or more dwellings, located within the settlement limits of the following Strategic Housing Policy Zones, on-site contributions of affordable housing will be sought at the rate of:

<table>
<thead>
<tr>
<th>SHPZ</th>
<th>% contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swansea West</td>
<td>35%</td>
</tr>
<tr>
<td>Greater North West</td>
<td>20%</td>
</tr>
<tr>
<td>Central</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>15%</td>
</tr>
<tr>
<td>North</td>
<td></td>
</tr>
</tbody>
</table>

On residential sites with capacity for 2 or more dwellings within the Gower and Gower Fringe Strategic Housing Policy Zones, affordable housing will be required to be for Affordable Housing for Local Needs at the rate of 50%.

2.5.14 The aim of this Policy is to assist the Council to meet the evidenced housing need by seeking an appropriate affordable housing contribution from new development. This will help to deliver the affordable housing strategy set out in Policy H 2 and make an important contribution to achieving the Plan’s objective of achieving a range and mix of affordable housing.

2.5.15 The Policy sets out the minimum percentage of the total number of dwellings that will be required to be delivered as affordable housing units on-site. Each percentage balances the evidence from the AHVS\(^6\) of what can viably be achieved against other factors such as the housing need identified by the LHMA, past rates and targets for delivery and the availability of Social Housing Grant. The targets also respond to locally specific issues such as the aspirations to regenerate the Swansea Central Area through the delivery of residential development in association with other mixed uses.

2.5.16 The Policy applies to all proposed housing developments with a capacity to deliver a net gain of 5 or more dwellings, or 2 or more dwellings in the Gower and Gower Fringe Areas. Where adjacent and related residential proposals result in combined numbers meeting or exceeding the specified thresholds, they will be treated as a single proposal and trigger the relevant target levels. Proposals for conversions, demolitions and change of use from

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\(^6\) Affordable Housing Viability Study (July 2013 updated 2016): www.swansea.gov.uk/ldpbackgroundpapers
commercial dwellings will be exempt from the Policy. The threshold is based upon evidence contained in the AHVS and seeks to maximise the Plan’s contribution to securing land and units for affordable housing, particularly on non-allocated sites.

2.5.17 The requirement for all affordable housing within Gower and Gower Fringe to be for Affordable Housing for Local Needs is in response to evidence in the LHMA which identifies house prices, levels of owner occupation and house size which are well above averages for the County. Many of those moving into the area are able to afford the significantly higher prices. The Policy therefore seeks to ensure that all new housing meets the pressing need to provide affordable housing which enables local households to remain in the area.

2.5.18 The Council will provide evidence of need based upon the latest LHMA, supplemented by Council and RSL waiting lists and other relevant information.

2.5.19 In the first instance, the full percentage of affordable housing would be sought on-site. The circumstances in which off-site provision is appropriate are set out in Policy H 4.

2.5.20 In certain developments, or pocket sites, where there are fewer constraints a higher than minimum percentage may be sought. Conversely, where viability at the target levels cannot be achieved, the Council will work with developers to agree a contribution in an open and transparent manner. Full disclosure of the viability evidence relating to the site will be required and if an agreement cannot be reached, an independent assessment will be commissioned to be paid for by the developer. Further detail on the negotiation and planning obligation process is set out in the Planning Obligations SPG.

2.5.21 Where affordable housing is provided it should be integrated into the overall development and should not be obviously segregated through location, layout or design. Applicants are required to demonstrate how proposals contribute towards the objective of creating sustainable balanced communities in accordance with Policy PS 2 Placemaking and Place Management, and Policy SD 2 Masterplanning Principles.

2.5.22 In cases where the amount of affordable housing to be provided contains a requirement for the provision of a fraction of a unit the obligation will be satisfied by the payment of a Commuted Sum. This can arise:

   a. Where the proposal is for a single unit, or
   b. On larger sites where all whole numbers of units will be provided on site and any fractions of units will be requested as a Commuted Sum.

2.5.23 Commuted sums will be calculated on the basis of a percentage of the most recent Welsh

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62 [www.swansea.gov.uk/spg](http://www.swansea.gov.uk/spg)
Government Acceptable Costs Guidance (ACG) which is a recognised measure of the cost of providing affordable housing in different communities across Wales. Further detail on the formula to be applied is contained in the Planning Obligations SPG.

H 4: OFF-SITE AFFORDABLE HOUSING

In exceptional circumstances the on-site contribution for Affordable Housing will be reduced to a specified amount and, as an alternative, an increased contribution for an off-site contribution will be required where:

i. Robust financial evidence is provided that the provision of the level of affordable housing normally required on-site is not viable;

ii. The off-site provision would achieve an equal or greater amount of affordable housing than would be achieved on-site;

iii. An appropriate alternative site is identified in close proximity to the main development site. Where this is not possible a site must be identified within the same Ward or Strategic Housing Policy Zone and this could include drawing upon a register of Council-owned land;

iv. The housing provided both on and off-site creates sustainable and balanced communities;

v. Funding for the provision of the off-site dwellings can be demonstrated; and

vi. Either the off-site dwellings are delivered first or the contribution is paid to the Council to cover the build costs of the off-site contribution, before the commencement of development of the on-site dwellings.

The mix of on and off-site contributions will be considered on a Strategic Housing Policy Zone basis as set out below:

<table>
<thead>
<tr>
<th>Strategic Housing Policy Zone</th>
<th>Off-Site Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swansea West</td>
<td>19% of dwellings to be provided on the site with the remaining 16% on-site contribution doubled to an off-site contribution of 32%,</td>
</tr>
<tr>
<td>Greater North West Central</td>
<td>10% of dwellings to be provided on the site with the remaining 10% on-site contribution doubled to an off-site contribution of 20%, and</td>
</tr>
<tr>
<td>East North</td>
<td>8% of dwellings to be provided on the site with the remaining 7% on-site contribution doubled to an off-site contribution of 14%.</td>
</tr>
</tbody>
</table>

2.5.24 The preferred method of achieving affordable housing is for developers to build affordable units (on-site) for transfer to a Registered Social Landlord/the Council. This is in line with National Planning Policy and Guidance63 which seeks to

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63 TAN2 Affordable Housing: Para 5.4 “The strong presumption is that affordable housing will be provided on the application site so that it contributes to the development of socially mixed communities.”
ensure that the affordable housing secured contributes to the development of socially mixed communities.

2.5.25 However, it is recognised that there will be exceptional circumstances where it is not possible to provide the full amount of affordable housing on-site. This will, though, only be permitted where the off-site provision can be demonstrated to deliver a sustainable mix and balance of tenures within the community. The Policy seeks to ensure that there is robust financial evidence to support the reduction in on-site provision and that the loss of on-site provision is compensated for by an increase in provision off-site in close proximity to the original development site. This will address the issue of limited land supply in the areas where the need is greatest. Due to the exceptionally high demand for affordable housing within the Gower and Gower Fringe SHPZs the Policy will not apply in these areas. The availability of land is so low that the social benefit of a single dwelling in these Zones is greater than the social benefit of providing multiple dwellings outside these Zones.

2.5.26 The Policy introduces a cascade which ensures that in the first instance the off-site contribution is delivered within the same Ward or SHPZ in which the original need arose. Where it is demonstrated that no suitable sites are available, the area of search will widen to the nearest adjoining Ward.

H 5: RURAL EXCEPTION SITES

Rural exceptions sites are allocated outside the defined settlement boundary at the following locations for residential development, which must provide a minimum of 51% Affordable Housing for Local Needs:

H 5.1 Land at Monksland Road, Scurlage
H 5.2 Land to the east of Gowerton Road, Three Crosses
H 5.3 Land adjoining Tirmynydd Road, Three Crosses
H 5.4 Land adjoining Pennard Drive, Pennard
H 5.5 Land at Summerland Lane, Newton
H 5.6 Land at Higher Lane, Langland

Proposals may be supported by an enabling element of market housing which will only be permitted where it forms the minority element (maximum 49%) of the dwellings proposed and where the development can be demonstrated to meet a local social or economic need to which the Council’s local occupancy criteria will be applied.

All development will be required to demonstrate that an appropriate mix of size, tenure types and design specifications are proposed, having regard to the most up to date viability and local needs evidence, which will be formally tied to planning consent by means of legal agreements.

Residential proposals on all other (non-allocated) sites
beyond defined settlement boundaries will only be permitted where 100% of the proposed dwellings are for Affordable Housing for Local Needs and where:

i. The site represents a logical extension to the settlement boundaries and is of a scale appropriate to and in keeping with the character of the settlement;

ii. The site is in a sustainable location having reasonable access to at least a basic range of services;

iii. It is of a size, scale and design compatible with affordable dwelling standards and available to low or moderate income groups;

iv. There are binding agreements in place to ensure that the initial affordability benefits will be retained in perpetuity for all successive occupiers who meet the Council’s occupancy criteria;

v. It is demonstrated that there are no satisfactory alternative arrangements to meet the need within the locality; and

vi. There is no loss of land of important recreational, amenity or natural heritage value.

2.5.27 The Policy sets out criteria to ensure that where land is identified for Affordable Housing for Local Needs outside of settlement boundaries, it is of an appropriate nature and its location is in accordance with the Plan’s strategy of creating sustainable communities.

2.5.28 National Planning Policy and Guidance allows for the identification of rural exception sites to deliver Affordable Housing for Local Needs. These are sites, where as an exception to the restrictions on development in the countryside, may be permitted. The Policy therefore allocates land which has been identified as being suitable for Affordable Housing for Local Needs. However, the sites identified are, for the most part, large in relation to the rural settlements/settings in which they are located. It is not therefore considered to be in accordance with the objective of creating sustainable communities to allocate the entire site for affordable housing. In addition, the number of rural exception sites delivered over previous Plan periods has been low as the reduction in Social Housing Grant has reduced the viability of delivering affordable housing without an enabling element of market development.

2.5.29 The Policy therefore seeks to provide a pragmatic approach which addresses 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.

2.5.30 The Policy permits an element of enabling market development on land identified as a rural exceptions site, in order to ensure that the identified local housing need is met by requiring that the majority of the site (i.e. at least 51%) must provide affordable housing, as defined within National Planning Policy and Guidance and must be
occupied by people who meet the Council’s local need criteria.

2.5.31 The remainder of the site however may offer alternative housing products to meet local housing need. This includes in particular, housing which addresses the needs of older persons in the area to help facilitate downsizing. The mix of tenure to be delivered on these sites must be negotiated with the Council’s Housing Enabling Officer. There is little evidence of need for social rented properties within the Gower and Gower Fringe SHPZ. Where such tenures are provided it would be highly likely that the occupants would only be found through cascading the search process to tenants from outside the Gower and Gower Fringe Zones. This would not meet the specific local needs identified in the LHMA.

2.5.32 It is important to note that the specific allocations have not been identified in order to meet a market need. The principle of market housing development has not been accepted on these sites. For this reason all such sites allocated under this Policy will remain outside of the respective settlement boundaries in order that they can only be brought forward as exception sites. If majority affordable housing cannot be delivered for financial viability reasons, there will be no relaxation of the minimum provision target as viability of proposals will change over the Plan period.

2.5.33 In accordance with Policy IO 1, legal agreements will be used to ensure that the agreed percentage of affordable and market housing is delivered and that the type and mix meets the objectives of the Policy.

2.5.34 Outside of settlement boundaries, within the area defined as countryside, proposals will be determined against Policy CV 2 Development in the Countryside, which restricts development as set out in TAN 664.

H 6: GYPSY AND TRAVELLER SITE

Land is allocated off Pant Y Blawdd Road, Morriston to allow for future expansion of the existing Ty Gwyn authorised Gypsy and Traveller site.

2.5.35 There is a current unmet need for 7 new pitches to accommodate Gypsies and Irish Travellers identified in the Council’s draft Gypsy and Traveller Accommodation Assessment (2015, GTAA)65 as living on an unauthorised ‘tolerated site’ in the County.

2.5.36 An estimate has also been made for newly arising Gypsy and Traveller households. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The estimate is based on an assumption that the current number of identified households will increase by 3% per annum (the highest growth

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64 Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010).
level set out in the Welsh Government Guidance methodology, which was considered the approach that was most in-line with the aspirations expressed by respondents in the GTAA).

2.5.37 This newly arising need yields a total further requirement for 6 Gypsy and Traveller pitches up to 2020 and a further 6 in 2020-25. It should be noted that this includes newly arising requirements for Gypsies and Irish Travellers and Travelling Showpeople.

2.5.38 The GTAA has concluded that there is not a need for a transit site in the County.

2.5.39 The Welsh Government Guidance allows tenancy churn on existing sites to be factored into the supply. The GTAA identifies that 6 pitches would become available at the existing Ty Gwyn site over the Plan period based on past trends. This, combined with an expansion of the site, would satisfy most of the newly arising need over the Plan period.

2.5.40 However, the families living on the nearby unauthorised ‘tolerated’ site have expressed a desire to be accommodated together so it may not be appropriate to consider that their accommodation needs would be addressed by an ad hoc churn of pitches on the authorised site.

2.5.41 The Plan therefore makes provision for at least 7 new pitches for Gypsies and Irish Traveller families identified in the GTAA as currently living on the ‘tolerated’ site. The new site is allocated separate from the well-established Ty Gwyn site with potential for expansion to accommodate newly arising need.

2.5.42 Both the existing and proposed sites are located in Flood Zone C1, an area of the flood plain which is developed and served by significant infrastructure, including flood defences. Caravan and temporary occupancy sites require special consideration in relation to flooding and under TAN 15 in Zone C1 must be subject to justification tests and an assessment of flooding consequences.

2.5.43 The allocation satisfies the criteria set out in TAN 15 and will be supported by a Flood Consequences Assessment to ensure the potential consequences of a flooding event are acceptable, along with other technical studies, to determine the detailed site capacity and delivery costs.

2.5.44 The GTAA also identified a need for accommodation for Travelling Showpeople, traditionally referred to as “Winter Quarters”, which combine the need for residential, storage and maintenance uses. There is a current immediate need for 11 Travelling Showpeople pitches which could principally be accommodated at the established site at Railway Terrace, Gorseinon. The GTAA has identified a further 5 Travelling Showpeople households who live outside the County and have expressed that they would return to the area if a site became available.
2.5.45 In accordance with the Housing (Wales) Act 2014, the Council will undertake a new GTAA every five years. The requirement and take-up of pitches will be closely monitored through the Annual Monitoring Report and review the requirement for additional pitches in the latter part of the Plan period (post 2020) through the monitoring framework.

H 7: GYPSY AND TRAVELLER ACCOMMODATION

Proposals for new Gypsy and Traveller sites, and extensions to existing authorised sites, will be permitted within settlement boundaries where:

i. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment;

ii. Necessary physical, transport and social infrastructure is accessible or will be readily provided;

iii. The site is designed in accordance with appropriate Welsh Government Guidance and Circulars;

iv. The scale of the proposal is appropriate with regard to the site’s surroundings and setting;

v. There would be no detrimental impact on the appearance and character of the area, including the residential amenity of neighbouring occupiers or the operating conditions of existing businesses; and

vi. In the case of a transit or touring site, it has good access to the primary highway network.

Proposals for a Gypsy and Traveller site, or the expansion of an existing authorised site, on land outside but adjacent to the settlement boundary will in exceptional circumstances be permitted where all of the above criteria are satisfactorily met and:

a. The applicant has demonstrated that there are no suitable pitches available within existing authorised sites or land available within existing settlement limits;

b. The proposal will meet an identified local need; and

c. The site represents a logical extension to the settlement boundary and there would be no loss of important recreational, amenity or natural heritage value.

2.5.46 The Policy provides a framework for the assessment of proposals for Gypsy and Traveller sites (including Travelling Show People) as defined by Section 108, Housing (Wales) Act 2014.

2.5.47 Sites should be designed in accordance with advice in Welsh Government Circulars 30/2007: Planning for Gypsy and Traveller Caravan Sites; and/or 78/91 Travelling Showpeople which will be material considerations as appropriate in the determination of any planning applications.

2.5.48 Proposals will need to demonstrate that they are of an appropriate standard and design to allow
residents of the site to have access to basic facilities and live in safe, cohesive and sustainable communities. The development must not have a detrimental impact on the amenity, appearance, character and environment of the area or neighbouring occupiers. Proposals must not be of a scale that would be inappropriate at that location or dominate the nearest settled community. Where business uses are proposed, the site will be required to be able to accommodate home-based business uses without detracting from the amenity, appearance, character and environment of the area or neighbouring occupiers. This may include the provision of adequate facilities and space for such activities.

2.5.49 Proposals will be required to demonstrate that through the siting, layout and access of the site, there would be no detriment to pedestrian or highway safety. Furthermore, proposals will need to demonstrate the site is able to provide sufficient standard of physical infrastructure facilities and access to utilities, including an adequate water supply, power, drainage, waste disposal and sewage disposal to ensure the development of the site will not pose risks to human health and well-being of residents. The site should also have adequate accessibility, including by walking and cycling, to necessary social infrastructure including education and health.

2.5.50 Consideration will be given to environmental factors including flood risk, ground stability, land contamination and proximity of hazardous installations to ensure the site is appropriate for residential development.

2.5.51 Proposals outside and immediately adjacent to the identified settlement limits will only be permitted in exceptional cases. There must be an unmet need identified in the latest GTAA that demonstrates the proposal is needed at that location. This may include an identified need to expand an existing authorised site due to newly arising need from within the families residing there, or a proven need to accommodate extended family members or people with an employment connection.

H 8: ANCILLARY RESIDENTIAL ACCOMMODATION

Proposals for ancillary residential accommodation must ensure that the development is:

i. Reliant in part on the main dwelling for facilities;

ii. Strictly limited in terms of size, scale and floor area to be reflective of the needs of the user;

iii. Located within the existing curtilage of the main dwelling and no separate garden area, vehicle access, or segregated car parking area is proposed;

iv. Physically attached and designed as an extension to the main dwelling with a linking internal doorway(s) and no separate external entrance on the principal elevation, or within a suitably converted existing outbuilding inside the
curtilage of the main dwelling;  

v. Designed to be subordinate to, and respects and enhances the character of, the main dwelling; and 

vi. In the same ownership as the main dwelling, with future occupancy tied to the beneficial ownership of the main dwelling by means of a S106 agreement and/or Unilateral Undertaking.

2.5.52 Ancillary residential accommodation can fulfil an important function, such as enabling a relative to live with their family in the same dwelling but with a degree of independence. Such accommodation must be ancillary in terms of design, size and function to the main dwelling, be within the curtilage of the main dwelling, and not form a self-contained separate dwelling. Any scheme that fails to demonstrate that it is functionally connected to, or reliant on, the main dwelling will be assessed as a proposal for a new dwelling. The Council will assess proposals carefully to ensure they do not result in the creation of what is effectively a new dwelling at an inappropriate location, especially where proposals are in the countryside.

2.5.53 Ancillary residential accommodation should not have the full range of facilities or be designed in such a way that would make it capable of being occupied as an independent dwelling. The applicant must demonstrate that it has been designed to be strictly reflective of the occupant’s identified essential needs. This might include one en-suite bedroom and a living area with kitchenette, in the case of a single dependent. It should strictly be ancillary living accommodation and be partly reliant on the main dwelling’s facilities with a functional connection to it if the annexe is an extension of the host dwelling (this might include circumstances where the occupants are a dependent of the main dwelling household or an employee at the main dwelling). The annexe should be in the same ownership as the main dwelling. Details should be provided on who will use it, including their relationship and/or dependency with the main dwelling occupants, and ownership details of the annexe. The Council may apply a planning condition or obligation to ensure the development is not sold off separately from the existing main dwelling or used as an independent dwelling.

2.5.54 The proposal must by virtue of its design, scale, height, form, massing, materials and layout be subordinate to, and respect and enhance the character of the existing main dwelling. It must be designed so that it can be used as an integral part of the main dwelling once the need for the annexe has ceased.

2.5.55 The annexe must be within the main dwelling’s residential curtilage and be part of the same single planning unit sharing amenities including vehicular access, parking, and garden. There should be no boundary demarcation or sub division of garden or parking areas. The applicant should submit plans...
showing the development in the context of the whole planning unit.

2.5.56 Annexes will normally only be permitted in the form of an extension to the main dwelling. In the case of the conversion of existing outbuildings within the main dwelling curtilage that benefit from permitted development rights, it may only be acceptable to convert part of the building to ensure the conversion provides only limited facilities commensurate with an annexe that is partly dependent on the main dwelling. The annexe should not displace an existing use which would require the construction of a further alternative building to enable that use to continue. New build detached annexes will only be considered where it is satisfactorily demonstrated that an extension or conversion is not appropriate or possible, and will not be permitted at locations outside of the defined settlement limits.

2.5.57 Permitted development rights may apply for some limited development, including small extensions. Applicants should consult with the Council in advance of any works. All schemes should be designed in accordance with the principles of good design contained within the Design Guide for Householder Development SPG.

H 9: HOUSES IN MULTIPLE OCCUPATION AND RESIDENTIAL CONVERSIONS WITHIN SETTLEMENTS

Within settlement boundaries, proposals to convert dwellings or underutilised commercial and industrial buildings to houses in multiple occupation, flats or bedsits will only be permitted where:

i. The development would be compatible with adjoining and nearby uses;

ii. In the case of buildings with an employment use, there is no over-riding need to retain that use;

iii. The development would not contribute to harmful concentration or intensification of HMOs in a particular area; and

iv. The development would not result in an over-intensive use of a dwelling/building.

2.5.58 Support will be given to the more intensive use of suitable buildings to maximise new housing opportunities. The conversion of dwellings and other properties to sub-divided residential units is often an effective way of securing their improvement and widening the housing choice available. Appropriate provision of residential accommodation above commercial properties within the City and District Centres can make more efficient use of building(s) and improve the vitality and viability of those centres. Commercial premises that make a valued contribution to the range and choice for future business uses should be retained in-line with Policy RC 11.
While seeking to promote appropriate conversion opportunities, the adverse impacts that inappropriate development can cause are acknowledged. These may include the impacts of too many HMOs on the balance and character of established residential areas, or the potential for unsuitable conversions of commercial premises to compromise adjacent and nearby businesses. In-line with Policy PS 2, proposed conversions should not result in significant detrimental impact to the character of the building or people’s amenity.

Large concentrations of HMOs exist in Uplands and Castle Wards, while demand is likely to increase for such accommodation in St Thomas adjacent to the higher education developments along the Fabian Way Corridor. This Policy seeks to prevent any further harmful-concentration or intensification of HMOs and its consequent adverse effects on people’s amenity and the character of areas. SPG will define what will be deemed a harmful concentration or intensification by setting out threshold limits to be applied regarding the proportion of the total building stock that HMOs should comprise in different parts of the County.

This Policy also seeks to ensure that properties are of sufficient size to permit the creation of individual dwelling units with satisfactory private amenity space.

In line with the City & County of Swansea Parking Standards, lower levels of off-street car parking may be permitted for such conversions in the Swansea Central Area, particularly where there is good public transport accessibility and where the use of the private car is to be discouraged.

Provision will need to be made for appropriate refuse and cycle parking in accordance with Plan policies.

H 10: SPECIALIST HOUSING

Proposals for specialist housing development, and extensions to established specialist housing facilities, will be permitted within existing settlements where:

i. It is demonstrated that there is a need at that location for the scale and type of accommodation proposed;

ii. There is safe and convenient access to shops, services, community facilities and public transport appropriate to the needs of the intended occupants;

iii. It is suitable for the intended occupiers in terms of the quality, design, type and affordability of the accommodation, as well as the provision of support and care; and

iv. It can be demonstrated that the scheme is viable and sustainable and that appropriate consultation has been undertaken with the Council’s Social Services Department.

Proposals for specialist housing outside the defined settlement boundaries will only be permitted at Rural Exception sites (Policy H 5 refers), where it is to meet
local needs in association with policies to deliver a minimum of 51% affordable housing, or where it is:

a. Ancillary to an existing specialist housing institution;

b. Integrated with the existing specialist housing complex; and

c. Not disproportionate in scale.

Where the development falls within Use Class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing in accordance with Policy H 3.

2.5.64 This Policy relates to housing designed and designated for occupation by older people, or people with disabilities, who have specific housing needs. This type of accommodation is collectively termed ‘specialist housing’.

2.5.65 Specialist housing is intended to enable the occupants to live as independently as possible, but is designed so that support can be provided to them (and potentially to others in the wider community) on-site. The Policy relates to sheltered housing, residential care and nursing homes, and extra-care housing. It does not relate to student accommodation or other types of accommodation within the C2 use class (residential institutions) not specifically for older or disabled people, such as hospitals and boarding schools.

2.5.66 Specialist housing should be provided at locations where there is a demonstrable need for the amount and type of accommodation proposed. It should be provided to enable people moving into such accommodation to remain in their local area and to create and maintain balanced communities.

2.5.67 The development must have safe and convenient access to facilities, services, shops and public transport appropriate to the needs of the occupants. Depending on the needs of the occupants and the location, it may also be necessary to provide appropriate facilities and services on site to prevent isolation and loneliness.

2.5.68 The scheme should be endorsed by the Council’s Social Services Department where care and/or support funding may be required for some or all of the residents either from the outset or in future. Social Services should be consulted on the design of the scheme including the specification of the units and communal areas, and to ensure there is capacity and funding to provide any care needed. The scheme will need to be affordable for the tenants who will occupy the units.

2.5.69 Proposals must be accompanied by details of the future management of the scheme and a viability assessment, particularly if it is intended that the facility will become an asset that is managed by the Council through the Housing Revenue Account (HRA) as a social rented scheme. In such cases the cost of acquiring the scheme from the developer will need to be agreed with the Council in advance to ensure it can be supported within the HRA Business Plan. Evidence will also be required
to demonstrate future viability and sustainability of the scheme in terms of the number of units and future income.

H 11: STUDENT RESIDENTIAL ACCOMMODATION

Proposals for student residential accommodation should be located within the Swansea Central Area, and must in the first instance assess the availability and suitability of potential sites and premises at this location, unless:

i. The proposed site is within a Higher Education Campus and is in accordance with an approved masterplan for the site; and

ii. In the case of the Swansea University Bay Campus, the development would not give rise to an additional number of residential units at the Campus than the number permitted by any extant planning permission; and

iii. The development would give rise to an overall benefit to the vitality and viability of the Swansea Central Area.

2.5.70 Higher Education makes an important contribution to the local economy with in the region of 16,500 full time students living in the area. Many live in former family homes converted to HMOs and as a consequence parts of the County experience significant community cohesion issues resulting from harmful concentrations of such dwellings. It is preferable that student needs are met as far as possible by modern purpose built and managed schemes with the space and facilities more suited to students’ needs in appropriate Swansea Central Area locations where there is good access to services, facilities and public transport to the University buildings. Such development accords with City Centre living aims and would increase footfall, and so contribute towards enhancement of City Centre vitality and viability. It may also lead to a reduction in HMOs and promote the reinstatement of dwellings to family use.

2.5.71 The Swansea Central Area boundary is defined in Policy RC 1. The Council wishes to avoid development of student accommodation that is unsustainable (including in terms of access to services, facilities and public transport) or to the detriment of the regeneration aims for the Central Area. Therefore proposals for student accommodation will not be supported outside of the Swansea Central Area unless the exception criteria are met. Although provision of such purpose built student accommodation will be encouraged within the Central Area, careful consideration will be given to the potential impact on the amenity of, or potential for conflicts with, surrounding uses.

2.5.72 There is a development opportunity to expand the Swansea University Bay Campus to the west of the existing Bay Campus site currently located within

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66 Higher Education Statistics Agency (HESA) Student Record and LLWR (Lifelong Learning Wales Record), published by HESA / Welsh Government, 2015
the boundary of Neath Port Talbot County Borough Council. Development proposals for education facilities to support the continued growth of the University will be supported at this location. Proposals for student accommodation will only be permitted within the expansion area where the total quantum of bedrooms does not exceed the number approved by the outline planning permission for the Bay Campus scheme, consented by Neath Port Talbot County Borough Council. This approach is enshrined within the cross boundary masterplan produced by the Swansea and Neath Port Talbot Councils. Any such proposals for student accommodation within the expansion area must be supported by evidence that the quantum of unbuilt student accommodation on the existing Bay Campus has been, or will be, reduced by the corresponding number of units.

2.5.73 The Council may apply a condition to restrict occupation of the development to students. Where proposals are to convert an existing property (such as above shop development), applicants should also refer to Policy H 9 Houses in Multiple Occupation and Residential Conversions within Settlements.
2.6 HISTORIC AND CULTURAL ENVIRONMENT

HC 1: HISTORIC AND CULTURAL ENVIRONMENT
The County’s distinctive historic and cultural environment will be preserved or enhanced by:

i. Requiring high quality design standards in all development proposals to respond positively to local character and distinctiveness;

ii. Identifying and safeguarding heritage assets, sites and their settings;

iii. Supporting heritage and cultural led regeneration schemes;

iv. Safeguarding and promoting use of the Welsh language.

2.6.1 The historic and cultural environment is one of the County’s most important assets and provides a finite, irreplaceable source of information about our past. The evidence of people’s interactions and relationships over generations with place is all around us in the buildings, features and town and settlement patterns of our modern townscapes and landscapes. This historical evidence can help us to understand how our towns and villages have evolved and provide a deeper context to inform the making of better places for current and future generations. Every place has its own history which has shaped its character. This makes each place unique and understanding this is a key element of place management.

2.6.2 The above Strategic Policy therefore seeks to secure the sustainable management, preservation and enhancement of the character and appearance of the historic and cultural environment, whilst supporting appropriate heritage led regeneration proposals to release the social and economic potential of these assets.

2.6.3 The designated heritage assets and sites referred to in the Policy include:

- Scheduled ancient monuments and archaeological sites.
- Listed buildings and their curtilage.
- Conservation areas.
- Register of landscapes, parks and gardens of special historic interest in Wales.

2.6.4 It is essential to understand the significance of any heritage asset whether it is a conservation area, listed building or other feature in order to assess the acceptability of change. This should be achieved through the preparation of a ‘Statement of Significance’ to accompany development proposals, which assesses the evidential, historical, aesthetic and communal value in accordance with the Cadw ‘Conservation Principles’ publication. It should also be assessed through consulting the Historic Environment Record (HER). A thorough understanding of the heritage asset will lead to
better informed proposals for alterations and sustainable reuse and should be evidenced through the submission of a Heritage Impact Assessment as advocated in the emerging TAN 24: Historic Environment.

2.6.5 A fundamental part of the Plan’s Vision is the creation of a place which captures the distinctive relationship between the County's urban, rural and coastal areas and capitalises on these in order to secure the economic sustainability of the area. In particular, the County’s industrial and waterfront heritage is a vital part of the Council’s initiatives to regenerate the City Centre and Urban Waterfront and ensure that the County represents a strong commercial investment opportunity.

2.6.6 The historic and cultural environment also provides opportunities for leisure, tourism and recreation across both the County and the wider Swansea Bay Region, and makes a major contribution to the local and regional economy which the Plan seeks to support.

2.6.7 Understanding the role of historic and cultural heritage and how it can be preserved and enhanced will therefore be key to the success of delivering the vision of the Plan.

HC 2: PRESERVATION OR ENHANCEMENT OF BUILDINGS AND FEATURES

The County’s buildings and features of historic importance will be preserved or enhanced through the following measures:

i. Proposals for alteration and/or extension to a listed building or its curtilage must ensure that the special architectural character or historic interest is preserved;

ii. The change of use of a listed building or its curtilage will only be permitted where this contributes towards the retention of a building or its sustainable reuse without having an adverse effect on its character, special interest or structural integrity;

iii. Permission will not be granted for the total or substantial demolition of a listed building, or an unlisted locally important building that makes a positive contribution to the character or appearance of an area, unless there is the strongest justification and convincing evidence that the proposal is necessary;

iv. Proposals which have a relationship to a listed building or its curtilage must ensure that the setting is preserved;

v. Development within or adjacent to a conservation area will only be permitted if it would preserve and enhance the character or appearance of the conservation area or its setting. New development in such locations must also be of a high standard of design, respond to the area’s special characteristics, and pay particular regard to:

   a. Important views, vistas, street scenes, roofscapes, trees, open spaces, gaps and other...
2.6.8 The Policy seeks to ensure that the conservation of the whole built environment is taken into consideration in the determination of applications for both listed building consent and conservation area consent.

2.6.9 The Policy also seeks to ensure that any new development accords with the special architectural and historic interest of designated conservation areas and their settings. Whilst the character or appearance of conservation areas must be a major consideration, it does not preclude carefully considered contemporary design. Development proposals will be judged for their effect on the character and appearance of conservation areas.

2.6.10 Clear guidance with respect to the preservation or enhancement of the built environment is contained within National Planning Policy and Guidance. The Plan does not therefore include detailed policies in relation to those areas which are adequately and appropriately protected elsewhere. However the sections below set out the relationship between the Plan and National Planning Policy and Guidance.

Listed Buildings

2.6.11 Listed buildings are designated by Cadw who maintain the statutory ‘List of Buildings with Special Architectural or Historic Interest’. National Planning Policy and Guidance contains a general
presumption in favour of the preservation of listed buildings. Works (internal and external) that would affect the character or historic fabric of a listed building and its curtilage must not be implemented without authorisation of a listed building consent and should be fully justified by means of a Heritage Impact Assessment in accordance with National Planning Policy and Guidance. Listed buildings are not shown on the Constraints Map. The Policy seeks to ensure that where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving or enhancing the building, or its setting, or any features of special architectural or historic interest which it possesses. Listed buildings will often present opportunity for the restoration and sustainable reuse of historic buildings, for the strengthening of local identity through respect for local characteristics of design, and for the interpretation of hidden heritage assets. Where demolition of a listed building is proposed, applications will be assessed against National Planning Policy and Guidance. Conservation Areas

2.6.12 The boundaries of conservation areas within the County are shown on the Constraints Map. Throughout the Plan period, Conservation Area designations, boundaries and Conservation Area Appraisals (CAA's) will be reviewed as required, against recognised criteria in National Planning Policy and Guidance. CAA's will be adopted as SPG following a period of public consultation and any boundary amendments updated on the Constraints Map accordingly. Adopted CAA's will provide a clear and agreed definition of those elements which contribute to the special character and historic interest of the area. The findings of the CAA's need to be fully taken into account when considering development proposals. Where a Design and Access Statement is required to accompany an application for planning permission it should clearly set out how the development preserves or enhances the conservation area. In the assessment of planning applications within or adjacent to a designated conservation area, the Council will seek to preserve or enhance the special character or appearance as defined and promoted by each adopted CAA.

2.6.13 A number of the County’s conservation areas lie within the Gower AONB. Applications within the AONB should also be considered where appropriate against Policy H 5 and the Gower AONB Design Guide, which will be adopted as SPG to the Plan.

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67 Emerging TAN 24: Historic Environment

68 In the case of an application for Listed Building Consent a ‘justification statement’ would be required under para 69 of Circular 61/96.
Article 4 Directions

2.6.14 There are a number of Conservation Areas with Article 4 Directions where permitted development rights have been removed to reduce the potential impact of uncontrolled inappropriate and unsympathetic alterations and use of unsuitable materials.

Scheduled Ancient Monuments (SAMs)

2.6.15 The register of SAMs is maintained by Cadw, the Welsh Government’s Historic Environment Service. The Council maintains an Index of Ancient Monuments which lists all SAM’s located within the County and these are shown on the Constraints Map. Scheduled Monuments consent is required for all proposals that would (potentially) damage, demolish, remove, repair, alter, add to, flood or cover up a SAM. Policies HC 1 and HC 2 highlight that the desirability of preserving and enhancing an ancient monument and its setting (whether scheduled or not) is a material consideration.

Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales

2.6.16 This is a statutory Register maintained by the Welsh Minsters. Inclusion on the Register provides no additional planning control. However, it identifies sites and their settings which make an important contribution to the character of the County which are deemed important to preserve or enhance. Policy HC 2 therefore seeks to ensure that they are given appropriate consideration when development is proposed which affects these assets.

Historic Environment Records

2.6.17 Not all nationally important remains which may merit preservation will necessarily be scheduled. In appropriate circumstances, other unscheduled archaeological remains of local importance and their setting may also be worthy of protection. Policy HC 2 seeks to reflect their significance either as locally important sites or as currently un-designated sites worthy of potential national designation.

2.6.18 The Council has adopted the HER curated by Glamorgan Gwent Archaeological Trust (GGAT) as their record of information about known archaeological and historical sites within the County. It is a critical source of information for:

- Making decisions about the sustainable management of the historic environment;
- Assessing the impact of development upon the archaeological resource;
- Informing heritage led regeneration; and
- Preparing development proposals, and should be referenced in the Design and Access Statement.

69 Adoption of the HER (then known as “Sites and Monuments Record) recorded in Planning Committee minutes 24th September 1997).
2.6.19 If archaeological work is undertaken as a result of development, the information gained from such works is fed back into the HER, thus enhancing the record for future use.

**Archaeological Sensitive Areas**

2.6.20 The GGAT has identified Archaeologically Sensitive Areas within the County and these are shown on the Constraints Map. The designation does not confer statutory control and is not intended to restrict development, but indicates areas where the effect of any proposed development on the archaeological resource may become an issue during the determination of a planning application. Development should be sensitive to the preservation of archaeological remains, and National Planning Policy and Guidance stresses the need to evaluate sites, record them and preserve those that are most important. Developers should therefore identify the likely archaeological resource within the proposed development area and consider introducing appropriate mitigation measures into the proposal to protect the identified resource.

**Locally Important Buildings and Historic Assets of Special Local Interest**

2.6.21 Listed buildings are determined on the basis of their importance to the nation, either for their architecture or built quality, or for their historic associations. However, there are a large number of other buildings which, whilst not of sufficient quality or importance to be listed, make a significant local contribution. Therefore, whilst these buildings are not afforded the same protection as listed buildings by means of national legislation, the Council will nevertheless seek to protect them from unacceptable or unsympathetic development, including proposals for their demolition, particularly those within conservation areas and buildings that make a prominent positive contribution to townscape. Where such assets are identified, they will be compiled in a *List of Locally Important Buildings* to be updated on an ongoing basis.

2.6.22 Historic assets of special local interest may include:
- Townscapes;
- Buildings, sites or features of historic or archaeological interest and their settings; or
- Historic landscapes.

These by virtue of their historic or cultural importance, character or significance within a group of features, make an important contribution to the local character and the interests of the area.

2.6.23 Proposals for the alteration or extension of a building of local importance or its setting will be expected to retain and conserve features of historic or architectural interest. In those instances where demolition is granted the Council may seek the recording of architectural features and the re-use...
and recycling of materials in any new development on the site.

**HC 3: DEVELOPMENT IN WELSH LANGUAGE SENSITIVE AREAS**

The Welsh language will be safeguarded and promoted throughout the County.

Within the Language Sensitive Area, the following developments will be required to submit a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh Language:

1. Residential development for 10 or more dwellings;
2. Retail, commercial or industrial development with a total floorspace of 1000 sq. m or more.

2.6.24 As a whole, the County has a lower percentage of Welsh speakers compared to the Welsh average. However, there are areas within the County where the Welsh language is a significant part of the social fabric of the community, providing a strong sense of place and identity, particularly in Mawr, Clydach and Pontarddulais wards where the percentage of Welsh speakers is greater than the national average. In addition, there are many areas which have experienced a decline in Welsh speakers over the last few years (as noted in comparing census data between 2001 and 2011). The Plan allocates significant areas of residential and economic growth within the defined Language Sensitive Area in support of regeneration and local employment initiatives. 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.

2.6.25 The wards located within the Language Sensitive Area are defined on the Constraints Map and comprise: Clydach, Gorseinon, Gowerton, Kingsbridge, Llangyfelach, Lower Loughor, Mawr, Penllergaer, Pontarddulais, Penyrheol, Pontarddulais and Upper Loughor. The wards are located in close proximity to each other mostly within the Greater North West part of the County and collectively hold the highest percentage of individuals with Welsh language skills. The Plan seeks to protect the integrity of the Welsh language within the identified area, where an average of over 18% of the population speak Welsh.

2.6.26 Development proposals that trigger the identified thresholds set out in the Policy will need to be accompanied by 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. Examples of such mitigation measures may include features that promote Welsh language as an intrinsic element of design and layout, provision of Affordable Housing for Local Needs, provision of
bilingual signs, support for the provision of school places in Welsh medium schools and support funding for language and cultural awareness initiatives.

2.6.27 Street and development names should be in Welsh in order to promote and protect local linguistic character, tradition and cultural distinctiveness.
2.7 SOCIAL INFRASTRUCTURE

SI 1: HEALTH AND WELL-BEING
Health inequalities will be reduced and healthy lifestyles encouraged by ensuring that development proposals:

i. Reflect the spatial distribution of need for primary and secondary healthcare provision, ensuring such proposals are accessible by non-car modes and have the potential to be shared by different service providers;

ii. Create sustainable places that accord with the principles of Placemaking;

iii Are supported by appropriate social infrastructure and community facilities, with good interconnectivity between places and land uses;

iv. Maintain and/or enhance the extent, quality and connectivity of the Active Travel and green infrastructure networks; and

v. Do not result in significant risk to life, human health or well-being, particularly in respect of air, noise, light, water or land pollution.

2.7.1 This Strategic Policy reflects the direction in National Planning Policy and Guidance that health can be a material considerations in determining planning applications for new developments, and is increasingly recognised as an essential element of delivering sustainable development.

2.7.2 Implementation of this Policy supports the WBFG Act and also contributes to the delivery of a number of National objectives relating to healthy lifestyles including physical activity and recreation. The Policy also supports the objective set out in the SIP which seeks to ensure “people are healthy, safe and independent”. This is in line with Swansea’s designation as a “Healthy City”, reflecting the Council’s recognition that the built and natural environment, together with lifestyle behaviours, can contribute to improving health. Specifically, the Policy seeks to address the issue raised by the Welsh Index of Multiple Deprivation that the difference in life expectancy between some wards within the County is up to 12 years.

2.7.3 The Policy accords with the Plan’s overarching Placemaking approach, by recognising the importance of creating sustainable places that give people the opportunity to live healthy active lifestyles. This includes supporting the development of new Primary and Secondary Healthcare facilities at sustainable locations to facilitate equality of access to social infrastructure, as well as a range of community facilities. Development that embraces Placemaking principles can also improve health through: creating Active Travel opportunities; providing access to

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70 Our Healthy Future (Welsh Government 2009).
71 One Swansea Single Integrated Plan 2015: Place, People, Challenges and Change. Swansea Local Service Board
72 Welsh Index of Multiple Deprivation 2014
community facilities; and creating well-maintained open spaces for physical activity and food growing. Quality public realm can also have a significant positive effect on people’s mental well-being.

SI 2: PROVIDING AND SAFEGUARDING COMMUNITY FACILITIES

New community facilities must be accessible by Active Travel and public transport, and be conveniently located in relation to other facilities and services wherever possible.

Development that would adversely affect the operation, or lead to the loss, of a community facility of local value will not be permitted unless:

i. An alternative facility of at least equal quality and scale to meet community needs will be provided; or

ii. It can be demonstrated that the existing provision is surplus to the needs of the community and there is sufficient provision of a similar relatively accessible and convenient facility to serve the community nearby; or

iii. Evidence is provided that the existing use is no longer viable.

2.7.4 Community facilities such as sports centres, community halls, and in some instances commercial uses, can provide an important function in the health, social and economic well-being of a locality. The Council recognises the importance of achieving and maintaining sustainable settlements by locating such facilities within close proximity to the communities they are intended to serve, so that they can be more readily reached by walking, cycling and public transport.

2.7.5 New development should relate to the local community in terms of scale and character and ensure the amenities enjoyed by adjoining occupiers are not affected. Proposals which provide new or enhanced multi use community facilities, such as the co-location of facilities within other public buildings such as schools or healthcare centres will be particularly encouraged.

2.7.6 The loss of a community facility of local value can have a significant impact on community life. This Policy aims to safeguard a community facility in those instances where it is shown to be of particular local value or merit to the community that it serves, and where its loss would be of demonstrable dis-benefit to that community. A community facility can be ‘lost’ by virtue of either a change of use to an existing building, or by means of a redevelopment scheme on the site of the facility. Community facilities of local value are defined as those which:

i. play an important role in meeting an identified need;

ii. benefit community vitality and cohesiveness or the local economy;

iii. bring other added value in terms of wider benefits for the community;
iv. can demonstrate evidence on the extent to which the facility is valued by the community;

v. contribute to the character of the area and provide a distinctive and unique facility as a destination in the locality;

vi. provide a wider social function, such as venue for social interaction and/or an informal meeting place.

2.7.7 Community facilities of local value may include a wide range of locally orientated services and amenities in both urban and rural locations. The following list, whilst not intended to be definitive, provides examples of uses that can provide a community facility:

i. Class A1 (retail) and Class A3 (food and drink) premises in certain locations, such as small scale convenience goods store, post office, gift shop;

ii. Pub;

iii. Social club;

iv. Sports club;

v. Community Hall/Centre;

vi. Library;

vii. Place of worship;

viii. Leisure facility;

2.7.8 In some instances a facility may be an isolated resource of individual merit where there is no comparable facility within the vicinity, often in rural locations. Rural stores and village shops provide a vital lifeline for communities where access to District and Local Centres is poor. In rural, scenically attractive parts of the County, facilities that serve local residents can also provide an important resource for visitors to the area. As well as convenience stores and the more obvious tourist/gift shops, this can include facilities such as pubs, coffee shops, other A3 outlets and leisure facilities.

2.7.9 In other instances the term ‘community facility’ may apply to a small grouping of premises (such as Class A1 and A3 uses) where there is insufficient unit representation for that grouping to warrant designation as a Local Centre. Such groupings are typically found in more suburban areas of the County and will generally be less than 5 units in total. They can be loose clusters of shops or a small row of a few units, and are often found in older residential neighbourhoods and post-war suburban estates built as social housing. A common theme for all community facilities is that they will tend to serve a very localised and captive population. Notwithstanding this local function, some premises will also provide an important resource for visitors to the locality, including tourists, whilst some establishments such as pubs may be sufficiently renowned to bring in trade from a wider catchment.
2.7.10 Importantly, community facilities can in some instances provide a social function and focus to help sustain the life of a community, either by virtue of the particular service it provides and/or as a meeting place and venue for social gatherings. This can apply to pubs and shops as much as it does to the more obvious community halls and social clubs. It is often difficult to quantify the degree of benefit and value that such facilities bring to a particular community. However in cases where there is a lack of opportunities for people to congregate, the loss of such a facility is capable of having a significant adverse impact in terms of community vitality and cohesiveness. This can apply equally in both rural and urban areas.

2.7.11 The viability of premises as a continuing business or other enterprise will be material to the assessment of a proposal for change of use or redevelopment of an important community facility.

2.7.12 The Council will, as appropriate, request the submission of evidence that demonstrates the current financial status of a business. Details of the information to be provided would be subject to discussions between the Council and applicant and will be dependent on the nature of the business. The information must however be sufficient to enable an adequate assessment whether an alternative occupier could maintain a financially viable enterprise at the site.

2.7.13 Establishing viability is not exclusively a financial issue. Community facilities that are non-profit making such as health centres and places of worship will require an assessment of non-financial matters in order to establish ongoing viability. This includes for example an assessment of patronage/attendance levels, the prevalence of other similar facilities in the area and inherent suitability of the location.

2.7.14 The likelihood of a property containing a community facility remaining vacant for an extended period will also be a material consideration as this can have an adverse visual and social effect on the community in which it is located. In such instances evidence of marketing and advertising carried out to secure the sale of the premises for the established use will be required.

SI 3: EDUCATION FACILITIES

Where residential development generates a requirement for school places developers will be required to either:

Provide land and/or premises for new primary or secondary schools, depending on the scale and location of the development; or,

Make financial contributions towards the cost of providing additional or improved primary and/or secondary school facilities from proposed residential developments that would generate a requirement for school places that cannot reasonably be met by existing schools because;

i. the capacity of the school(s) in those catchment
area(s) where new housing developments are proposed would as a result of the development be exceeded by demand; and/or

ii. there is a surplus capacity in such schools to accommodate some or all of the projected number of pupils generated from the proposed development, but investment is required to make it fit for the purpose of accommodating the additional pupils.

Proposals for the development of new primary (inclusive of Nursery) and secondary (in some cases inclusive of sixth form) education should:

a. Relate well to existing and proposed neighbourhood services and amenities;

b. Provide appropriate facilities for parking and drop off;

c. Be aligned with the Council’s Quality in Education 2020 programme;

d. Include, where appropriate, provision for other appropriate community uses in addition to their educational use;

e. Provide sustainable school places, in the appropriate location; and

f. Phase the provision of school places to achieve a balance between demand and supply by making contributions available at agreed development milestones.

2.7.15 The purpose of this Policy is to set out the tailored and flexible approach that the Council will take to the provision of education facilities in association with new development.

2.7.16 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. Supply and demand for school places varies by area, along with language and faith preference. However, following a period of growth in demand, unfilled places (surplus capacity) have reduced overall across the County. A key issue for the Plan therefore is to ensure that sufficient additional 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.

2.7.17 With regard to Strategic Development Areas, it is recognised that the future additional pupils generated from these sites may not be accommodated in existing schools. The Council will therefore require developers to set aside appropriate sites and provide school facilities at initial phases of the development aligned with the construction process, and additional forms of entry made available where necessary in later phases, as agreed by the Council. An indication of the level of provision required is set out in the relevant site specific SDA Policies; however it should be noted that the Policies reflect an initial assessment based on existing planned schools infrastructure and level
of growth identified in the Plan. Exact provision will need to be considered on a site by site basis over the course of the Plan period in order to take into account the position of education provision at the time of the application. In the case of non-residential led (i.e. mixed use) SDAs the Council will require a contribution to provision on an appropriate existing school site, unless land is provided within the development site upon which a new school building can be provided.

2.7.18 The Non-Strategic Housing Sites set out in Policy H 1 will also generate a requirement for additional school places. Where there is evidence of need within the relevant catchment area, the Council will seek contributions to increase and or improve catchment schools in order to accommodate the additional pupils arising from the development.

2.7.19 Where there is increased demand for school places arising from windfall/non-allocated sites the Council will seek to calculate a financial contribution towards the improvement/enhancement of existing provision, either through the improvement of the premises or through contributions to improved/enhanced facilities within the relevant school.

2.7.20 The negotiation of education provision will be based upon the following approach:

a. In some circumstances the secondary and primary element would be pooled into a joint requirement for one of these such that, for example, the developer may be required to build a larger primary school than pupil numbers require in order to be able to accommodate anticipated additional future numbers in the area and make the development sustainable. In these circumstances it will be for the Council to determine the most appropriate mechanism to address outstanding investment requirements.

b. Where the school building is to be provided by the developer this must be in accordance with the guidance and standards relating to education premises contained within Swansea School Standard specification, working collaboratively with the Council, ensuring the ability of the premises to offer good quality learning environments.

c. In the absence of a Community Infrastructure Levy (CIL) s123 Regulation List, the Council will pursue an approach of requesting specific s106 contributions to each named school during the interim period in order to ensure that contributions collected are not contrary to the CIL pooling restrictions. This approach may be reviewed upon the introduction of CIL when specific school projects may be identified in the s123 list.

d. School provision needs to be carefully phased in order to achieve a balance between demand for and supply of school places. Where a need is identified, developers should identify appropriate sites and provide schools at the relevant phases
of developments. Additional forms of entry should be made available where necessary. Where extension to provision is required, contributions will need to be made available at milestones as agreed with the Council, to ensure effective supply of places and effective use of resources for the construction of the places.

e. Further guidance on the application of the Policy will be set out in Supplementary Planning Guidance (SPG) relating to planning obligations.

f. Opportunities should be taken to share school buildings and facilities, or co-locate on shared sites with other Council service areas and selected external services. This would serve to maximise the use of the land and provide an integrated citizen focused resource for the whole community.

g. Dependant on geographical constraints, opportunities should be taken to explore shared school facilities/playing fields with other schools (e.g. a primary and secondary school sharing fields) or continuous ages 3-19 school provision.

h. Where appropriate the Council will explore opportunities to consider alternative options to education provision. This could include: shared school facilities; continuous school provision (e.g. 3-19); federation; amalgamation; or relocation.

SI 4: MORRISTON HOSPITAL

Land adjacent to Morrison Hospital is safeguarded solely for the future development and expansion of the Hospital.

Development at this location is restricted to healthcare related uses in association with the beneficial use of Morriston Hospital. Proposals must be set within the context of an appropriate comprehensive masterplan to be agreed with the Council, which must include full consideration of the use of land and buildings on the site of the existing hospital as well as the safeguarded land.

Proposals must be delivered alongside appropriate new and enhanced highway infrastructure that will significantly improve the existing substandard road access leading to the site, based on a scheme to be agreed with the Council and assessed by means of an appropriate Transport Assessment.

Development proposals for non-health related uses within the safeguarded land will not be permitted.

2.7.21 Morriston Hospital is the largest acute hospital administered by Abertawe Bro Morgannwg University Health Board (ABMUHB), and is the location of the major accident and emergency department to serve Swansea and the wider area. It has a strategic location close to M4 junction 46 and is recognised as the major trauma centre for South West Wales. Given this, the ABMUHB intends to deliver further extensive improvements,
redevelopment and expansion proposals, including the potential development of greenfield land to the north of the existing hospital. The ABMUHB proposals – termed ARCH: A Regional Collaboration for Health – have considerable potential to lead to advancements in research, education and healthcare provision, and could provide a major source of new jobs and economic investment. The Policy aims to facilitate appropriate proposals that deliver on these aspirations.

2.7.22 Proposals must be brought forward in a comprehensive, rather than piecemeal manner, in order to demonstrate that a proposed scheme relates well to the aspirations for redevelopment and expansion across the site, and that the potential for re-use of existing buildings and land within the settlement boundary is maximised.

2.7.23 Associated new and enhanced highway infrastructure measures are required given the existing sub-standard and unsatisfactory Pantlassau Road link to the hospital from Clasemont Road. The opportunities to upgrade this link or improve the junction at Clasemont Road are fundamentally constrained which is likely to necessitate a new dedicated link from the M4 Junction 46, subject to detailed transport modelling. (See Appendix 5 Plan Ref RM19)

SI 5: PROTECTION OF OPEN SPACE

Development will not be permitted on areas of open space unless:

i. It would not cause or exacerbate a deficiency of open space provision in accordance with the most recent Open Space Assessment; or

ii. The majority of open space provision is to be retained and enhanced through the development of a small part of the site; or

iii. Alternative open space provision of equivalent or wider community benefit is made available; or

iv. The developers make satisfactory compensatory provision.

2.7.24 For the purposes of the Plan, open space is defined in accordance with guidance within TAN 16. This includes playing fields, equipped children’s play areas, outdoor sports facilities, informal recreation or play space and accessible natural greenspace, which is defined in accordance with the ‘Providing Accessible Natural Greenspace in Towns and Cities toolkit’. The Open Space Assessment has incorporated these national standards and provides a sound evidence base for implementation of this policy. An Open Space Strategy based on the Open Space Assessment will form SPG.

2.7.25 The essential role that the County’s high quality open space provision plays in making up the green infrastructure network is set out in Policy ER 2

73 TAN16 Technical Advice Note 16: Sport, Recreation and Open Space (2009)

TAN16  Technical Advice Note 16: Sport, Recreation and Open Space (2009)
Strategic Green Infrastructure Network. It recognises that all these spaces afford multiple ecosystem services, in addition to their role in recreation provision. These areas can be important for enhancing biodiversity and connectivity, reducing the impact of climate change and improving the health and well-being of residents. The Policy makes clear that green infrastructure should be regarded as a single resource which development will be expected to conserve, enhance and contribute to. It also identifies the specific issues surrounding the protection and provision of recreational open space and accessible natural greenspace.

2.7.26 This Policy aims to protect and enhance existing open space provision, but an element of flexibility is required in order to take into account issues such as changing demographic characteristics, or where there may be a surplus of provision identified. In such circumstances, the Policy seeks to allow an enhancement or alteration of provision on or off-site. Where proposals have the potential to materially and adversely impact upon existing provision, developers will need to demonstrate that alternative provision is available to achieve the accessibility standards.

SI 6: PROVISION OF NEW OPEN SPACE

Open space provision will be sought for all residential development proposals with capacity for 10 or more units. This will include the creation of new on site facilities, or the improvement of existing local provision off-site, along with appropriate maintenance contributions.

A contribution towards improving off-site open space provision in the area may also be required for residential development proposals of 10 units or less where there is a quantitative or qualitative deficiency in open space provision.

All residential development must accord with the principles of providing good children’s play and leisure opportunities by:

i. Ensuring that the design of residential areas prioritises the ability of residents, particularly children, to move freely, socialise and play;

ii. Incorporating ‘Homezone’ style street design and layouts where appropriate and the provision of opportunities for doorstep play;

iii. Designing natural landscaping to create opportunities for informal play to complement, and be additional to, any formal play; and

iv. Ensuring that play and leisure spaces, both formal and informal, are focal spaces, fit for purpose and well overlooked by development.

The quantity, quality and location of the open space contribution required will be determined against the Open Space Assessment.

2.7.27 This Policy provides the means to achieve the standards set out within the most up to date version
of the Open Space Assessment which takes into account the quantity, quality and accessibility of provision. Further details will be provided in an Open Space Strategy which will form SPG.

2.7.28 With regards to recreational open space, the Council applies the Fields in Trust (FiT) standard of 2.4 hectares per 1,000 population, which will be the standard against which all proposals will be assessed when calculating the appropriate amount of recreational open space to be provided. (See Table 3).

2.7.29 With regards to accessible natural greenspace the Council applies the NRW standards for Accessible Natural Greenspace as set out in ‘Providing Accessible Natural Greenspace in Towns and Cities’. (See Table 4).

2.7.30 Where the standards may not be able to be achieved, due to for example viability issues or design constraints, a supporting statement will be required from the developer to confirm why the requirement cannot be met. In such instances, the Council may seek commuted sums towards the maintenance or upgrade of existing nearby open space provision instead. Sufficient accessibility to open space provision should be considered early on in the design process to ensure that it becomes integral and appropriate to the scheme. The planning application should clearly stipulate what measures will be in place for the future management and maintenance of new open space provision.

Table 3: Standards for Open Space Provision

<table>
<thead>
<tr>
<th>Open Space</th>
<th>Standard – per 1,000 population</th>
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</thead>
<tbody>
<tr>
<td>Playing Fields</td>
<td>1.2 ha</td>
</tr>
<tr>
<td>Outdoor Sport</td>
<td>1.6 ha</td>
</tr>
<tr>
<td>Children’s Play</td>
<td>0.8 ha</td>
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</tbody>
</table>
Table 4: Accessible Natural Greenspace Standards

<table>
<thead>
<tr>
<th>Tier</th>
<th>Requirement</th>
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</thead>
<tbody>
<tr>
<td>Tier 1</td>
<td>That no one should live more than 300m from their nearest natural greenspace</td>
</tr>
<tr>
<td>Tier 2</td>
<td>That there should be at least one 20ha site within 2km of home</td>
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<tr>
<td>Tier 3</td>
<td>That there should be one accessible 100ha site within 5km</td>
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<tr>
<td>Tier 4</td>
<td>That there should be one 500ha site within 10km</td>
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</tbody>
</table>

2.7.31 In accordance with the Plan’s objectives of creating desirable, healthy and sustainable places to live, the Policy seeks to ensure that all residential developments consider the needs of both older children and young people for children’s play and leisure opportunities within new developments. This includes consideration of the principles set out in the Policy which are further augmented in the Council’s Residential Design Guide SPG\(^7\) and the Manual for Streets, which relates particularly to the creation of a highway network and urban realm which facilitates opportunities for safe informal play. This can be through the creation of “Homezones”, or designing landscaping to facilitate informal play. All new play provision must be fit for purpose, for example it must have sufficient drainage, be safe and accessible to the children and young people it serves and be sufficiently overlooked.

2.7.32 Wherever possible, developers should consult with children and young people about the location and type of new or improved provision and their opinions should be taken into consideration in the design of development. Developers are also encouraged to enter into open dialogue with the Council to ensure that meaningful play opportunities are not lost because of future maintenance issues.

2.7.33 The Policy ensures that children and young people are provided with sufficient opportunities to engage in quality, accessible play opportunities in the area in which they live. This is a key part of children’s personal development and well-being. The right to access to play and leisure opportunities is supported by United Nations Convention on the Rights of the Child (UNCRC)\(^7\) which has been adopted by the Council. The Council also has a duty, under the Child and Families (Wales) Measure 2010, to ensure sufficient play ‘as far as is reasonably practicable’.

2.7.34 Any community, recreational and play facilities within new school developments that are intended for use by the whole community should be suitably available out of school hours including weekends.

\(^7\) [http://www.swansea.gov.uk/spg](http://www.swansea.gov.uk/spg)

\(^7\) [www.unicef.org.uk/ChildsRights](http://www.unicef.org.uk/ChildsRights)
Land for cemetery use is allocated at:

i. Penyrheol (Melin Mynach), Gorseinon; and

ii. Land adjacent to the Morriston crematorium, Mynyddbach.

2.7.35 Demand for burial within the County remains consistent despite the national death rate reducing. It is anticipated that the burial demand forecast will steadily increase over the next 5-10 years as this situation evens out.

2.7.36 The majority of demand will be met through capacity on existing sites. The Council currently has capacity to continue to provide new graves at the following Cemeteries:

1. Coedgwilym Cemetery, Clydach;
2. Kingsbridge Cemetery, Kingsbridge;
3. Morriston Cemetery, Mynyddbach (adjacent to Morriston Crematorium);
4. Oystermouth Cemetery, Oystermouth, and
5. Rhydgoch Cemetery, Pontarddulais.

2.7.37 There is also an intention to introduce some areas for new graves in Danygraig Cemetery, St Thomas.

2.7.38 The Council intends to develop the Penyrheol (Melin Mynach) site as an alternative to Rhydgoch Cemetery, which is almost at capacity. It is envisaged that this provision will be required before the end of the Plan period.

2.7.39 In addition, land adjacent to Morriston Crematorium at Mynyddbach has been identified as an emergency planning contingency site for the future.

### SI 8: COMMUNITY SAFETY

Development must be designed to promote safe and secure communities and minimise the opportunity for crime. In particular development shall:

i. Create places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;

ii. Provide adequate natural surveillance (overlooking) of adjacent streets and spaces;

iii. Be designed to make crime difficult to commit by increasing the risk of detection;

iv. Create a sense of ownership by providing a clear definition between public and private spaces;

v. Promote activity that is appropriate to the area, providing convenient access and movement routes;

vi. Provide, where necessary, for well-designed security features that integrate sympathetically with the surrounding streetscene, buildings and open spaces;

vii. Create places that are designed with management and maintenance in mind, to discourage crime in the present and the future; and

viii. Avoid the creation of gated communities.
2.7.40 This Policy seeks to ensure that all new developments are designed to reduce opportunities for crime. Increasing community safety and reducing crime, the fear of crime and anti-social behaviour, are key to improving the quality of life and well-being for those who live in and visit the County. ‘Designing in’ Community Safety is key to the delivery of safe and sustainable communities, and should be considered in all developments in all locations. Further detail is set out in the SPG ‘Planning for Community Safety’.

2.7.41 This Policy should be read together with Policy PS2 Placemaking and Place Management. Community Safety requirements should be balanced against the need to create sustainable, attractive and well connected communities.

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77 City & County of Swansea Adopted Supplementary Planning Guidance [http://www.swansea.gov.uk/spg](http://www.swansea.gov.uk/spg)
2.8 REGENERATION AND COMMERCIAL DEVELOPMENT

RC 1: SWANSEA CENTRAL AREA REGENERATION

In order to enhance the attractiveness, viability and competitiveness of the Swansea Central Area, development must accord with the key strategic aims of delivering:

i. Comprehensive regeneration and revitalisation of the Retail Centre;

ii. Increased amounts of high quality office space and city living, including student accommodation;

iii. Education facilities for teaching and research; and

iv. A wider range and choice of visitor attractions and facilities.

Development proposals must:

a. Support the Council’s regeneration, renewal and enhancement proposals for the Swansea Central Area; and

b. Comply with the requirements and proposals set out in the Swansea Central Area Regeneration Framework.

2.8.1 The Strategic Policy recognises that the regeneration of Swansea Central Area is a corporate priority of the Council and is at the heart of efforts to drive forward the economy of the whole of the Swansea Bay City Region. The Swansea Central Area has a proud history and sense of identity, and is in many ways the public face of the County. Development that enhances its status and profile as a focal destination for commercial and leisure activity will be pursued as part of a coordinated strategy to ensure the Central Area enters a new era of opportunity, continues to benefit from investment and becomes a vibrant centre for work and social interaction for many generations to come. Alongside its commercial function, the Swansea Central Area will be considered the focus for future civic, education and cultural development projects.

2.8.2 Within the Retail Centre boundary, as designated on the Proposals Map, development must be consistent with the aim of delivering a step change in quality for shopping and associated leisure. A specific development opportunity within the Retail Centre has been identified (Policy RC3 refers), which has the potential to have a transformative impact, particularly by creating a destination that draws trade and visitors back from competing areas. The designated Retail Centre reflects the provisions of the Swansea Central Area Regeneration Framework (The Framework)\(^78\). The Framework was adopted in 2016 as Council policy and provides SPG to the Plan. This Framework

\(^78\) [http://www.swanseacitycentre.com/invest-business/city-centre-strategic-framework/]
presents a number of overarching themes that development must address as well as Masterplans setting out regeneration principles and development opportunities for the Retail Centre (which The Framework refers to as the Retail and Leisure led Mixed Use Centre) and a range of 'Complementary Areas'.

2.8.3 Specific proposals for key sites within the Swansea Central Area are set out in detail within site specific policies later in the Plan.

**RC 2: RETAIL AND LEISURE DEVELOPMENT**

Retail and leisure proposals must in the first instance assess the suitability of sites and premises within the following Centres, having regard to the nature, scale and location of the proposed development:

i. Swansea Central Area Retail Centre
ii. District Centres
iii. Local Centres

Where proposals demonstrate there are no suitable available sites or premises within Centres, then edge-of centre sites can be considered.

Retail and leisure development outside designated Centres will be directed to sites within defined Retail Park boundaries, and will only be permitted at locations outside Retail Parks in exceptional circumstances where a specific need is identified, including:

a. Small scale development intended only to serve an identified local need (in accordance with Policy RC6);

b. Development that is part of a planned new Centre or is a specific facility within an allocated Strategic Development Area (in accordance with Policy RC8);

c. Development that requires a particular type of unit with an extensive floor area to accommodate the proposed use.

2.8.4 The Policy promotes the Plan’s defined Centres, as the most appropriate and sustainable locations for locating new retail, leisure and supporting commercial development. The co-location of facilities and services at such locations will help support their long term health and vitality as convenient and attractive places to shop, live, socialise, access services for health and well-being, and to conduct business. It will also encourage linked trips and a reduction in travel demand. The term ‘Centre’, as used in this Policy and throughout the Plan, refers specifically to only the Swansea Central Area Retail Centre and the network of District and Local Centres that are identified on the Proposals Map. Retail Parks within the County, also defined on the Proposals Map, are not Centres.

2.8.5 This Policy confirms that the Swansea Central Area Retail Centre sits at the head of the local and regional hierarchy. The Retail Centre is designated on the Proposals Map. It is a 'sub area' within the
wider Swansea Central Area, since the latter is not appropriately designated as the ‘Centre’ for planning purposes, given it encompasses significant areas of residential and other non-core retail districts.

2.8.6 For the avoidance of doubt, sites and premises that are within the Swansea Central Area but outside the Retail Centre are categorised as being outside of the Centre for planning purposes. Such sites are, however, considered preferential to out-of-centre Retail Parks given the potential for investment at such locations to have a stimulating effect upon efforts to revitalise the Centre.

2.8.7 The Policy highlights the requirement set out in National Planning Policy and Guidance for developers to exhaust all appropriate options within Centres in the first instance, before edge of centre and out-of-centre sites are considered. This exercise must involve a comprehensive review of all potentially suitable sites, including possible buildings for conversion and/or reasonable opportunities to re-model existing units to accommodate a proposed development. Proposals must demonstrate flexibility in this regard and consider how the business could reasonably trade within those sites and units that are available, or likely to become available, within Centres. This flexible approach may require a modification to the proposed operators’ typical trading circumstances.

2.8.8 The onus of proof that sites within Centres have been thoroughly assessed rests with the developer. For the avoidance of doubt the sequential order of priority requires developers to consider edge of centre locations (if no suitable ‘in-centre’ sites can be found) before any out-of-centre site is considered. The sequential assessment should include evidence relating to the likely distribution of demand and the size of the catchment area that the development would serve.

2.8.9 For proposals outside Centres, the Policy emphasises that, as a starting point, the developer must demonstrate by means of suitable evidence whether there is a need for the proposed scheme. Establishing quantitative need is the first
requirement and takes precedence over qualitative factors such as the impact on travel patterns.

2.8.10 The findings of the Swansea Retail and Leisure Study (2015)\(^79\), carried out by independent retail analysts at Billfinger GVA, are based on a bespoke household survey and the latest market data. This Study concludes that there is not any quantitative need for additional *convenience goods* floorspace during the Plan period, which is a conclusion based on the overall scale of existing provision across the County. The Study recognises however that this represents a global capacity figure and it is feasible that, during the course of the Plan period, a developer may be able to demonstrate a degree of quantitative need for new convenience provision having regard to changing circumstances such as commitments for housing growth within a given catchment. Developers will need to use appropriate methodologies and up to date evidence and survey data in order to identify any such need.

2.8.11 The Retail and Leisure Study also states that, whilst there is not any surplus expenditure capacity for *comparison goods* floorspace at 2020, by 2025 surplus goods expenditure capacity does emerge and extends to £62.6m. If Swansea City Centre is able to grow its market share and fill an identified ‘trading gap’ by transforming the retail and leisure opportunities within the defined Centre, there is considered to be a realistic opportunity to support an increased level of retail floorspace\(^80\). The Study emphasises that it is imperative such additional floorspace is directed towards the Retail Centre within the Swansea Central Area.

2.8.12 Any consideration of qualitative need for retail provision should include assessment of the following indicators: the standard of existing retailing facilities (including available retail formats); the range and mix of goods on offer elsewhere; the distribution of retail provision; impact on travel patterns; and relative accessibility by a range of travel modes.

2.8.13 The precise detail and scope of evidence that will be required to support an application will vary depending on the nature, scale and scope of the proposed scheme. The nature of any assessment to be undertaken should be discussed and agreed prior to submission with the Local Planning Authority to ensure a suitable methodology is adopted that meets the requirement to demonstrate need. Any retail planning application over 2,500 sq m (gross) will need to be accompanied by a Retail Impact Assessment.

2.8.14 Evidence shows that the retail core within the Swansea Central Area has suffered significantly as a result of the extent of out-of-centre development that has become established across the region, particularly in terms of unrestricted Class A1 retail.

\(^79\) [http://www.swansea.gov.uk/ldpbackgroundpapers](http://www.swansea.gov.uk/ldpbackgroundpapers)

\(^80\) Strategic Retail Assessments available at [www.swansea.gov.uk/ldpbackgroundpapers](http://www.swansea.gov.uk/ldpbackgroundpapers)
Retail proposals that seek to increase the amount and scale of Class A1 retail at out-of-centre Retail Parks will therefore be predominantly restricted to the sale of bulky goods. This approach responds to the evidence base that emphasises further proliferation of certain types of out-of-centre retail and leisure development at Retail Parks and other out-of-centre locations will pose a major threat to the future success and viability of the Council’s aspirations to revitalise the Centre as a destination\textsuperscript{81}. This research emphasises that restricting further competing development at out-of-centre locations should be a priority of planning policy.

2.8.15 Established out-of-centre retail developments may seek over time to change the range of goods they sell or the nature of the sales area, for example by subdivision to a mix of smaller units, or to a single ‘department’ store. Proposals at such locations may also seek to redevelop or extend additional floorspace (possibly in the form of mezzanine floors). In such circumstances proposals for established sites will be considered against the principles set out in the Plan and National Planning Policy and Guidance.

2.8.16 A departure to the defined hierarchy will only be considered if convincing evidence is submitted in support of a proposal to demonstrate that such development is justified as an exception, and that there would be no material adverse impact caused by the development to the attractiveness, vitality or viability of any Centre defined in the Retail Hierarchy.

2.8.17 Evidence indicates that appropriate leisure uses can be equally pivotal as retail to the success of some Centres, and to delivering a thriving and attractive destination to visit, socialise and spend money. Leisure uses are considered to have a particularly important role for revitalising the Swansea Central Area Retail Centre, in order to broaden its appeal across both day and night time economies. Leisure development includes appropriate commercially and publically provided uses within Use Classes A3, D1, D2 and Sui Generis, which incorporates a range of food and drink, recreation, arts and cultural provision. Similarly, delivering a broader and more comprehensive range of leisure uses at Retail Parks and certain out-of-centre locations, including A3 uses, could have a huge impact on the ability of the Swansea Central Area to compete with these rival destinations, attract new investment and claw back trade.

\textbf{RC 3: SWANSEA CENTRAL AREA RETAIL CENTRE}

The Swansea Central Area Retail Centre sits at the top of the retail hierarchy and is the sequentially preferred location for all significant retail and leisure development. Retail (Class A1) will be regarded as the most appropriate ground floor use within the Centre.

\textsuperscript{81} Strategic Retail Assessments available at www.swansea.gov.uk/ldpbackgroundpapers
The priority proposal within the Retail Centre is for a comprehensive regeneration and redevelopment scheme at the St David’s /Quadrant site. Any proposals, either within or outside the Swansea Central Area, which would put at risk the comprehensive regeneration of the St David’s/Quadrant area, or adversely affect the potential to enhance and redevelop the Retail Centre, will not be supported.

Development within the Retail Centre must serve to improve connectivity between the Centre and the City Waterfront, and enhance the Oystermouth Road frontage with particular attention given to the design of proposals at the most visually prominent gateway edges.

2.8.18 The future success of Swansea Central Area as a truly vibrant and attractive destination to visit and spend leisure time will be partly reliant on its ability to deliver developments that create the right balance of retail and leisure experiences within a coherent, legible and consolidated ‘core’ shopping district, complemented by high quality public realm and a supporting mix of uses.

2.8.19 Consolidating such uses within a defined ‘Retail Centre’ at the heart of the Swansea Central Area will provide the necessary focal point for a vibrant shopping and leisure experience, which crucially must meet the needs and desires of those that might choose to visit the Centre. Sequential priority will be given to the defined Centre for all significant retail and leisure development to support regeneration initiatives and ensure it becomes a focus for growth of the City Region.

2.8.20 Evidence shows that whilst the success of a city such as Swansea as a destination and a place to visit is in many ways underpinned by its retail offer, this needs to be supplemented by appropriate leisure facilities in order to create a diverse experience that attracts footfall, spend and supports a thriving day and night time economy. Development proposals will need to deliver the right offer and balance of such facilities, led by national retailers and supported by independent traders as well as restaurants, cafes cinemas and wet weather tourist facilities.

2.8.21 Whilst retail uses will be required to dominate frontages within the Centre at ground floor level, leisure uses, particularly Class A3 food and beverage uses, will also be appropriate in some instances at ground floor level. Cafes and restaurants provide an important function in their own right ensuring that footfall generated by the primary retail function of the Centre is retained within the Centre, and consumers and shoppers do not have to leave the Centre during the course of their shopping trip, thereby retaining economic activity in the Centre. Decisions on the suitability of A3 proposals will be made having regard to the criteria set out in Policy RC 9, with a particular focus on the level of activity and interest that the proposed use and window design would generate and contribute towards the streetscene.
2.8.22 The streets and areas that comprise the defined Centre include the primary shopping frontages of Oxford Street, Whitewalls, Princess Way, Castle Street, Wind Street and The Quadrant Shopping Centre. It also includes the site of the former St David’s Centre, which in recent years has been cleared as part of the enabling works for future regeneration.

2.8.23 Delivering a comprehensive retail led regeneration scheme at the St. David’s/Quadrant site, incorporating a significant scale of supporting leisure uses, is the priority regeneration proposal for the Swansea Central Area. The site is a high profile, prominent gateway location, and highly accessible given its proximity to the adjacent bus interchange. A comprehensive regeneration and redevelopment scheme at the St David’s/Quadrant site is the priority proposal for delivery within the Centre to secure the necessary step change as a regional shopping and leisure destination. Proposals must integrate with the existing Quadrant Shopping Centre and deliver a vibrant and regionally dominant visitor destination. The regeneration and redevelopment of this priority site is essential to reinforce the prime retail area and leisure offer within the Centre and generate a critical mass necessary to achieve the aim of a step change in retail and leisure activity at this location.

2.8.24 The Council has appointed a developer partner for the St. David’s/Quadrant site to progress the implementation of an appropriate regeneration scheme, which will need to be in accordance with the Development Brief for the site to be adopted as SPG.

2.8.25 It is vital that proposals for this location are not compromised by other development schemes, either within the Swansea Central Area or elsewhere within the County. Applications will be assessed to ensure they would not undermine efforts to enhance the Retail Centre, and would not adversely affect its potential to deliver appropriate uses and facilities that are required to deliver its revitalisation.

RC 4: SWANSEA CENTRAL AREA - COMPLEMENTARY AREAS

Within the Swansea Central Area Complementary Areas, development that delivers an appropriate mix of uses will be permitted in accordance with the defined functions and opportunities for regeneration and renewal at each location, as set out in the Swansea Central Area Regeneration Framework, which requires proposals to:

i. Create a unique and landmark seafront destination at the City Waterfront incorporating residential, leisure and small scale retail uses alongside educational facilities, capitalising on the outstanding setting of Swansea Bay and maximising the potential afforded by its proximity to the Retail Centre and other waterfront areas;

ii. Deliver high quality office accommodation as part of a new business district at The Kingsway and
Orchard Street, in association with residential and supporting uses that incorporate active frontages at street level, which in combination provide for a significantly enhanced street scene and public realm;

iii. Contribute to the regeneration of High Street as a mixed residential, cultural and commercial area of distinctive character, and help to revitalise this key link between the rail station and the Retail Centre;

iv. Redefine Mansel Street and Alexandra Road as an area for living, working and learning, with a focus on civic, cultural and educational uses on Alexandra Road;

v. Renew and upgrade Parc Tawe as a Retail Park for bulky goods and/or other goods that would not be typically sold from premises within the Retail Centre, and in the longer term permit the comprehensive redevelopment of the site for an alternative mix of non-retail uses, including significant residential development;

vi. Enhance the Maritime Quarter as a vibrant and distinctive waterside district that accommodates a range of uses, including residential, food and drink, and small scale offices that must maximise the potential afforded by its maritime heritage and character, and play a pivotal role in connecting the Retail Centre to SA1, the riverside and seafront.

Development must make positive use of the defining attributes of the respective Complementary Areas, enhance connections to the Retail Centre, and complement rather than compete with the role and function of the Retail Centre and other Complementary Areas.

2.8.26 Whilst delivering new retail and leisure development is critical for the future success of the Centre, there are other supporting mixed uses that are integral to creating a successful and vibrant Central Area. The identity and roles of all the other districts around the Retail Centre need to be developed, by maximising their respective strengths and attributes and delivering a range of appropriate activities and uses, ensuring that all of the areas have a clear economically viable role which complements the Retail Centre, and ensures that the overall offer is diversified from other cities. The role of the complementary areas is redefined through a series of Area based key regeneration initiatives, and development and design principles set out in the Swansea Central Area Regeneration Framework (2016).

2.8.27 High Street, Kingsway and Orchard Street, and Alexandra Road and Mansel Street are already undergoing change and are identified in the Swansea Central Area Regeneration Framework as areas for Working, Living and Learning. These areas have suffered most in terms of vacancy rates, declining shopper and visitor footfall and the quality of the built environment. However they are developing a new role in terms of providing
opportunities for new homes, employment, educational and cultural use by the redevelopment of sites and reuse of buildings. High Street is already changing and adopting a clear economically viable role, with supporting residential and employment uses promoting a wider range of activities beyond commercial and retail use. Kingsway is identified as having a potential new role as a business district, with developments at key sites such as the former Oceana site acting as a catalyst for the area.

2.8.28 Key sites on Swansea’s Waterfront, such as the Civic Centre on the City Seafront and Sailbridge site in the Maritime Quarter have further potential to express Swansea’s distinctive character, its links to the sea, and links to its historic, cultural and industrial heritage. These sites have a significant profile and have the potential to include landmark developments with high quality public space, linkages, active frontages and a good sense of place. A range of uses are possible on the sites including, residential, hotels, culture, leisure public attractions, aquatic sciences, visitor facilities and event spaces. These uses should be set within a high quality innovative public realm that can generate high levels of activity that spill out on the promenade and make positive use of the beach and riverside.

2.8.29 Given the current underperformance of the Retail Centre, and the requirement to safeguard the viability of the redevelopment proposals for St David’s/Quadrant site, it is critical that Parc Tawe (Phases 1 and 2) serves to complement and not compete with the defined Centre. Due to the character, format, layout and physical separation of Parc Tawe from the core shopping streets, it serves as a complementary district that has a different role within the retail hierarchy. The comprehensive redevelopment of Parc Tawe for an alternative mix of uses presents a potentially transformative opportunity for this gateway site, and such opportunities will be encouraged.

RC 5: DISTRICT CENTRES

District Centres are designated at:

1. Clydach
2. Gorseinon
3. Gowerton
4. Killay
5. Morriston
6. Mumbles
7. Pontarddulais
8. Sketty
9. Uplands

Within designated District Centres proposals will be required to:

i. Maintain or improve the range and quality of shopping provision, or appropriate complementary commercial and community facilities;

ii. Be of a scale, type and character that will enhance the future vitality, viability and attractiveness of
the Centre;

iii. Ensure that ground floor uses contribute to an attractive and vibrant street scene throughout the day;

iv. Retain the predominant shopping role and function of the Centre;

v. Meet the specific requirements for the retention of Class A1 retail uses within Primary and Secondary frontages; and

vi. Be consistent with the aims of maintaining and improving the quality of the physical environment, the provision of short term parking, and accessibility by public transport and Active Travel.

2.8.30 The District Centres defined in the Policy are designated on the Proposals Map. District Centres need to retain appropriate retail opportunities to ensure they are vibrant and attractive locations that are well equipped to support the communities they serve. This includes providing for an appropriate range and choice of convenience shopping facilities to meet day to day needs.

2.8.31 District Centres also provide opportunities for an appropriate blend of non-retail uses that can play an important role in sustaining vitality and viability. The criteria set out in the Policy seeks to ensure that development proposals deliver the right offer and balance of facilities in order to encourage investment. A flexible approach will be taken to the consideration of proposed changes of use where appropriate to respond to changing needs and circumstances, but within an overarching framework of safeguarding the primary shopping function of Centres.

2.8.32 The size and character of District Centres varies considerably and therefore the impact of a proposal, for example in respect of the proposed number or concentration of non-retail uses, will depend on the nature of the Centre as well as the sitting and characteristics of the proposed unit or site.

2.8.33 Guidance on the appropriate proportions of Class A1 retail uses to be retained within primary and secondary frontages is set out in SPG.

RC 6: LOCAL CENTRES
Small scale retail and leisure proposals, and other uses intended primarily to meet the day to day needs of the local neighbourhood, will be directed towards suitable premises within Local Centres at:

1. Blaenymaes (Broughton Avenue)
2. Brynhyfryd (Llangyfelach Road)
3. Brynymor (Brynymor Road)
4. Clase (Rheidol Avenue)
5. Fforestfach (Carmarthen Road)
6. Hafod (Neath Road)
7. Kittle (Pennard Road)
8. Maritime Quarter (north and south of dock)
9. Mayhill (Gors Avenue)
10. Mayhill (Mayhill Road)
11. Murton (Manselfield Road)
12. Penlan (Conway Road)
13. Penlan (Cwys Terrace)
14. Penclawdd (Station Square)
15. Port Tennant (Port Tennant Road)
16. Ravenhill (Caereithin Cross)
17. Sandfields/Brunswick (St Helens Road)
18. Sketty (Sketty Park Drive)
19. Townhill (Graiglwydd Square)
20. Townhill (Penygraig Road)
21. Trallwn (Trallwn Road)
22. Tycoch (Tycoch Cross)
23. West Cross (Alderwood Road)
24. West Cross (West Cross Lane)
25. Winch Wen (Colwyn Avenue)

Small scale in the context of this policy embraces retail and leisure proposals less than 1000 sq m gross floor area.

2.8.34 Local Centres are generally smaller in size than District Centres, more residential in nature, and do not typically have the scale or variety of retail and non-retail uses. As a consequence proposals other than A1 may be more difficult to satisfactorily accommodate than in District Centres, and the importance of safeguarding residential amenity will be a key consideration.

2.8.35 The boundaries of those Local Centres defined in the Policy vary considerably, ranging from a tightly arranged terrace of commercial units (such as Brynymor Road) to more dispersed arrangements of a similar number of units that cover a larger neighbourhood area (such as Neath Road, Hafod). Whilst the locations of the Local Centres are shown on the Proposals Map, their individual boundaries are not delineated. Applications will be considered on their merits as to whether the proposals can reasonably be described as being sited within the Local Centre in a suitable unit, for example having regard to the prevailing arrangements of existing units, the land uses surrounding the site and the design of the premises.

2.8.36 Within the Plan period new Local Centres are proposed at a number of residential led SDAs, where this Policy will also apply.

RC 7: RETAIL PARKS
Retail Parks are designated at:
1. Cadle (Pontarddulais Road)
2. Cwmdu
3. Fforestfach
4. Morfa
5. Parc Tawe
6. Swansea Enterprise Park

Class A1 (retail) proposals within designated Retail Parks will be restricted to predominantly bulky goods.
Proposals for Class A3 (food and drink) floorspace within designated Retail Parks will be restricted to small scale provision that is ancillary and incidental to the primary retail function of the Park, or a facility that due to its operational and functional requirements cannot reasonably be accommodated within a Centre. Small scale for the purposes of this Policy refers to a facility less than 200 sq m gross floor area. Class D2 (leisure) proposals will only be permitted at Retail Parks if the developer demonstrates that there is no viable prospect of the proposed scheme being accommodated within the Swansea Central Area or nearby District Centres, either within existing premises or at a site identified for development.

2.8.37 The six destinations identified in this Policy are the only formally recognised Retail Parks within the County that meet the necessary criteria for categorisation as set out in the Plan. Whilst other out-of-centre retail destinations within the County may contain similar commercial operators as those found at these locations, only those destinations defined in the Policy exhibit the necessary broad range of characteristics to be classified as Retail Parks, which includes consideration of:

- Retailer representation, including presence of anchor stores;
- Customer profile, in particular whether the store serves predominantly public rather than trade;
- Size of units, which should be generally greater than the size of units available within Centres;
- Design, layout and configuration of units;
- Parking arrangements, in particular availability of a central parking area to serve the Retail Park.

2.8.38 All Retail Parks defined in the Policy are located outside the boundaries of designated Centres. The Swansea Enterprise Park is home to a large amount of out-of-centre retail floorspace within numerous buildings that are dispersed over a wide area on a business park layout. The designated Retail Park within the Swansea Enterprise Park is limited to the area allocated on the Proposals Map, which comprises the groups of units at: ‘Lion Way’; Phoenix Way/Castell Close; Nantyffin Road; and ‘St David’s Road/Lakeside’.

2.8.39 Retail development at the locations defined in the Policy will be restricted to bulky goods retailing by means of appropriate planning conditions and/or legal agreements. This requirement is founded on evidence that highlights the potential future adverse effect of the further proliferation of unrestricted retail (Class A1) at locations outside Centres, which necessitates the need for appropriate control mechanisms. The Policy respects the specific role and function of Retail Parks, which can provide a complementary role to Centres by providing opportunities for large format, bulky goods retailing.
that does not compete with in-Centre trading. The Plan thereby provides for a viable future for out-of-centre Retail Parks, based on a form of retail and leisure that does not compete with Centres. The Policy requires that bulky goods should be predominant, but allows for proposals for other goods that are not necessarily ‘bulky’, but that are also not typically sold from premises within a Centre, to be considered on their merits.

2.8.40 Class A1 Retail proposals referred to in the Policy includes applications for mezzanine floors, changes of use, extensions, redevelopment and refurbishment.

2.8.41 Leisure uses will not be permitted at Retail Parks if judged to give rise to a critical mass and range of facilities that pose a threat to the future vitality, viability and attractiveness of the Swansea Central Area or District Centres. The Policy aim is founded on evidence that emphasises the threat posed by Retail Parks in future becoming ‘all round destinations’ for customers to have such a range and opportunity for retail and leisure experiences that it negates the need to undertake any separate visit to existing Centres. This presents one of the most significant threats to the viability of the Swansea Central Area and regeneration proposals that seek to deliver a revitalised retail and leisure destination.

2.8.42 The Policy recognises that certain proposals have operational requirements that cannot reasonably be accommodated within Centres. A ‘drive through’ restaurant/café proposal for example represents a Class A3 operation that, due to its circulation requirements and size constraints, would not typically be located within a Centre and may instead be accommodated within a Retail Park.

RC 8: COMMERCIAL DEVELOPMENT WITHIN STRATEGIC DEVELOPMENT AREAS

Retail, leisure and appropriate complementary commercial proposals will be supported within allocated Strategic Development Areas only where:

i. It is specifically identified as an opportunity as part of a site specific proposal and included on the relevant SDA concept plan as an integral element of a planned new neighbourhood to reinforce a sense of place;

ii. It is sited in an appropriate, central location within the community that it is to serve, and within close proximity to a public transport corridor;

iii. It is of an appropriate scale to meet an identified evidenced need;

iv. It would not negatively impact upon the vitality, viability and attractiveness of a designated Centre.

2.8.43 It is important to the sense of place of any new proposed neighbourhood that it is served by an appropriate number and scale of retail, leisure or other appropriate complementary commercial facilities. Future residents of SDAs need to be able
to access day to day services and facilities such as small convenience stores, chemists, food and drink outlets, and medical clinics.

RC 9: GROUND FLOOR NON-RETAIL USES WITHIN CENTRES
Within the Swansea Central Area Retail Centre and District Centres, proposals for non-retail uses at ground floor level must not give rise to an unacceptable loss and dilution of retail frontage, or have a significant adverse impact upon the vitality, viability or attractiveness of the centre, having regard to:

i. The relationship of the proposed unit to other existing or approved non-retail uses within the centre, with a presumption against proposals that result in a continuous run of 3 or more non-retail uses;

ii. The effect upon the shopping function of the centre, either individually or in combination with other non-A1 retail uses;

iii. The nature and design of the shop front and window display that is to be provided;

iv. The location and character of the unit and/or site, including its relative proximity to the most primary frontage and its relative importance for retention as a retail use by virtue of its: design; orientation; size; or siting;

v. The impact of the proposed use upon the amenity of adjacent or nearby residents and businesses;

vi. Whether the development allows for, or retains the effective use of, upper floors; and

vii. The likelihood of the unit remaining vacant for a significant period of time, to be informed by evidence of appropriate marketing undertaken over a minimum of 12 months to establish a retail occupier.

Business (Class B1) uses will not generally be supported at ground floor level.

2.8.44 A range of uses within Centres, in addition to Class A1 retail, can generate footfall and help maintain vibrancy and attractiveness. It is imperative that proposals maintain an appropriate mix and balance of uses, and fundamentally respect the primary shopping function.

RC 10: EMPLOYMENT AND ENTERPRISE DEVELOPMENT
The County’s existing employment land bank will be protected for B Class employment generating uses.

Strategic scale employment generating development will be permitted at the following Mixed Use Strategic Development Areas, in accordance with details set out in Policies SDG, I J, and K.

1. Central Area and City Waterfront;
2. Land north of M4 Junction 46 (Felindre);
3. Swansea Vale;
4. Fabian Way Corridor.

Proposals for employment use (B Class) on sites
outside existing employment or industrial areas will need to demonstrate in the first instance why the proposal cannot reasonably be located within an existing employment area, or designated Strategic Development Areas where appropriate, having regard to the nature and scale of the scheme.

2.8.45 It is essential that there are employment land opportunities available for a range of potential enterprises and commercial investors to accommodate employment generating proposals and to facilitate diversification of the economic base.

2.8.46 The Policy sets out a strategy based on the findings of the cross boundary economic assessment and employment land review undertaken for the Council by independent consultants Peter Brett Associates. There is little quantitative net requirement for industrial land across the County and the net requirement for office space is mainly to increase the quality of the stock. However, this does not account for what might be required to meet gross demand for space irrespective of employment change, for example, through natural churn whereby existing businesses are seeking new space to replace old/obsolete stock; or businesses/investors seeking a certain type or quality of space which cannot always be accommodated because the large portfolio of vacant office and industrial floorspace is mostly low grade and not suitable for higher quality users.

2.8.47 To ensure sufficient sites are available with appropriate infrastructure and servicing, land is allocated at the Mixed Use SDAs identified in Policy SD 1 for employment generating uses. This includes the retention of employment land at the Waunarlwydd/Fforestfach SDA and the strategic business park within the Felindre SDA, which is identified as a site with specific scope for attracting strategic regional investment for future employment uses.

2.8.48 There is no identified requirement for the allocation of non-strategic employment sites. The Policy instead seeks to protect for employment uses, existing occupied and available land within established and active employment areas that are fit for purpose, to allow churn and provide choice. It has been assessed that the space either currently available or that will become so following declines in other job sectors is expected to provide enough suitable land for viable redevelopment options without the need to specifically allocate further employment land outside of the SDAs.

2.8.49 However the Council recognises the importance of allowing some appropriate flexibility for windfall employment opportunities within settlement boundaries. It will need to be demonstrated that proposals would not have an adverse effect on surrounding uses or allocations. Proposals should be suitably served by supporting infrastructure, particularly sustainable modes of transport.
2.8.50 The Policy will protect employment land and premises from inappropriate development in-line with National Planning Policy and Guidance\textsuperscript{82} to ensure that a range of sites and premises are retained for appropriate job creating development over the Plan period. It should be read in conjunction with the Swansea Central Area and District Centre policies and Office Development Policy RC 12. A sequential approach will be followed in relation to relevant uses to protect the vitality of these Centres.

RC 11: ALTERNATIVE USES AT EMPLOYMENT LOCATIONS

Development of established industrial and commercial land and premises for non-business uses falling outside of Use Classes B1, B2 and B8 will only be permitted where it can be demonstrated that:

i. The existing use is no longer viable or appropriate at the proposed location;

ii. There is no need to retain the land or premises for its current use, having regard to existing and likely future market demand and the requirement to provide for a range and choice of employment sites;

iii. The proposed new development will have no unacceptable impact on neighbouring existing occupiers or allocated uses; and

iv. There are no sequentially preferable sites available with reference to other policies in this Plan.

Appropriate ancillary facilities, such as cafés or child care facilities, will be supported in established industrial and commercial areas only where the proposal:

a. Is of an appropriate nature and scale to serve just the employment area and is not likely to generate unrelated trips by car;

b. Will not cause any adverse impacts on the overall function of the employment area; and neighbouring commercial and residential properties;

c. Will not be detrimental in terms of highway congestion or safety; and

d. Will not impact upon the vitality or viability of designated Centres.

2.8.51 This Policy seeks to ensure that existing and permitted industrial and commercial use premises and land (both occupied and vacant) that make a valued contribution to the range and choice of land and premises for future business uses are retained. Such uses perform an important function towards meeting the County’s economic development needs and their re-use and regeneration will be supported to facilitate expansion of existing operations and natural churn within the market for operators seeking to replace obsolete stock.

\textsuperscript{82} PPW and TAN 23
2.8.52 In some exceptional circumstances there will be a need for flexibility to be applied in considering proposals for a change of use away from employment uses, in the interests of ensuring the best use of redundant land and premises. For example, some sites may no longer be fit for their existing use and have little prospect of being re-occupied or there may be an oversupply in the market. It may no longer be appropriate to continue a particular use due to it being too close to housing or sensitive uses. A site may no longer be readily accessible, or may be beyond viable refurbishment or upgrading. In terms of the balance of demand and supply there may no longer be a need to safeguard the site and other regeneration priorities may override economic considerations, such as housing need. Proposals will need to demonstrate that they are compatible with neighbouring uses and do not unacceptably affect amenity. Any proposal for a change to non-B Use Class must satisfy all of the criteria.

2.8.53 The developer will be required to demonstrate that employment uses are no longer viable or appropriate in that location. The type of evidence required will vary depending on the use and circumstances but may include details of why the land / premises is no longer in use and evidence to show that reasonable efforts have been made to market it for sale or lease for its existing use.

2.8.54 For development proposals involving a change of use which under other Plan policies may be better suited in a centre, it will need to be demonstrated that there is not a sequentially more appropriate site for the proposal. The Council recognises that for certain development proposals, due to the size of premises required, it may be appropriate to allow flexibility subject to the other policy criteria being met.

2.8.55 The Policy seeks to facilitate the provision of complementary leisure, café and childcare facilities to reduce travel demand from employees based in established employment areas who want to access such facilities. Proposals for ancillary uses that are considered likely to generate inappropriate additional levels of traffic, or exacerbate existing traffic problems, as a result of attracting significant new visitors will not be permitted. New employment developments should consider the need for such facilities as part of the overall design of the scheme.

RC 12: OFFICE DEVELOPMENT
Proposals for significant new office development must in the first instance assess the availability and suitability of potential sites within the Swansea Central Area, which is the preferred location for office development.

Significant office uses will not be permitted outside the Swansea Central Area unless it can be justified that:

i. The development is not best located in the Swansea Central Area, or there are no suitable sites or premises available to accommodate the
proposals;

ii. The development is linked to an existing use at the proposed location, and there is a specific requirement to co-locate the proposed office having regard to the complementary use;

iii. There is no need to preserve the site for its existing use, having regard to the need to retain an employment landbank;

iv. The development would not have any significant adverse effect on the amenity of surrounding uses; and

v. The site is highly accessible by public transport and Active Travel.

The alternative use of offices within the Swansea Central Area will only be permitted where the developer can demonstrate that there is no need to retain the site or premises for office use having regard to existing supply and the requirement to provide a range and choice of sites for such use to meet existing and likely future demand.

2.8.56 Significant office development in the context of this policy refers to any proposals in excess of 200 sq m gross floor area.

2.8.57 The Swansea Central Area is the sequentially preferable site for office development given the transformative ability of such uses to deliver a greater critical mass of facilities and attractions within the Central Area to enhance its vibrancy and viability. There is a lack of available, high quality office accommodation, but an oversupply of sub-standard offices, and therefore proposals should in particular seek to provide, and maintain, high quality space attractive to potential investors.

2.8.58 Proposals at out-of-centre locations will not be permitted where they would pose a threat to the vitality and viability of the Swansea Central Area. Any proposal for significant out-of-centre office development should demonstrate it is fulfilling a specific requirement for accommodation at that location that is not best provided for within the Central Area, having regard to the unique characteristics of the proposed site and scheme such as whether the principle of office uses has been approved in principle in any established masterplan.

POLICY RC 13: SWANSEA ENTERPRISE PARK

Within the Swansea Enterprise Park proposals for new or replacement retail floor space will only be permitted within Retail Park areas defined on the Proposals Map. Proposals for retail development within the defined Retail Park areas will be restricted to the sale of bulky goods and/or items that do not pose a threat to the vitality, attractiveness and viability of the Swansea Central Area Retail Core and District Centres.

Development proposals for alternative uses at existing retail sites and premises within the Swansea Enterprise Park, including residential and appropriate informal recreation, leisure and commercial (non-retail) uses, will be supported subject to:
i. The proposal having no material adverse impact on the vitality and viability of The Swansea Central Area Retail Centre and District Centres;

ii. The design and siting allowing for good integration with existing communities;

iii. The site being accessible by walking, cycling and public transport;

iv. The provision of appropriate flood risk resilience measures as part of the development and no unacceptable risks to flooding arising;

v. No significant adverse effects arising from contaminated land, ground conditions or existing bad neighbour uses.

Sustainable recreation activities at Fendrod and Pluck Lakes will only be permitted where they are of a nature, scale and design that respect the landscape, natural heritage and environmental amenity of the area.

2.8.59 Following the designation of part of the Lower Swansea Valley as an Enterprise Zone in the early 1980’s, this extensive area of brownfield land developed rapidly for a range of uses including, office, hotel, manufacturing, showrooms, storage and retail warehousing.

2.8.60 Swansea’s Central Area Retail Centre has suffered significantly as a cumulative result of development that has become established in out-of-centre locations such as this, particularly in terms of unrestricted Class A1 retail. To prevent the further proliferation of retail or leisure uses which could undermine the future success and viability of other Centres, this Policy aims to more closely define and consolidate the extent of the Enterprise Park Retail Park and seeks to restrict uses within the Retail Park to bulky goods retailing.

2.8.61 The Enterprise Park remains an important area for employment and commercial activity and has a significant role in terms of informal recreation associated with the area of the Fendrod Lake, Riverside Path NCN route 43 and wider linkages with adjacent communities.

2.8.62 Future redevelopment and regeneration of parts of the Enterprise Park could present opportunities for the broader diversification of the role and function of the area. This could include opportunities for residential development or for informal leisure.

2.8.63 Proposals must have regard to the designation of Fendrod Lake as being part of a Quiet Area.

2.8.64 Large parts of the Enterprise Park area are at risk of flooding, and future redevelopment proposals will need to have regard to the risks of flooding and the need for flood resilience in design. Managed retreat which incorporates habitat and biodiversity enhancement will be supported where development is not viable as a result of unacceptable risks of flooding.
2.9 ECOSYSTEM AND RESILIENCE

ER 1: CLIMATE CHANGE
To mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account:

i. Reducing carbon emissions;
ii. Protecting and increasing carbon sinks;
iii. Adapting to the implications of climate change at both a strategic and detailed design level;
iv. Promoting energy and resource efficiency and increasing the supply of renewable and low carbon energy;
v. Avoiding unnecessary flood risk by assessing the implications of development proposals within areas susceptible to flooding and preventing development that unacceptably increases risk, and
vi. Maintaining ecological resilience.

2.9.1 A core function of the Plan is to ensure that all development in the County is sustainable, taking full account of the implications of reducing resource use and addressing climate change. This Strategic Policy provides a framework for sustainable growth by promoting development that mitigates the causes of climate change and which is able to adapt to its likely effects. This long-term approach is part of the Council’s commitment to realise the economic, environmental and social objectives set out in the Plan’s Vision.

2.9.2 In the first instance, a reduction in carbon emissions will be achieved by means of controlling the energy demand associated with development through maximising energy efficiency. Secondly, sustainable sources of energy should be incorporated, without reliance on fossil fuels.

2.9.3 Carbon sinks act as a means of off-setting carbon emissions by natural means. Trees and soils act as substantial reservoirs of carbon, sequestering or trapping atmospheric carbon. Soils accumulate carbon faster under tree cover than other forms of vegetation. This stored carbon will usually be emitted as a greenhouse gas if trees are removed or damaged, or soils removed, covered or disturbed (by compaction or contamination) during the construction process.

2.9.4 The County’s open spaces, trees and soils play a crucial role in mitigating the effects of climate change at the local level. The Policy promotes that, as far as practicable, trees should be retained and protected, and land kept as functioning vegetated soil open to the fall of organic matter, with new trees and shrubs provided by developers wherever possible. Open vegetated soils absorb rainfall and runoff. Where trees and shrubs cannot be surrounded by open soil, hard surfaces should not be used unless there is an overriding need, and
areas that are not needed for pedestrian or vehicle use should be retained for soft landscape.

2.9.5 Adapting to the implications of climate change will require buildings which are able to cope with the likely increased temperature ranges, more frequent and severe flooding and increased extreme weather events. Buildings and related infrastructure should be designed to be flexible not only to climatic change, but also to accommodate a variety of uses over their lifetime rather than being suitable for one sole application. Landscape will be a critical issue with trees providing protection both by shading and active cooling. This cooling will be required particularly in the City Centre and District Centres, and where children, older people, and people with mobility impairments gather.

2.9.6 High standards of energy efficiency in new development will be required in accordance with national guidance and as further amplified in relevant Plan policies and supporting guidance. Implementation of this Policy, which promotes incorporation of renewable energy generation, will also reduce emission of aerial pollutants, thereby offsetting increases in aerial emissions arising from implementation of other policies in the Plan. This would contribute to avoiding significant effects upon European Sites.

2.9.7 Avoiding unnecessary flood risk will be achieved by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development 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.

ER 2: STRATEGIC GREEN INFRASTRUCTURE NETWORK
Development will be required to maintain or enhance the extent, quality and connectivity of the County’s multi-functional green infrastructure network, and where appropriate:

i. Create new interconnected areas of green infrastructure between the proposed site and the existing strategic network;

ii. Fill gaps in the existing network to improve connectivity; and/or

iii. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets.

2.9.8 Green infrastructure is the network of multifunctional green (and blue/water) spaces, corridors and environmental features which surround, thread through, shape and help form settlements and the wider countryside.

2.9.9 Green infrastructure ecosystem services include:

- Mitigating for and adapting to the impacts of climate change;
• Protecting and enhancing biodiversity;
• Opportunities for contact with nature;
• Providing cycleways, canals, bridleways and Public Rights of Way;
• Improving health and well-being;
• Encouraging sports and active and passive recreation;
• Improving townscape, landscape quality and visual amenity;
• Preventing flooding;
• Carbon storage;
• Food production;
• Community cohesion;
• Assisting in economic regeneration.

2.9.10 Detailed green infrastructure policies set out on the basis of particular ecosystem services, such as Active Travel, open space provision, ecological connectivity, and landscape protection can be found elsewhere in the Plan.

2.9.11 The County supports a wealth of green infrastructure assets that together comprise the strategic network, which is illustrated in the Appendix. Green infrastructure should be regarded as a single resource to be safeguarded, enhanced and managed to deliver a wide range of environmental, economic and quality of life benefits for the community. To this end development proposals will be expected to conserve and/or enhance existing green infrastructure. Such schemes will be of an appropriate size, type and standard to ensure no fragmentation or loss of connectivity. In some instances it may be necessary to create new green infrastructure and create connections to the existing green infrastructure network. The SDAs described in Policy SD 1 provide significant opportunities in this regard given their strategic nature and scale.
2.9.12 Development proposals should be designed, and will be assessed, to take into account all simultaneously occurring ecosystem services. For example, an urban greenspace may provide a space for children to play, but may also provide important ecological habitat and contribute to urban drainage and flood management.

2.9.13 Assessing ecosystem services will be assisted by the forthcoming Swansea Green Infrastructure Strategy that will be adopted as SPG.

2.9.14 Detailed policies on Allotments, Common Land, Town and Village Greens are not required as they are adequately covered by existing legislation and National Planning Policy and Guidance\(^83\).

**ER 3: GREEN BELT AND GREEN WEDGES**

A Green Belt is designated on land between Penllergaer/Kingsbridge and Gowerton/Waunarlwydd/Fforestfach, in order to ensure the land is permanently protected for its openness and to define the absolute limit of the adjoining settlement boundaries.

Green Wedges are allocated between, or within, the following settlements:

i. Birchgrove and Glais

ii. Bishopston and Newton

iii. Dunvant and Three Crosses

iv. Gowerton/Waunarlwydd and Dunvant

v. Penclawdd and Blue Anchor

vi. Penllergaer and Pontlliw

vii. Penyrheol and Grovesend

Within the designated Green Belt and Green Wedge areas development will only be permitted if it maintains the openness and character of the land, and limited to:

a. Justified development in association with agriculture, nature conservation, forestry or other rural enterprise;

b. Essential facilities for outdoor sport and recreation or cemetery use;

c. Limited extension, alteration or restricted replacement of existing dwellings;

d. Small scale farm diversification;

e. The re-use of existing permanent/substantial buildings; or

f. Other uses of land and forms of development that maintain the openness of the Green Belt or Green Wedge and do not conflict with the purpose of the designation to prevent coalescence.

2.9.15 The Green Belt is a permanent designation that will work to indefinitely protect the openness of the land and prevent the sprawl of settlements that surround it. The designation provides long term certainty for the future urban form of the County.
2.9.16 Green Wedge allocations will ensure protection of the openness of the land only for the Plan period and will be reappraised as part of future Plan reviews. In this way the Green Wedge designations will work with the settlement boundaries to allow for appropriate spatial growth in the long term.

2.9.17 The Green Belt and Green Wedge designations have been identified only on those parts of the countryside that are considered to act as buffers between settlements to prevent settlement coalescence in areas under pressure for development. The boundaries have been carefully set to ensure that only those areas that require extra protection to prevent settlement coalescence are included. They work in conjunction with the settlement boundaries to strategically manage built form and settlement edges, assist in safeguarding the countryside from encroachment, protect the setting for the urban area and assist in urban regeneration by encouraging the reuse of derelict and other urban land.

2.9.18 For the purposes of the Plan, openness is an absence of built form, regardless of how inconspicuous or well screened a development is in the countryside.

2.9.19 The land identified as Green Belt lies between Penllergaer/Kingsbridge and Gowerton/Waunarlwydd/Fforestfach and is considered to be particularly important at preventing the coalescence of these groups of settlements.

2.9.20 The Plan allows for the controlled expansion of Penllergaer, Garden Village, Waunarlwydd and Fforestfach, by virtue of the allocated Strategic Development Areas. An assessment that examined the need for Green Belts in the County concluded that there is no further scope for urban expansion at the location identified, both now or in the future. It considered that this area should indefinitely remain countryside that is open in character if it is to effectively prevent settlement coalescence. This situation is unlike other locations in the County where provision for a sufficient range of potential development land needs to be available in the long term and therefore Green Wedge allocations, that can be reviewed, are more appropriate.

2.9.21 Whilst there are other policies in the Plan to control development in the countryside, it is considered important to give extra protection to the Green Belt and Green Wedge designated areas and in the case of Green Belts give long term protection. The specific areas of countryside identified as either Green Belt or Green Wedge are considered strategically important at preventing settlement coalescence and merit specific protection for this purpose. This is in line with National Planning Policy and Guidance84.

2.9.22 Planning Policy Wales85 provides specific guidance on the consideration of planning applications within

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84 Planning Policy Wales Edition 8
85 Planning Policy Wales Edition 8 4.8.14 – 4.8.18
Green Belts and Green Wedge designated areas. It emphasises the importance of maintaining the openness of the land, provides a presumption against inappropriate development and outlines the very exceptional circumstances when other considerations outweigh the importance of protecting the openness of the land. This Policy provides details of the type of development that may maintain the openness of the land, not lead to coalescence and therefore would be acceptable in the Green Belt and Green Wedge designated areas. In order to be acceptable, extension to or replacement of an existing dwelling in the Green Belt should not exceed 30% increase in its cubic content. ‘Other uses of land and forms of development’ that may be acceptable may include mineral extraction, engineering operations or local transport infrastructure.

2.9.23 When located in the Green Belt or Green Wedge, elements of many renewable energy projects will compromise the openness of the land and will be regarded as inappropriate. In order for renewable energy projects to be acceptable in the Green Belt and Green Wedge designated areas developers will need to demonstrate very special circumstances, such as greater benefits associated with increased energy from renewable sources. These must outweigh the importance of maintaining the openness of the Green Belt or Green Wedge designated land and justify why such projects cannot be located in a less sensitive location. The reversible nature of some forms of renewable energy does not affect the impact of the proposal on the openness of the land whilst it is in place. The permanence of a renewable energy scheme will have no bearing on the inappropriateness or otherwise of the proposed development.

2.9.24 The Green Belt and Green Wedge designated areas are strategically important elements of the County’s green infrastructure network. In addition to the crucial role they play in preventing settlement coalescence these areas are multifunctional and provide wide ranging ecosystem services. In particular the Green Belt designated area is also a vital link in the strategic ecological corridor that connects Gower to the wider countryside. In recognition of the additional benefits afforded by the Green Belt and Green Wedge designated areas, biodiversity, landscape, climate change mitigation and informal recreation enhancement measures will be encouraged as appropriate.
ER 4: GOWER AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

Within the AONB, development must respect the purpose of the designation to conserve and enhance the natural beauty of the area. In assessing the likely impact of development proposals on the natural beauty of the AONB, cumulative impact will also be taken into consideration.

Development must:

i. Not have a significant adverse impact on the natural assets of the AONB or the resources and ecosystem services on which the local economy and well-being of the area depends;

ii. Contribute to the social and economic well-being of the local community;

iii. Be of a scale, form, design, density and intensity of use that is compatible with the character of the AONB; and

iv. Be designed to an appropriately high standard in order to integrate with the existing landscape and where feasible enhance the landscape quality.

Development proposals that are outside, but closely interlinked with the AONB must not have an unacceptable detrimental impact on the natural beauty of the AONB.

2.9.25 The AONB designation is shown on the Constraints Map. It is a landscape of national importance that is protected by statute for the purpose of conserving and enhancing its natural beauty. This Policy seeks to conserve and enhance the natural beauty of the AONB, whilst accommodating the sustainable development needs of the local community and visitors to the area. Such development may include: affordable Housing for Local Needs; development for local services such as village shops, small scale leisure facilities and cultural buildings; and development that contributes to the local economy, including necessary agricultural buildings, sustainable tourism facilities and low key commercial operations. This approach is in line with the requirements of National Planning Policy and Guidance.

2.9.26 The natural assets of the AONB provide an opportunity for economic growth and are important for well-being. Such benefits must not be compromised by new development that fails to safeguard or enhance the natural assets and ecosystem services of the AONB. All development proposed within the AONB will be subject to a rigorous examination of its sustainability with an emphasis on potential environmental implications.

2.9.27 Due to the sensitive environment of the AONB new development must respect the natural beauty of the area, relate well to the character of the local landscape and be designed to a high standard.

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86 National Parks and Access to the Countryside Act 1949
87 Planning Policy Wales Edition paras: 8 5.3.3 – 5.3.7
The Gower AONB Design Guide (2011)\textsuperscript{88} provides specific guidance on achieving a high standard of building and landscape design and provides SPG.

2.9.28 The CROW Act\textsuperscript{89} describes the natural beauty of an area with reference to the conservation of its flora, fauna and geological and physiographical features, and these will be applied in assessing development proposals affecting the AONB. In essence, natural beauty is the interrelationship of landscape, landform, habitats and wildlife. Its character is the result of natural and/or human factors. In combination these elements create a natural beauty that has an ability to provide enjoyment, inspiration and improve quality of life.

2.9.29 The cumulative effect of development will be taken into account in determining whether a development proposal would have an adverse effect on the natural beauty of the AONB. Further information relating to the landscape of the AONB is provided in the Gower Landscape Character Assessment (2013)\textsuperscript{90}, Gower Landscape Sensitivity and Capacity Study for Caravan and Camping Sites (2014)\textsuperscript{91} and a seascape assessment covering the Gower coast, which will be published during the Plan period.\textsuperscript{92} These assessments will be adopted as SPG and will inform relevant planning decisions relating to Gower.

2.9.30 In seeking to enhance the character and natural beauty of the landscape suitable enhancement measures and management plans will be requested, as appropriate. Conservation, enhancement and subsequent management of important features within the AONB may be required in relation to some developments. Such enhancement however cannot be used to justify a development that would otherwise be unacceptable.

2.9.31 National Planning Policy and Guidance\textsuperscript{93} provides guidance on major development in the AONB.

2.9.32 Management of the AONB is co-ordinated through the Gower Management Plan, the latest version of which will form SPG. In order to preserve and enhance the appearance of the AONB, guidance has been produced for specific issues of concern relating to advertisements and lighting. These will also form SPG.

2.9.33 The review of national landscapes of Wales seeks to position national landscapes, including the AONB, as leading and innovative places for capturing and integrating the environmental, economic, and well-being and sustainability goals, and installing national landscapes as regional hubs for sustainable rural development and the providers of ecosystem services. If this approach is adopted

\textsuperscript{88} The Gower AONB Design Guide (2011)
\textsuperscript{89} Countryside and Rights of Way Act 2000 (Section 92 (2))
\textsuperscript{90} Gower Landscape Character Assessment (2013)
\textsuperscript{91} Gower Landscape Sensitivity and Capacity Study for Caravan and Camping Sites (2014)
\textsuperscript{92} Loughor Estuary, Gower and Swansea Bay Seascape Assessment (forthcoming)
\textsuperscript{93} PPW
as national guidance it will enable a more positive and proactive approach to be taken within the AONB to ensure that the most innovative sustainable developments, within their environmental limits, are implemented. For example, developing and stimulating more local enterprise partnerships, sustainable affordable housing, green energy/green growth ventures and exploring the health and tourism benefits of the AONB. This Policy, and others in the Plan which relate to the AONB, will be reviewed as part of the Plan monitoring process to consider the ongoing and emerging work on the review of national landscapes.

ER 5: LANDSCAPE PROTECTION
Development will not be permitted that would have a significant adverse effect on the character and quality of the landscape and setting of the County.
Priority will be given to protecting, managing and enhancing the character and quality of the following Special Landscape Areas (SLAs):

i. Mawr Uplands

ii. Lower Loughor Valley and Estuary and Southern part of the Burry Inlet; and

iii. North East Gower and Cockett Valley

Within SLAs, development will only be permitted where proposals include measures to protect, manage and enhance the character and quality of the particular landscape features for which the SLA has been designated, having regard to:

a. The impact, including cumulative impact, of the proposed development on the key features, landscape character and quality of the SLA;

b. The need for the proposed development in relation to its impact on the landscape;

c. The availability of alternative locations; and

d. The ability of the development to provide appropriate mitigation and enhancement measures.

A landscape assessment and landscaping scheme will be required for significant development proposals and development affecting SLAs.

2.9.34 The aim of the Policy is to ensure that the character and quality of the County’s most valued landscapes are protected from inappropriate development, and to encourage the management, enhancement and creation of key landscape features wherever possible. The unique landscape quality of the Gower AONB is protected under Policy ER 4 Gower AONB. This Policy relates to areas outside the AONB. The Policy is not intended to unduly restrict acceptable development in the countryside, which can be considered having regard to appropriate landscape assessments.

2.9.35 Special Landscape Areas (SLAs) have been identified following a formal assessment of the
landscape qualities of the County\textsuperscript{94}. Their designation utilised the former CCW’s (now NRW) Guidance Note in applying the results from the LANDMAP data, as recommended in National Planning Policy and Guidance. In this regard SLAs have been identified outside the AONB where there are outstanding or high quality visual and sensory and habitat landscapes that create landscapes of significant local importance.

2.9.36 The SLA assessment study includes the key features for each SLA, and provides SPG.

2.9.37 Wherever possible, development within a SLA should retain and enhance the positive attributes of its landscape and seek to remove or mitigate any negative influences. In order to achieve this the design, scale and location of development should respect the special landscape context. In particular, design should reflect the building traditions of the locality in its form, materials and details and aim to assimilate the development into the wider landscape.

2.9.38 For most development to integrate successfully into its surroundings implementation of a landscape scheme will be essential. For development of an incompatible design or scale or in a location not respecting of the landscape context to be acceptable, suitable mitigation measures will be required.

2.9.39 In order to fully assess the impact on the landscape, significant development proposals and development proposals affecting SLAs should be accompanied by a landscape assessment which takes into account the impact of the development, including the cumulative impact where appropriate, on the key landscape features, landscape character and qualities and set out proposals to mitigate any adverse effects and enhance positive attributes.

2.9.40 The landscape assessment must follow the LANDMAP approach and include the landscape baseline information from all five LANDMAP layers. It should focus on the relevant aspect areas, their descriptions and evaluations. Where landscaping schemes are required they should generally be implemented prior to part or the entire site coming into beneficial use. The management of landscape features of importance will also be encouraged and may be required.

2.9.41 Development proposals in the countryside adjoining or in a location which would impact upon a SLA will also be considered in accordance with the provisions of this Policy. Development proposals within settlements in close proximity to an SLA will need to have regard to their potential impact on the character and quality of the SLA.

\textsuperscript{94} Review of Landscape Designations in Swansea 2012

ER 6: DESIGNATED SITES OF IMPORTANCE FOR NATURE CONSERVATION

Development will not be permitted that would result in a likely significant adverse effect to sites of
Development that would affect locally designated sites of nature conservation importance should maintain or enhance the nature conservation interest of the site. Where this cannot be achieved development will only be permitted where it can be demonstrated that:

1. The need for the development outweighs the need to protect the site for nature conservation purposes;
2. There is no satisfactory alternative location for the development that avoids nature conservation impacts; and
3. Any unacceptable harm is kept to a minimum by effective avoidance measures and mitigation, or where this is not feasible compensatory measures must be put in place to ensure that there is no overall reduction in the nature conservation value of the area.

2.9.42 This Policy seeks to ensure that the nature conservation value of designated sites is protected from harmful development and that the Council fulfils its obligation to maintain and enhance biodiversity. The Policy will also play a significant role in achieving the Plan’s Vision for Swansea as a County that ‘capitalises on the distinctive relationship between its vibrant urban areas and outstanding rural and coastal environments’ and ‘conserves its unique natural heritage’. In addition, protection of designated sites will contribute to climate change resilience.

2.9.43 All designated sites are shown on the Constraints Map and listed in the Appendices.

2.9.44 National Planning Policy and Guidance95 provides for the protection of designated sites and sets a clear context for the relevant policy approach for their protection. Those of international and national importance are afforded more protection than those of local importance.

2.9.45 Sites of international importance are Special Protection Areas (SPAs) and Special Areas for Conservation (SACs). As a matter of national policy Ramsar Sites will be afforded the same legal protection as the sites of international importance. The internationally protected sites (including Ramsar Sites) are given protection under European Directives 96 that have been transposed into national law through the Conservation of Habitats and Species Regulations 2010 (as amended) (Habitats Regulations). In considering development proposals that affect sites of international importance full account must be taken of the core management plans prepared for each internationally protected site.

95 Planning Policy Wales and TAN 5,
2.9.46 Sites of national importance are National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs). These are protected under the Wildlife and Countryside Act 1981, as amended by the CROW Act 2000, the NERC Act 2006 and the Environment Act 2016.

2.9.47 Sites recognised for their local nature conservation value are Local Nature Reserves (LNRs), and Sites of Importance for Nature Conservation (SINC$s$). SINC$s$ have been identified on the basis of regionally agreed guidelines outlined in national guidance$^{97}$.

2.9.48 For sites of international and national importance an assessment of likely significant effect will be in accordance with the standards set out in the relevant legislation (detailed above) and expanded upon in National Planning Policy and Guidance$^{98}$. These highly sensitive sites may be affected by development on, adjacent to, or some distance away from them.

2.9.49 Where development is proposed which may have an effect on a site of international and national importance, or where nature conservation interests of locally important sites are likely to be disturbed or harmed by proposed development, developers will be expected to provide an ecological survey that includes an assessment of the likely impact of the proposal on the protected site and, where necessary, make appropriate provision for its safeguarding. In assessing the potential harm the Council will consider:

- The individual and cumulative effects which will include impacts during construction;
- The role of the site in the ecological connectivity network; and
- Whether effective mitigation and/or compensation measures have been provided.

$^{97}$ [http://www.biodiversitywales.org.uk/Planning](http://www.biodiversitywales.org.uk/Planning)

$^{98}$ Planning Policy Wales and TAN 5.
ER 7: UNDEVELOPED COAST
Along the undeveloped coast priority is placed on the protection and enhancement of the landscape, seascape, biodiversity and historic environment. Development will only be permitted for necessary coastal management schemes.

Any coastal management schemes should protect, enhance and where appropriate create linkages to the All Wales Coast Path. The provision of additional Active Travel routes to link communities and existing paths to the Coast Path will be encouraged.

2.9.50 The undeveloped coast extends west from Mumbles Head encompassing Gower and the Loughor Estuary. It is one of the County’s greatest assets and its unique synergy with the urban area provides the County with a distinctive and enviable character. The undeveloped coast is made up of the area of land and adjacent sea that are considered to be mutually dependant. Excluded are the developed areas of established visitor and recreation destinations identified in Policy TR 2 Developed Coast and Waterfront.

2.9.51 Most of the County’s undeveloped coast is protected by a host of existing designations including the Gower AONB, Gower Heritage Coast, Limestone Coast of South West SAC, Carmarthen Bay and Estuaries European Marine Site, SAC, SPAs, Ramsar, and Oxwich and Whiteford NNRs. The route of the All Wales Coastal Path passes through the undeveloped coast, the natural beauty of which forms part of its scenic attraction. All designations are shown on the Constraints Map and proposals should take full account of any management plans or schemes for these protected areas.

2.9.52 The purpose of this Policy is to safeguard the undeveloped coast from inappropriate development. It works in conjunction with National Planning Policy and Guidance99 and Policy TR 2 Developed Coast and Waterfront to enable the social and economic benefits of an unspoilt coast to be realised whilst allowing for necessary coastal management schemes/defence work and acceptable improvements to existing tourism and recreation facilities, as outlined in Policy TR 2.

2.9.53 Appropriate coastal management schemes are those that:
- Are required for public safety;
- Would not contribute to, or transfer the risk of flooding, coastal or river erosion, coastal inundation and coastal squeeze;
- Protect the socio-economic interests of the community;
- Provide recreation and leisure facilities, where appropriate;
- Provide or maintain public access, as appropriate;

99 Planning Policy Wales and TAN 14
• Do not reduce the biodiversity value of the site.

2.9.54 Lavernock Point to St Ann’s Head Shoreline Management Plan (SMP2) covers the County’s coastline. It sets out the specific coastal issues that exist and aims to identify sustainable coastal management options, taking into account the influences and needs of both the natural environment and the human and built environment. The acceptability of coastal management schemes will be determined on the basis of the SMP2, which includes information on the existing defence policy within the locality and recommends the policy approach to adopt in the future. It also identifies areas where the provision of new defence works might be beneficial and identifies areas not suitable for development.

2.9.55 It is essential that coastal management schemes work with and not against the natural physical processes and should not transfer the risk to other areas of the coastline. There should be minimum disturbance to the interrelationships which exist within the natural processes of the coastal cell or coastline unit within which sediment movement is self-contained.

2.9.56 It is recognised that in certain circumstances a coastal management scheme may result in an increase in flooding or coastal/river erosion as there is significant biodiversity benefits in allowing this. In these instances it is for the developer to demonstrate why such a scheme is beneficial and will not undermine public safety.

2.9.57 Coastal squeeze is the effect when coastal habitats such as saltmarsh are lost between a fixed landward boundary and rising sea levels and increased storminess. Development on the coast, including coastal defences such as the sea wall at Cwm Ivy, effectively fixes the coastline, so that when sea level rise occurs, these usually adaptable habitats are unable to migrate landwards due to the landform. This effectively ‘squeezes’ the habitat resulting in a loss of quality and/or quantity of these important habitats and biodiversity associated with it, such as shore birds. At Cwm Ivy the coastal squeeze has been successfully compensated for through a SMP managed retreat scheme. This allows for the previously reclaimed land to once again flood by the sea and for salt marsh habitat to be reinstated.

2.9.58 The Gower Landscape Character Assessment and forthcoming Gower Seascape Character Assessment will provide further information on the landscape and seascape quality of the undeveloped coast and will be adopted as SPG. The Gower Seascape Character Assessment has been informed by the Welsh National Marine Plan that is being developed to optimise opportunities for the sustainable development of the sea around...
Wales. These will be a material consideration in assessing the impact of proposed development on the undeveloped coast.

2.9.59 Meaningful connections will be sought to the All Wales Coast Path as outlined in Policy T 2 Active Travel.

**ER 8: HABITATS AND SPECIES**

Development proposals that would have a significant adverse effect on the continued viability of habitats and species, including those identified as priorities in the UK or Swansea Local Biodiversity Action Plan, will only be permitted where:

i. The need for development outweighs the nature conservation importance of the site;

ii. The developer demonstrates that there is no satisfactory alternative location for the development which avoids nature conservation impacts; and

iii. Effective mitigation measures are provided by the developer.

iv. Any unavoidable harm is minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation value of the area. Where this is not feasible, compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species must be provided.

2.9.60 Development proposals should aim to minimise detrimental impacts on habitats and species. There should be no net loss in overall biodiversity as a result of development and where possible there should be biodiversity gains.

2.9.61 Protected habitats and species are those protected under European or UK legislation, as identified in TAN 5 and including the Habitats Directive, Birds Directive, Wildlife and Countryside Act, Environment Act, Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006. They include priority habitats and species that are protected in UK and Local Biodiversity Action Plans.

2.9.62 Factors to be taken into consideration in assessing the significant adverse effect development proposals are likely to have on habitats and species are:

- The current distribution and status of the protected habitat or species within the County;
- All likely effects, including cumulative effects and impacts during construction;
- The role of the habitats as connectivity pathways; and
- Whether effective mitigation and/or compensatory measures have been provided.

2.9.63 Where habitats and species are likely to be disturbed or harmed, development proposals will be assessed in accordance with National Planning...
Policy and Guidance. Developers will be expected to provide: an ecological survey; an assessment of the likely impact of the proposal on the protected species/habitats; and, where necessary, make appropriate provision for their safeguarding, mitigation and/or compensatory measures. In addition opportunities to enhance biodiversity, such as through habitat creation, will be encouraged.

**ER 9: ECOLOGICAL NETWORKS AND FEATURES OF IMPORTANCE FOR BIODIVERSITY**

Development proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Particular importance will be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species.

Development proposals that could result in a significant adverse effect on the connectivity of ecological networks and features of importance for biodiversity will only be permitted where:

i. The need for the development outweighs the nature conservation value of the site;

ii. It can be demonstrated that there is no satisfactory alternative location for the development;

iii. A connected element of the natural resource is retained as part of the design of the development; and

iv. Compensatory provision will be made of comparable ecological value to that lost as a result of the development.

2.9.64 There are a significant number of ecological habitats and features within the County, in addition to those that are legally protected, that lie outside the designated areas and make a significant contribution to the overall biodiversity resource. These include linear wildlife corridors such as rivers, hedgerows and cycle tracks and also 'stepping stones' such as ponds and copses.

2.9.65 The wildlife corridors and stepping stones are a vital part of the ecological network. Whilst it is important to protect and enhance biodiversity sites and species of importance dispersed throughout the County this cannot be achieved without protecting and enhancing the intervening habitats and spaces that provide crucial links between the designated sites.

2.9.66 The protection, management and enhancement of ecological networks is recognised as being particularly important for nature conservation. Wildlife corridors allow species to move between fragmented habitats, to recolonise areas and to move in response to climate change and development that may have destroyed part of their

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102 PPW sections 5.5.11 – 5.5.12 and TAN 6 Nature Conservation and Planning (2009) chapter 6
habitat. For example, the water vole, which is a priority species will not travel through unvegetated ground. If its habitat becomes isolated through development and then the colony within this isolated habitat become endangered, for example through disease, it is likely that it will not survive.

2.9.67 The Plan has been informed by an assessment of ecological connectivity across the whole of the County. This assessment maps the existing ecological connectivity network and also identifies locations where ecological connectivity has the potential to be enhanced. The latest version of the Swansea Ecological Connectivity Assessment will inform the implementation of this Policy.

2.9.68 Providing ecological connectivity is an important ecosystem service of the green infrastructure network and its protection and/or enhancement accords with Policy ER 2 Strategic Green Infrastructure Network.

2.9.69 Designated geological and geomorphological SSSI's are nationally important rocks, earth forms or features. Proposed RIGs are listed in the Appendices. The RIGs define the most important places for geology and geomorphology that are not nationally designated.

ER 10: GEOLOGICAL AND GEOMORPHOLOGICAL SITES OF VALUE

Development will not be permitted that would cause significant adverse effect to geological or geomorphological SSSIs.

Development that would affect regionally important geological or geomorphological sites (RIGs) should maintain the geological or geomorphological interests of the site. Where this cannot be achieved development will only be permitted where:

i. It can be demonstrated that the need for the development outweighs the need to protect the site; and

ii. There is no satisfactory alternative location for the development that avoids geological or geomorphological impacts.

Where development is permitted any unacceptable harm must be kept to a minimum by effective avoidance measures and mitigation.

ER 11: TREES AND DEVELOPMENT

Development that would adversely affect trees, woodlands and hedgerows of public amenity, natural/cultural heritage value, or that provide important ecosystem services will not normally be permitted.

Ancient Woodland, Ancient Woodland Sites, Ancient and Veteran trees merit specific protection and development will not normally be permitted that would result in:
i. Fragmentation or loss of Ancient Woodland;

ii. The loss of an Ancient or Veteran tree;

iii. Ground damage, loss of understorey or ground disturbance to an area of Ancient Woodland or Ancient or Veteran Tree’s root protection area;

iv. A reduction in the area of other semi natural habitats adjoining Ancient Woodland;

v. Significant alteration to the land use adjoining the Ancient Woodland;

vi. An increase in the likely exposure of Ancient Woodland, Ancient or Veteran Tree to air, water or light pollution from the surrounding area;

vii. Alteration of the hydrology in a way that might impact on Ancient Woodland, Ancient or Veteran Trees;

viii. Destruction of important connecting habitats relating to Ancient Woodland;

ix. Degradation of important archaeological or historical features within Ancient Woodland or associated with Ancient or Veteran trees;

x. Destruction of Plantations on Ancient Woodland Sites (PAWS); and/or

xi. Development within 15m of Ancient Woodland.

Throughout the County it is estimated that over 50,000 trees are protected by individual/group orders, area orders or woodland orders. This is in addition to trees in Conservation Areas whilst hedgerows are protected by separate legislation.\textsuperscript{105}

2.9.70 National Planning Policy and Guidance\textsuperscript{104} provides for the protection of trees and woodlands.

2.9.71 In recognition of the importance of trees to the County, the Plan seeks to ensure that suitable trees, whether they are protected by legislation or not, are retained and protected on any development site. Where appropriate planning conditions or Tree Preservation Orders will be used to protect important trees and woodlands.

2.9.72 Development proposals on sites containing or adjacent to trees will be required to provide a tree survey and arboricultural impact assessment in support of a planning application. Where necessary an arboricultural method statement and tree protection plan will also be required. These documents must be in accordance with the current British Standard BS5837 ‘Trees in relation to design, demolition and construction – Recommendations’, and have regard to the long term impact of the proposed development on the trees as they grow and wherever possible seek to avoid future conflict, such as that caused by over-hanging branches, shading and dominance.


\textsuperscript{104} Planning Policy Wales - Chapter 5 and TAN 10

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2.9.73 Planning Permission will normally only be granted where the trees on the site are fully protected in the long term, or appropriate replacement trees will be planted when the removal of a tree or trees is unavoidable. The removal of trees would only be acceptable where there is no other alternative location for the development; and the need for and benefits from the development, outweighs the importance of the tree or trees.

2.9.74 A scheme for tree replacement, including details of planting and aftercare, must be agreed prior to the commencement of development. Replacement trees will be planted in accordance with British Standard BS8545 ‘Trees: from nursery to independence in the landscape - Recommendations. Tree Preservation Orders (TPOs) will normally be placed on the replacement trees.

2.9.75 Planning Conditions, Article 4 Directions and/or Planning Obligations will be used to secure any necessary mitigation/compensation/enhancement measures in relation to trees and development proposals.

2.9.76 New tree or mitigation planting will be designed to achieve maturity and to ensure that there is an ongoing contribution to amenity with negligible negative impacts. New landscape schemes will follow the principles set out in “Trees in the Townscape: A Guide for Decision Makers and be delivered using guidance in “Trees in Hard Landscapes: A Guide for Delivery”.

2.9.77 Ancient Woodland is located on land that has had a continuous woodland cover since at least 1600 AD. It is a valuable and irreplaceable resource. Having been present in the landscape over many centuries Ancient Woodland is rich in wildlife and more likely to support protected and priority species and to contain special features of importance for biodiversity. It is also more likely to contain features of historical and archaeological importance. Their rarity and importance means that these areas should be protected. Where possible opportunities should be taken to restore plantations on Ancient Woodland sites to native tree cover.

2.9.78 All areas of Ancient Woodland known at the time of the Plan’s preparation are shown on the Constraints Map. However this is only a provisional list and all development sites that support woodland will need to be assessed for Ancient Woodland status. NRW will be consulted on any proposals that may give rise to potentially damaging operations.

2.9.79 An Ancient Tree is one that has passed beyond maturity and is old or aged. A Veteran Tree may not be old but because of its environment or life experiences has developed the valuable features of an ancient tree. Ancient and Veteran Trees are of prime importance because of their rarity and function within an ecosystem. Individual Ancient and Veteran trees often have local or national significance, due to their age, size or condition.
They are also of importance to sustain a range of nationally and internationally protected species.

2.9.80 There is currently no comprehensive inventory of Ancient and Veteran Trees within Wales. The required tree survey in support of development proposals will detail whether a site contains or is adjacent to any trees which could be considered to be Ancient or Veteran.

2.9.81 Invasive Non-Native Species are alien animals, plants or other organisms that have the ability to spread, causing damage to the environment, the economy, our health and the way we live. They are addressed by existing legislation. If invasive non-native species are present in and around a development site appropriate action should be taken to control or remove them prior to the commencement of any approved development. Where planning permission is granted it will be subject to appropriate planning conditions and obligations to secure suitable protection, monitoring, mitigation, compensation and management.

2.10 COUNTRYSIDE AND VILLAGE DEVELOPMENT

CV 1: KEY VILLAGES
The following Key Villages are considered suitable for accommodating appropriate small scale development, including new homes, community facilities and sustainable enterprises:

1. Craig-Cefn-Parc
2. Felindre
3. Garnswllt
4. Grovesend
5. Horton
6. Knelston
7. Llangennith
8. Llanmadoc
9. Llanrheidian
10. Oxwich
11. Pennard and Southgate
12. Pontliw
13. Port Eynon
14. Reynoldston
15. Rhossili
16. Scurlage
17. Three Crosses
18. Tircoed

Development at Key Villages must ensure that the proposal:

i. Is located within the defined settlement boundary, as shown on the Proposal Map;
ii. Sympathetically integrates with the surrounding natural and built environment, taking into account the unique rural character of the village and the quality of the surrounding landscape and seascape;
iii. Protects important rural views and vistas;
iv. Does not have a suburbanising effect;
v. Would not result in the loss of natural heritage or valuable green infrastructure, or otherwise harm heritage assets; and
vi. Utilises previously developed land and/or redundant buildings where possible.

2.10.1 Outside the main urban area of the County, development should be focussed on delivering appropriate housing, community facilities and sustainable rural enterprises within the settlement boundaries of appropriate villages. The Policy defines 'Key Villages', which are considered suitable for accommodating such development at a small scale. These villages have been selected following an assessment of their size, facilities, structure and accessibility. Each Key Village consists of at least 25 but no more than 1000 dwellings and is supported by appropriate complementary facilities such as a school, shop, pub, church, community hall or post office. In
addition the selected villages are accessible by public transport and have a cohesive structure.

2.10.2 For the purposes of this Policy the designated boundary should be considered synonymous with the development limit. That is, the boundary confirms the development opportunities that can reasonably be incorporated into the existing village without detracting from its character are small scale and subject to retaining important open spaces.

2.10.3 Outside the settlement boundary, residential proposals will be determined against Policy H 5 Rural Exceptions Sites for Housing.

2.10.4 The character of each settlement will relate to the different building forms, open spaces and street patterns which combine to create a distinctive rural village character. New development should reinforce the existing rural village character and avoid implementing development of a typical suburban form. The Infill and Backland Design Guide SPG provides further guidance on achieving good quality infill development. Proposals at Key Villages that are also Conservation Areas must have particular regard to the need to preserve and enhance buildings and features of historic importance.

2.10.5 Not every piece of vacant land within the settlement limit will be suitable for development, as some provide valuable green infrastructure that should remain undeveloped, which may include village greens, village commons, play areas and green corridors such as tree belts, streams and Public Rights of Way. In addition, particularly for the Key Villages, open spaces or gaps in the built form are often important because they provide a sense of openness, a focus to the settlement or a vital glimpsed view of the surrounding countryside. Forthcoming SPG will identify important green infrastructure assets in the Key Villages which should be protected.

2.10.6 The quality of the landscape is linked to its designation with the AONB, SLAs, Historic Landscapes and Conservation Areas demanding particular care. Within the Gower AONB new rural settlement dwellings should contribute positively to their settings and enhance the quality of the landscape. This will be achieved by adhering to the guidance provided by the Gower AONB Design Guide SPG.

2.10.7 National Planning Policy and Guidance\textsuperscript{107} recognises that local employment opportunities within rural settlements are essential to sustain and improve communities and have a vital role in promoting healthy economic activity. In accordance with National Planning Policy and Guidance and reflecting the Council’s Vision for sustainable economic growth and prosperity, this Policy seeks to allow the development of small-scale sustainable enterprises within the Key Villages. Suitable enterprise development may include restaurants, tea rooms and hotels; craft businesses, art galleries

\textsuperscript{107} Planning Policy Wales Edition 8 and TAN 6
and knowledge intensive businesses services such as engineering, computer and research and development services.

CV 2: DEVELOPMENT IN THE COUNTRYSIDE.
Outside defined settlement boundaries development will be required to ensure that the integrity of the countryside is conserved and enhanced.

There is a presumption against development in the countryside, except where it is for:

i. The purposes of agriculture, forestry or other rural enterprise;
ii. A rural exception site for housing;
iii. A single dwelling or a pair of semi-detached dwellings for affordable housing to meet local need within an appropriate group of dwellings in the countryside;
iv. One Planet Development;
v. Necessary infrastructure provision; or
vi. Recreational equine activities.

Countryside development must be of a sustainable form with prudent management of natural resources and respect for the cultural heritage of the area.

Wherever possible, existing buildings should be re-used or adapted and if this is not feasible new buildings should be located within or close to existing groups of buildings.

One Planet Development will not be supported in protected landscapes.

2.10.8 The Plan will ensure protection of the countryside for the economic, social and environmental benefits provided. In line with National Planning Policy and Guidance this will be achieved through the promotion of sustainable development within environmental limits. This means supporting development that does not conflict with the need to maintain and, where possible, enhance the countryside for future generations.

2.10.9 This Policy will protect the countryside from inappropriate development and ensure that only in exceptional circumstances will development be acceptable. The acceptable exceptions are listed in the Policy and must be implemented in strict accordance with Policy PS 2 Placemaking and Place Management and the overarching principle of creating more sustainable rural communities.

2.10.10 The countryside is defined as all the land that lies outside the defined settlement boundaries of the main urban area and Key Villages, as identified on the Proposals Map. Included within this definition of countryside are hamlets and small groups of dwellings that are dispersed across the County. It includes some relatively built-up areas on the fringe of the urban area that are judged to be separate from the urban area and where further intensification of development is undesirable.

108 Planning Policy Wales and TAN6
2.10.11 Rural enterprises comprise land related businesses, including agriculture, forestry and other activities that obtain their primary inputs from the site. Examples are the processing of agricultural, forestry and mineral products, together with land management activities and support services including agricultural contracting and tourism and leisure enterprises\textsuperscript{109}. They do not include renewable energy schemes that are covered by separate National Planning Policy and Guidance.

2.10.12 In addition, development for the purposes of a rural enterprise includes provision of essential residential accommodation, referred to as a rural enterprise dwelling. Extensive guidance on this form of development is provided in TAN 6.

2.10.13 The Policy seeks to achieve an important balance between the need to support rural enterprise and the need to promote sustainable development whilst protecting the local distinctiveness and character of the County’s countryside. In order to achieve this, to be acceptable, sustainable rural enterprises must demonstrate minimum impact on the local environment and community and a positive impact on the local economy.

2.10.14 In instances where a countryside location is considered not acceptable for a proposed enterprise, developers should consider existing employment areas on the outer edge of the urban area, as in many instances such sites could reasonably serve the rural area. This includes the employment areas at Crofty, Penclawdd, Pontarddulais, Pontlliw, Waunarlwydd and Clydach. This recognises the strong interdependence between the urban and rural areas of the County, as outlined in the Vision for the Plan.

2.10.15 One Planet Development is defined in National Planning Policy and Guidance as ‘development that through its low impact either enhances or does not significantly diminish environmental quality’. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectares over time’. TAN 6 sets out specific

\textsuperscript{109} TAN 6 Planning for Sustainable Rural Communities (2010)
policy on One Planet Development in the countryside, including details of the robust evidence that must support planning applications for such proposals. Although a One Planet Development should have minimum impact on the landscape, the paraphernalia associated with such development can be visually intrusive and for this reason is not supported in the protected landscapes of the County. Protected landscapes are the Gower AONB, Special Landscape Areas (SLAs) and historic landscapes.

2.10.16 Residential development in the countryside is strictly controlled through National Planning Policy and Guidance\textsuperscript{110} and proposals for new dwellings in the countryside will be assessed against the national policy framework. Where a new build residential development can be justified in the countryside it must also accord with Policy PS 2 Placemaking and Place Management.

2.10.17 In addition to rural housing permitted under National Planning Policy and Guidance and in order to meet the identified local need for housing in the countryside as evidenced in the LHMA, the Plan allows for Affordable Housing for Local Need on suitable sites adjacent to Key Villages and beyond settlement boundaries, as detailed in Policy H 5 Rural Exception Sites. Affordable Housing for Local Need is also permitted within appropriate isolated groups of dwellings in the countryside. Such appropriate groups must contain five or more dwellings, consist of a continuous line of dwellings, or a close group of dwellings, adjacent to a highway and have reasonable access to facilities and services, for a rural location.

2.10.18 In line with Policy PS 2 Placemaking and Place Management development in the countryside must successfully integrate with the landscape. This is best achieved by the reuse or adaptation of an existing rural building or where this is not feasible locating new development amongst existing buildings. Careful attention should be given to siting, design and materials with appropriate measures to protect and where possible enhance the features of the surrounding countryside. Development within areas of protected landscape, because of its special quality will require landscape enhancement measures. Further guidance is provided in the Gower Design Guide SPG and the SLA assessment.

2.10.19 The use of land for horse riding and its associated development can have a significant impact on the character of the rural landscape. Further guidance on controlling this form of development is contained within The Use of Land For Horses For Recreational Purposes and Associated Structures Fences, Access Ways SPG. Commercial horse related developments, such as livery stables, use of land for equestrian events, or stables rented on a commercial basis, can have a greater impact on the

\textsuperscript{110} Planning Policy Wales (PPW) Edition 8 Chapter 9 Housing; TAN 6 Planning for Sustainable Rural Communities
landscape than private recreational use and careful consideration will be given to the scale, intensity of use, landscape and amenity impacts of such proposals.

CV 3: REPLACEMENT DWELLINGS IN THE COUNTRYSIDE

Proposals for the replacement of existing dwellings, including residential chalets, in the countryside will only be permitted where:

i. The original dwelling:
   a. Does not make a positive contribution to the character of the local area; and/or
   b. Has not been demolished or abandoned;

ii. The proposed development is of high quality and respects and/or enhances its setting in terms of design, character, scale, siting and sustainability;

iii. An extension to the existing residential curtilage is not involved; and

iv. It exceeds the original dwelling in terms of sustainable building standards, wherever feasible.

2.10.20 This Policy seeks to retain rural dwellings that make a positive contribution to the County’s rural character and allows for the replacement of nondescript or poorly designed rural dwellings with better designed dwellings that enhance the appearance and character of the countryside.

2.10.21 In order for a replacement dwelling proposal to be acceptable it must be of high quality in terms of sustainability and design, and respect and/or enhance its countryside location.

2.10.22 Where the existing dwelling is not considered to be of architectural merit there is scope to depart from its design. The replacement dwelling must be of high quality design that may be traditional or contemporary and innovative. Larger replacement dwellings may be considered favourably only where the new building fully respects or enhances the landscape quality. In all cases the siting of the replacement dwelling is expected to be similar to the existing house in order to maintain the overall landscape character.

2.10.23 Replacement dwellings must also be exemplars of sustainability, exceeding building regulations requirements wherever feasible, whilst also respecting the qualities of the surrounding countryside. The AONB Design Guide SPG provides further guidance on the design of replacement dwellings for the Gower area.

2.10.24 Proposals for the replacement of dwellings that have been demolished or abandoned will be treated as new development in the countryside.

2.10.25 Whilst there is no statutory definition of abandonment of a dwelling, the courts have held that four criteria should be examined in determining whether the use of a building has been abandoned:

1. The physical condition of the building;
2. The period of non-use;
3. Whether there has been any other use;
4. Evidence regarding the owner’s intentions.

2.10.26 Questions of abandonment in any particular instance will be determined on the basis of a balanced consideration of the facts against these criteria. It may be necessary to submit an application for a Certificate of Existing Lawful Use in order to establish certainty.

2.10.27 Chalet development covered by this Policy only relates to residential chalets for permanent occupancy and does not include holiday chalets. There are a number of clusters of residential chalets on Gower, such as Sandy Lane and Hareslade, where there is pressure to improve and/or replace these properties with more permanent structures. In order to determine proposals for replacement residential chalets sufficient justification must be provided in terms of context of the chalet site and surroundings and the appropriateness of the proposed development.

2.10.28 Guidance has been produced for the chalet developments at Hareslade, Holts Field, Miles Lane and Sandy Lane. This guidance will be updated to provide SPG. Conditions may be imposed on replacement chalets to ensure that no extensions or additions are undertaken without further permission being obtained. Any proposal to increase the number of residential chalets within these clusters will be viewed as intensification and will not be permitted.

CV 4: CONVERSION OF RURAL BUILDINGS

The conversion of traditional buildings in the countryside to new uses will be supported for the following beneficial uses:

i. Business;
ii. Commercial sport, tourism or recreation;
iii. Community service or facility near a defined settlement;
iv. Affordable Housing for Local Need;
v. Rural enterprise dwelling to serve an evidenced essential need.

Proposals must ensure that:

a. The building is largely intact, has a form, bulk and general design in keeping with its surroundings, and is capable of conversion (or extension) without prejudicing the original character of the building or the rural character of the locality;

b. The design and scale of the proposed conversion (or extension) including new window and door openings, extensions, means of access, service provision and curtilage respects the rural character and design of the building and integrates with the surrounding landscape, and in protected landscapes will enhance the quality of the landscape;
c. Any ancillary works associated with the conversion (or extension) do not unacceptably adversely affect the rural character of the locality;

d. The building is structurally suitable for conversion (or extension) without a major or complete reconstruction, as verified by a structural stability report;

e. Safe access for pedestrians and vehicles can be provided without prejudicing the character and appearance of the area;

f. In the case of buildings extended or constructed with the benefit of agricultural permitted development rights, these buildings have genuinely been used for the agricultural purposes they were constructed; and

g. There would be no significant adverse effect on natural heritage.

2.10.29 The strict controls outlined in this Policy aim to ensure that the conversion of rural buildings contributes to a more sustainable rural economy and does not detract from the special qualities of the County’s countryside. Further guidance will be provided in SPG.

2.10.30 Proposals must protect or enhance the nature conservation interest of the existing buildings in line with National Planning Policy and Guidance, other relevant policies in the Plan and for proposals in Gower, the Gower AONB Design Guide SPG.

2.10.31 Proposals for the conversion of existing rural buildings to market housing will not be supported, (unless the requirements of Policy CV 2 Development in the Countryside can be met) as evidence indicates that there is no need for further market housing in Swansea’s rural areas. Business use includes holiday accommodation. Affordable Housing for Local Needs is as defined in Policy H 5 Rural Exception Sites.

2.10.32 Traditional rural buildings include stone built barns, stables, churches, chapels and schools which create locally distinctive development, contribute to the County’s attractive countryside scene and merit safeguarding. Buildings of modern and/or utilitarian construction and constructed from materials such as concrete block work, portal framed buildings clad in metal sheeting, or buildings of substandard quality and/or incongruous appearance will not be considered favourably.

2.10.33 Traditional rural buildings can provide important habitats for valuable species including bats and barn owls. Proposals for the conversion of such buildings will need to ensure no significant adverse effects on natural heritage in line with Policy ER 8 Habitats and Species.

2.10.34 Development that fails to satisfy the Policy criteria will be judged development in the countryside and considered against relevant Plan policy and national planning guidance. The criteria will also be applied to proposals to extend buildings that have already been converted.
2.10.35 In cases where the building to be converted lies within a defined settlement, Policy PS2 will still require the conversion scheme to be appropriate to its local context and sensitively relate to existing settlement patterns. Policy CV 1 Key Villages will allow for residential conversions.

2.10.36 Only very modest extensions will be allowed and normal permitted development rights to extend further or to construct ancillary buildings will be withdrawn.

CV 5: NEW AGRICULTURAL AND FORESTRY DEVELOPMENT

New development in association with agriculture and forestry buildings will be permitted where:

i. The development is of a scale form and design that is reasonably required for agricultural or forestry purposes;

ii. The development is sensitively sited and respects the existing landscape character and pattern of development; and

iii. There is no significant adverse effect on natural heritage and the cultural and historic environment.

2.10.37 Agricultural and forestry buildings and their means of access can be a visually intrusive element in the rural landscape by virtue of their size, location and materials used in their construction. Where new buildings are required, careful consideration will be given to their location and design so that any adverse effect upon the character and amenity of the surrounding area is reduced to the practical minimum.

2.10.38 New agricultural and forestry development must also accord with Policy CV 2 Development in the Countryside.

CV 6: FARM DIVERSIFICATION

Proposals for the diversification of working farms will be permitted where:

i. The proposed non-agricultural use is run in conjunction with, and is of a scale appropriate to, the existing farm operation;

ii. The proposal is supported by an appropriate business case which demonstrates the link to the existing agricultural activities of the working farm and the benefits of the scheme in terms of sustaining the rural economy;

iii. There will be no significant adverse effect on natural heritage or the vitality and viability of any nearby defined settlement;

iv. Adequate parking is provided to meet the needs of the diversified scheme;

v. In relation to new build development, the applicant must demonstrate that there are no suitable existing buildings available that could be converted/reused in preference to new build;

vi. Where a new build can be justified it must be located within or, if a suitable site within is not available, immediately adjacent to the existing farm complex.
2.10.39 National Planning Policy and Guidance\textsuperscript{111} recognises that many economic activities can be sustainably located on farms and supports farm diversification provided such schemes are small scale and integrate well with the surrounding countryside. This is best achieved by utilising existing buildings. Therefore in the first instance developers should consider the re-use or sensitive conversion of existing rural buildings to accommodate development linked to farm diversification (subject to also meeting the criteria set out in Policy CV 4 Conversion of Rural Buildings). Only where such opportunities do not exist will new build be considered and developers are required to demonstrate that no suitable buildings are available for re-use or conversion before a new build scheme will be considered.

2.10.40 Likely appropriate farm diversification schemes may include small on-farm operations such as food processing and packaging, tourism, sports and recreation, countryside management and renewable energy, proposals for which will be considered against relevant policies in the Plan. It is important that such proposals contribute to and complement the agricultural activities of the farm and should be well-founded in terms of effectively contributing to the agricultural business. This Policy therefore requires the developer to provide a business case for diversification proposals to demonstrate the link to existing business activity and the benefits of the scheme, in relation to sustaining employment and the rural economy. This should include details of existing farm activities, the need for diversification, and implications of any proposals on the rural economy, such as the provision of local employment opportunities.

2.10.41 In order to achieve more sustainable rural communities the provision of community services, facilities and sustainable enterprises is focussed on the defined settlements, including Key Villages. Farm diversification schemes, such tea rooms, the selling of specialist food products and schemes that include a retail element, for example a campsite shop, could draw trade away from villages and retail centres harming their vitality and viability. In

\textsuperscript{111} Planning Policy Wales Edition 8 and TAN 6 Planning for Sustainable Rural Communities
such circumstances the proposed development may not be supported.

2.10.42 The provision of farm shops is adequately dealt with in TAN 6.
2.11 TOURISM AND RECREATION

TR 1: TOURISM, RECREATION AND LEISURE DEVELOPMENT

Tourism, recreation and leisure development that capitalises upon the County’s distinctive assets and helps create a year round destination will be supported. Within the Swansea Central Area, proposals must contribute towards the revitalisation and regeneration of the Retail Centre and City Waterfront.

In rural areas, proposals for sustainable tourism and sustainable recreation will be supported where they seek to conserve and enhance the County’s natural heritage and reinforce vibrant rural communities.

Development proposals that would have an unacceptable adverse impact on features and areas of tourism interest and their settings, or that would result in the unjustified loss of tourism facilities or heritage assets, will not be permitted.

2.11.1 This Strategic Policy sets the overarching approach to encouraging tourism, recreation and leisure proposals that can help bring about increased investment, wider opportunities for residents and visitor, and help enhance natural heritage settings.

2.11.2 Urban areas of the County are most suited to the location of new tourism and recreation facilities or visitor attractions, particularly those of large scale. Proposals for new leisure uses will be considered against relevant policies contained within the Regeneration and Commercial Development Section, which sets out the requirement for a sequential approach.

2.11.3 Proposals that consolidate the urban tourism resource by improving the quality and range of attractions, accommodation and services will be supported, subject to consideration of relevant area wide policies and those relating to the Swansea Central Area, Swansea Bay, the River Tawe Corridor, and former docks and canal.

2.11.4 The majority of visitors are attracted to the County due to the natural beauty of its landscape and coastal features. Inevitably some tourism related developments, by their very nature, must be located in the countryside, and it is important that these developments do not have any significant negative impact on the landscape, natural environment or amenity. Whilst having potential to assist in meeting economic objectives, the overriding economic benefit of a scheme will in some instances not justify approving an application where the environmental, social or cultural impact is judged to be unacceptable, for example where significant harm would be caused to a landscape of national importance.

2.11.5 The County has an international reputation for exceptional walking, mountain biking and surfing opportunities and is well placed to take advantage of the economic benefits that activity tourism can bring. There are a large number of walking routes within the County, including the Mawr uplands,
urban parklands and the Wales Coastal Path (that follows the entire coastline of the County) which are promoted and maintained by the Council. Walking tourism plays an important role in the sustainable tourism offer of the County and is of economic benefit to rural and coastal localities in particular. Proposals which support Active Travel (including cycling) and protect and enhance PROWs will be encouraged in accordance with Policies T 2: Active Travel, T 7: Public Rights of Way and Recreational Routes. Development of new visitor facilities and attractions or development in support of sustainable recreation activities along the Developed Coast will be assessed against Policy TR 2: The Developed Coast and Waterfront. Proposals outside the locations specified will be assessed against Policy ER 7: The Undeveloped Coast, which seeks to safeguard the undeveloped coast from inappropriate development.

2.11.6 In order to support planning applications for new, or the extension of existing, tourism facilities or accommodation, developers will be required to submit a Tourism Needs and Development Impact Assessment (TNDIA) alongside their planning application. The information required within a TNDIA will be proportionate to the nature of the proposal, its scale and location. However, as a general overview the types of information required as part of a TNDIA would be:

- Evidence to support why a development of this type is needed, for example, no such facilities or sites exist within the locality, or there is a waiting list of people wanting to use existing visitor accommodation sites in the vicinity;
- Evidence to show that the proposal is viable and sustainable as a tourism business;
- Impact on the local community, for example, how the development will support the economy, number of jobs created, increased revenue/visitor spend in local economy;
- If appropriate, how the impact on agricultural business will be mitigated, for example, loss of grazing;
- Vacancy Rates;
- Demand;
- Assessment of the anticipated levels of vehicular traffic, parking space demand and highway safety impact;
- Demonstration that the development is of high quality, sustainable buildings which extend the existing tourism offer;
- A Landscape and Visual Impact Assessment, including details of appropriate mitigation.

2.11.7 Further detail relating to unjustified loss of a tourism facility or heritage asset which provides an important community facility is found in Policy SI 2: Providing and Safeguarding Community Facilities.
2.11.8 No policies have been included for off-road recreational vehicles and golf courses, matters as they are adequately covered by National Planning Policy and Guidance112:

TR 2: DEVELOPED COAST AND WATERFRONT

Development of new visitor facilities and attractions, including proposals for sustainable recreation activities, will be permitted at the following coastal and waterfront locations, provided that they are of a scale and design that respects sensitive natural heritage, landscape, seascape and historic environment interests:

1. Key destinations around Swansea Bay
2. Urban Lakes
3. Canals
4. Lower River Tawe
5. Bracelet Bay
6. Limeslade Bay
7. Rotherslade Bay
8. Langland Bay
9. Caswell Bay
10. Oxwich
11. Horton and Port Eynon

12. Rhossili
13. Llangennith
14. Penclawdd
15. Loughor Foreshore
16. Lliw Valley Reservoirs

Outside these areas of appropriate development, the emphasis is on conserving and enhancing the natural environment of Swansea Bay, the Gower Peninsula and other waterfront areas.

2.11.9 The development of sustainable recreational and tourist developments at appropriate locations around the County’s coast and waterfront will be encouraged in order to contribute to the enhancement of attractions for visitors and residents.

2.11.10 Further detail on key destinations around Swansea Bay is set out in the Swansea Bay Strategy which establishes a vision for the Bay and assesses the specific development potential at these locations, as well as the scope for environmental and infrastructure enhancements. The key destinations are: Maritime Quarter/City Waterfront, St Helens, Sketty Lane, Blackpill Seafront/Lido and Mumbles Seafront, including Oystermouth, Mumbles Pier and Foreshore. Between these areas the emphasis is on safeguarding and enhancing the environment of the Bay and other waterfront areas. Regard must be had to the relevant adopted SPG documents: Mumbles Pier and Foreshore, Swansea Bay Strategy and Oystermouth Square.

112 See in particular TAN16 Technical Advice Note 16: Sport, Recreation and Open Space (2009)
2.11.11 The areas of the Gower coastline identified provide opportunities for improved access, appropriate sustainable tourism and recreation, and for the improved management and enhancement of existing facilities within the overall context of coastal and environmental protection policies. Urban lakes are those within settlement limits, such as Fendrod and Pluck Lakes in the lower Swansea Valley. Fendrod Lake is a designated Quiet Area, which recognises the tranquil character of the area. Any development must respect this designation. Within the AONB protection of natural beauty will remain the prime consideration.

Account should also be taken of the Shoreline Management Plan (SMP2), which sets out sustainable policies for coastal defence.

2.11.12 At the locations identified for visitor and recreation facilities and services, the impact of any increased activity on nature conservation and landscape interests will need to be taken into consideration.

2.11.13 Any other form of development which requires a coastal location should be located on the developed coast, subject to due regard being paid to the risks of erosion, flooding or land stability and justification why a coastal location is required.

2.11.14 Some of the areas identified within the Policy are defined settlements on the Proposals Map. In such cases, Policies PS 1: Sustainable Places and CV 1: Key Villages will also apply to any proposed development.

**TR 3: SUSTAINABLE TOURISM AND RECREATION DEVELOPMENT IN THE COUNTRYSIDE**

Proposals for sustainable tourism and recreation related attractions and facilities outside settlement limits will only be permitted where:

i. It is demonstrated that the proposal is economically viable and contributes towards improving the range of the tourism offer in the County;

ii. It is demonstrated that either a countryside location is essential or it could not be accommodated within, or adjoining, the development limits of an existing settlement;

iii. The proposal would not have a significant adverse impact upon the County’s natural or cultural heritage, or the social, economic, environmental...
or residential amenity of the locality; and

iv. Access can be provided by a range of transport modes and the development would not generate unacceptable levels of vehicular traffic to the detriment of highway safety.

All sustainable tourism and recreation proposals outside settlement limits must be supported by a Tourism Needs and Development Impact Assessment.

2.11.15 The Policy relates to rural enterprises, specifically new tourism, leisure and recreation facilities and attractions which may include ancillary holiday accommodation. This includes proposals for, and extensions of, existing tourism attractions and facilities. Any ancillary accommodation proposed as part of a wider scheme should remain subordinate economically to the main attraction/facility.

2.11.16 The Policy does not apply to proposals which are entirely for built serviced or non-serviced tourist accommodation developments, which should be considered under Policy TR 5: Holiday Accommodation. Proposals for new static caravan sites, touring caravan and tented camping sites should be considered against Policies TR 6 or TR 7, depending on location.

2.11.17 Certain proposals by their very nature will require a countryside location such as golf, fishing and mountain biking. Such activities will need to be designed in a manner to ensure the environmental impact is fully assessed and is minimised. When assessing proposals within the AONB, the primary consideration will be the protection and enhancement of the AONB and should also be considered against Policy ER 4: Gower AONB.

2.11.18 The County has many areas within, or close to, the urban settlement that provide an important recreation and leisure resource for the County’s population. Sustainable recreation and leisure activities will be supported in areas such as Kilvey Community Woodland, Loughor Foreshore (Policy TR 2: Developed Coast and Waterfront) and Clyne Valley (Policy TR 4: Clyne Valley Country Park) providing there is no adverse impact on natural heritage and amenity.

2.11.19 Extensions to existing tourism related attractions and/or facilities should be subordinate in scale and function. Proposals that constitute substantial extensions will be treated as new development and considered against relevant policies.

2.11.20 Any permission for accommodation units granted under this policy will be tied to the host attraction/facility by legal agreement and/or condition and will not be considered to be a separate planning unit. Any subsequent application for additional accommodation units as an expansion of the planning unit, must be in proportion to the growth of the host business and will not be permitted unless it satisfies the policy criteria.
2.11.21 Conditions will be applied as appropriate restricting use to holiday accommodation only. Holiday occupation conditions allow use of the property for up to 12 months of the year in order to extend the holiday season, but restrict occupation by a single occupier to no more than six months of the year. The units must be for ‘recreational use’ only and not be the primary or sole residence of any occupants. An annual Statutory Declaration will be required to be submitted along with a site register of occupants. Permission for the removal of holiday accommodation conditions to enable permanent residential use, or operation as a separate business, will be resisted as it would undermine the original reason for granting planning permission.

TR 4: CLYNE VALLEY COUNTRY PARK
Clyne Valley Country Park will be safeguarded and its development and management for the purposes of a Country Park will be supported and encouraged. Sustainable tourism and recreation development will be supported provided natural heritage is conserved and enhanced and the historic environment is preserved and enhanced.

2.11.22 Country Parks are designated for the purposes of recreation under the 1968 Countryside Act.

2.11.23 Clyne Valley Country Park represents a strategically important green space and a key element of the County’s green infrastructure network. It is situated on the western edge of urban Swansea and covers some 300ha, part of which lies within the AONB. The Country Park is of great significance in terms of informal recreation both for local residents from the surrounding urban area and for visitors and tourists to the County. Opportunities to improve access into the Country Park from the urban area will be encouraged as part of any sustainable tourism and recreation development.

2.11.24 A cycle track through the park provides a well-established and important Active Travel route linking North West Swansea with Swansea Bay.
Opportunities to appropriately improve and extend this provision will be encouraged.

2.11.25 Sustainable tourism and recreation development must ensure the conservation and enhancement of the Country Park’s natural heritage. The Park supports areas of Ancient Woodland and has been designated a Site of Importance for Nature Conservation (SINC). In addition there is a wealth of industrial heritage that should be preserved and where possible enhanced.

2.11.26 Regard must be had to the area of former landfill use, which will restrict the types of facilities that can be accommodated in that area.

TR 5: HOLIDAY ACCOMMODATION

Proposals for new holiday accommodation will be permitted within the defined development limits of existing settlements.

Outside settlement limits, holiday accommodation will be permitted where it is demonstrated that a countryside location is essential, and it could not be accommodated within the development limits of an existing settlement, where:

i. It consists of the re-use and adaptation of existing rural buildings; or

ii. It would comprise a new building within an established group of farm buildings which would assist in an agricultural diversification scheme; or

iii. It would provide ancillary holiday accommodation to an established sustainable rural tourism enterprise or leisure attraction and would remain subordinate to the host attraction; or

iv. The proposal is for high quality sustainable development which broadens the County’s accommodation offer and provides short term holiday lets, but not individual private holiday homes; and

v. A Tourism Needs and Development Impact Assessment is submitted as part of the application, and within the AONB landscape capacity has been demonstrated through the Landscape Sensitivity and Capacity Study.

In order to meet tourism need, any permission will be controlled to ensure individual units will not be available for private purchase, but maintained as short term holiday lets.

2.11.27 This Policy relates to new permanent holiday accommodation or the re-use and adaptation of existing rural buildings for holiday accommodation purposes. Proposals for new caravan, camping and lodge or cabin sites which are considered non-permanent developments under planning law should assessed under Policies TR 6: New Static Caravan, Touring Caravan and Camping Sites Within the AONB and TR 7: New Static Caravan, Touring Caravan or Camping Sites Outside the AONB.

2.11.28 In the context of this Policy ‘established sustainable rural tourism enterprise’ relates to existing visitor attractions, not to established caravan and campsites, hotels or other tourism accommodation units.
2.11.29 Proposals for holiday accommodation outside settlements should first look to the re-use and adaptation of existing buildings in order to protect the countryside from inappropriate development (Policy CV 4: Conversion of Rural Buildings). Only if no suitable buildings are available for re-use and adaptation should new development be proposed. Any proposals for new holiday accommodation units should be of a scale and size suitable for holiday accommodation and not be akin to residential dwellings in respect of layout or amenity space and provision of ancillary structures such as garages and outbuildings.

2.11.30 New development must be of a high quality design and sensitively integrate into the landscape. Development within the AONB must have regard to the design objectives set out within the AONB Design Guide SPG.

2.11.31 Controls will be applied to any planning permission restricting the use to holiday accommodation only as set out in the amplification to Policy TR 3: Sustainable Tourism and Recreation Development in the Countryside.

2.11.32 Where the proposal is for ancillary accommodation to an existing rural tourism enterprise, the accommodation will be tied by condition to the existing enterprise, so it cannot be considered to be a separate planning unit. Permitted development rights to construct extensions and outbuildings will be withdrawn and seasonal occupation conditions applied as appropriate to prevent the residential use of accommodation which by the character of its construction or design is unsuitable for continuous occupation.

2.11.33 Some areas of the County have significant numbers of holiday accommodation units compared to the local resident population. This can lead to conflict in reconciling the interests of residents with intense visitor pressure at certain times of the year leading to oversaturation of an area. The impact of additional holiday accommodation units on the landscape, and the visual impact, traffic congestion and parking space demand must be considered as part of any TNDIA submitted with a planning application.

2.11.34 There is a demand for high quality accommodation in many parts of the County and associated pressure on existing housing stock. In some villages many houses are privately owned holiday accommodation, not used as short term lets, thus not addressing tourism demand and which are empty for much of the year. This impacts on social cohesion and community well-being. In order to meet tourism need any permission will be conditioned in order to ensure the properties are available for short term holiday lets and are not owned as private holiday homes.
TR 6: NEW STATIC CARAVAN, TOURING CARAVAN AND CAMPING SITES WITHIN THE AONB

Within the AONB no new static caravan sites will be permitted.

New touring caravan and/or tented camping sites for 6 or more units will be supported in areas which are shown to have landscape capacity subject to the following criteria:

i. The site has been identified within the Gower Landscape Sensitivity and Capacity Study as having the potential for accommodating touring units;

ii. There would be no material harm to the landscape character and environmental quality of the surrounding area, either individually or cumulatively with other sites in the vicinity;

iii. There are satisfactory service arrangements in terms of access roads, sewerage, power and water supply, surface water disposal and waste disposal;

iv. The site is well located in relation to an adequate road system which can accommodate the traffic generated, and where possible convenient access to public transport;

v. Ancillary facilities such as shower and/or toilet blocks, drying rooms, waste disposal and dishwashing/laundry facilities should be of an appropriate scale and sited to avoid material harm to landscape character;

vi. A Tourism Needs and Development Impact Assessment is submitted in support of the application.

Proposals for tented camping and/or up to a maximum of 5 touring caravans on seasonal sites will be supported:

a. Within landscape character areas identified as having capacity for additional camping and caravan sites within the Gower Landscape Sensitivity and Capacity Study;

b. Within other landscape character areas, excluding the Undeveloped Coast, of the AONB provided that criteria ii to vi above are met.

New sites for touring caravans and/or camping will be conditioned to restrict the use to touring caravans and camping only and the siting of any individual unit will be restricted to 28 consecutive days or a total of 65 days in any calendar year on any one site. Occupancy records must be made available to the Council annually on request.

2.11.35 A number of caravan and camp sites are located within the County, the majority being within the AONB. Many sites are concentrated together, resulting in a detrimental cumulative landscape impact. Within the AONB, the conservation and enhancement of the natural beauty of the landscape is the primary aim. With this in mind, the starting point for consideration of any planning
application for new caravan and camping sites within the AONB will be an assessment of its impact on the landscape using the Gower Landscape Sensitivity and Capacity (LSC) Study and the design of new sites will be assessed against criteria outlined within the forthcoming Caravan and Campsite Design Guide SPG.

2.11.36 In view of the sensitivity and national significance of the AONB landscape and the existing numbers of static caravans located within the AONB, the Council does not consider that there is sufficient justification for any new static caravans due to their potential detrimental landscape and visual amenity impacts as a result of their degree of permanency and their urbanising effect on the landscape.

2.11.37 Camping or ‘glamping’ Pods are a relatively new form of tourist accommodation and as such are not covered by the Caravans and Development Control Act 1960. Any application for camping Pods or similar structures will therefore be considered against Policy TR 5: Holiday Accommodation.

2.11.38 Touring units are defined as touring caravans, tents, trailer tents and camper vans/motor homes. The purpose of the Policy is to increase the number of touring pitches and tented camping pitches where an identified demand has been demonstrated and there exists sufficient capacity in the landscape. Touring units (particularly caravans) placed on site pitches (seasonal touring pitches) for several weeks, or months at a time appear as more permanent features that can have a suburbanising impact on the County’s rural landscape. Such practice has the consequence of reducing the amount of pitches available and has led to pressure for additional touring pitches. As touring caravan sites are fundamentally temporary in character, and in order to protect the landscape, touring units will be required to be removed from site pitches outside the holiday season, i.e. between 30th October and Good Friday or 1st April (whichever is earlier) in any year.

2.11.39 Yurts and Tepees are relatively new forms of accommodation which are often sited on campsites. They are typically large tent like structures with wooden frames and floors and often have beds and wood burning stoves within them, making them more permanent structures than traditional tents. They are likely to remain on the same pitch all holiday season. They are not covered by the Caravan and Control of Development Act 1960. Any application for Yurts or Tepees will be considered Under Policy TR 5: Holiday Accommodation.

2.11.40 Small sites of 5 or less touring caravans and/or tented camping can potentially be accommodated within sensitive rural locations where larger touring sites would be unduly intrusive. They also help support local business/farming enterprises and thereby contribute to the rural economy.

2.11.41 Within the AONB, permitted development rights for the siting of up to 3 caravans on holdings of 5 acres or more for a maximum of 28 days in any year have
been removed by an Article 4 Direction. These rights can be reinstated through the planning application process and proposals must be considered on their merits and having regard to the need to ensure an appropriate distribution of sites within the AONB and throughout the season. When considering applications, the cumulative impact of developments will be assessed to ensure that they do not cause significant harm to natural heritage, landscape amenity, highways and utilities infrastructure provision.

2.11.42 Ancillary infrastructure may not necessarily be appropriate on smaller touring caravan and tented camping sites and sites must be remain capable of being returned to agricultural use during the ‘off-season’, so the use of hardstanding pitches, washrooms, access roads and other forms of urbanising operational development will be resisted on sites of 5 or less units.

2.11.43 Some areas within the AONB have significant numbers of holiday accommodation units compared to the local resident population. This can lead to conflict in reconciling the interests of residents with intense visitor pressure at certain times of the year leading to oversaturation of an area and this must be addressed as part of the TNDIA.

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<th>TR 7: NEW STATIC CARAVAN, TOURING CARAVAN OR CAMPING SITES OUTSIDE THE AONB</th>
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<td>Proposals for new static, touring caravan or camping sites outside the AONB will be permitted provided that:</td>
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i. There would be no material harm to the landscape character and environmental quality of the surrounding area, either individually or cumulatively with other sites in the vicinity;

ii. There are satisfactory service arrangements in terms of access roads, sewerage, power and water supply, surface water disposal and waste disposal;

iii. The site is well located in relation to an adequate road system which can accommodate the traffic generated, and where possible convenient access to public transport;

iv. Ancillary facilities such as shower and/or toilet blocks, drying rooms, waste disposal and dishwashing/laundry facilities should be of an appropriate scale and sited to avoid material harm to landscape character;

v. A Tourism Needs and Development Impact Assessment is submitted in support of the application.

Any development will be required to demonstrate that it would support the role and function of the nearest settlement by providing additional complementary facilities that are available for use by the community. New facilities offered via the site must not affect the vitality of services which already exist within the nearest settlement, either individually or cumulatively with other caravan or camping sites.

All proposals for new static caravan sites will be controlled to limit occupation to holiday use only. In
order to meet tourism need, any permission will be controlled to ensure individual units will not be available for private purchase, but maintained as short term holiday lets, in order to meet tourism need and prevent the creation of separate planning units.

Touring caravan and camping sites will be conditioned to restrict the use to touring caravans and camping only and the siting of the touring caravan will be restricted to 28 consecutive days or a total of 65 days in any calendar year on any one site. Occupancy records must be made available to the Council annually on request.

2.11.44 Opportunities exist for additional provision of new caravan and camping sites outside the AONB, particularly in the north of the County, which would increase the range of sites available for holidaymakers. New caravan and camping sites proposed within the SLA must also accord with Policy ER 5: Landscape Protection.

2.11.45 Site layout, spacing between units, landscaping and associated features, such as car parking areas, patios/decking, will be carefully assessed in order to ensure that twin-unit lodge or cabin developments would not have an unacceptable impact due to their bulk. Proposals should be for short term holiday let only, and a condition limiting the accommodation to holiday occupation will be imposed to ensure that the units are not the primary or sole residence of any occupants and an annual site register of occupants will be required to be submitted to the Council.

2.11.46 Camping or ‘Glamping’ Pods, Yurts, Tepees or similar structures not covered by the Caravans and Control of Development Act (1960), will be considered under Policy TR 5: Holiday Accommodation.

2.11.47 Permissions for new touring caravan and tented camping sites will be conditioned in order to control their occupancy, the length of time they can be sited on site and their size, as specified in the amplification to Policy TR 6: New Static Caravan, Touring Caravan And Camping Sites Within The AONB.

2.11.48 Ancillary infrastructure may not necessarily be appropriate on smaller touring caravan and tented camping sites as such sites must be capable of being returned to agricultural use during the ‘off-season’, so the use of hardstanding pitches, washrooms, access roads and other forms of urbanising operational development will be resisted on sites of 5 or less units.

TR 8: EXISTING STATIC CARAVAN, TOURING CARAVAN OR CAMPING SITES

Proposals for minor extensions of the area of existing static caravans, touring caravans or tented camping, within the boundaries of existing sites will be permitted provided:

i. There would be no harm to natural heritage;
ii. The development will increase the sustainability and environmental quality of the site;

iii. The site extension will (a) not result in detrimental loss of greenspace (including play areas or amenity areas) within the site; (b) improve site landscaping; and (c) better integrate the site in the landscape;

iv. A strong physical boundary remains around the existing site;

v. It will enable increased/improved facilities to be located on the site;

vi. The overall scale of the operation is not significantly increased;

vii. There are no detrimental impacts due to increase in traffic movements and pressure on utilities infrastructure; and

viii. A Tourism Needs and Development Impact Assessment is submitted in support of the application.

Material changes to the type of accommodation provided on existing sites will only be permitted where the proposal would bring about environmental, landscape and visual amenity improvements; would not require extensive additional infrastructure and services; would result in significant overall benefit to the character and appearance of the area; and add to the range and quality of tourism accommodation available.

The provision, enhancement and upgrading of ancillary facilities (e.g. site shops, cafes, drying rooms or shower facilities) at existing sites, including the development of wet weather attractions within the sites which are available for community use, will be permitted subject to the facility being subordinate in scale and would not result in significant adverse impact on the landscape, residential amenity or infrastructure.

2.11.49 The definition of minor extensions will depend on the individual characteristics of each site and whether any suitable opportunities for extensions within the site boundary exist. The site location, lack of containing features or insufficient open space and landscaping within the site may preclude any minor extension within the site boundary. Consequently, if a site is permitted to expand under this Policy, any subsequent applications for minor extensions within the site will be carefully assessed to control incremental growth, over-intensification of the site and to ensure there are no significant adverse impacts.

2.11.50 Proposals for extensions beyond the site boundary will be considered against Policy TR 9: Extensions To, and Overflow Areas Of, Existing Touring Caravan and Camping Sites. Any increase in numbers or amendments to layout will also need to satisfy Licensing Regulations.

2.11.51 The erosion of levels of provision through the change of use of holiday accommodation on existing caravan sites to permanent residential units has negatively impacted on the choice of the
available accommodation to visitors. This Policy is aimed at providing improved and additional tourist accommodation, therefore no change in status of an existing static caravan, to a residential park will be permitted.

2.11.52 The loss of existing touring sites could also lead to an increase in pressure to develop new touring sites. Therefore the loss of touring pitches to static pitches or seasonal touring pitches (pitches that are rented to a single occupier for the entire season) will be resisted in order to maintain a supply of touring pitches within the AONB.

2.11.53 The adverse impacts on the landscape that may arise from a change of use from tented pitches to touring unit pitches or extensions to sites containing such pitches are generally seasonal in nature and may therefore be more easily accommodated than changes to static caravans, which have the effect of creating permanent development in the countryside. Within the AONB, proposals to replace tent and touring caravan pitches with static caravans will not be supported, as they would introduce more visually intrusive development, particularly in the winter months, harming the character and natural beauty of the area.

2.11.54 Proposals to replace tents and touring caravan pitches with camping or ‘Glamping’ Pods, Yurts or Tepees (which are not covered by the Caravans and Development Control Act 1960) would result in a more visually intrusive form of development due to their permanence and will be considered under this Policy.

2.11.55 Where changes of use from static caravan pitches to lodges/cabins, Pods, Yurts or Tepees is proposed this may improve the range and quality of available accommodation, but must form part of a scheme of site improvement that would achieve an overall enhancement of the character and appearance of the area. In order to ensure that such development has no significant adverse effect on the environmental quality of the area and satisfactorily blends into the landscape, material considerations will include scale, design, material, the setting in a winter landscape and impact of new ancillary infrastructure such as lighting.

2.11.56 In order to sustain a healthy tourism accommodation base the provision, enhancement and upgrading of site facilities (for example site shops, cafes, drying rooms or shower facilities) and leisure facilities on offer at existing sites is encouraged and should aim to reduce the overall environmental impact of the site, for example through landscaping or increasing biodiversity.

TR 9: EXTENSIONS TO, AND OVERFLOW AREAS OF, TOURING CARAVAN AND CAMPING SITES:

Proposals for minor extensions to the permitted site boundaries of touring caravan and camping sites will be permitted where:

i. There would be no harm to natural heritage;
ii. The development would increase the sustainability and environmental quality of the site;

iii. A strong physical boundary exists or can be created around the extension area;

iv. It would better integrate the site in the landscape;

v. The overall scale of the operation is not significantly increase;

vi. There would be no detrimental impacts due to increase in traffic movements and pressure on utilities infrastructure;

vii. A Tourism Needs and Development Impact Assessment is submitted in support of the application, together with a Report which clearly demonstrates demand by identifying vacancy rates on the 5 nearest existing sites; and

viii. Within the AONB, the site has been identified within the Gower Landscape Sensitivity and Capacity Study as having the potential for accommodating touring units.

The extension site will be conditioned for use by touring caravans and/or tented camping only and that units are not sited on pitches within the site extension for more than 28 consecutive days or a total of 65 days in any one calendar year.

Proposals for Overflow areas for tented camping or touring caravan pitches as extensions to sites on a short term basis during bank holiday periods may be permitted temporarily provided they would not require additional infrastructure and would not cause significant harm on local amenity. A Tourism Needs and Development Impact Assessment must be submitted in support of the application.

2.11.57 The purpose of the Policy is to increase the number of touring pitches and tented camping pitches where an identified demand has been demonstrated.

2.11.58 Minor extensions are defined as a permanent increase in the area of an existing site. They are not quantified as each site has a different site area, unit densities and landscape characteristics and what can be considered as ‘minor extensions’ will vary. Each will be considered on its merits, but must be in proportion to the existing site. Extensions may result in a site integrating more positively in the landscape if site boundaries are reconfigured away from sensitive coastal locations.

2.11.59 Overflow areas are short-term temporary minor extensions of a site. Site operators are required to apply for permission to operate ‘overflow’ areas on their sites particularly to accommodate visitors who have not pre-booked pitches during times of peak demand and the site is at capacity. It is the site owner’s responsibility to ensure that any permitted overflow area does not breach site license conditions. Overflow areas will be controlled by condition for temporary periods and only for non-advance booking pitches. During inclement
weather within the holiday season, the overflow areas can be used at times of low demand instead of pitches on the main site, to enable pitches on the main site to dry out/recuperate provided that the number of units on site does not exceed the permitted number.

2.11.60 In support of any extension/overflow proposal a report must be submitted to demonstrate the vacancy rates of other campsites in the vicinity.

TR 10: SHORT-TERM ‘FESTIVAL’ CAMPING EVENTS
Proposals for camping associated with a festival event will be permitted subject to the following criteria:

i. Permission will not be granted for more than 5 consecutive nights;

ii. Within the AONB, the site has been identified within the Gower Landscape Sensitivity and Capacity Study as having landscape capacity;

iii. There would be no material harm to environmental quality and natural heritage, or the amenities of the area;

iv. There are satisfactory service arrangements in terms of access roads, sewerage, power and water supply, surface water disposal and waste disposal;

v. The site is well located in relation to an adequate road system which can accommodate the traffic generated, and served by adequate public transport.

2.11.61 In recent years there have been a growing number of festivals held within the County, many within the AONB. The ‘festivals’ are primarily short-term occurrences, often related to music concerts, sporting or food-related events and require camping provision for those attending and working at the events.

2.11.62 As well as obtaining the necessary licenses, organisers of ‘festivals’ located within the Gower AONB will also require planning permission. The Council recognises the economic benefit of these events and the fact that they contribute to the tourism offer of the County and is therefore supportive of such proposals provided they are short term and there is no detrimental impact on local amenities, landscape or infrastructure.

2.11.63 The Policy is specifically aimed at short-term camping events in association with organised festivals not located on a permitted or established caravan or campsite. In order to ensure that there is no change in character of an area, permissions for festival camping events will typically be restricted to no more than two events per calendar month during the period from Good Friday or 1\textsuperscript{st} April (whichever is the earliest) to 30\textsuperscript{th} October in any one year.

2.11.64 The scale of camping will be carefully controlled in order to ensure that it can be accommodated within the area and does not have any detrimental effect on the residential amenity of neighbouring areas, highways, utilities and natural heritage. Permission
will normally be restricted to specified individual field units or within the curtilage of existing buildings which are being used for the event.

**TR 11: CARAVAN RALLIES**

Permission for caravan rallies will be permitted where:

i. Within the AONB, the site has been identified within the Gower Landscape Sensitivity and Capacity Study as having landscape capacity;

ii. The number of caravan units will not, when considered cumulatively with other rallies occurring at the same time, have a detrimental impact on highway infrastructure and utilities;

iii. The duration and frequency of rallies held will not result in an overintensive use of the site;

iv. The duration of any one rally on a site will be restricted to no more than 28 consecutive days or a total of 65 days in any one calendar year;

v. The landscape and visual impact of the rally will not have a detrimental impact on the landscape, either individually or cumulatively with other rallies occurring at the same time.

Preference will be given to rallies on established rally sites.

2.11.65 The impact of numerous rallies occurring at the same time can result in significant numbers of touring units travelling at the same time, often causing significant highway impacts. The number and frequency of rallies can also result in significant short term landscape impacts, particularly when a number of rallies occur at the same time in the same locality.

2.11.66 The Article 4 Direction removes permitted development rights within the AONB for caravan rallies which are organised by exempt organisations for a maximum of 5 days. Individual planning applications for reinstatement of permitted development rights will be considered on their merits and having regard to the need to ensure an appropriate distribution within the AONB and throughout the season. The situation will be regularly monitored to ensure that the cumulative impacts of such development are within acceptable levels.

2.11.67 Established rally sites are those with a continuous planning history of rally permissions annually.

**TR 12: STORAGE OF CARAVANS**

Proposals for the storage of caravans within the AONB will only be permitted within existing barns, sheds or other suitable enclosed building that is demonstrated to be redundant or surplus to requirements of a farm business or any other existing employment/business operation.

Outside of the AONB, proposals for the storage of caravans will be permitted in unobtrusive locations.

2.11.68 The Policy recognises the benefits of reducing the need to tow caravans long distances.
2.11.69 Storage of caravans will only be permitted where demand for the original use of the building has ceased. In order to prevent the proliferation of buildings in the countryside the storage of caravans is restricted to existing buildings.

2.11.70 Permission will not be granted for new barns, shed or buildings on a farm if an existing structure is used for caravan storage.

2.11.71 Unobtrusive storage locations are those which are not prominent, and are well screened by existing landscape features.

TR 13: RESIDENTIAL USE OF HOLIDAY ACCOMMODATION

In the countryside proposals for the change of use of static caravans from holiday accommodation to residential dwellings will not be supported.

Within settlement limits proposals for the residential use of holiday accommodation will only be permitted where the premises and curtilage are suitable in terms of size, structure, amenity, garden area, parking provision and access.

2.11.72 Holiday chalets and caravans make an important contribution to the tourism industry of the County and the Council will resist their loss to permanent residential accommodation as it would undermine the original reason for granting planning permission and erode the range and choice of accommodation available for visitors.

2.11.73 Most holiday chalets are located in chalet parks at Limeslade, Caswell, Oxwich, Surlage and Horton, however there are a number dispersed throughout the countryside, particularly within the Gower Fringe. The majority of these are restricted in size, have limited amenity/garden area, car parking provision and sub-standard access arrangements. They are therefore generally unsuitable for permanent residential accommodation and should not be the primary or sole residence of any occupant.

2.11.74 There are a significant number of static caravan and cabin sites throughout the County, the majority being located within the Gower Peninsula. Most have holiday use restrictions attached to the permission. The permanent residential use of static caravans on sites with holiday use restrictions will be not be permitted, in order to maintain the stock of holiday accommodation within the County.
2.12 TRANSPORT, MOVEMENT AND CONNECTIVITY

T 1: TRANSPORT MEASURES AND INFRASTRUCTURE

Development must be supported by appropriate transport measures and infrastructure, and depending on the nature, scale and siting of the proposal will be required to:

i. Prioritise the delivery of the key transport measures and schemes identified in the Transport Measures Priority Schedule, which must be delivered in an efficient and timely manner in accordance with development phases;

ii. Be designed to provide safe and efficient access to the transport network, which includes the Active Travel, public transport and street networks;

iii. Safeguard, enhance and expand the active travel network, particularly by means of improving connectivity;

iv. Reduce reliance on car use by maximising the potential of movement to/from the development by public transport, including for the urban area ensuring developments are located a walkable distance to a public transport access point on a route with a high frequency service;

v. Ensure all new transport measures are designed as integral elements by means of a Placemaking approach;

vi. Deliver new transport infrastructure and improvement measures required to mitigate the impact of the development; and

vii. Ensure developments are served by appropriate parking provision and circulation areas, including adequate road widths to allow access for service vehicles.

Development that would have an unacceptable impact on the safe and efficient operation of the transport network will not be permitted.

2.12.1 This Strategic Policy emphasises that Movement, connectivity and legibility of transport links are critical components in the creation of a successful place and an efficient transport network is critical to support economic growth. The ‘transport network’ refers to the links and services that help people move across the County, including the highway, public transport, pedestrian and cycle routes, public rights of way and bridle routes.

2.12.2 The Plan represents an opportunity to set out a coherent approach to land use and transport planning that addresses the County’s transport needs in the context of future growth as well as existing constraints and issues on the network. A Strategic Transport Study undertaken for the Council by consultants\(^1\) highlights a number of

\(^{113}\) Swansea Strategic Transport Model and Assessment (2015), Arup
measures considered important to implement as part of a joined up approach to land use and transport planning, including corridor improvements, the importance of a connected and coordinated public transport system on key corridors and the improvement of the Active Travel network. Development will be required to deliver, or contribute towards where appropriate, Active Travel schemes, public transport measures, road infrastructure, and other transport measures, in accordance with the Transport Proposals Priority Schedule (see Appendices), which emanates from the recommendations of the Strategic Transport Study. Where necessary, Planning Obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Transport measures and infrastructure will need to be delivered in a timely manner to meet the needs of existing and planned communities.

2.12.3 The Council recognises that any development growth will likely result in greater levels of traffic, and that increased congestion is likely to occur if appropriate mitigating transport measures and infrastructure are not delivered. 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 assessment in the likely impact of the Plan’s strategy for growth and proposing some of the mitigating measures that may be required.

2.12.4 The Council will require developments to meet high standards of accessibility. Urban developments should normally be within a walkable 400 metres from a public transport access point, on a route with a weekday 20 minute or better frequency. In more rural environments, a lack of public transport access needs to be balanced against the contribution the proposal would make towards the rural economy of that area. Development in rural locations should preferably be sited within and adjoining settlements that benefit from key services and facilities, rather than at sporadic countryside locations.

2.12.5 The above Policy highlights the requirement for improvements and expansion of the Active Travel and public transport networks to be integrated into proposals, to facilitate modal shift to non-car travel and help promote physical activity, which is a key aim of the Healthy City Swansea agenda. Making Active Travel for transit and leisure a more attractive prospect will ensure improved health and well-being outcomes in addition to contributing to lower levels of traffic. Similarly, ensuring public transport as a credible alternative to the private car in terms of convenience will assist in the reduction of congestion on key transport corridors.

2.12.6 The existing highway network experiences traffic congestion along certain main routes and junctions, which can have a negative impact on amenity,
health and well-being and economic competitiveness. Poor air quality is a key issue in some parts of the County, with Air Quality Management Areas having been designated. Improved traffic measures, better Active Travel opportunities and increased overall connectivity can help improve air quality by preventing the proliferation of car based traffic due to new development.

2.12.7 All transport measures must be positively integrated into the places which they serve or pass through. They must also address the user hierarchy rather than just designing for vehicles.

2.12.8 Developments will also be expected, where the Council deems the potential transport implications significant, to produce a comprehensive Transport Assessment and Travel Plan. These must consider all modes of transport, inclusive of Active Travel, and develop a strategy to manage traffic demand and transportation impacts caused by the proposal.

T 2: ACTIVE TRAVEL
Development must enhance walking and cycling access by incorporating within the site, and/or making financial contributions towards the delivery offsite of, the following measures as appropriate:

i. Permeable, legible, direct, convenient, attractive and safe walking and cycling routes that connect the proposed development to: surrounding settlements; public transport nodes; community facilities; commercial and employment areas; tourism facilities;

and leisure opportunities;

ii. Improvements, connections, and/or extensions to: existing Public Rights of Way (particularly bridleways); the Wales Coastal Path; the Cycle Swansea Bay routes; National Cycle Network Routes 4 and 43; Safe Routes to School; shared use paths; and routes forming part of the green infrastructure network;

iii. The delivery of infrastructure designed in accordance with standards of good practice; and

iv. Facilities that encourage the uptake of walking and cycling, including but not limited to: appropriate signage; secure and convenient cycle parking; and changing and shower facilities.

Developments must not have a significant adverse impact on Public Rights of Way or existing routes identified by the Active Travel (Wales) Act (2013)’s Swansea Integrated Network Map and should be designed to help deliver the Council’s Active Travel Plan.

2.12.9 The purpose of this Policy is to improve the current Active Travel Network and exploit the County’s potential for further routes, by ensuring developments include design features and facilities that make it easy and safe for people to walk and cycle for everyday journeys instead of travelling by car. Encouraging ‘Active Travel’ will help to minimise car use, support the Healthy City Swansea agenda and enable the Council to fulfil its legal duty under the Active Travel (Wales) Act to develop, improve and maintain local walking and cycling networks. Standards of good practice
include the Active Travel Act Design Standards and other relevant guidance that provide a steer for developers to ensure key principles of design are employed to deliver Active Travel.

2.12.10 The Policy should be read in conjunction with Plan policies relating to Placemaking and masterplanning to ensure that developments give priority to walking and cycling within their design and layout. High quality design will be essential to ensure walking and cycling is seen as an attractive, viable and convenient travel option. Strategic Development Areas present a particularly valuable opportunity to integrate Active Travel measures and enhance connectivity to the existing network.

2.12.11 National Cycle Network Routes 4 and 43 pass through the County, and additions have been made. However, there are a number of missing links that need to be provided. These are illustrated in the Appendices and defined as:

i. Kingsbridge Link;
ii. Pontarddulais Link;
iii. Cwm Level Link;
iv. Morfa Road;
v. Tawe Riverside Link;
vi. Tidal Lagoon Access Link;
vii. UWTSD Active Travel Infrastructure;
viii. Swansea Vale East-West Green Corridor link;
ix. Ynys Tawe Link;
x. Birchgrove.

2.12.12 In addition to transit benefits the Policy will also help encourage horse riding, walking and cycling for leisure, however the main aim is to ensure a County wide strategic network of connected, convenient and safe routes for commuters, not a proliferation of unconnected leisure trails.

2.12.13 The County’s segment of the All Wales Coast Path will be safeguarded from development along its route. Meaningful connections to the coast path from settlement areas and beyond will be sought to improve connectivity to the coastal landscape. Connections to other access routes, inclusive of the
Cycle Network will also be encouraged, to further add to the connectivity of the Coastal Path. Proposals for additional connections to the Coast Path must ensure that there will be no detrimental impacts to the All Wales Coast Path, inclusive of character, safety and convenience. Any anticipated issues must be fully mitigated against or improvement measures undertaken in advance of any connections being developed.

2.12.14 Bridleways also contribute to connectivity within the County, not merely to facilitate horse riding, but they are enjoyed and utilised by a range of users, inclusive of walkers and cyclists. Any development must not jeopardise existing bridleways, and, as for any other existing Active Travel route, must seek to facilitate connections appropriate to the setting of the existing bridleway.

T 3: STRATEGIC BUS BASED RAPID TRANSIT

In order to ensure the delivery of efficient, safe and high quality public transit, provision will be made to facilitate the functional integration of the following proposed bus based rapid transit measures with proposed areas of development:

i. High frequency (5 per hour) services on 5 cross city routes as follows:
   a. City Centre to Mumbles via Singleton Hospital and Swansea University
   b. City Centre to Gorseinon/Pontarddulais Via Fforestfach

c. City Centre to Pantlasau/Felindre via Llangyfelach

d. Pantlasau/Felindre to City Centre via Morriston Hospital, Morriston and Landore

e. City Centre to Skewen and Briton Ferry via Fabian Way and Swansea University Bay Campus

ii. A less frequent orbital bus service (minimum 2 per hour) connecting existing nodes and proposed development areas at: Morriston to Llansamlet; Llansamlet to the City Centre via Winch Wen; City Centre to Swansea University; and Swansea University to Morriston via Llangyfelach.

Improvements will be required where these are necessary to provide sustainable travel options and address the impacts of any new development, inclusive of bus priority infrastructure.

2.12.15 A bus frequency of 5 per hour (i.e. every 12 minutes) is generally recognised as being the minimum for a ‘turn-up-and-go’ service which can attract travellers in significant numbers necessary to deliver the targeted shift to public transport. It is relevant that the Swansea Metro service (from Morriston Hospital to Singleton Hospital/Swansea University on Mumbles Road) has a 15 minute frequency.

2.12.16 The high frequency routes are identified on the plan as shown in the Appendices. Services on these
routes will follow a largely radial pattern serving the City Centre and its surrounding major attractors, travelling through the City Centre but not necessarily terminate at this location, as in some instances services will connect to key destinations elsewhere such as employment areas in the east of the County.

2.12.17 The high frequency routes will require bus priority measures, including high quality bus stops at a distance of around 500-600m from each other, in order to minimise journey speed while retaining good catchment around stops. Real time information for passengers should also be provided.

2.12.18 A forthcoming SPG on Swansea’s Strategic Bus Based Rapid Transit Corridors will further detail the transport infrastructure aspirations and requirements of the Council.

T 4: TRANSPORT INTERCHANGES

The delivery of new or enhanced transport interchanges will be supported where they would serve to reduce the length and amount of journeys by car and help to minimise travel demand, including:

i. Enhanced rail park and ride facilities at Gowerton and Llansamlet Rail Stations, including the provision of increased parking opportunities;

ii. Strategically located bus based park and ride facilities, supported by frequent, high quality bus services on key corridors;

iii. High quality passenger facilities including, but not limited to: seating; information; refreshment facilities; toilets; and cycle parking;

iv. Facilities for interchange with water based transport; and

v. Enhanced rail freight facilities.

Where necessary, developers will be required to fund appropriate enhancements to existing bus or rail interchange facilities, and the delivery of high quality and convenient linkages to relevant interchanges in order to maximise their propensity to attract users and reduce journeys by car.

2.12.19 A transport interchange allows the transfer of travel modes to either bus, rail, or in limited circumstances water based transport. Providing for convenient and efficient interchange between transport modes is vital for making sustainable travel options more attractive and practical. The Policy provides for all forms of transport interchange that could help deliver the shift from the private car, including encouragement to use local rail services linking Gowerton and Llansamlet stations to High Street Station.

2.12.20 There is also significant potential to use the River Tawe to link the Liberty Stadium and Copperworks strategic regeneration site to the City Centre via river buses.

2.12.21 In addition to providing increased numbers of parking bays, enhancements to park and ride
facilities should focus on enhancing the passenger experience including convenience, safety and overall quality, including refreshment facilities and toilets.

2.12.22 Implementation of the Policy will help to reduce pollution arising from road traffic, which would have a corresponding positive effect on health and well-being.

T 5: DESIGN PRINCIPLES FOR TRANSPORT MEASURES AND INFRASTRUCTURE
All proposals must ensure that the design of development, together with any supporting transport measures and infrastructure:

i. Maximises the accessibility of the site via public transport and Active Travel;

ii. Provides suitable facilities and a safe, attractive environment for pedestrians, cyclists and other non-motorised modes of transport;

iii. Allows for the safe, efficient and effective movement of vehicles, inclusive of service vehicles;

iv. Minimises vehicle speeds where appropriate;

v. Considers the place and movement of any transport infrastructure in line with Streets Hierarchy and User Hierarchy concepts to ensure appropriately designed transport infrastructure;

vi. Does not encourage extraneous traffic unless there is a specific strategic need for an access route through the area;

vii. Does not give rise to any significant adverse effect on the natural heritage, and the historic and cultural environment is preserved and enhanced;

viii. Maintains the character of rural lanes and public paths;

ix. Complies with the principles of Accessibility For All;

x. Accords with standards of good practice, including the Active Travel Act Design Standards; and

xi. Considers, and responds to, the findings of any relevant Travel Plan and/or Transport Assessment.

2.12.23 The design and function of streets must be treated as an integral aspect of place making and must not be considered in isolation. Therefore the User Hierarchy (see Figure 7), as featured in Manual for Streets will be utilised in assessing the transport and access aspects of proposals. Favourable consideration will be given to developments which, through their design and layout, give priority to movements by active transport and public transport, whilst appreciating the demands of utility vehicles, such as refuse collection vehicles. Service vehicles includes vehicles for recycling and refuse collection. Such vehicles must be properly designed for in any development and should not be expected to reverse into or from a highway to undertake collections. Where necessary
appropriate turning heads, with measures to ensure they are kept clear, will need to be included.

**Figure 7 – User Hierarchy**

2.12.24 It is also critical for all developments to consider the Streets Hierarchy (see Figure 8) when designing new development. The Place function of a street helps determine what users are encouraged and what speeds are enforced, either through design or regulation. The distinct character of streets and linkages, for example, rural lanes must be maintained as such and not urbanised. Development proposals that include requirements to set back to improvement lines, remove hedgerows, and provide new access and visibility splays likely to result in a loss of character will be resisted. The form of any necessary and acceptable works should be appropriate to the rural area and not add urban character to the landscape.

**Figure 8 - Streets Hierarchy**

2.12.25 Residential developments are expected to be permeable and legible environments for pedestrians to safely traverse, away from high speed vehicular traffic. Similarly, connections for Active Travel must be integral to the site wide design of any significant residential development.
T 6: PARKING

Proposals must be served by appropriate parking provision, in accordance with maximum parking standards, and consider the requirements for cycles, cars, motorcycles and service vehicles. In those instances where parking cannot be provided on site, or is judged not to be appropriate, the developer will be required to provide a financial contribution towards alternative transport measures where appropriate.

Proposals on existing car parks that would reduce parking provision will not be permitted where the loss of the parking facility would:

i. Compromise highway safety;
ii. Adversely affect accessibility and/or the free flow of traffic; or
iii. Significantly reduce parking provision for residents, businesses or visitors in the absence of any appropriate alternative parking opportunities.

2.12.26 The requirement to ensure appropriate parking is provided to serve developments needs to be balanced against the recognition that the availability of parking spaces, and any charges applied, are key tools in facilitating a reduction in journeys by private car and encouraging a change in mode choice towards more sustainable means of travel.

2.12.27 For the purposes of this Policy, the reference to ‘appropriate’ in respect of the quantum of parking refers to that which is consistent with the Parking SPG Guidelines\textsuperscript{114}, and which encourage a safe environment for road users. The Parking SPG identifies maximum parking standards and also provides guidance on developer contributions, Transport Assessments, Travel Plans and facilities for disabled people.

2.12.28 Applications will be refused where the likelihood of on-street parking occurring will give rise to unacceptable vehicle congestion impacts and/or highway safety concerns. On street car parking can cause problems by reducing road width, thereby affecting the free flow of traffic and adding to hazards for cars, cyclists and pedestrians. In some instances this can also impact on the amenity of residents who have to compete for a car parking space. Conversely, on street parking can act as informal traffic calming, help to generate street activity and encourage social interaction and natural surveillance. Therefore the type of parking provision should be demonstrated to be appropriate to the place, and serve an identified purpose. Where on street parking is proposed, then the street width should be sufficient to allow movement and parking without adding hazard or impacting on amenity.

2.12.29 Garages and car ports must be of an acceptable size and comfortably accommodate a private car, otherwise they will not be considered a parking

\textsuperscript{114} City & County of Swansea Parking Standards March 2012
http://www.swansea.gov.uk/spg
space. Any garages are advised to be a minimum of 3 meters wide x 6 metres long.

2.12.30 It is expected that there will be sufficient space for residents to park on their property, however visitors could be accommodated off-site if the highway conditions are favourable and safe to accommodate such on street parking. Large schemes where new access is required should consider this when planning streets. Narrow streets will not be favoured where there is limited on-site parking.

2.12.31 Proposals for small scale development and infill sites must have particular regard to the potential adverse impact of increased levels of on-street parking in the case of residential development where the existing road layout and design is unlikely to satisfactorily cope with any additional parking pressures.

2.12.32 Financial contributions towards alternative transport measures includes measures designed to improve public transport, cycling and walking, and the public realm in general and need not therefore be limited to covering the provision of off-site parking.

2.12.33 The provision of secure cycle parking and associated facilities will be sought in all major development schemes, inclusive of residential, business and retail in addition to any proposed transport interchanges.

2.12.34 Rural and Urban areas have different levels of dependability on the private car. It is not expected that rural development would provide the same level of public transport frequency as urban development. A flexible approach will be taken on that basis with regard given to the location’s context.

2.12.35 In locations with particularly good access to public transport and Active Travel routes, consideration will be given to a reduction of the maximum standard, but only where it is clearly demonstrated to be appropriate.

2.12.36 A degree of flexibility in the operation of existing guidelines may be appropriate where:

1. It would assist in achieving higher scheme quality, and/or
2. It would serve the promotion of the beneficial use of underused buildings, especially upper floors (as in the case of “over the shop” and other City/District Centre residential development);
3. Swansea Central Area developments have been vacant for long periods of time and a relaxation of the parking requirements would contribute to the wider regeneration strategy for the City Centre.

2.12.37 In assessing whether to apply a degree of flexibility, consideration will be given to:

1. The nature of the development;
2. Capacity of the site;
3. Location of the site;
4. Traffic and servicing conditions; and
5. Availability of public transport.

2.12.38 Applications seeking redevelopment of a car park facility, or change of use from car parking, must be accompanied by justification and evidence as to the assessed impact, and demonstrate why the facility is superfluous to requirements. Car Parks which are demonstrated to have an overriding value to the locality. For local residents, local retail units - especially those within defined District or Local Centres, local businesses, leisure opportunities inclusive of open spaces, tourism and car parks which facilitate mix modal journeys, i.e. journeys which can be split between the private car and public transport or Active Travel will be safeguarded.

2.12.39 The Council is committed to its statutory duty to protect the County’s PROW network for public access and recreational purposes. Furthermore many PROWs are historic features in their own right and are part of the green infrastructure network supporting many ecosystem services. The grant of planning permission does not provide consent to alter a PROW. It must be diverted or stopped up by order and a separate application must be made to the Council for any alteration. A diversion order must be confirmed before the development takes place. Where necessary, planning conditions will be used to ensure that development does not commence before arrangements have been made to provide an adequate alternative route. If diversion of a PROW is necessary to allow development to take place, an alternative route must be identified and incorporated into the planning application.

2.12.40 In addition to statutory responsibilities for the PROW network, the above Policy seeks to facilitate new or improved off road public access routes. Any development that would unacceptably obstruct and/or adversely affect the enjoyment of an existing or proposed new route will be resisted, unless an acceptable alternative route is confirmed in advance of development taking place. This is in accordance with the Council’s Countryside Access Plan. It also supports aims to promote recreational access to urban greenspace and the countryside.

T 7: PUBLIC RIGHTS OF WAY AND RECREATIONAL ROUTES

Development that significantly adversely affects the character, safety, enjoyment and convenient use of a Public Right of Way (PROW) will only be permitted where an acceptable alternative route is identified and provided.

Linkages, and where appropriate extensions, to the existing PROW network will be expected from all new developments, which must have regard to the existing character of the PROW and the aspiration to improve access for all.
2.12.41 The stopping up of a PROW will only be considered in exceptional circumstances. Such circumstances will only apply to developments that bring substantial economic or social benefits to the community and where it can be demonstrated that those benefits outweigh the loss of the PROW. In such circumstances also, developers will be expected to demonstrate that no alternative route can be developed. PROW’s can only be stopped by a legal order, meeting the legal test that they are no longer needed for public access.

2.12.42 In line with the Public Rights of Way Improvement Plan, possibilities for the improvement or extension of public access opportunities will be examined when considering all development proposals. Developers will be encouraged to provide links to any adjoining PROW network from new developments. New developments must become more accessible and encourage travel by means other than the private car. It is important to ensure that all new or improved routes do not damage the local landscape or environment, nor local resident and visitor amenity. When considering development proposals there will be a concentrated and balanced assessment of local character and accessibility. Careful consideration will also be given to signage, surfacing and engineering work. In addition, standards of design on the PROW network must take into account people with mobility difficulties, the young and the elderly.

2.12.43 Requirements in relation to the CROW Act extend the public’s right of access to the countryside. In considering proposals for new access rights, consideration will be given to guidance from the Local Access Forum and the Countryside Access Plan (Rights Of Way Improvement Plan).
T 8: THE CANAL NETWORK
Swansea's Canal Network, and any potential links to the River Tawe or the Prince of Wales Dock, will be preserved and enhanced.

Development should enhance the setting and safety of the Canal Network and must not:

i. adversely affect the conservation and operation of canal infrastructure;

ii. discourage canal use for recreation and water supply; or

iii. prevent canal reinstatement.

2.12.44 There are two canals in the County, the Swansea Canal and the Tennant Canal. The canals form an important part of the County’s heritage and are significant for biodiversity and landscape reasons, while providing opportunities for regeneration, Active Travel and recreation as part of the wider green infrastructure network.

2.12.45 Significant lengths of the canals exist to navigable standards. There are some gaps in the network where parts of the canals have been lost. Reconnecting them to form an integrated network is considered to offer regeneration potential through tourism and recreation benefits. A Feasibility Study has investigated the restoration and reopening of the Neath, Tennant and Swansea Canals to create a 32 mile integrated waterway system centred on Swansea Docks, which could serve a national tourism market. The preferred route of this network is safeguarded on the Proposals Map, including the missing canal links to ensure that the opportunity for their reinstatement is not obstructed by development. Where the line protects a missing canal link, a minimum width of 15 metres should be allowed for the canal route by development proposals to accommodate a 6 metre channel, 3 metre shared pedestrian/cycle path, and 3 metre easements either side for access/maintenance.

2.12.46 Recreational use of the canal network must not be likely to have a significant effect on the Crymlyn Bog SAC. Development in the vicinity of these safeguarded corridors should, through its design, layout and function, enhance the setting of this important part of the green infrastructure network. Development proposals may be expected to contribute to the maintenance or enhancement of green infrastructure.
T 9: PORT AND DOCKS

Development and transport proposals that enhance the viability of the port and docks, and increase appropriate employment and business opportunities, will be permitted provided that such proposals are compatible with surrounding uses and have no significant adverse impact on seascape and natural heritage.

Development should be in accordance with proposals for the Fabian Way Strategic Development Area, and safeguard the potential Tennant Canal route corridor and wharves used for the unloading of marine dredged sand and gravel.

2.12.47 The operational port and docks is an important commercial asset, providing jobs and business opportunities that contribute towards economic regeneration and international trade. The future development and viability of the port and docks is identified as an important consideration for proposals within the Fabian Way Corridor SDA, which is a regional regeneration priority and surrounds the port. Proposals in the SDA and within the port/docks should complement and not conflict with each other and development must therefore consider the principles and proposals set out in the Fabian Way Corridor SPG.

2.12.48 Proposals for enhancing facilities and operations at the port and docks will be supported where development has suitable regard to issues of amenity, land use compatibility and environmental impact. Whilst considerable Permitted Development (PD) Rights exist for docks related development, where proposals are subject to Environmental Impact Assessments Regulations, the PD Rights do not apply. Any proposals to alter the water level within the Prince of Wales Docks will be carefully assessed via the Habitats Regulations as there is a direct hydrological link between Crymlyn Bog SAC and the Kings and Queens Docks and Tennant Canal.

2.12.49 Development within the port and docks must safeguard the canal route protection corridor, which aims to link the Tennant Basin with the Prince of Wales Dock and the River Tawe. Additionally, proposals must have regard to safeguarding the rail link to the docks and the potential for future enhancement of the rail freight network, together with wharves which are used for the unloading of marine dredged sand and gravel resources in order to encourage the transport of mineral freight carried by rail or waterway rather than by road, wherever this is economically feasible. Development which would result in the loss of a wharf used for the landing of marine dredged sand and gravel must ensure an alternative wharf location is provided (i.e. the use is relocated within the operational docks) for the landing of sand and gravel prior to development commencing.
2.13 ENERGY AND UTILITIES

EU 1: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENTS

Proposals for renewable or low carbon energy development will be permitted subject to the following criteria:

i. Large scale wind farm developments (>25MW to 50MW) and their associated infrastructure will be expected to be located within the boundaries of the Strategic Search Area;

ii. Proposals for large scale wind farms outside the Strategic Search Area will be expected to be located outside of the settlement boundary and the developer must clearly demonstrate that there is an overriding benefit to the proposed location and justify why it cannot be located within a Strategic Search Area; and

iii. All renewable energy or low carbon energy development proposals will be required to demonstrate that:
   a. The siting, design, layout, type of installation and materials used do not have a significant adverse effect on the characteristics and features of the proposed location;
   b. The development would not result in unacceptable loss of public amenity or public accessibility to the area;
   c. The development would not result in significant adverse effects on natural heritage or historic environment, or visual amenity either individually or cumulatively;
   d. There would be no significant adverse effect on the Gower AONB;
   e. There would be no significant adverse impact on water quality and quantity;
   f. The development would not result in the permanent sterilisation of minerals resources;
   g. The development would not compromise the transport network;
   h. The development would not interfere with aircraft operations or telecommunications;
   i. There would be no loss of carbon sinks, or that on-site loss can be adequately mitigated; and
   j. The satisfactory removal of infrastructure and remediation and/or restoration of the natural environment, would be undertaken in accordance with an aftercare scheme to be agreed with the Council prior to the development being carried out.

2.13.1 The Policy sets out criteria against which all proposals for renewable and low carbon energy development will be assessed, including those relating to large (>25MW), medium (5-25MW) and small scale (<5MW) on-shore windfarms, Energy from Waste (EfW), Combined Heat and Power (CHP), Biomass, Hydro-Power and Solar
2.13.2 The Welsh Government is committed to facilitating the development of renewable energy sources. National Planning Policy and Guidance\textsuperscript{116} sets out advice on different types of renewable energy technologies, and the design and locational considerations that developers should have regard to when proposing renewable energy schemes. National Planning Policy and Guidance also identifies seven Strategic Search Areas (SSA) which are considered to be the most appropriate locations for large scale (>25MW) wind farm developments. Part of Strategic Search Area E: Pontardawe is located within the County.

2.13.3 It is expected that any large scale wind farm proposal would be situated within the SSA, however there may be overriding benefits to siting developments in other locations in the County. Any overriding benefits must be adequately demonstrated by the submission of a detailed assessment alongside any planning application, which must clearly demonstrate the benefits of the chosen site and highlight any negative impacts and their proposed mitigation measures.

2.13.4 Development management considerations for renewable energy proposals are set out in National Planning Policy and Guidance.\textsuperscript{117} The Policy sets out additional specific local criteria which must be considered relating to: siting; impacts on the transport network; telecoms; carbon sinks and proposals for restoration. Developers will be expected to submit a report which sets out how each of the national and local considerations have been addressed. This may include a Landscape and Visual Impact Assessment, or where the proposal affects the historic environment a Heritage Report.\textsuperscript{118}

2.13.5 The Policy includes criteria to ensure that the cumulative landscape and visual impacts of proposals are considered. The cumulative landscape impacts are the effects of a proposed development on the fabric, character and quality of the landscape and the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape.

\textsuperscript{115} Planning Policy Wales Edition 8
http://gov.wales/topics/planning/policy/ppw/?lang=en

\textsuperscript{116} TAN 8: Planning for Renewable Energy
http://gov.wales/topics/planning/policy/tans/tan8/?lang=en

\textsuperscript{117} Further detailed guidance is contained in the Practice Guidance Planning Implications of Renewable and Low Carbon Energy Development
http://gov.wales/topics/planning/policy/guidanceandleaflets/planningimplications/?lang=en

\textsuperscript{118} Further guidance on micro generation in historic buildings can be found in the Cadw publication ‘Renewable energy and your historic building’
2.13.6 Cumulative visual impacts concern the degree to which proposed renewable energy development will become a feature in particular views and the impact this has upon the people experiencing those views. This may arise where two or more of the same type of renewable energy developments will be visible from the same point, or will be visible shortly after each other along the same journey. Hence, it should not be assumed that, just because no other sites will be visible from the proposed development site, the proposal will not create any cumulative impacts.

2.13.7 Similarly, any ancillary works should be sensitively and carefully sited, designed, and limited to locations where proposals would not have a significant cumulative effect. Such developments should be sympathetic to the characteristics of the local landform, contours and existing landscape features.

2.13.8 Provision should be made for the removal of temporary structures, plant and equipment from the site once construction works are completed. When the installation has come to the end of its operational life, all structures, plant and associated infrastructure should be removed within six months (or a pre-negotiated period) after decommissioning and the land restored to an acceptable standard as agreed prior to consent being granted.

2.13.9 Access to open spaces within the County must be maintained, and where possible improved. Renewable energy installations that unduly restrict access must propose sufficient mitigation measures or facilitate the opening up of other areas for public amenity. The Policy highlights that proposals will be required to ensure that they do not give rise to problems of highway safety or have a detrimental effect on the highway network as a result of construction and maintenance traffic.

2.13.10 Renewable energy proposals within upland areas are likely to have an impact on peat soils. Peat rich soils act as important carbon stores and potentially blanket bog priority habitats which will be safeguarded by applying the ‘suitable for use’ approach. Where unacceptable risks are identified, the requirement for remediation must be calculated in the light of current land use in a local environmental context. Proposals which are likely to have an impact on peat soils will be required to conduct a site specific risk assessment to be considered as part of the planning application.

2.13.11 National Planning Policy and Guidance makes clear that development proposals should not conflict with areas of safeguarded coal resource. Any developments should be of a temporary nature and site restoration should not prohibit future mineral development.

119 Minerals Technical Advice Note 2
http://gov.wales/topics/planning/policy/mineralstans/2877461/?lang=en
EU 2: RENEWABLE AND LOW CARBON ENERGY TECHNOLOGY IN NEW DEVELOPMENT

Development will be required to maximise the contribution of renewable or low carbon energy technology to meet the energy demands of the proposal, particularly for Significant Energy Consuming Developments.

Residential developments on sites where there is capacity for 100 homes or more, and non-residential developments with a total floorspace of 1000 sq m or more, will be required to submit a comprehensive Energy Assessment to determine the feasibility of incorporating low carbon or renewable energy installations into the scheme and/or connect to renewable or low carbon energy technology and district heating networks.

2.13.12 The Council has undertaken a Renewable Energy Assessment (REA)\(^{120}\) which evaluates the potential energy capacity of renewable and low carbon technologies in the County. Initial findings of the REA suggest that there is significant potential within the whole of the County for the development of renewable and low carbon technologies and developers are encouraged to explore all aspects of the County’s capability to contribute to lowering UK Carbon emissions within the energy sector.

The REA will be kept under review throughout the Plan Period.

2.13.13 Larger development proposals will need to be accompanied by an ‘Energy Assessment’ which investigates the potential to incorporate on-site zero and low carbon equipment and establish connections to existing sources of renewable energy. Opportunities for linking with district heating networks and where appropriate sharing renewable energy with the wider public should also be explored. The Energy Assessment will be required to set out how the proposal can make a contribution towards increased levels of energy generation from renewable or low carbon sources.

2.13.14 Some micro-generation technologies are permitted development under the General Permitted Development Order. Prior to any assumption of permitted development, Part 40 (installation of domestic micro-generation equipment) and Part 43 (installation of non-domestic micro-generation equipment) should be referred to for further guidance. Developers may wish to undertake a Pre-Application Enquiry for further clarification regarding micro-generation.

\(^{120}\) as required by the Welsh Government’s Practical Guidance – Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (2015)
EU 3: DISTRICT HEATING AND COOLING

Significant Energy Consuming Developments will be expected to facilitate the development of, and/or connection to, proposed District Heating and Cooling Networks.

Where the alignment of the route of a proposed District Heating and Cooling Network falls within any part of a development site, the development will be required to provide the necessary infrastructure to deliver part of the Network, or otherwise safeguard land required to accommodate the Network to be implemented at a later date.

2.13.15 The Policy aims to facilitate proposals for a District Heating Network within the County, the first phase of which is proposed to serve sites within the Swansea Central Area, the purpose of which is to provide a highly sustainable means of heating and cooling developments.

2.13.16 The Policy will ensure that development is designed in such a way so as to not prejudice the future development of a potentially County wide District Heating and Cooling Network, and enable development to connect to it at a later date once it becomes operational. The precise alignment of the Network will only be finalised following detailed ground investigations and feasibility assessments. Developers should discuss the alignment with the Council at an early stage to ascertain whether their proposals are likely to be affected.

2.13.17 Proposed developments within the Swansea Central Area in particular will need to demonstrate how the proposal will facilitate a connection to a District Heating Network, or robustly justify why the connection is not technically and/or economically viable and suggest an alternative approach. All SDA’s defined in Policy SD 1, including the Central Area, are Significant Energy Consuming Developments and are required to explore the potential of district heating and cooling. The North of M4 J46, Llangyfelach SDA (SDA site G) site benefits from proximity for Morriston Hospital, the DVLA offices and a potential Combined Heat and Power (CHP) Facility.

2.13.18 Waste management proposals must consider the possibility for co-location of a CHP Facility as detailed in Policy RP 7: Sustainable Waste Management.

EU 4: PUBLIC UTILITIES AND NEW DEVELOPMENT

Development will be permitted where the utility infrastructure is adequate to meet the needs of the development.

Development that requires new or improved utility infrastructure which does not form part of the utility provider’s improvement programme will be permitted where it can be satisfactorily demonstrated that the developer will make an appropriate contribution to secure the provision of the infrastructure.

2.13.19 National Planning Policy and Guidance makes clear that the provision of adequate and efficient
Public Utilities infrastructure, which includes water supply, sewerage infrastructure, electricity and gas, is an important part of creating sustainable communities. Development should be located and implementation planned in a way that allows for the most sustainable use of existing and programmed infrastructure. In areas of deficiency developers may be required to provide a financial contribution towards improvement and/or expansion of existing infrastructure provision.

2.13.20 Dwr Cymru Welsh Water (DCWW) is the statutory undertaker for the provision of water and sewerage infrastructure in the County. DCWW have identified that there are capacity issues with the combined sewer systems within the Gowerton Waste Water Treatment Works (WWTW) catchment area which will affect all proposals for development in this area.

2.13.21 Part of the solution to the identified issues will be to continue to process planning applications through the Memorandum of Understanding (MOU) agreed between the Council, Carmarthenshire CC, NRW and DCWW. The approach agreed in the MOU centres on removing surface water from the waste water treatment infrastructure and thereby increasing the capacity for the treatment of foul water.

2.13.22 However, the capacity of this infrastructure is ultimately the statutory responsibility of DCWW. An enhancement of the level of treatment to meet discharge consent requirements and upgrading of waste water treatment infrastructure where appropriate, will need to be addressed in their long term Asset Management Plans (AMP). AMP 7 is scheduled to be reviewed in 2019 and will cover the period 2020 to 2025. It is expected that AMP 7 will take account of the development proposals contained in the Plan to reflect the engagement undertaken with DCWW throughout the Plan preparation process.

2.13.23 In advance of improvements programmed in the AMP, developers may serve DCWW with a requisition notice for the provision of a new water main or sewer and/or associated works, required for domestic purposes only. DCWW has a duty under the Water Industry Act 1991 to comply with such a notice. Developers may serve notice when requiring assets to be laid over private land. DCWW has powers to lay pipes through private land that the developer does not have. Once the requisitioned asset is constructed and commissioned, the asset automatically rests with DCWW who will be responsible for future operation and maintenance. The cost of the requisitioned scheme can be offset by the income generated from the development over a period of 12 years. Should the income received be greater than the cost of the scheme, then there is nil contribution from the developer. Conversely, should the income received fall short of the scheme cost, a developer’s contribution is usually required. Developers are encouraged to engage with DCWW at an early stage of design and planning.
EU 5: TELECOMMUNICATIONS AND DIGITAL TECHNOLOGY INFRASTRUCTURE

Proposals for telecommunications and digital technology infrastructure will be considered in the light of technical and operational requirements and permitted where:

i. The development contributes towards the objectives of future proofing development and regeneration proposals or forms part of the planned development of a wider network;

ii. The development incorporates all reasonable measures to minimise any significant adverse impact due to the siting and external appearance of the apparatus, and the design minimises impact caused by its visual appearance;

iii. There would be no significant adverse effect on natural heritage, the historic environment, or amenity of neighbouring residents;

iv. The application is accompanied by evidence of compliance with Government guidelines on health impacts of telecommunications infrastructure; and

v. The benefits and impacts of alternative sites have been investigated and assessed, and the proposed location is justified in light of this assessment.

2.13.24 Harnessing the transformational power of digital communications is central to Swansea Bay City Region’s plans to accelerate growth in the region. Modern, fast, affordable and secure telecommunications and future proofed digital connectivity infrastructure can stimulate business innovation, enable high-value economic activity and drive-up productivity. For residents, it can transform their communications, home computing, on-line shopping, entertainment facilities, as well as enable effective home working and trading. The potential benefits that telecommunications and digital communications can offer individuals and organisations are recognised, for example in terms of working from home, which can assist in creating a sustainable future by reducing the need to travel.

2.13.25 Telecommunication facilities may have special needs and technical considerations, which require them to be installed in particular locations to work effectively. However in sensitive locations the erection of telecommunication towers and antennae can have a significant adverse effect on the quality of the urban and rural environment. Operators will be required to submit evidence that opportunities for mast sharing and alternative sites have been fully explored. Careful siting, design and disguise, including landscaping and screening, can make developments less obtrusive and enable them to blend in with their surroundings. For proposals within the Gower AONB reference should be made to the Joint Accord produced by the Association of National Park Authorities, the National Association for Areas of Outstanding Natural Beauty and the Mobile Phone Network Operators.
2.14 RESOURCES AND PUBLIC HEALTH PROTECTION

RP 1: SAFEGUARDING PUBLIC HEALTH AND NATURAL RESOURCES

Development that would result in significant risk to: life; human health and well-being; property; controlled waters; or the natural and historic environment, will not be permitted, particularly in respect of:

i. Air, noise or light pollution;
ii. Flood risk;
iii. The quality or quantity of water resources;
iv. Land contamination;
v. Land instability or subsidence;
vi. Sustainable development of mineral resources; and
vii. Sustainable waste management.

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.

2.14.1 This Strategic Policy seeks to ensure that the County’s natural environment is protected from materially harmful development. This relates particularly to the effect of development on air, noise, light and water quality. The Policy also seeks to ensure that potential risks to human health associated with development in flood risk areas and the redevelopment or remediation of contaminated/unstable land, or development near hazardous installations, are fully identified and assessed.

2.14.2 The acceptability of adverse effects will depend on the nature of the development and the location, with the most sensitive sites, such as residential areas, being more vulnerable. In some circumstances adverse effects can be mitigated to make the development acceptable. However, in the case of flood risk the Council will adopt a sustainable approach to flooding by avoiding development within flood risk areas in line with National Planning Policy and Guidance.\(^{121}\)

2.14.3 For the purpose of the Plan, flood risk areas include those areas with significant flood defence infrastructure (TAN 15 Categories C1 & C2 refers). Areas at risk of flooding from rivers are identified on Development Advice Maps as updated January 2015.\(^{122}\)

2.14.4 The area-wide policies in this section set out further detail of how adverse impacts of development should be addressed, and the extent to which they can be minimised through the provision of mitigation and enhancements.

\(^{121}\) Planning Policy Wales and TAN 15 Development and Flood Risk

\(^{122}\) http://data.wales.gov.uk/apps/floodmapping/
2.14.5 The improvement of environmental quality as a result of development is positively encouraged. This can be achieved, for example, through: the remediation of contaminated land as part of redevelopment; the use of Sustainable Drainage Systems (SuDS) which can achieve betterment in the reduction of surface water runoff and ultimately reduce flood risk; or replacing existing obtrusive lighting with a low level scheme.

2.14.6 The following environmental constraints are identified on the Constraints Map and will be regularly updated:

- Flood Risk;
- Major Unstable Land Areas;
- Landfill Sites;
- Hazardous Installations;
- Air Quality Management Areas (AQMAs);
- Noise Action Planning Priority Areas (NAPPAs); and
- Quiet Areas.

Noise sensitive developments will not be permitted where exposure to existing noise generating uses could occur. Development which would cause or result in a significant increase in levels of environmental noise in an identified Quiet Area, or would have unacceptable impacts on the characteristics of tranquillity that led to the designation of a Quiet Area, will not be permitted.

2.14.7 Pollution may cause significant risk to human health, quality of life, residential amenity, and the natural and historic environment. This Policy seeks to ensure that development that would result in significantly high levels of air, noise or light pollution are appropriately located away from residential areas, other sensitive developments and areas of landscape, natural environment and heritage importance. The Policy also seeks to ensure that incompatible development and land uses are not located close to existing sources of potential pollution.

2.14.8 Where possible planning conditions will be used to minimise environmental harm and achieve environmental enhancement. The Council will look to the statutory environmental agencies to use their anti-pollution legislative powers to monitor and enforce against discharges, noise and other nuisances.
Noise Pollution

2.14.9 Environmental Noise is dealt with under the Environmental Noise Directive\textsuperscript{123}. A Noise Action Plan\textsuperscript{124} has been prepared for the whole of Wales that identifies Noise Action Planning Priority Areas (NAPPAs\textsuperscript{125}) where residential properties are experiencing high levels of environmental noise. Within these areas developers will be required to demonstrate that appropriate traffic management and mitigation measures are in place. The Noise Action Plan also recognises the need to safeguard places of refuge from environmental noise and has identified Quiet Areas which are tranquil public places valued by the local community. The Quiet Areas and NAPPAs within the County are shown on the Constraints Map.

2.14.10 Where proposed development is to be located in close proximity to a source of noise pollution, or includes possible noise conflicts within the proposed site, proposals will be required to incorporate design, landscaping and other measures to minimise the effects on future occupants. The layout of buildings can frequently be designed or modified to reduce the effects of noise disturbance. Similarly schemes can be designed to incorporate materials, features and landscaping which reduce the impact of noise on the surrounding buildings. Where there are potential noise implications, developers may be required to provide an assessment of noise impact, together with proposals for mitigation in support of planning applications. If the results of the assessment and proposed mitigation measures are not satisfactory there could be grounds to refuse planning permission. Notwithstanding the use of good design and materials, there will be some instances where new residential and other noise sensitive uses, such as hospitals and schools, will not be acceptable in close proximity to existing noise generating uses or activities.

Air Pollution

2.14.11 Planning permission will not be granted for development that would cause significant risk to air quality by virtue of emissions from the development itself or the additional new traffic movements it would generate. Neither will permission be granted where a development is proposed that would increase the number of exposed individuals in an area likely to fail UK air quality objectives (proposed or in Regulations). This may be a declared Air Quality Management Area (AQMA), or an area that might become an AQMA if the application were to be granted. The Swansea Air Quality Management Area (AQMA) 2010 (Nitrogen dioxide (NO\textsubscript{2})) is currently the only AQMA within the County boundary and evidence suggests that the annual mean objective for NO\textsubscript{2} will continue to be

\textsuperscript{123} Directive - Noise - Environment - European Commission
\textsuperscript{124} A Noise Action Plan for Wales 2013 - 18
\textsuperscript{125} http://www.swansea.gov.uk/article/5245/Environmental-noise-action-plans-and-quiet-areas
exceeded within the AQMA. The AQMA boundary is shown on the Constraints Map. Monitoring also indicates areas of exceedances, outside the AQMA, within Mumbles and the City Centre.

Light Pollution

2.14.12 Light pollution can have a harmful effect on the amenity of neighbouring land uses, traffic safety and the natural environment. However, lighting can also help prevent crime and the fear of crime and facilitate greater use of sport and recreational areas. A balance therefore needs to be struck, and, where necessary, conditions will be attached to planning permissions to ensure that the design and operation of lighting systems are satisfactory and/or to prevent light pollution. Development within the AONB will be considered against the Gower AONB Lighting SPG.

RP 3: WATER POLLUTION AND THE PROTECTION OF WATER RESOURCES

Development that compromises the quality of the water environment, or does not comply with good water resource management, will not be permitted.

Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements to water quality. Sustainable drainage systems (SuDS) must be implemented wherever they would be effective and practicable.

Watercourses will be safeguarded through green corridors/riparian buffers: to protect water habitats and species; water quality and to provide for flood plain capacity. Development proposals that would have a significant adverse impact on biodiversity, fisheries, public access or water related recreation use of water resources, will not be permitted.

2.14.13 The purpose of this Policy is to protect and restore clean water to ensure its long term sustainable use. Issues such as water pollution, flood risk and the protection and enhancement of aquatic ecosystems are major considerations for development. Full regard must be had to the Water Framework Directive (WFD) which sets out the requirements in relation to the water environment.

2.14.14 Water pollution and the consequent poor water quality can be from a range of sources. The WFD has provided the opportunity to work with partner organisations, particularly NRW, to recognise the need to improve the whole water environment and promote the sustainable use of water for the benefit of both people and wildlife. The Western Wales River Basin Management Plan (RBMP) as required by the WFD, sets out environmental objectives, standards and a programme of measures by which they can be achieved in the area. Development proposals that, in the opinion of the Council, following consultation with NRW, do not comply with the objectives and standards of the

126 Water Framework Directive WFD
127 Natural Resources Wales / River Basin Management Plans Published 2015 - 2021
RBMP will be considered to have a compromising effect on water resources and will be refused.

2.14.15 Water abstraction can have a detrimental impact on water quality and development will need to be limited to areas where adequate water resources exist or can be reasonably provided without adversely affecting existing water quality. Existing ground water and river levels must be maintained.

2.14.16 Water quality can be improved through effective waste water infrastructure provision. Dwr Cymru Welsh Water (DCWW) is the sewerage undertaker for the County and has a general duty to provide the sewerage system. On this basis DCWW is currently committed to undertake improvements in Waste Water Treatment Works’ (WWTW) capacities, treatment levels and discharge quality through actions programmed within the Western Wales RBMP and through funding allocations and priorities secured through their Asset Management Programme (AMP) process.

2.14.17 Development will only be allowed where provision is made for the necessary waste water infrastructure to protect water quality. For development proposals requiring improvements to sewerage infrastructure provision there can be a delay in the implementation of the necessary improvement works via the AMP process due to the scheduling of work within the AMP. Rather than delaying development, developers may choose to enter into planning obligation to secure the necessary infrastructure provision.

2.14.18 The hydraulic capacity of the existing sewerage infrastructure can be improved through the removal of surface water from the system. In some instances developers may wish to provide for the removal of compensatory surface water from the system to enable development. In order for this to be acceptable development proposals must, in agreement with DCWW, include measures for the removal of an agreed volume of existing surface water from the sewerage system to allow sufficient hydraulic capacity for foul flows from the proposed development. The agreed measures must be in place and the compensatory surface water removed from the system prior to development connecting to the sewerage system.

2.14.19 The identification of potential surface water removal or reduction schemes should follow a hierarchical approach in respect of their location, outlined as follows:

- At, adjoining or local to the development site, within the same sewer branch or sub-catchment. This preferred approach directly mitigates against potential environmental deterioration through increased storm sewage spills from down-sewer overflows.
- Same sewer network. This fall-back approach encourages surface water removal from within the same sewage works catchment.
2.14.20 DCWW has identified potential compensatory surface water removal schemes to assist in the process of identifying appropriate schemes.

2.14.21 Only in exceptional cases, and subject to agreement between the Council, DCWW and NRW, may it be possible to consider a compensatory scheme from a neighbouring sewer catchment to that of the development location. For this to be acceptable, it must be demonstrated that the preferred locations for schemes using the hierarchical approach have been fully explored without success and it must be clearly demonstrated that the alternative approach provides the same protection against water quality deterioration resulting from the new development.

2.14.22 In the extremely rare situation when no compensatory surface water removal schemes can be implemented. Developments may be able to utilise surplus capacity identified on the Council’s register of surface water removal schemes.

2.14.23 The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern. The issues principally centre on deficiencies in the sewerage infrastructure and the resulting storm spills and sewer overflows that result in the discharge of sewerage into this sensitive water body.

2.14.24 The requirement to meet obligations under the WFD and Urban Waste Water Treatment Directive, to achieve a good water quality status and to protect the environment from the adverse effects of urban waste water discharges has led to a precautionary approach when considering proposals for development that may add additional loading on the sewerage infrastructure in the area. In order to address this issue a stakeholders group has made a commitment through the signing of a Memorandum of Understanding (MOU) to work in partnership to improve and safeguard the environmental quality of the Burry Inlet and Loughor Estuary, when taking decisions on developments and regeneration schemes. This partnership comprises the Council, Carmarthenshire County Council, NRW and DCWW.

2.14.25 A new MOU is currently being drafted relating to the long term strategic development needs as identified in the respective Council’s LDPs. This process will help to ensure that the Plan 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 the adverse effects of urban waste water discharges as required by the Urban Waste Water Treatment Directive.

2.14.26 In addition to improving waste water infrastructure provision, water quality can be improved through a number of measures including: effective design; the use of wetlands/greenspace for flood alleviation;

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the use of SuDS; sustainable water use in design; the planting of native species; the removal of invasive non-native species; and good agricultural practice. Some of these measures can be taken forward through the planning system and are covered in other policies of the Plan that work in combination with the protection of water resources policy to contribute to managing the water quality issues.

2.14.27 The Council is committed to implementing sustainable approaches to surface water drainage and expects development to incorporate SuDS wherever possible. SuDS mimic natural drainage to improve rainwater infiltration to soil and ground and can be implemented at all scales of development. They may include: green roofs; rainwater harvesting systems; soakaways/infiltration systems; permeable surfaces; rain gardens; detention basins and swales. SuDS can improve a development by creating habitats that enhance biodiversity as well as providing potential amenity and recreational benefits.

2.14.28 Where SuDS cannot be implemented developers are required to demonstrate that they have examined SuDS options and provide specific details to explain why SuDS would not be effective as part of their particular development proposals. Where SuDS can be implemented their design should accord with Welsh Government’s Recommended Non-Statutory Standards for Sustainable Drainage SuDS in Wales – Designing, Constructing and Maintaining Water Drainage Systems (2016) and be fully endorsed by the Council, as the SuDS Approval Body.

2.14.29 Planning conditions and obligations will be used to ensure SuDS implementation, including phasing requirement, long term maintenance and the provision of off-site drainage. Integrating watercourses and ponds provides an opportunity for SuDS to be incorporated into larger scale schemes as landscape features. The use of above ground SuDS features will be expected in such developments for both conveyance and attenuation in preference to any other proprietary system, which should be designed into the development landscape.

2.14.30 The provision of green infrastructure, including woodland planting, should be considered as a measure to reduce surface water run-off. Any opportunities to reinstate, or create additional, natural functional floodplain through the development process will also be encouraged.

2.14.31 In order to provide effective drainage in the long term, developers will need to make arrangements for the future maintenance of SuDS and water courses associated with the development. This will be secured through section 106 agreements. The Council will explore the potential for future strategic flood defence projects to be funded through CIL. Proposals should seek wherever possible to
incorporate water conservation techniques including rain harvesting and grey water recycling.

2.14.32 Water quality can be affected by development on contaminated land. In order to prevent this, contaminated sites should be adequately sealed against the leakage of polluted matter and surface drainage should be directed away from the source of contamination and any contaminated water (ground or surface) must be adequately treated prior to discharge. Planning permission will not be granted where in the opinion of the Council, following consultation with NRW, the disturbance of contaminated land will significantly adversely affect the quality of surface and groundwaters.

RP 4: AVOIDANCE OF FLOOD RISK
In order to avoid the risk of flooding development will not be permitted:

i. In areas at risk of fluvial, pluvial, coastal and reservoir flooding, unless it can be demonstrated that the development can be justified in line with national guidance and is supported by a technical assessment that verifies that the new development is designed to alleviate the threat and consequences of flooding;

ii. In areas at risk of flooding from local sources, unless the Council is satisfied with the proposed drainage strategy;

iii. Where it would lead to an increase in the risk of flooding on the site or elsewhere from fluvial, pluvial, coastal or increased water run-off from the site;

iv. Where it would have a detrimental effect on the integrity of existing fluvial, pluvial or coastal flood defences: or

v. Where it would impede access to existing and future tidal and fluvial defences for maintenance and emergency purposes.

2.14.33 A sustainable approach to flooding is adopted by avoiding flood hazard areas. New development will be expected to be located away from unnecessary flood risk and to meet the requirements of:

- Ogmore to Tawe Catchment Flood Management Plan (CFMP);
- Loughor to Taf CFMP; and
- Lavernock Point to St. Ann’s Head Shoreline Management Plan 2 (SMP2).

2.14.34 Fluvial and coastal flood risk areas are identified in the TAN 15 Development Advice Maps (DAM). These maps are regularly updated and are based on the latest and best available information considered sufficient to determine when fluvial or coastal flood risk issues need to be taken into account in planning future development. DAM zones C1 and C2 show high flood risk areas and
are based on NRW extreme outlines for coastal and fluvial flooding. These areas are shown on the Constraints Map. Development will only be considered in areas at a high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15. Only less vulnerable development will be permitted within DAM zone C2.

2.14.35 Flood risk from local sources arises from ordinary watercourses, surface water runoff (also known as pluvial flooding), groundwater and the interface between main rivers and surface water. Areas at risk of flooding from surface water runoff are identified in the latest NRW surface water flood maps. These areas are shown on the Constraints Map and are based on the most up to date NRW surface water flood maps (2015). Other local sources of flood risk are identified in the Council’s latest Flood Risk Management Plan (2015). The Council is the Lead Local Flood Authority (LLFA) responsible for leading the management of flood risk from local sources. LLFA roles and responsibilities include assessing and approving drainage strategies for all new development.

2.14.36 Watercourses and flood defences (including coastal flood defences) require maintenance and it is essential that access into these areas and structures is maintained at all times.

2.14.37 It is considered beneficial for watercourses to remain in an open state for both flood defence and environmental purposes and the Council is therefore generally opposed to the culverting of watercourses. Under the terms of the Land Drainage Act 1991 Ordinary Watercourse, consents for works within the County to ordinary watercourses (streams ditches both natural and manmade and culverts etc.) will be issued by the Council’s Drainage and Coastal Management Section.

RP 5: LAND CONTAMINATION
Development proposals on land where there is a risk from actual or potential contamination or landfill gas will not be permitted unless it can be demonstrated that measures can be taken to satisfactorily overcome any significant risk to life, human health, property, controlled waters, or the natural and historic environment.

2.14.38 This Policy seeks to ensure that any risks to development arising from contamination or landfill gas generation are identified and accurately assessed and that where appropriate satisfactory measures are taken to overcome the risks identified.

2.14.39 Failure to identify and accurately assess any risk to development arising from contamination or landfill gas generation may pose a threat to the health and safety of future occupiers or neighbouring occupiers, as well as the natural and historic environment.
environments and controlled waters. Consultations will be undertaken with NRW and/or with the Council’s Environmental Health Section to ensure that any development proposed does not pose a risk to controlled waters. NRW will also be consulted in respect of development proposals located within 250 metres of landfill sites.

2.14.40 The Council’s Environmental Health Section holds information on the known location of contaminated land and landfill sites and sites where the land use history suggests a risk of contamination or the land is designated as contaminated under Part IIA of the Environmental Protection Act 1990. However this information is not exhaustive and the responsibility for determining the extent and effects of such constraints upon a site remain with the developer. Allocations of land for development do not signify that those areas are free from contamination.

2.14.41 Planning applications on sites that the Council has reason to believe are contaminated must be accompanied by a site investigation report containing a risk assessment and proposed remedial measures. Consideration of the acceptability of remedial measures will include the impact they have on controlled waters and the natural and historic environment. The Council, in consultation with NRW, will need to be satisfied that actual or potential contamination can be overcome before planning permission may be granted.

RP 6: LAND INSTABILITY

Development which would create, affect or might be affected by unstable or potentially unstable land will not be permitted where there would be a significant direct risk to life, human health, property, buildings and structures, or the natural heritage on the site or in its vicinity.

Development will only be permitted on unstable or potentially unstable land where:

- It can be satisfactorily demonstrated that proposals to make the land capable of supporting the development are adequate; and
- The necessary mitigation measures will be in place before development commences or are an integral part of the construction works.

Within the defined Slip Area of Graig Trewyddfa, development will not be permitted.

2.14.42 This Policy aims to steer development away from areas of unstable land. There is an extensive legacy of underground workings and surface spoil heaps in parts of the County due to the area’s long history of mining and quarrying. The possible effects on land stability of past workings, as well as of natural processes in the limestone areas, must therefore be taken into account in the consideration of planning applications, in order to ensure that development is not exposed to, or does not create, significant risks from land instability.
2.14.43 Information on ground stability can be obtained from the Council’s Environmental Health Section, the Mineral Valuer and the Coal Authority. The information held by the Council’s Environmental Health Section is not exhaustive and the responsibility for determining the extent and effects of such constraints upon a site remain with the developer. Developers may be required to provide engineering assessments in support of planning applications where there is concern that proposed development may create, affect or be affected by unstable land. It will need to be demonstrated that a site is stable or that any actual or potential instability can reasonably be overcome before planning permission may be granted.

2.14.44 Although there is evidence of mining activity and geological problems within the County, there is only one defined Slip Area which located at Graig Trewyddfa and is shown on the Constraints Map.

**RP 7: SUSTAINABLE WASTE MANAGEMENT**

In order to manage waste within the County in a sustainable manner, the development of in-building sustainable waste management facilities involving the transfer, treatment, re-use, recycling, in-vessel composting or energy recovery from waste, will be permitted within Preferred Areas or areas having the benefit of lawful B2 use, provided that there are no significant adverse effects in relation to:

i. Adjoining land uses;  
ii. Amenity of neighbouring land uses or individual properties, including the effects of traffic movement and the generation of noise, dust, fumes, vibration and odour;  
iii. The highway network;  
iv. Visual impact;  
v. Natural heritage, cultural and historic environment;  
vi. The type, quality and source of waste;  

vii. Controlled waters, including water quantity and quality;  
viii. Air Quality; and  
ix. Public health and well-being.  

Development of sustainable waste management facilities in appropriate rural locations, including composting and anaerobic digestion, will be supported subject to the above criteria.

Proposals should conform to the principles of the waste hierarchy and have regard to the nearest appropriate installation concept and self-sufficiency principles where necessary.

Preferred areas for the development of in-building waste management facilities are identified on the Proposals Map. The co-location of waste management facilities to enable the development of heat networks will be supported, subject to the above criteria.

Proposals must be supported by an appropriate Waste Management Assessment.
2.14.45 When assessing proposals for all types of waste management facilities the extent to which the development contributes to the objectives and principles set out in the National Waste Strategy\textsuperscript{131} and the relevant Sector Plans,\textsuperscript{132} in environmental, economic, and social terms, will be a material planning consideration. Planning issues which must be taken into account when preparing applications are set out within Annex C of TAN21\textsuperscript{133}. Developers should clearly justify why a proposal is necessary and that it meets a regional or locally identified need. A Waste Planning Assessment (WPA) will be required to support all applications for a waste facility classified as a disposal, recovery or recycling facility. The WPA should contain sufficient information to enable an assessment of the application and its contribution to meeting the requirements set out in the Collections, Infrastructure and Markets Sector Plan\textsuperscript{134}. Advice regarding the information to be included within a WPA can be found in Annex B of TAN21.

2.14.46 The waste hierarchy is used to advise on waste management options, and development proposals must demonstrate that the treatment process reflects the priority order of the waste hierarchy as far as possible and how the management of waste is being driven up the hierarchy. Departure from the hierarchy should be justified through the use of a Life Cycle Assessment and be contained within the WPA. In accordance with national policy, particular regard will be given to how proposals for waste covered by Article 16 of the revised Waste Framework Directive fit with the Nearest Appropriate Installation concept and Self-Sufficiency Principles.

2.14.47 Where proposals for in-building waste management facilities satisfy the Policy criteria they are more likely to be located in existing or proposed General Industrial (B2) areas (as classified under the Town and Country Planning (Use Classes) Order), unless an assessment of the proposal identifies that more onerous location standards should apply. The Regional Waste Plan 1st Review Areas of Search Maps identify potential areas of in-building and open-air facilities. Developers are encouraged to utilise these maps in the first instance to identify suitable areas in which to locate waste management developments. Facilities should not be located in, or near to, locations where they would have a significant adverse impact on areas

\begin{itemize}
\item \textsuperscript{131} \url{http://gov.wales/topics/environmentcountryside/epg/waste_recycling/zerowaste/?lang=en}
\item \textsuperscript{132} \url{http://gov.wales/topics/environmentcountryside/epg/waste_recycling/bysector/?lang=en}
\item \textsuperscript{133} \url{http://gov.wales/docs/desh/publications/140228technical-advice-note-21-en.pdf}
\item \textsuperscript{134} \url{http://wales.gov.uk/topics/environmentcountryside/epg/waste_recycling/publication/cimsectorplan/?lang=en}
\end{itemize}
2.14.48 The Economic Growth and Employment Land Assessment Study 2012\textsuperscript{135}, identifies that there is sufficient land available on existing employment sites to accommodate any proposed new waste management facilities. Preferred areas for new waste management facilities are existing waste facilities (for example, the baling plant site at Swansea Enterprise Park) and the former Tip site at Felindre, which is identified on the Proposals Map. Any proposals at these ‘Preferred Locations’ will still be subject to the normal planning process and their identification within the Plan does not infer that planning permission will automatically be granted or that other sites will be excluded from consideration. Sites where there are existing waste operations or where there are existing B2 uses may also be considered suitable for new waste management facilities.

2.14.49 The site at Felindre is identified specifically for the potential to accommodate a Combined Heat and Power (CHP) Facility which could provide heat or power for adjacent proposed developments. Development of this type of facility will be supported subject to environmental and amenity considerations. The potential for incorporating CHP facilities or co-locating energy from waste schemes should always be considered in any proposal for a new waste management facility. Proposals for Energy from Waste (EfW) facilities should be able to either link into the National Grid or provide heat and power for local communities or large industrial users close to the facility.

2.14.50 All proposals will need to demonstrate that they would not cause any significant adverse impacts to the environment (including cultural and historic) and the amenity of neighbouring land uses, particularly local residents. Particular regard will be given to the compatibility of the proposal with neighbouring land uses, potential impact on natural heritage, pollution or disturbance to ground or surface water and air, access and traffic generated to and from the site, and the potential for noise, dust, vibration, fumes and odour arising from the operation.

2.14.51 An Environmental Impact Assessment (EIA) must be submitted for all applications falling within Schedule 1 of the EIA Regulations and, where appropriate, will be requested for any development falling within Schedule 2. NRW will be consulted on all applications for waste management facilities. A Health Impact Assessment (HIA) will be required, where appropriate. This is likely to form part of any Environmental Statement submitted with a proposal.

2.14.52 Proposals for open windrow composting facilities are better located on farms rather than industrial sites and will also be assessed against Policy CV 6.

relating to Farm Diversification. Anaerobic Digestion (AD) or in vessel composting facilities on farms can only be considered farm diversification if the majority of the feedstock is derived from the agricultural operation of the farm unit on which the AD plant or in vessel composting plant is located. Proposals involving the production of recycled or secondary aggregates will be assessed against Policy RP 11: Sustainable Development of Mineral Resources.

**RP 8: LANDFILL SITES**

Tir John will continue to be used as a municipal waste landfill site for residual waste until alternative facilities are available. The development of new, or the extension of existing, landfill sites will only be permitted where it can be clearly demonstrated that:

i. Additional capacity is required;

ii. Other options for the re-use and recovery of materials have been considered and are not economically or environmentally feasible;

iii. The site is not within an area at high risk of flooding (zone C2) as defined by TAN 15 or, where the development is within zone C1, the consequences of an extreme flood event can be acceptably managed; and

There would be no significant adverse impact on:

a. The natural heritage, cultural and historic environment;

b. The geology and hydrogeology of the site;

c. Controlled waters, including water quality and quantity;

d. The amenities of neighbouring occupiers, including the effects of traffic movement and the generation of noise, dust and fumes;

e. The highway network;

f. Public safety;

g. The visual amenity of the site; and

h. The proposal will not result in the permanent loss of Grades 1, 2 or 3a agricultural land.

The method of restoration on completion of the landfill process and the proposed after use will need to form part of the landfill proposal.

2.14.53 Tir John, the last remaining landfill site for the disposal of residual municipal waste within the County, will accept waste until 2020 (with a possible extension of two years). In the meantime a Regional Residual Waste Contract is being pursued in order to ensure that a facility is in place to accept the County’s residual waste after 2020.

2.14.54 Proposals for new landfill sites will be evaluated in the context of other waste management options and in relation to the criteria set out in Policy RP 7 relating to Sustainable Waste Management.

2.14.55 Where appropriate and feasible, developers may be required to enter into a S106 Agreement to ensure that proposals include measures to generate energy from landfill gas where methane might otherwise escape into the atmosphere.
Ensuring that the restoration and aftercare of a completed landfill site (or cell) takes place to a standard agreed by the Council will also be secured via a S106 Agreement.

2.14.56 An EIA must be submitted for all applications falling within Schedule 1 of the EIA Regulations and, where appropriate, will be requested for any development falling within Schedule 2.

RP 9: SUSTAINABLE WASTE MANAGEMENT FOR NEW DEVELOPMENT
Development will be required to incorporate, as appropriate, adequate and effective provision for the storage, recycling and other sustainable management of waste, and allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

2.14.57 The following information will need to be provided in support of developments, as appropriate, to demonstrate how sustainable waste management will be provided for:

- Plans demonstrating an adequate footprint for the internal and external on-site waste, recycling, composting, separation and storage facilities. Communal facilities are unfavourable however these may be appropriate for larger developments should sufficient consideration be afforded to recyclate separation and residual waste minimisation/restriction; and
- Details of proposed access routes for 26 tonne recycling and refuse collection vehicles, including adequately sized access pathways and service roads with suitable dropped kerbs and crossovers. These requirements will need to be considered in accordance with the User Hierarchy as featured in Manual for Streets.

2.14.58 The views of the Council’s Waste Management Section will be taken into account on all types of development to ascertain the extent and nature of facilities needed to deal with any potential municipal waste arising associated with the proposed development. Further guidance to developers and householders on planning for the storage and facilitating the collection of waste and recyclates in new developments is contained within SPG.

2.14.59 Applications will also be considered against Policy T 5 relating to Design Principles for Transport Measures and Infrastructure.

RP 10: AGRICULTURAL LAND – DISPOSAL OF INERT WASTE
The deposit of imported inert waste materials for the improvement of low-grade agricultural land will only be permitted where it can be demonstrated that:

i. There are no practicable re-use or recycling opportunities for such material;

ii. The improvement sought is reasonably necessary for the purpose of agriculture within the holding.
and the waste material is suitable for the purpose, and the volume of waste to be deposited is the minimum necessary to achieve the improvement sought;

iii. The final landform is appropriately landscaped and compatible with the existing surrounding ground levels;

iv. There are no significant adverse impacts on natural heritage; and

v. The existing site is not at risk of flooding.

2.14.60 Inert materials can include soils, bricks and concrete. In some cases the use of inert materials for land reclamation and/or to establish a base for built development are not the most appropriate and sustainable uses of the materials. The Policy seeks to ensure that there are no significant adverse environmental or amenity impacts arising as a result of the disposal of inert materials and the appropriate reuse of such material is fully considered.

2.14.61 Proposals, which are based on the improvement of land quality, land drainage or other related matters on agricultural land comprised within an agricultural unit, will be considered as ‘agricultural development’. Any planning application for waste disposal on agricultural land must be accompanied by a land classification survey and the Council will have regard to the advice of NRW, as a statutory consultee.

RP 11: SUSTAINABLE DEVELOPMENT OF MINERAL RESOURCES

The efficient and appropriate use of minerals within the County will be encouraged, including the re-use and recycling of suitable minerals as an alternative to primary won aggregates. The extraction of mineral resources will be permitted where they satisfy the following criteria:

i. It can be demonstrated that there is a requirement for the mineral to meet the need of society either nationally, regionally or locally, and the need cannot be met from secondary or recycled materials or existing reserves;

ii. The proposed end use of the mineral resource is appropriate and represents an efficient use of the resource;

iii. The development would not cause demonstrable harm to the amenities of local communities, in particular with regard to access, traffic generation, noise, vibration, dust, air quality and odour;

iv. The proposal would not result in any significant adverse impacts on public health and well-being;

v. There would be no significant adverse impact, including visual impact, on the landscape, natural heritage, cultural and historic environments;

vi. There would be no significant adverse impact on
the quality and quantity of controlled waters;

vii. It can be demonstrated that no significant danger, damage or disruption would arise from subsidence or ground instability;

viii. The minerals will be transported by rail or waterways wherever feasible; and,

ix. Appropriate and progressive restoration and aftercare measures have been submitted, including post closure management of the site and the provision of other appropriate compensatory enhancements.

Within the Gower AONB mineral development will not be permitted.

The Council will not support the development of land based unconventional oil or gas operations, including the exploration, appraisal and extraction of oil and gas by unconventional methods (including the making of exploratory boreholes).

Wharves in Swansea Docks used for the unloading of marine dredged sand and gravel will be safeguarded.

2.14.62 The Policy sets out criteria against which all proposals for mineral development will be assessed, including borrow pits, the reworking of mineral tips for their mineral content and the development of land based unconventional oil and gas (i.e. coal-bed methane, shale gas and underground coal gasification).

2.14.63 Following the Town and Country Planning (Notification) (Unconventional Oil and Gas) (Wales) Direction 2015\textsuperscript{136} the Council is required to refer any application it is minded to approve for the exploration, appraisal or commercial extraction of onshore oil or gas by unconventional methods to the Welsh Government. Unconventional methods refers to the use of hydraulic fracturing technology. Notwithstanding the Direction, the Council passed a Notice of Motion on the 28\textsuperscript{th} January 2016 to adopt a policy of a presumption of not supporting proposals for exploration and development of land based unconventional oil and gas within the County, including applications for exploratory boreholes.

2.14.64 The Town and Country Planning (Notification) (Underground Coal Gasification) Wales Direction 2016\textsuperscript{137} requires the Council to refer any planning applications for underground coal gasification development it is minded to approve to the Welsh Government.

2.14.65 Minerals Technical Advice Notes (MTANS) 1\textsuperscript{138} and 2\textsuperscript{139} provide clear guidance on reducing the impacts of mineral extraction, including dust, blasting, noise, visual intrusion and traffic generation as well as the

\textsuperscript{138} http://gov.wales/docs/desh/policy/040331aggregatesmtanen.pdf
\textsuperscript{139} http://gov.wales/docs/desh/policy/090120coalmtanen.pdf
restoration and aftercare of sites. When considering proposals for aggregate extraction reference should be made to the Regional Technical Statement (RTS) 1st Review.

2.14.66 In accordance with the recommendations contained within the RTS 1st Review (2014), no future provision for land-won primary aggregates, including allocations for future workings have been identified within the Plan. No new mineral development will be permitted within the Gower AONB as it is not considered that the exceptional circumstances test outlined within National Planning Policy and Guidance will apply with the Plan period. Proposed mineral development adjacent to, or close to, the AONB will be carefully assessed to ensure the environmental and amenity impact is acceptable and there are no significant detrimental effects on the special qualities of the AONB. National Planning Policy and Guidance sets out the criteria by which to assess proposals that are likely to have a significant effect on the integrity of an internationally designated site (SPA, SAC or Ramsar Site).

2.14.67 The requirement for mineral resources will be viewed as being limited to that which is necessary to meet the needs of the present generation for economic growth and maintenance of standards of living. Where the end use of mineral resource is not consistent with the quality and significance of the resource it will be viewed as being misused and therefore wasteful.

2.14.68 In accordance with National Planning Policy and Guidance, agricultural land of grades 1, 2 and 3a should only be used for mineral development if there is an overriding national (UK) need for the development, and sufficient land in lower grades is either unavailable or available lower grade land has statutory environmental designations, unless clear evidence is submitted demonstrating that the land can be restored to a standard equivalent to its original agricultural land classification. Any adverse effects on agriculture as a result of mineral development must be minimised as far as possible.

2.14.69 Proposals to develop secondary aggregate resources or recycling centres for construction, excavation and demolition waste will most usually be appropriate within construction sites, followed by B2 employment land allocations, if compatible with surrounding land uses in accordance with Policy RP 9 relating to Sustainable Waste Management.

2.14.70 Borrow pits are temporary mineral working operations to supply particular construction projects. Borrow pits ought to be located within or close to a construction site, and wherever possible the mineral should be supplied direct without using public roads.

2.14.71 Mineral development will not normally be acceptable within 200m of settlements identified on the Proposals Map (in the case of hard rock where blasting is necessary), 100m (in the case of sand and gravel and hard rock sites where blasting is not necessary) and 500m (in the case of coal).
2.14.72 Mineral developers should endeavour to minimise environmental disturbance. Compensatory measures will be sought with respect to loss of biodiversity as a result of any proposed mineral development. Where planning permission is granted for coal mining, under the terms of the West Glamorgan County Council Act 1987, a condition will be attached requiring the deposit of a financial bond or other means of financial security capable of securing satisfactory landscaping, restoration and aftercare requirements. In all other cases where planning permission is granted, secure satisfactory restoration, aftercare and beneficial re-use will be sought through Section 106 Agreements as appropriate.

2.14.73 A HIA will also be required as appropriate in support of applications for mineral development, in accordance with National Planning Policy and Guidance.

2.14.74 Development which would result in the loss of a wharf used for the landing of marine dredged sand and gravel must ensure an alternative wharf location is provided (i.e. the use is relocated within the operational docks) for the landing of sand and gravel prior to development commencing.

RP 12: SAFEGUARDING MINERALS

Development within mineral safeguarding areas that would permanently sterilise identified resources of aggregates and coal will only be permitted where it can be demonstrated that:

i. The extraction of the mineral is impracticable, uneconomic or environmentally unacceptable;

ii. The mineral has already been extracted or can be extracted satisfactorily prior to the development taking place;

iii. The scale and location of the development would have no significant impact on the potential working of the resource; or

iv. There is an overriding need for the development.

Developments of a temporary nature will only be permitted where it can be demonstrated that the proposal will be implemented and the site restored within a timescale that the mineral is likely to be needed.

2.14.75 Mineral deposits are finite and National Planning Policy and Guidance requires that resources are safeguarded from sterilisation in case society requires access to them in the future. This does not indicate a presumption in favour of working; just the location is known and identified on the Proposals Map. Although there has been very limited development of mineral resources in the recent past, the County contains significant mineral resources, many of which have historically been exploited.

2.14.76 In most instances, development may proceed within safeguarded areas provided developers can demonstrate, in support of a planning application, that; the resource is of poor quality or quantity; that
it can be extracted satisfactorily prior to any development taking place; that there is an overriding need for the development; or that the scale and location of the development would not have any significant impact on the possible working of the resource. Small-scale development proposals, for example limited infill, householder development or agricultural development, will often be permissible within safeguarded areas, although they will first need to demonstrate that they would not prejudice future exploitation of the safeguarded resource. However it is unlikely that mineral extraction itself will be appropriate within or adjacent to settlement limits, due to environmental and amenity considerations.

2.14.77 Non-mineral related development within 500m of a coal safeguarded area that would result in a new settlement or sensitive building will be appraised to determine its impact on sterilisation of the coal resource.

2.14.78 Where Plan allocations occur within mineral safeguarding zones the allocation will take precedence over the safeguarding requirement as the Council has already considered the impact on the wider mineral resource. However in accordance with this Policy prior extraction should still be considered. Further details on the implementation of the Policy will be addressed through forthcoming SPG.

RP13: SURFACE COAL OPERATIONS
Surface coal operations will not generally be acceptable:

i. Within 500 metres of a settlement;

ii. Within, or in close proximity to, international and national areas of environmental or cultural importance where it would have a significant adverse effect; or

iii. In areas where coal development would have an adverse effect on regeneration proposals.

2.14.79 The County has a legacy of coal mining and, despite currently having no working coal operations, coal resources remain which are capable of future extraction. This Policy identifies areas where surface coal operations would be unacceptable in principle within 500 metres of settlements (Settlement Protection Areas) which are shown on the Proposals Map. Primary and secondary coal resource areas are safeguarded on the Proposals Map under Policy RP 12: Safeguarding Minerals. These areas overlap in some cases.

2.14.80 Surface coal operations include opencast working and surface facilities associated with underground mining. Proposals for surface coal operations within 500 metres of settlements may be permitted if the developer can demonstrate that any exceptional circumstances identified within MTAN2: Coal are fully met and the proposal accords with
criteria set out in Policy RP 11: Sustainable Development of Mineral Resources.

2.14.81 The impact of surface coal operations on groups of dwellings not identified as settlements within the Plan or individual dwellings outside identified settlements, will be considered against the criteria set out in Policy RP 11: Sustainable Development of Mineral Resources.

2.14.82 International and national areas of environmental and cultural importance include SACs, SPAs, Ramsar Sites, the Gower AONB, SSSIs, National Nature Reserves and historic landscapes, parks and gardens. Developments outside these areas which would adversely impact upon them will not be acceptable.

2.14.83 Proposals will not be supported where clear evidence is provided that demonstrates coal development would have an adverse effect on proposals to attract or retain investment within the County.

**RP 14: MINERAL BUFFER ZONES**

i. Within the identified mineral buffer zone:

ii. Mineral extraction will not be permitted;

iii. New sensitive non-mineral development will not be permitted; and

iv. Any other development proposals, including ancillary mineral operations will be carefully assessed to ensure that there would be no significant adverse effect on natural heritage, the amenity and well-being of neighbouring properties, or the quality and quantity of controlled waters.

2.14.84 The aim of the buffer zone is to establish a separation distance between potentially conflicting land uses. The distances are set out in MTAN 1: Aggregates (a minimum of 200 metres around hard rock quarries and a minimum of 100 metres around sand and gravel extraction) and MTAN2: Coal (500 metres around coal working sites).

2.14.85 Due to the location of the buffer zone identified on the Proposals Map, any planning application will also be considered against policies that relate to the Gower AONB and Preservation and Enhancement of Buildings and Features of Historic Importance, in particular where the application site falls within a designated conservation area.
### 2.15 GLOSSARY

<table>
<thead>
<tr>
<th><strong>Acceptable Costs Guidance (ACG)</strong></th>
<th>Are provided by Welsh Government to enable the assessment of the likely acceptability of affordable housing schemes for Social Housing Grant purposes.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Active Travel</strong></td>
<td>Active Travel means using walking or cycling as an alternative to motorised transport (cars, buses, etc.) for the purpose of making every-day journeys. The term &quot;walking&quot; includes all non-motorised users, i.e. wheelchairs, electric wheelchairs, mobility scooters and other mobility aids.</td>
</tr>
</tbody>
</table>
| **Affordable Housing**               | Housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. Affordable housing may be broken down into two categories:  
  - Social Rented Housing – consists of the stock provided by Councils and registered social landlords where rent levels have regard to the Welsh Government’s guideline rents and benchmark rents,  
  - Intermediate Housing – covers housing provision where prices or rents are above those of social |
| **Affordable Housing Exception Sites**| Housing permitted outside defined settlement limits for the specific purpose of providing affordable housing for people who need to live in the locality but who cannot reasonably be accommodated through the area’s general housing market. |
| **Air Quality Management Areas (AQMA)** | Locations where the Council believes that national air quality objectives are not likely to be met and where improvements are needed. The Council is under a legal obligation to declare by Order such sites as Air Quality Management Areas. |
| **Alternative Sites**                | Representations to the Deposit Plan which suggest alternative or new site allocations. |
| **Anaerobic Digestion**              | Processes whereby bacteria break down organic material in the absence of air, yielding biogas. |
| **Ancient Woodland**                | Land that has had a continuous woodland cover since at least 1600 |
AD. It may be ancient semi natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally, or it may be a plantation on ancient woodland sites (PAWS) where the original tree cover has been felled and replaced by planting but where the ancient woodland qualities of the site can be restored.

**Ancient Tree**
A tree that has passed beyond maturity and is old or aged. In this condition a tree has certain characteristics such as a hollow trunk and dead and decaying branches that create a special habitat suitable for many rare and specialised fungi, insects and animals.

**Archaeologically Sensitive Areas (ASA)**
Designated areas of archaeological resource within the County, as identified by Glamorgan Gwent Archaeological Trust.

**Area of Outstanding Natural Beauty (AONB)**
An area of countryside designated (by National Resources Wales) for its high landscape value, of national importance. The Gower Peninsula is designated as an AONB (see *Gower AONB*).

**Biodiversity**
The richness and variety of living things (plants, birds, animals, fish and insects, etc.) that exist in a given area, and the habitats which support them.

**Brownfield Land**
See *Previously Developed Land*.

**Cabins**
Cabins are generally timber construction, with wooden floors, roofs and solid doors. They contain beds and heaters and/or open fires and are erected for the purposes of providing holiday accommodation units. They are non-operational developments which meet the statutory definition of a caravan. They are often twin units which are joined on site and remain on the same pitch all year.

**Candidate Site**
Land submitted to the Council, as part of a formal process, for consideration as a potential site that might contribute to future development needs of the County.

**Chalets**
Chalets are often single storey units which provide holiday accommodation. They are defined as permanent developments (operational developments) which do not fall under the statutory definition of a caravan.

**Climate Change**
Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human
<table>
<thead>
<tr>
<th><strong>‘City Break’ Tourism</strong></th>
<th>The activities of people who travel to and stay in a city, which is outside their usual environment, for leisure, business and other purposes. It includes ‘tourists (overnight visitors)’ and ‘same day visitors’.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City Centre Complementary Districts</strong></td>
<td>Areas within the City Centre that adjoin the designated retail and leisure core. These have varying attributes and identities that serve to distinguish each area as an identifiable district.</td>
</tr>
<tr>
<td><strong>City Centre Retail and Leisure Core</strong></td>
<td>The heart of the City Centre where retail and appropriate leisure and entertainment uses will be focused.</td>
</tr>
<tr>
<td><strong>City Region</strong></td>
<td>See Swansea Bay City Region</td>
</tr>
<tr>
<td><strong>Community Facilities</strong></td>
<td>The term encompasses a wide range of locally orientated services and amenities in both urban and rural locations. Examples include but are not limited to; retail shops, social or sports clubs, place of worship, leisure facility or health facility.</td>
</tr>
<tr>
<td><strong>Community Infrastructure Levy (CIL)</strong></td>
<td>A charge that local authorities can choose to place on new developments in their area. The money is used to fund infrastructure to support development.</td>
</tr>
<tr>
<td><strong>Community Involvement Scheme (CIS)</strong></td>
<td>The CIS identifies how the Council involves consultation bodies and the public in the preparation of the Plan. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for its agreement.</td>
</tr>
<tr>
<td><strong>Committed Sum</strong></td>
<td>Committed sums are monies received from developers and ring fenced for on/off-site use, development or maintenance. For example provision of infrastructure, provision and maintenance of open space, etc.</td>
</tr>
<tr>
<td><strong>Conservation Area</strong></td>
<td>An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are currently 31 conservation areas in the County. They vary greatly in character, due to the diverse mix of settlements found in the area, from small villages like Penrice and Cheriton, to towns such as Morriston, to urban areas such as Wind Street and Mumbles.</td>
</tr>
<tr>
<td><strong>Controlled Waters</strong></td>
<td>Includes rivers, lakes, ponds, streams, canals, coastal waters, estuaries and groundwater.</td>
</tr>
<tr>
<td><strong>Countryside</strong></td>
<td>All the land that lies outside the defined settlements, as identified on the Proposals Map, and includes small groups of dwellings that are dispersed across the County.</td>
</tr>
<tr>
<td><strong>Defined</strong></td>
<td>Settlements with boundaries. They</td>
</tr>
<tr>
<td><strong>Settlements</strong></td>
<td>consist of the main urban area and <strong>Key Villages</strong>.</td>
</tr>
<tr>
<td><strong>Deposit</strong></td>
<td>The term referring to the process of publishing the detailed Plan policies and proposals for public consultation. Placing the Plan “on deposit”.</td>
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<tr>
<td><strong>Deposit Plan</strong></td>
<td>The draft of the Local Development Plan which is submitted to the Welsh Government for Public Examination.</td>
</tr>
<tr>
<td><strong>Design and Access Statement (DAS)</strong></td>
<td>The requirement for a DAS and the content of such documents forms part of the Town and Country Planning (Development Management Procedure (Wales) (Amendment) Order 2016. Design and Access statements accompany certain applications and must, amongst other things, explain the design principles and concepts that have been applied to the development, demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account, explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account and explain how specific issues which might affect access to the development have been addressed.</td>
</tr>
<tr>
<td><strong>Development Plan</strong></td>
<td>A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area.</td>
</tr>
<tr>
<td><strong>District Centre</strong></td>
<td>A grouping of shops with appropriate supporting non-retail facilities and services, which collectively form a coherent centre and a focus for a community. District Centres will feature comparison goods outlets, as well as convenience shopping, and will support a good range of community facilities. They will typically comprise of around 50 units or more and be highly accessible to the community they serve by a range of travel modes, including walking and cycling.</td>
</tr>
<tr>
<td><strong>District Heating and Cooling</strong></td>
<td>A sustainable solution to the provision of heating, cooling and power. At the heart of a District Heating Network will be an energy centre(s) serving a range of buildings through a network of underground pipes and cables.</td>
</tr>
<tr>
<td><strong>Economically Viable</strong></td>
<td>A development proposal is considered to be economically viable where the developer’s return (after allowing for all development costs) is acceptable for the risk in undertaking the scheme.</td>
</tr>
<tr>
<td><strong>Ecosystem Services</strong></td>
<td>The multitude of resources and processes that are provided by natural ecosystems and utilised by humans. They include food and water provision, flood control, recreation and cultural benefits.</td>
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<tr>
<td><strong>EE+</strong></td>
<td>Experian Economics were commissioned as part of the Economic Growth Assessment to provide employment forecasts for Swansea over the Plan period. In addition to a base line forecast, an Experian Economics upper end growth forecast (EE+) was devised using a +20% point adjustment targeted at specific employment sectors identified through stakeholder discussions and strategy documents as having local growth drivers.</td>
</tr>
<tr>
<td><strong>Employment Land Bank</strong></td>
<td>Land available for employment development, including existing industrial and business parks, land with a current planning permission for employment use, and land allocated for employment in the current Development Plan.</td>
</tr>
<tr>
<td><strong>Energy Infrastructure</strong></td>
<td>Services that supply energy required for development (e.g. electricity, gas, wind, tidal, solar).</td>
</tr>
<tr>
<td><strong>Environmental Noise</strong></td>
<td>Unwanted or harmful outdoor sound created by human activities, including noise emitted by means of transport, road, traffic, rail traffic, air traffic, and from sites of industrial activity.</td>
</tr>
<tr>
<td><strong>Environmental Impact Assessment</strong></td>
<td>A process that evaluates the likely environmental consequences of a development and considers how the severity of the impacts could be minimised. Applicants for certain types of development, often larger schemes, are required to submit an Environmental Statement to accompany a planning application, in order to set out the findings of the EIA process so that a decision on whether to grant permission may be better informed.</td>
</tr>
<tr>
<td><strong>Equality Impact Assessment</strong></td>
<td>The process of appraising the Plan to ensure its implementation will not discriminate against people who are categorised as being disadvantaged or vulnerable within society.</td>
</tr>
<tr>
<td><strong>European Sites</strong></td>
<td>These consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs), European Marine Sites (EMS) which are made up of Marine SPAs and Marine SACs. All European Sites are designated under European laws. It is UK and Welsh Government policy that Ramsar sites, proposed SPAs, proposed SACs and proposed EMSs...</td>
</tr>
<tr>
<td><strong>Written Statement 2010 - 2025</strong></td>
<td><strong>Swansea Local Development Plan</strong></td>
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<tr>
<td><strong>Fluvial Flooding</strong></td>
<td>Flooding from rivers.</td>
</tr>
<tr>
<td><strong>Geodiversity</strong></td>
<td>The variety of earth materials, forms and processes that constitute and shape the Earth. It covers geology, rocks and the process by which they change and geomorphology, landforms and topography.</td>
</tr>
<tr>
<td><strong>Geological</strong></td>
<td>The structure of a specific region of the earth.</td>
</tr>
<tr>
<td><strong>Geomorphological</strong></td>
<td>The form or surface features of the earth.</td>
</tr>
<tr>
<td><strong>Gower Area of Outstanding Natural Beauty (AONB)</strong></td>
<td>An area of the County of significant landscape quality that it is of national importance. The primary purpose of the AONB designation is to protect the natural beauty of the landscape.</td>
</tr>
<tr>
<td><strong>Green Belt</strong></td>
<td>A designation of land around and between urban areas which aims to keep the land permanently open and largely free from development. The main purpose of the Green Belt designation in the Plan is to permanently prevent the coalescence of urban areas.</td>
</tr>
<tr>
<td><strong>Green</strong></td>
<td>The network of multi-functional green space, encompassing both land and water (blue space). The green infrastructure areas include existing and new (created) features in both rural and urban areas. The green infrastructure network delivers a wide range of <strong>Ecosystem Services</strong> including environmental and quality of life benefits for local communities.</td>
</tr>
<tr>
<td><strong>Greenfield sites</strong></td>
<td>Land which has never been built on, typically grassland, farmland or heath.</td>
</tr>
<tr>
<td><strong>Green Space Network</strong></td>
<td>The connectivity of areas of open space.</td>
</tr>
<tr>
<td><strong>Green Wedge</strong></td>
<td>A designation of land around and between urban areas which aims to keep the land open and largely free from development during the Plan period. The main purpose of the Green Wedge designations in the Plan is to prevent the coalescence of urban areas.</td>
</tr>
<tr>
<td><strong>Groundwater</strong></td>
<td>Water that has percolated into the underground strata, including soils and may form underground ponds or streams, which may discharge above ground but lower down the catchment.</td>
</tr>
<tr>
<td><strong>Habitats Regulations Assessment (HRA)</strong></td>
<td>A HRA is a requirement of European Directive 92/43/EEC which assesses the potential effects a Local Development Plan may have on one</td>
</tr>
<tr>
<td><strong>Written Statement 2010 - 2025</strong></td>
<td><strong>Swansea Local Development Plan</strong></td>
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<tr>
<td><strong>or more European sites (Natura 2000 sites). The assessment should conclude whether or not a proposal or policy in a Development Plan would adversely affect the integrity of the site in question.</strong></td>
<td>and the Local Authority does not control occupation. The Welsh Government does not consider low cost market housing to be affordable housing for the purpose of the land use planning system.</td>
</tr>
</tbody>
</table>

| **Health Impact Assessment (HIA)** | **A HIA is an overarching high level assessment that considers impacts on health, both positive and negative that will result from the implementation of the Plan.** |

| **House in Multiple Occupation (HMO)** | **A HMO is a property occupied by three or more tenants not living together as a single family household who share basic amenities such as a kitchen, bathroom or toilet facilities but have separate bedrooms. The term covers bedsits, non-self-contained flats, houses shared and lodgings.** |

| **In-Vessel Composting (IVC)** | **A method of composting which confines the composting materials within a building, container, or vessel.** |

| **Intermediate Housing** | **Housing where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes. Intermediate housing differs from low cost market housing. Low cost market housing is private housing for open market sale or rent.** |

| **Invasive Non-Native Species (INNS)** | **Non-native animals, plants or other organisms that have the ability to spread, causing damage to the environment. Examples of such species that may be found on or adjacent to development sites in Swansea include Himalayan balsam and Japanese knotweed.** |

| **Key Villages** | **Settlements, identified in the Plan, that are situated outside the main urban area and are considered suitable for small scale development.** |

| **Key Issues and Drivers** | **Important matters in terms of land use planning in the County that need to be addressed through the development of planning policy.** |

| **Knowledge Economy** | **An economy with increased dependence on knowledge information and high skill levels and the increasing need for ready access to all of these by the business and public sectors.** |

<p>| <strong>LANDMAP</strong> | <strong>Land map is a Wales-wide landscape assessment that is organised by Natural Resources Wales (NRW) in</strong> |
| <strong>Landscape</strong> | An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. |
| <strong>Landscape Character</strong> | An expression of pattern, resulting from particular combinations of natural (physical and biological) and cultural factors that make one place different from another. |
| <strong>Local Development Plan (LDP)</strong> | The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. |
| <strong>LDP Adoption</strong> | Final stage of LDP preparation process where the LDP becomes the Statutory Development Plan for the purposes of the Town and Country Planning Act 1990. |
| <strong>LANDMAP</strong> | partnership with the Welsh local authorities. Introduced in 1997 and updated in 2003, the LANDMAP methodology and quality assurance process ensures a nationally consistent resource for landscape planning and decision making. LANDMAP information is collected in a structured and rigorous way that is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual &amp; Sensory, Historic Landscape and Cultural Landscape. |
| <strong>LDP Delivery Agreement</strong> | A document comprising the Council’s timetable for the preparation of the LDP, submitted to the Welsh Government for agreement. |
| <strong>List of Locally Important Buildings</strong> | A list of buildings which have a heritage value and importance in a local context but are not nationally important enough to have a statutory listing. |
| <strong>Listed Building</strong> | Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection. Listing protects the whole building both inside and out and possibly also adjacent buildings if they were erected before 1st July 1948. The prime purpose is to protect the building and its surroundings from changes which will materially alter the special historic or architectural importance of the building or its setting. There are 500+ Listed Buildings within the boundaries of the County ranging from telephone boxes, domestic residences and commercial premises. |
| <strong>Local Flood Risk</strong> | Arises from ordinary watercourses, surface water runoff (also known as pluvial flooding), groundwater and the interface between main rivers. |</p>
<table>
<thead>
<tr>
<th><strong>Local Nature Reserve (LNR)</strong></th>
<th>Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lodges</strong></td>
<td>See <em>cabin</em>s.</td>
</tr>
<tr>
<td><strong>Low Carbon Energy</strong></td>
<td>Renewable energy sources that are a substitute for fossil fuels including solar, wind, hydro, biomass and marine energy, but not including nuclear.</td>
</tr>
<tr>
<td><strong>Master Planning</strong></td>
<td>The comprehensive planning of a particular area to ensure a mix of complementary land uses, environmental protection and quality of place.</td>
</tr>
<tr>
<td><strong>Monitoring Framework</strong></td>
<td>There is a statutory requirement to monitor the effectiveness of the Plan to implement its policies and the City &amp; County of Swansea is required to submit an Annual Monitoring Framework (AMR) to the Welsh Government.</td>
</tr>
<tr>
<td><strong>National Nature Reserve (NNR)</strong></td>
<td>Land of national nature conservation importance which is area designated by one of the four statutory nature conservation organizations in the UK for the conservation of wildlife or features of geology. It is an area which is amongst the best examples of a particular habitat or feature. NNRs are of national importance.</td>
</tr>
<tr>
<td><strong>National Planning and Policy Guidance</strong></td>
<td>The context for planning policy in Wales is set out by the Welsh Government in ‘Planning Policy Wales, ‘Minerals Planning Policy Wales’ and supplemented by a series of topic based ‘Technical Advice Notes’ (TANs), Minerals Technical Advice Notes (MTANs) and policy clarification letters providing advice and guidance on specific issues.</td>
</tr>
<tr>
<td><strong>Natural Heritage</strong></td>
<td>Refers to geology, land forms, biodiversity, natural beauty and amenity. It embraces the relationships between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration. It includes statutorily designated sites, urban areas, the countryside, the coast and open water features.</td>
</tr>
<tr>
<td><strong>Natural Resources</strong></td>
<td>Materials that occur naturally that are</td>
</tr>
<tr>
<td>Natural Surveillance</td>
<td>Design which enables observation, increases visibility and encourages social interaction, inclusive of measures such as street lighting, and the careful placement of fences or greenery to avoid providing concealment.</td>
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<tr>
<td>One Planet Development</td>
<td>Development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectares over time.</td>
</tr>
<tr>
<td>Open Windrow Composting</td>
<td>The production of compost by piling biodegradable matter into long rows (windrows).</td>
</tr>
<tr>
<td>Ordinary Watercourses</td>
<td>All watercourses that are not designated main river, and which are the responsibility of Local Authorities to regulate.</td>
</tr>
<tr>
<td>Placemaking</td>
<td>Is both a process and a tool to collectively design and manage the public realm to create quality places that are appealing, accessible, safe and support social interaction and amenities and that people want to live and work in.</td>
</tr>
<tr>
<td>Plan Period</td>
<td>The period of time a plan covers. The Swansea Local Development Plan (LDP) covers the period up to 2025.</td>
</tr>
<tr>
<td>Planning Obligation</td>
<td>This can be a legal undertaking by a developer only, or a legally binding agreement with the Local Planning Authority. Planning obligations are finalised before planning permission is granted and are used to ensure a development is carried out in a certain way.</td>
</tr>
<tr>
<td>Pluvial Flooding</td>
<td>Surface water flooding. This occurs when heavy rain saturates drainage systems and excess water cannot be absorbed.</td>
</tr>
</tbody>
</table>
| Pods | Camping or ‘glamping’ Pods are usually of a timber construction and have a floor and roof. They often contain beds and heaters. They are usually constructed off-site and are transported onto the site as a complete unit. They are unlikely to be moved off-site when not in use and are therefore considered permanent structures. They are not covered by the Caravan and Control of Development Act 1960, but and the Council considers they are akin to a static caravan and therefore treats them as such for the purposes of planning.
<p>| <strong>Primary and Secondary Healthcare</strong> | Primary Healthcare provides the first point of healthcare, such as GP surgeries. Secondary Healthcare provides specialist care, usually in a hospital setting. |
| <strong>Protected Landscapes</strong> | Protected landscapes are the Gower AONB, Special Landscape Areas (SLAs) and historic landscapes. |
| <strong>Protected Species</strong> | Plant and animal species afforded protection under certain Acts and Regulations. |
| <strong>Qualitative Need</strong> | Is the requirement for an improved retail offer and enhanced shopping facilities to provide adequate consumer choice and an attractive mix of shops, services and other land uses. Qualitative indicators can include: diversity of retail, leisure and service provision; accessibility by a range of transport; quality of buildings and shopfronts; and the availability of public open space and seating. |
| <strong>Quantitative Need</strong> | Is the requirement for additional retail floorspace to meet a shortfall in provision, based on objective evidence relating to existing and forecast populations and levels of available expenditure in relation to the classes of goods to be sold. |
| <strong>Public Rights of Way (PROW)</strong> | Paths that the public have a right to pass. PROWs are inclusive of footpaths, bridleways and byways. |
| <strong>Ramsar Sites</strong> | Sites designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats. |
| <strong>Regionally Important Geomorphological Sites (RIGs)</strong> | Locally designated earth science sites, which are selected using nationally agreed criteria. |
| <strong>Renewable Energy</strong> | For the purposes of planning policy, renewable energy is defined as those sources of energy, other than fossil fuels or nuclear fuel, which are continuously and sustainably available in our environment. This includes wind, water, solar, geothermal energy and plant material (biomass). Low carbon energy is the term used to cover technologies that are energy efficient (but does not include nuclear). |
| <strong>Residual Waste</strong> | Residual waste remains after recyclable or compostable material has been removed from the waste stream. |
| <strong>Retail and Leisure Hierarchy</strong> | The Retail and Leisure Hierarchy has been defined having regard to the scale, form, function, and characteristics of each location, including the range of uses and the |</p>
<table>
<thead>
<tr>
<th><strong>Ribbon Development</strong></th>
<th>Linear residential development fronting roads radiating out of settlements.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Riparian Buffer</strong></td>
<td>Part of the greenspace system and are vegetated areas adjacent to an aquatic environment which helps protect a stream from the impact of adjacent land uses.</td>
</tr>
<tr>
<td><strong>Rural Enterprise</strong></td>
<td>Land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises.</td>
</tr>
<tr>
<td><strong>Scheduled Ancient Monument</strong></td>
<td>Nationally important archaeological sites or historic building, given protection against unauthorised change governed by the Ancient Monuments and Archaeological Areas Act 1979. The 1979 Act provides the legislative framework for the protection of ancient monuments, supported by guidance in Welsh Office Circular 60/96.</td>
</tr>
<tr>
<td><strong>Seasonal Touring Pitches</strong></td>
<td>Pitches that are rented to a single occupier for the entire season</td>
</tr>
<tr>
<td><strong>Self-Sufficiency</strong></td>
<td>Means that waste should be treated and managed within the region in which it is generated provided there are no unacceptable adverse effects. However due to geographic circumstances and the need for specialised installations for certain types of waste the principle of self-sufficiency cannot always be rigidly applied given that commercial considerations may override boundary issues.</td>
</tr>
<tr>
<td><strong>Significant Energy Consuming Developments</strong></td>
<td>Major residential, employment or industrial developments that would require significant amounts of energy.</td>
</tr>
<tr>
<td><strong>Sites of Importance for Nature Conservation (SINC)</strong></td>
<td>Locally important sites of nature conservation adopted by local authorities for planning purposes. (See also Local Nature Reserve).</td>
</tr>
<tr>
<td><strong>Site of Special Scientific Interest (SSSI)</strong></td>
<td>A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.</td>
</tr>
<tr>
<td><strong>Social Infrastructure</strong></td>
<td>Refers to local amenities such as schools, GP surgeries, shops, etc that are crucial in creating sustainable communities</td>
</tr>
<tr>
<td><strong>Social Rented Housing</strong></td>
<td>Housing provided by Local Authorities and Registered Social Landlords where rent levels have regard to the Welsh Government guideline rents and benchmark rents.</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Special Area Of Conservation (SAC)</strong></td>
<td>A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.</td>
</tr>
<tr>
<td><strong>Special Protection Area (SPA)</strong></td>
<td>A designation of protected sites classified in accordance with Article 4 of the European Union Directive on the Conservation of Wild Birds (79/409/EEC) which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.</td>
</tr>
<tr>
<td><strong>Strategic Environmental Assessment (SEA)</strong></td>
<td>An appraisal of the environmental impact of larger scale plans and programmes (such as a LDP), where the implementation of its policies/strategies are considered to have significant environmental consequences. The process is a statutory requirement to comply with EU Directive 2001/42/EC, requiring early consultations with key agencies in order to compile an environmental report, the results of which feed into policy development and decision making.</td>
</tr>
<tr>
<td><strong>Strategic Objectives</strong></td>
<td>A set of overarching intentions that elaborate on the Vision and that focus on the delivery of the Plan.</td>
</tr>
<tr>
<td><strong>Supplementary Planning Guidance (SPG)</strong></td>
<td>Guidance written by the authority to supplement, elucidate and exemplify the policies within a development plan. It sets out more detailed thematic or site specific guidance on how certain policies will be applied.</td>
</tr>
<tr>
<td><strong>Surface Runoff</strong></td>
<td>Rainfall or other precipitation which is on the surface or ground and has not entered a watercourse drainage system or public sewer.</td>
</tr>
<tr>
<td><strong>Sustainable Drainage System</strong></td>
<td>Use techniques that mimic natural drainage processes to control surface water run-off as close to its origin as possible, before its enters a watercourse.</td>
</tr>
<tr>
<td><strong>Sustainable Tourism</strong></td>
<td>Sustainable tourism that respects both local people and the traveller, cultural heritage and the environment (UNESCO)</td>
</tr>
<tr>
<td><strong>Sustainable Recreation</strong></td>
<td>Outdoor activity in the coast and countryside which makes the most of the intrinsic attractions of the natural and cultural environment and is carried out to minimise impacts on the special character of the place and on the enjoyment of other users and</td>
</tr>
<tr>
<td><strong>Sustainability Appraisal</strong></td>
<td>Unconventional Oil and Gas</td>
</tr>
<tr>
<td>----------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td><strong>Tandem Development</strong></td>
<td>Urban Area</td>
</tr>
<tr>
<td></td>
<td>The Undeveloped Coast</td>
</tr>
<tr>
<td></td>
<td>Underground Coal Gasification</td>
</tr>
<tr>
<td></td>
<td>Veteran Tree</td>
</tr>
<tr>
<td></td>
<td>The Waste Hierarchy</td>
</tr>
<tr>
<td></td>
<td>Waste Planning</td>
</tr>
</tbody>
</table>

residents. Ideally the activity contributes to the enjoyment and health of the participants and to the economy of the host area.

A process that considers the extent to which the components of sustainable development (economic development, social well-being, environmental protection and resource conservation) have been integrated within the Development Plan.

Consists of the development of one house immediately behind another (usually within the rear curtilage of the existing property and sharing the same access).

Conical shaped structures with wooden poles which provide a stable frame. They often contain beds, wooden floors and wood burning stoves or open fires which make them more permanent than traditional tents. They are likely to remain on the same pitch all holiday season.

They are not covered by the Caravan and Control of Development Act 1960.
<table>
<thead>
<tr>
<th><strong>Assessment</strong></th>
<th>An assessment must be submitted with a planning application in order to demonstrate how a proposed waste development will contribute towards meeting Wales’ overriding objectives for dealing with waste.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Water Resources</strong></td>
<td>All underground, surface and coastal waters.</td>
</tr>
<tr>
<td><strong>Welsh Language Sensitive Area</strong></td>
<td>Communities where the Welsh Language is an important part of the social fabric are identified as Welsh Language Sensitive Areas.</td>
</tr>
<tr>
<td><strong>Welsh Index of Multiple Deprivation</strong></td>
<td>The Welsh Index of Multiple Deprivation (WIMD) is the official measure of relative deprivation for small areas or Lower super output areas (LSOAs) in Wales. The WIMD is made up of eight separate domains of deprivation inclusive of health, income; employment; education; housing; access to services; environment; and community safety. WIMD is used to give an overall deprivation rank for each of the Welsh 1,909 LSOA and to give ranks for the separate deprivation domains for each of the LSOAs.</td>
</tr>
<tr>
<td><strong>Windfall Sites</strong></td>
<td>Sites not allocated in the Plan where residential development is subsequently granted planning permission.</td>
</tr>
<tr>
<td><strong>Vision</strong></td>
<td>Sets out the core purpose of the Plan.</td>
</tr>
<tr>
<td><strong>Yurt</strong></td>
<td>Large tent like structures with wooden frames and solid front doors which often have beds and wood burning stoves within them, making them more permanent structures than traditional tents. They are likely to remain on the same pitch all holiday season and they are not covered by the Caravan and Control of Development Act 1960.</td>
</tr>
</tbody>
</table>
The City & County of Swansea's Local Development Plan Proposals Map is set out over 15 plans plus village insets. The maps have been produced at A3 size and split into similar size areas at a scale of 1:25000 with some exceptions such as the larger rural areas of Mawr and Gower. Each map contains a scale for your reference. The maps also include a Tile Grid Map which assigns one equally sized square for each region, regardless of actual geographic size. The grid will indicate which number you are viewing by highlighting it in orange; the geographic area present will also be named in the top right hand corner. The top image on the right hand side displays the County with each map reference number. The image below displays the same but in the Tile Grid Map format.

1 - Gower
2 - Penclawdd
3 - Fairwood
4 - Bishopston / Pennard
5 - Mayals / Newton / Oystermouth / West Cross
6 - Gowerton / Lower & Upper Loughor
7 - Dunvant / Killay North & South / Sketty
8 - Gorseinon / Kingsbridge / Penllergaer / Penyrheol
9 - Cockett / Mynyddbach / Penderry
10 - Castle / Cwmbrwla / Landore / Townhill / Uplands
11 - Pontarddulais
12 - Llangyfelach
13 - Mawr
14 - Clydach / Llansamlet / Morriston
15 - Bonymaen / St Thomas
2 - Felindre

Scale / Gradffa 1:5,000

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100023509

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100023509
4 - Grovesend

MAP
MEWNOSOD
4

Scale / Gradffa 1:5,000

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CITY AND COUNTY OF SWANSEA
LOCAL DEVELOPMENT PLAN
(DEPOSIT PLAN)
JULY 2016

DINAS A SIR AMBITAUW
CYNLUN DATBLYGU LLEOLO
(CYNLLUN ADNEUJO)
GORFENNNAF 2016

INSET
MAP
4
INSET
MAP
19

MAP
MEWNOSOD
19

Scale / Graddfa: 1:2,500

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CITY AND COUNTY OF SWANSEA
LOCAL DEVELOPMENT PLAN
(DEPOSIT PLAN)
JULY 2016

DINAS A SIR ABERTAWE
CYNLLUN DATBLYGU LLEOL
(CYNLLUN ADNEUOG)
GORFENNAF 2016

19 - Tircoed

Swansea Local Development Plan

325 | Written Statement 2010-2025
Chapter 4
Monitoring and Implementation
4 MONITORING AND IMPLEMENTATION

4.0.1 This section of the Plan considers the following:

- Delivery and Implementation – giving an indication of when proposals are expected to come forward; and
- Monitoring Framework - setting out the key indicators, targets and triggers for further action in relation to the Plan’s Policies and Allocations.

4.1 Delivery and Implementation

4.1.1 All proposals within the Plan must be realistic and likely to be implemented within the Plan period. It is therefore necessary for the allocations to be supported by evidence to show the deliverability and timescales for development proposals.

4.1.2 An Implementation Plan has been prepared which details specific proposals for new development included within the LDP and when they are expected to be delivered. This phasing has been informed by information on key infrastructure that is required to support these developments, which is set out in the Appendices.

4.1.3 Table 5: sets out the expected timings of the Plan’s development proposals.
Table 5: Expected Phasing of Residential Allocations

Residential Led Strategic Sites

<table>
<thead>
<tr>
<th>Proposals Map ref</th>
<th>Site Name</th>
<th>Estimated Units during the Plan period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Capacity</td>
</tr>
<tr>
<td>A</td>
<td>South of Glanffrwd Road, Pontarddulais</td>
<td>720</td>
</tr>
<tr>
<td>B</td>
<td>North of Garden Village</td>
<td>750</td>
</tr>
<tr>
<td>C</td>
<td>South of A4240, Penllergaer</td>
<td>750</td>
</tr>
<tr>
<td>D</td>
<td>West of Llangyfelach Road, Penderry</td>
<td>1,160</td>
</tr>
<tr>
<td>E</td>
<td>North of Clasemont Road, Morriston</td>
<td>675</td>
</tr>
<tr>
<td>F</td>
<td>Cefn Coed Hospital, Cockett</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td><strong>Total number of homes for residential led SDAs</strong></td>
<td><strong>4,555</strong></td>
</tr>
</tbody>
</table>

Mixed Use Commercial and Strategic Sites

<table>
<thead>
<tr>
<th>Proposals Map ref</th>
<th>Site Name</th>
<th>Estimated Units during the Plan period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Capacity</td>
</tr>
<tr>
<td>G</td>
<td>Northwest of M4 J46, Llangyfelach</td>
<td>850</td>
</tr>
<tr>
<td>H</td>
<td>North of Waunarlwydd/Fforestfach</td>
<td>800</td>
</tr>
<tr>
<td>I</td>
<td>Swansea Vale</td>
<td>750</td>
</tr>
<tr>
<td>J</td>
<td>Central Area and City Waterfront</td>
<td>1,000</td>
</tr>
<tr>
<td>K</td>
<td>Fabian Way Corridor</td>
<td>525</td>
</tr>
<tr>
<td>L</td>
<td>Tawe Riverside Corridor and Hafod Morfa Copper Works</td>
<td>370</td>
</tr>
<tr>
<td></td>
<td><strong>Total number of homes for Mixed Use SDAs</strong></td>
<td><strong>4,295</strong></td>
</tr>
</tbody>
</table>
## Non-Strategic Housing Sites

<table>
<thead>
<tr>
<th>Site Ref H1.</th>
<th>Site location</th>
<th>Capacity</th>
<th>Up to 2020</th>
<th>Up to 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Former Vetch Field, Glamorgan Street, Swansea</td>
<td>40</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>2</td>
<td>Llwyn y Bryn Campus, Walter Road, Swansea</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Townhill Campus, Townhill Road, Townhill</td>
<td>150</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Land between Bog Road and Cefn Hengoed Road, Llansamlet</td>
<td>70</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Land at Upper Bank, Nantong Way, Landore</td>
<td>180</td>
<td>140</td>
<td>40</td>
</tr>
<tr>
<td>6</td>
<td>Land at Jersey Road opposite numbers 16-38, Pentrechwyth</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Land at rear of 17-93 Carmel Road, Winch Wen</td>
<td>65</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Land at Ty Draw Road and Llanerch Road, Bonymaen</td>
<td>55</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Land at Graigola Road, Glais</td>
<td>25</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Land at Tanycoed Road, Clydach</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Land at Ramsey Road, Clydach</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Former Teachers Centre, Gellionnen Road, Clydach</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Talycoppa Farm, Llansamlet</td>
<td>150</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Land adjacent to Heol Las, Birchgrove</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Land at Midland Place, Llansamlet</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Heol Ddu Farm, Llansamlet</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Gwernllwynwyth House, Llansamlet</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Frederick Place, Llansamlet</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Former Four Seasons Club, Trallwn</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Size</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>-----------------------------------------------------------------------------</td>
<td>-------</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>20</td>
<td>Land at David Williams Terrace, Port Tennant</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Land east of Pontarddulais Road, Gorseinon</td>
<td>90</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Land at Parc Melin Mynach and Heol Eifion, Gorseinon</td>
<td>25</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton</td>
<td>90</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Land at West Street, Gorseinon</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Land to the south of Highfield, Loughor Road, Kingsbridge</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Land at Carmel Road and Bryntirion Road, Pontlliw</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Land at the Poplars, Pontlliw</td>
<td>15</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Beili Glas, Glebe Road, Loughor</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Land at Former Penllergaer Civic Offices, Penllergaer</td>
<td>80</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Land north of Llewellyn Road, Penllergaer</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Land at Bolgoed Road, Pontarddulais</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Land east of Carreg Teilo, Pontarddulais</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Land at Tyrisha Farm, Grovesend</td>
<td>45</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Land at Brynafon Road and Gower View Road, Penyrheol</td>
<td>225</td>
<td>90</td>
<td>135</td>
</tr>
<tr>
<td>35</td>
<td>Land south of former Cae Duke Colliery, Loughor</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>Land at Heol Pentrebach, Penyrheol</td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Land south of Glebe Road, Loughor</td>
<td>130</td>
<td>0</td>
<td>130</td>
</tr>
<tr>
<td>38</td>
<td>Former Walkers Factory, Pontarddulais Road, Cadle</td>
<td>100</td>
<td></td>
<td>100</td>
</tr>
<tr>
<td>39</td>
<td>Land adjacent to 114 Brithwen Road, Waunarlwydd</td>
<td>15</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Property Description</td>
<td>Cockett</td>
<td>Sandy Bay</td>
<td>Penlan</td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------------------------------------------------------</td>
<td>---------</td>
<td>-----------</td>
<td>---------</td>
</tr>
<tr>
<td>40</td>
<td>Land adjacent to Cockett Pond, Cockett</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>Land off Penrhos Place, Gendros</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>BT Depot, Gors Avenue, Townhill</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>Land at Cockett House, Cockett</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>Manselton Primary School, Manor Road, Manselton</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>Cwmbwrla Primary School, Stepney Street, Cwmbwrla</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>Land at Mynydd Garnllwyd Road, Morriston</td>
<td>95</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>47</td>
<td>Land at rear of Glyncollen Primary School, Morriston</td>
<td>35</td>
<td>35</td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>Land at Brayley Road, Morriston</td>
<td>15</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>Land at Cadle, Fforestfach</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>Land between Eppynt Road and Bettws Road, Penlan</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>51</td>
<td>Former Eastmoor Nursery, Chestnut Avenue, West Cross</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total number of homes for Non- Strategic Housing Sites</strong></td>
<td><strong>2,950</strong></td>
<td><strong>1,570</strong></td>
<td><strong>1,380</strong></td>
</tr>
</tbody>
</table>
4.2 Monitoring Framework

Overview

4.2.1 Effective monitoring is a vital aspect of evidence based policy making. It is required under National Planning legislation\(^\text{140}\) and SEA Regulations.\(^\text{141}\)

4.2.2 The Council is required to submit an Annual Monitoring Report (AMR) to Welsh Government each year following adoption of the Plan\(^\text{142}\) and this will be informed by the following Monitoring Framework.

4.2.3 The overall aim is to assess the effectiveness of the Plan and its implementation in achieving sustainable development and well-being.

4.2.4 Monitoring will assess:

- The delivery of allocated sustainable development proposals, identification of any obstacles delaying them from coming forward and the implications (including for the housing land supply).
- Whether the evidence base which informs the key opportunities and issues that the Plan sets out to address has changed or requires updating.
- Whether there are any gaps not addressed by the Plan Policies and Allocations.
- The action required to remedy any issues identified.

Monitoring Indicators and Targets

4.2.5 The Monitoring Framework has been structured around the Strategic Policies, with a series of Indicators that will measure the effectiveness of Plan Policies in meeting identified targets. It sets out trigger points where action may be required.

4.2.6 Local Development Plan Regulation 37 prescribes the following two indicators must be included:

- The housing land supply taken from the current Housing Land Availability Study (TAN 1); and
- The number of net additional affordable and general market dwellings built in the Plan area (TAN 2).

\(^{140}\) Planning and Compulsory Purchase Act 2004.

\(^{141}\) The Strategic Environmental Assessment Regulations. See http://www.swansea.gov.uk/ldpsasea

\(^{142}\) Local Development Plan Regulation 37.
4.2.7 Other core indicators are set out in National Planning Guidance\textsuperscript{143} and have been incorporated into the Framework.

4.2.8 Additionally, a range of local indicators have been developed which relate to the County’s context and to the specific requirements of individual Policies and Objectives.

4.2.9 Some of the indicators also monitor SEA Objectives, ensuring the monitoring of the Plan and SEA is integrated.

4.2.10 It is not necessarily anticipated that a failure to meet an established target will automatically result in a review of the Policy. The first course of action would normally include a thorough analysis of the reason or reasons for the failure and a broader assessment of the implications as far as the successful implementation of the Plan is concerned. There will be cases where effective policy implementation will be a key factor in determining how successful the Plan will be in achieving the Strategic Objectives. In such cases (e.g. in relation to new housing development where delivery will need to occur throughout the Plan period), it will be important to ensure that delivery remains on track to achieve the Policy aims by the end of the Plan period. In this case, missing one target would represent an opportunity to assess the Policy to establish the causes of the lower than anticipated level of performance. However, missing a further target could significantly impact on the ability of the Plan to achieve its stated aims and objectives and require a review of that particular Policy.

4.2.11 An Annual Monitoring Report (AMR) will be prepared. This will identify any Policy that is not being implemented in the anticipated manner. It will outline steps that will be taken to address the issues identified and any required revisions to the Plan to replace or amend the Policy.

4.2.12 The AMR will provide an assessment of whether the underlying Plan Strategy remains sound, the impact of Policies at the local and wider level and whether Policies and related targets have been met or progress is being made towards meeting them.

4.2.13 Table 6 sets out the Monitoring Framework for the Plan.

\textsuperscript{143} The LDP Manual 2015
Table 6: The Monitoring Framework

<table>
<thead>
<tr>
<th>Cross Reference</th>
<th>Core Indicators</th>
<th>Local Indicators</th>
<th>Target</th>
<th>Trigger Point</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy PS 1: Sustainable Places</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>LDP Policy PS 1, SD 1</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LDP Objective</td>
<td>NA</td>
<td>Number of planning applications for development permitted outside defined settlement boundaries of the urban area and key villages</td>
<td>Development in the countryside to be limited to exceptional circumstances</td>
<td>One planning application permitted outside settlement boundaries contrary to the policy framework.</td>
<td>CCS databases</td>
</tr>
<tr>
<td>All</td>
<td></td>
<td>Number of planning applications for development permitted in the green belt and green wedge</td>
<td>The character and openness of the green belt and green wedge to be safeguarded and protected.</td>
<td>One planning application permitted in the green belt and green wedge contrary to the policy framework.</td>
<td>CCS databases</td>
</tr>
<tr>
<td>SA Objective All</td>
<td></td>
<td>Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy.</td>
<td>All development on SDAs to be supported by community facilities and infrastructure.</td>
<td>Community facilities and infrastructure not delivered in accordance with the Policy framework or within the agreed phased period on an SDA.</td>
<td>CCS databases</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SDAs to be delivered in accordance with the Placemaking principles set out in the site Policy and masterplan.</td>
<td>All SDAs to be delivered in accordance with Placemaking principles set out in the site Policy and masterplan.</td>
<td>One planning application permitted not in accordance with the site Policy and masterplan.</td>
<td>CCS databases</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The number of planning applications permitted where new or improved infrastructure has been secured through developer contributions</td>
<td>New development will address the impact on communities through the provision of new or</td>
<td>One planning application permitted contrary to the policy framework</td>
<td>CCS databases</td>
</tr>
<tr>
<td>Cross Reference</td>
<td>Core Indicators</td>
<td>Local Indicators</td>
<td>Target</td>
<td>Trigger Point</td>
<td>Data Source</td>
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<td></td>
<td></td>
<td></td>
<td>improved infrastructure where appropriate</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Policy PS 2: Sustainable Housing Strategy</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>LDP Policies H 1 – H 11</td>
<td>The housing land supply, taken from current JHLAS measured in years’ supply.</td>
<td>NA</td>
<td>Housing land supply of 5 or more years.</td>
<td>The housing land supply falls below 5 years as determined by the JHLAS in any given year.</td>
<td>Annual JHLAS.</td>
</tr>
<tr>
<td>LDP Objectives 1, 9, 14, 17 SA Objectives 1, 4, 6, 8, 10</td>
<td>Number of net additional affordable and general market dwellings built in the County (through the planning system) minus demolitions.</td>
<td>Number of residential units, by tenure, built on: i. Allocated SDAs ii. Allocated Non-Strategic housing sites iii. Allocated exceptions sites in Gower and Gower Fringe iv. Windfall sites of 10 or more units v. Windfall sites of fewer than 10 units</td>
<td>To deliver 17,100 dwellings in total and 3,420 affordable dwellings during the Plan period.</td>
<td>The overall number of additional dwellings provided within the County falls below the cumulative requirement for 2 consecutive years.</td>
<td>CCS Databases.</td>
</tr>
<tr>
<td></td>
<td>Total housing units permitted on allocated sites as a percentage of the overall housing provision.</td>
<td>NA</td>
<td>To direct development to the most sustainable locations</td>
<td>One planning application permitted contrary to the policy framework</td>
<td>CCS databases</td>
</tr>
<tr>
<td>Cross Reference</td>
<td>Core Indicators</td>
<td>Local Indicators</td>
<td>Target</td>
<td>Trigger Point</td>
<td>Data Source</td>
</tr>
<tr>
<td>-----------------</td>
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</tr>
<tr>
<td>NA</td>
<td>The number of planning applications permitted on allocated exceptions sites in Gower and Gower Fringe</td>
<td>An increase in the number of sites providing Affordable Housing for Local Needs</td>
<td>No increase in the number of exceptions sites in Gower and Gower Fringe permitted for 2 consecutive years</td>
<td>CCS databases</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>Changes in house prices across the SHPZs which affects the affordability of housing and developers’ residual values</td>
<td>The delivery of the maximum level of affordable housing that is viable</td>
<td>An increase or decrease of 5% of house prices in any SHPZ in one year.</td>
<td>Land Registry data</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>The number of planning applications for Gypsy and Traveller sites permitted annually. The need for additional Gypsy &amp; Traveller provision as identified within a GTAA.</td>
<td>Monitor supply of pitches. Monitor changes in need versus supply of pitches</td>
<td>No planning applications permitted within 2 years of Plan adoption. Publication of updated GTAA</td>
<td>CCS databases GTAA</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>Adoption of SPG for Houses In Multiple Occupation.</td>
<td>Adoption of SPG</td>
<td>Adoption of SPG by 2017</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

**Policy PS 4: Sustainable Employment Strategy**

<table>
<thead>
<tr>
<th>LDP Policy</th>
<th>LDP Objective</th>
<th>SA Objective</th>
<th>Employment land permitted (ha) on allocated sites as a % of all employment allocations.</th>
<th>Target</th>
<th>Trigger Point</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>IO 2, RC 1 – 13, CV 2, TR 1</td>
<td>2,10, 11,13,15,16</td>
<td>1, 5,6,7,8,9</td>
<td>NA</td>
<td>To develop a minimum of 16 hectares of employment land on sites allocated for employment purposes up to 2025.</td>
<td>The amount of land developed for employment purposes falls below the cumulative target over any 2 year period for 2 consecutive years.</td>
<td>CCS databases</td>
</tr>
<tr>
<td>Cross Reference</td>
<td>Core Indicators</td>
<td>Local Indicators</td>
<td>Target</td>
<td>Trigger Point</td>
<td>Data Source</td>
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<tr>
<td></td>
<td><strong>Amount of major retail, office and leisure development (sq.) permitted within</strong></td>
<td><strong>Number of rural enterprise planning applications permitted</strong></td>
<td><strong>An increase in the number of rural enterprises permitted</strong></td>
<td><strong>No increase in the number of rural enterprise planning applications permitted over a 2 year period.</strong></td>
<td>CCS databases</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>and outside established town and district centre boundaries.</strong></td>
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<tr>
<td></td>
<td></td>
<td><strong>Average full-time weekly earnings</strong></td>
<td><strong>An increase in average wage levels.</strong></td>
<td><strong>A decrease is recorded for 2 consecutive years.</strong></td>
<td>SIP Plan indicator</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Worklessness rate (working age)</strong></td>
<td><strong>A reduction in the worklessness rate</strong></td>
<td><strong>An increase is recorded for 2 consecutive years.</strong></td>
<td>SIP Plan indicator</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Productivity – GVA (Gross Value Added) per hour worked</strong></td>
<td><strong>An increase in productivity</strong></td>
<td><strong>A decrease is recorded for 2 consecutive years.</strong></td>
<td>SIP Plan indicator</td>
<td></td>
</tr>
<tr>
<td><strong>Policy RC 1: Swansea Central Area Regeneration</strong></td>
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</tr>
<tr>
<td><strong>LDP Policy</strong></td>
<td><strong>RC 1-9</strong></td>
<td><strong>The amount and type of new development built within the Swansea Central Area:</strong></td>
<td><strong>A net increase in the amount of quality office space, city living, student accommodation, education facilities and a wider range</strong></td>
<td><strong>A net decrease is recorded for 2 consecutive years.</strong></td>
<td>CCS databases</td>
<td></td>
</tr>
<tr>
<td><strong>LDP Objective</strong></td>
<td><strong>2, 7, 10, 12, 13 16</strong></td>
<td><strong>-Retail</strong></td>
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<tr>
<td><strong>SA Objective</strong></td>
<td><strong>1, 2, 7</strong></td>
<td><strong>-Office</strong></td>
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<td></td>
<td></td>
<td><strong>-Residential</strong></td>
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<td></td>
<td></td>
<td><strong>-Student accommodation</strong></td>
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<tr>
<td></td>
<td></td>
<td><strong>-Education facilities</strong></td>
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<tr>
<td>Cross Reference</td>
<td>Core Indicators</td>
<td>Local Indicators</td>
<td>Target</td>
<td>Trigger Point</td>
<td>Data Source</td>
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<tr>
<td>NA</td>
<td>-Visitor attractions and facilities</td>
<td>of visitor attractions and facilities.</td>
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</tr>
<tr>
<td>NA</td>
<td>Loss of retail frontages within Swansea Central Area Retail Centre and District Centres contrary to the policy framework.</td>
<td>Within Swansea Central Area Retail Centre and District Centres, proposals for non-retail uses at ground floor level must not give rise to an unacceptable loss and dilution of retail frontage</td>
<td>One application permitted contrary to the policy framework</td>
<td>CCS databases</td>
<td></td>
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</tr>
<tr>
<td>NA</td>
<td>The number of applications permitted for retail development contrary to the defined retail hierarchy.</td>
<td>No applications permitted for retail development contrary to the policy framework</td>
<td>One application permitted for retail development contrary to the policy framework</td>
<td>CCS databases</td>
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<tr>
<td>NA</td>
<td>Adoption of development brief for St David’s/Quadrant site</td>
<td>Adoption of SPG</td>
<td>Adoption of SPG by 2017</td>
<td>NA</td>
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<tr>
<td>NA</td>
<td>% of ground floor vacant retail units in the City Centre, District and Local Centres.</td>
<td>To maintain the viability and vitality of City, district and local centres</td>
<td>An increase in vacancy rates for 2 consecutive years</td>
<td>CCS databases</td>
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<tr>
<td><strong>RC 10: Employment and Enterprise Development</strong></td>
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<tr>
<td>LDP Policy RC10-RC13</td>
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<tr>
<td>LDP Objective 10, 11,13</td>
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<tr>
<td>SA Objective 1, 6,7</td>
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<td></td>
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</tr>
<tr>
<td>NA</td>
<td>Amount of employment development on allocated SDAs</td>
<td>To deliver employment generating development at allocated mixed use SDAs</td>
<td>The amount of floorspace built falls below the cumulative requirement for 2 consecutive years.</td>
<td>CCS Databases.</td>
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</tr>
<tr>
<td>NA</td>
<td>Planning applications for</td>
<td>To steer</td>
<td>Planning applications for</td>
<td>CCS</td>
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<tr>
<td>Cross Reference</td>
<td>Core Indicators</td>
<td>Local Indicators</td>
<td>Target</td>
<td>Trigger Point</td>
<td>Data Source</td>
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<tr>
<td></td>
<td></td>
<td>employment uses permitted on land outside existing employment or industrial areas</td>
<td>employment use to existing areas or allocated SDAs in the first instance</td>
<td>employment uses permitted on land outside SDAs or existing employment or industrial areas contrary to the policy framework</td>
<td>Databases</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>Loss of the existing employment land bank</td>
<td>Protect existing and permitted industrial and commercial use premises and land (both occupied and vacant) that make a valued contribution to the range and choice of land and premises for future business uses are retained</td>
<td>Planning applications for non-employment uses permitted on existing employment land bank contrary to the policy framework</td>
<td>CCS Databases</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Policy SD 2: Masterplanning Principles**

**LDP Policy SD A-L, ER 2 – ER 11.**

**LDP Objective 17, 19,20**

**SA Objective 1, 2, 11, 12, 16, 22**

<p>| NA | The number of planning applications refused on design / Placemaking grounds | No applications permitted contrary to the policy framework | Planning applications for non-employment uses permitted on existing employment land bank contrary to the policy framework | CCS Databases |
| NA | SDAs to be delivered in accordance with the Placemaking principles set out in the site Policy and masterplan. | All SDAs to be delivered in accordance with Placemaking principles set out in the site Policy and masterplan. | One planning application permitted not in accordance with the site Policy and masterplan. | CCS databases |
| NA | The number of planning applications refused on design / Placemaking grounds | No planning | One planning application | CCS |</p>
<table>
<thead>
<tr>
<th>Cross Reference</th>
<th>Core Indicators</th>
<th>Local Indicators</th>
<th>Target</th>
<th>Trigger Point</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>applications permitted below 35 dwellings per hectare</td>
<td>applications permitted contrary to the policy framework</td>
<td>permitted contrary to the policy framework</td>
<td>Databases</td>
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<tr>
<td>NA</td>
<td>Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy.</td>
<td>All development on SDAs to be supported by community facilities and infrastructure.</td>
<td>Community facilities and infrastructure not delivered in accordance with the Policy framework or within the agreed phased period on an SDA.</td>
<td>CCS databases</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>The number of planning applications permitted on nationally &amp; internationally designated sites, regionally or locally important biodiversity and geodiversity sites contrary to the policy framework</td>
<td>No planning applications permitted contrary to the policy framework</td>
<td>One planning application permitted contrary to the policy framework</td>
<td>CCS Databases</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>Percentage of water bodies at good ecological status</td>
<td>All water bodies to meet WFD objectives</td>
<td>A water body failing to meet WFD objectives</td>
<td>SIP Indicator</td>
<td></td>
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<tr>
<td>NA</td>
<td>Amount of greenfield land lost not allocated in the LDP (ha)</td>
<td>No greenfield land lost contrary to the policy framework</td>
<td>Planning permission granted for development resulting in the loss of greenfield land contrary to the policy framework</td>
<td>CCS Databases</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>The number of planning applications permitted within the AONB, Special Landscape Areas &amp; green wedges contrary to the policy framework</td>
<td>No planning applications permitted contrary to the policy framework</td>
<td>One planning application permitted contrary to the policy framework</td>
<td>CCS Databases</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>Adoption of Seascape</td>
<td>Adoption of SPG</td>
<td>Adoption of SPG by 2017</td>
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</table>
### Cross Reference

<table>
<thead>
<tr>
<th>Core Indicators</th>
<th>Local Indicators</th>
<th>Target</th>
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<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment Supplementary Planning Guidance</td>
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</tr>
</tbody>
</table>

### Policy ER 2: Strategic Green Infrastructure Network

<table>
<thead>
<tr>
<th>LDP Policy ER 3 – ER 11, T 2, T 7, T 8 and T 9.</th>
<th>LDP Objective 1, 19, 20, 21, 24</th>
<th>SA Objective 1, 2, 10, 11, 15, 16, 17</th>
<th>NA</th>
<th>The number of applications permitted for housing development in areas of Open Space deficiency that do not contribute to remedying the deficiency</th>
<th>To ensure there is no deficiency of open space as a result of new development</th>
<th>A single permission not contributing to meeting the open space needs of occupiers</th>
<th>CCS Databases.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>The number of existing open spaces lost to development contrary to the Open Space Assessment.</td>
<td>To ensure there is no deficiency of open space as a result of new development</td>
<td>One application permitted resulting in the loss of open space contrary to the policy framework</td>
<td>CCS Databases</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>Adopt Swansea Green Infrastructure Strategy as SPG</td>
<td>Adoption of SPG</td>
<td>Adopt SPG by 2017</td>
<td>NA</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Policy H 2: Affordable Housing Strategy

<p>| LDP Policy H 2 to H 5 | LDP Objective 1, 9, 14, 15 | SA Objective 1, 4, 6, 8, 9 | Number of net additional affordable and general market dwellings built in the County (through the planning system) minus demolitions. | Number of residential units, by tenure, built on: i. Allocated SDAs ii. Allocated Non-Strategic housing sites iii. Allocated exceptions sites in Gower and Gower Fringe iv. Windfall sites of 10 or more units v. Windfall sites of fewer than 10 units | To deliver 17,100 dwellings in total and 3,420 affordable dwellings during the Plan period. | The overall number of affordable dwellings provided within the County falls below the cumulative requirement for 2 consecutive years. | CCS Databases. |</p>
<table>
<thead>
<tr>
<th>Cross Reference</th>
<th>Core Indicators</th>
<th>Local Indicators</th>
<th>Target</th>
<th>Trigger Point</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>The number of planning applications permitted on allocated exceptions sites in Gower and Gower Fringe</td>
<td>An increase in the number of sites providing Affordable Housing for Local Needs</td>
<td>No increase in the number of exceptions sites in Gower and Gower Fringe permitted for 2 consecutive years</td>
<td>CCS Databases</td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>Changes in house prices across the SHPZs which affects the affordability of housing and developers’ residual values</td>
<td>The delivery of the maximum level of affordable housing that is viable</td>
<td>An increase or decrease of 5% of house prices in any SHPZ in one year.</td>
<td>Land Registry data</td>
<td></td>
</tr>
</tbody>
</table>

### Policy IO 1: Supporting Infrastructure

<table>
<thead>
<tr>
<th>LDP Policy</th>
<th>Core Indicators</th>
<th>Local Indicators</th>
<th>Target</th>
<th>Trigger Point</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>SI 2, SI 3, SI 5, SI 6, SI 7, T 1 – T 7, EU 1 – EU 5</td>
<td>The net change, type and spatial distribution of community facilities.</td>
<td>No loss of community facilities, contrary to policy framework</td>
<td>Loss of community facilities as recorded over a 2 year period</td>
<td>CCS Databases</td>
<td></td>
</tr>
<tr>
<td>LDP Objective 1, 3</td>
<td>Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy.</td>
<td>All development on SDAs to be supported by community facilities and infrastructure.</td>
<td>Community facilities and infrastructure not delivered in accordance with the Policy framework or within the agreed phased period on an SDA.</td>
<td>CCS Databases</td>
<td></td>
</tr>
</tbody>
</table>

### Policy SI 1: Health and Well-being

<table>
<thead>
<tr>
<th>LDP Policy</th>
<th>Core Indicators</th>
<th>Local Indicators</th>
<th>Target</th>
<th>Trigger Point</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>PS 2, SI 2 - SI 9, ER 2, TR 3, T 2, T 7, T 9, RP1 – RP, RP 14</td>
<td>% PROW ‘easy to use’</td>
<td>An increase in the % of the PROW network which is ‘easy to use’.</td>
<td>Decrease in % of PROW network not ‘easy to use’ over a 2 year period.</td>
<td>PROW Survey Indicator</td>
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<tr>
<td>LDP Objective 1, 21, 24</td>
<td>No loss in active travel routes</td>
<td>% increase in active travel routes over the lifetime of the plan</td>
<td>% decrease in active travel routes over 2 consecutive year period.</td>
<td>CCS Databases</td>
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<tr>
<td>SA Objective 1, 3, 6, 10, 15, 16</td>
<td>Crime rate per 1,000 population</td>
<td>To achieve a decrease in the</td>
<td>The crime rate per 1,000 population increases for 2</td>
<td>SIP Indicator</td>
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<td>Cross Reference</td>
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<td>Local Indicators</td>
<td>Target</td>
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<td></td>
<td>crime rate per 1,000 population by 2025</td>
<td>consecutive years</td>
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<td>Policy HC 1: Historic and Cultural Environment</td>
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<tr>
<td>LDP Policy HC 2, HC 3, SD J, SD L</td>
<td>The number of applications permitted in the WLSA accompanied by a Language Action Plan.</td>
<td>No applications permitted within the Welsh Language Sensitive Areas without addressing measures to safeguard and encourage the use of the Welsh language in the community.</td>
<td>One application permitted within the WLSA contrary to the Policy framework</td>
<td>CCS Databases</td>
<td></td>
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<tr>
<td>LDP Objective 1, 18, 23, 24</td>
<td>The amount and type of development permitted within Conservation Areas and other designated sites</td>
<td>No development permitted contrary to the policy framework</td>
<td>One application permitted contrary to the policy framework</td>
<td>CCS Databases</td>
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<tr>
<td>SA Objective 1, 6, 18, 21</td>
<td>The amount and type of development permitted impacting upon buildings of local importance, architectural or cultural importance</td>
<td>No development permitted contrary to the policy framework</td>
<td>One application permitted contrary to the policy framework</td>
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<tr>
<td>NA</td>
<td>The number of application permitted within an archaeological sensitive area</td>
<td>No development permitted contrary to the policy framework</td>
<td>One application permitted contrary to the policy framework</td>
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<tr>
<td>NA</td>
<td>Adoption of Conservation Area Appraisals as SPG.</td>
<td>Adoption of SPG</td>
<td>Adoption of SPG by 2017</td>
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<td>Cross Reference</td>
<td>Core Indicators</td>
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<tr>
<td><strong>Policy TR 1: Tourism and Recreation Development</strong></td>
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<td>LDP Policy SD J, L, RC 1, RC 2, TR 2 – TR 13, LDP Objective 12, 15, 16, 18, 19</td>
<td>NA</td>
<td>To increase the number of visitor bedspaces in the County without having a detrimental impact on the natural environment</td>
<td>No visitor accommodation proposals to be permitted contrary to the policy framework</td>
<td>One planning application permitted for visitor accommodation contrary to the policy framework</td>
<td>CCS Databases</td>
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<tr>
<td></td>
<td>NA</td>
<td>To increase the range of visitor attractions throughout the County</td>
<td>Visitor attractions permitted contrary to the policy framework</td>
<td>One planning application permitted for visitor attractions contrary to the policy framework</td>
<td>CCS Databases</td>
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<tr>
<td></td>
<td>NA</td>
<td>To develop the City Centre and urban waterfront as a focal point for leisure and visitor uses</td>
<td>Applications approved in accordance with the City Centre and Waterfront Regeneration Framework</td>
<td>One application permitted contrary to policy framework</td>
<td>CCS Databases</td>
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<td></td>
<td>NA</td>
<td>Adoption of SPG caravan and campsite design guide</td>
<td>Adoption of SPG</td>
<td>Adoption of SPG by 2017</td>
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<td><strong>Policy ER 1: Climate Change</strong></td>
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<tr>
<td>LDP Policy EU 1, EU 2, EU 3, RP 1, RP 4, SI 1, LDP Objective 6, 7, 17, 21, 24</td>
<td>NA</td>
<td>The number of planning applications permitted accompanied by a Renewable Energy Assessment</td>
<td>No planning applications permitted contrary to the policy framework</td>
<td>One planning application permitted contrary to the policy framework</td>
<td>CCS Databases</td>
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<tr>
<td>SA Objective 1, 2, 11, 14, 16, 18</td>
<td>NA</td>
<td>Carbon emissions – total CO2 emissions per capita</td>
<td>No increase in carbon emissions per capita</td>
<td>Increase in carbon emissions per capita</td>
<td>SIP Indicator</td>
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<tr>
<td></td>
<td>NA</td>
<td>The amount of energy (MW) from renewable sources generated in the County per year</td>
<td>To increase the amount of renewable energy and reduce</td>
<td>No increase in the amount of energy produced from renewable sources is recorded</td>
<td>CCS Databases</td>
</tr>
<tr>
<td>Cross Reference</td>
<td>Core Indicators</td>
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<td>reliance on fossil fuels</td>
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<td><strong>Policy T 1: Transport Measures and Infrastructure</strong></td>
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<td>SA Objective</td>
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<td>1, 10, 15</td>
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<td>NA</td>
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<td>Delivery of key transport schemes and measures as identified within the Transport Proposals Priority Schedule</td>
<td>Delivery of priority schemes and measures</td>
<td>Failure to deliver priority schemes and measures as identified within the Transport Proposals Priority Schedule</td>
<td>CCS Databases</td>
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<td>NA</td>
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<td>Length of new PROW route created as a % of the overall PROW network and % classed as ‘easy to use’</td>
<td>Delivery of increased PROW network to increase active travel opportunities</td>
<td>If no new PROW network is created via new developments for 2 consecutive years.</td>
<td>CCS Databases</td>
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<tr>
<td>NA</td>
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<td>Length of new dedicated cycle networks created</td>
<td>Delivery of increased active travel opportunities</td>
<td>If no new cycle network is created via new developments for 2 consecutive years.</td>
<td>CCS Databases</td>
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<tr>
<td>NA</td>
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<td>% of new residential development located within 400m to a public transport stop.</td>
<td>Increase inclusivity and access by public transport</td>
<td>If development is permitted which is not served by public transport, or there are no plans in place to do so.</td>
<td>CCS Databases</td>
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<td>NA</td>
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<td>Adoption of SPG on Swansea’s Strategic Bus Based Rapid Transit Corridors</td>
<td>Adoption of SPG</td>
<td>Adoption of SPG by 2017</td>
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<td>Adoption of SPG on Active Travel</td>
<td>Adoption of SPG</td>
<td>Adoption of SPG by 2017</td>
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<td><strong>Policy RP 1: Safeguarding Public Health and Natural Resources</strong></td>
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<td>LDP Policy</td>
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<td>SI 1, ER 8, RP 2 – RP 14</td>
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<td>LDP Objective</td>
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<td>3, 6, 7, 8, 21, 23, 21</td>
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<tr>
<td>NA</td>
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<td>The number of planning applications permitted within designated Quiet Areas</td>
<td>No planning applications permitted contrary to the policy framework</td>
<td>One planning application permitted contrary to the policy framework</td>
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<tr>
<td>NA</td>
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<td>The number of planning applications permitted within designated Quiet Areas</td>
<td>Development</td>
<td>One planning application</td>
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<tr>
<td>SA Objective 1, 3, 10, 11, 12, 14, 15, 16, 19, 20</td>
<td>applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution</td>
<td>proposals should not lead to a significant increase in pollution levels</td>
<td>permitted contrary to the policy framework</td>
<td>Databases</td>
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<tr>
<td>NA</td>
<td>Annual mean concentration exceedences of nitrogen dioxide</td>
<td>Development proposals should not lead to a significant increase in pollution levels</td>
<td>Increase in annual mean concentration exceedences of nitrogen dioxide</td>
<td>SIP Indicator</td>
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<tr>
<td>NA</td>
<td>The number of planning applications permitted within C1 floodplain areas</td>
<td>No planning applications permitted for highly vulnerable development within C1 floodplain areas that does not meet all the TAN15 tests</td>
<td>One planning application permitted for highly vulnerable development that does not meet all the TAN15 requirements</td>
<td>CCS Databases</td>
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<tr>
<td>NA</td>
<td>The number of planning applications permitted within C2 floodplain areas</td>
<td>No planning applications permitted for highly vulnerable development within C2 floodplain areas</td>
<td>One planning application permitted for highly vulnerable development</td>
<td>CCS Databases</td>
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<td>NA</td>
<td>Total % loss of BMV agricultural land</td>
<td>No loss of BMV agricultural land</td>
<td>One planning application permitted on land classified as BMV</td>
<td>CCS Databases</td>
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<td>NA</td>
<td>The number of planning applications permitted accompanied by Site Waste</td>
<td>All new development proposals should</td>
<td>One planning application permitted contrary to the policy framework</td>
<td>CCS Databases</td>
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<td>Cross Reference</td>
<td>Core Indicators</td>
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<tr>
<td>NA</td>
<td>Management Plans.</td>
<td>produce Site Waste Management Plans, where applicable.</td>
<td></td>
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<tr>
<td>The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement</td>
<td>NA</td>
<td>To ensure appropriate supply of employment sites for waste</td>
<td>One planning application refused on an employment site considered suitable for a Waste management facility</td>
<td>CCS Databases</td>
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<tr>
<td>NA</td>
<td>Total area of new development permitted within safeguarded mineral areas, contrary to policy framework.</td>
<td>No unjustified loss of safeguarded mineral resource.</td>
<td>Planning application permitted for development within mineral safeguarded area which is not accompanied by detailed justification</td>
<td>CCS Databases</td>
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<td>Adoption of SPG on mineral safeguarding areas</td>
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<td>Adoption of SPG by 2017</td>
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