

Easy Read



CDLI Abertawe  
Swansea LDP  
2023-2038

# Swansea Local Development Plan 2023 to 2038 (LDP 2)

The plan to guide future  
development in Swansea

This document was written by **Swansea Council**. It is an easy read version of 'Swansea Local Development Plan 2023 – 2038 (LDP2). Pre-Deposit Plan (Preferred Strategy)'.

February 2025



# How to use this document



This is an easy read document. You may still need support to read it. Ask someone you know to help you.



Words in **bold blue writing** may be hard to understand. You can check what the words in blue mean on **page 38**.



Where the document says **we**, this means **Swansea Council**. For more information contact:

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Mae'r ddogfen yma ar gael yn y Gymraeg. This document is available in Welsh.



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# About this plan



We are Swansea Council.



All councils in Wales must have a **Local Development Plan**. This is a plan about what an area needs to grow and develop.



This is our new plan to guide future development in Swansea up to 2038. It is also to guide how we want the County to look. **Development** means changes to make the area better.



This plan is our **Preferred Strategy**. This means it has the main ideas about how we think Swansea should look in 2038. There will be another plan later with more details, the **Deposit Plan**.



## The main things this plan includes are:



- The most important issues for Swansea and what we think should be done about them.



- Our goals for things like new housing and jobs.

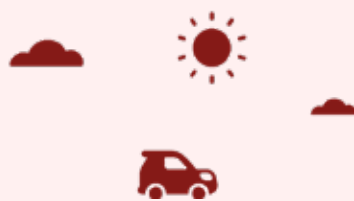
- Our goals for the helping the climate and improving nature.



- The role of communities in Swansea.



- The policies we need to help us achieve our big goals.





We will make decisions on the use of land based on what the plan says.



We want to know what you think about this plan.



# About Swansea



The County of Swansea is on the South-West coast of Wales. It has a lot of history and beautiful views.



Nearly 247 thousand people live in the County of Swansea. It is the second largest city in Wales and is a mix of countryside and built-up areas.

The County of Swansea has:



- A city centre
- Neighbourhoods



- Countryside
- Coastline and rivers



We have signed up to the **Placemaking Wales Charter**. This means we will:



- Involve the community in our plans.



- Choose **sustainable** places for new development.

**Sustainable** means something that will last for a long time. It is about planning for the future in a way that is good for people and the planet.



- Make walking, cycling and public transport more important than cars.







- Make streets and public spaces safe.



- Look after the places we already have.



This plan also follows laws and other plans that are important for Swansea and Wales.

# Main issues for Swansea

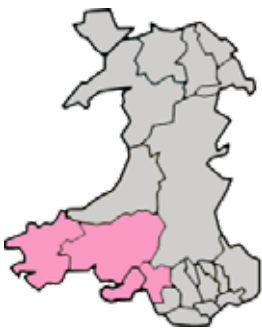


This part talks about some of the main challenges and opportunities that we need to think about.

## Economic Issues



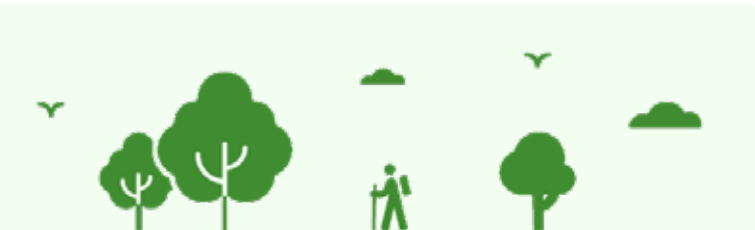
The **economy** means thinking about opportunities for work, enjoying and shopping.



Swansea Bay and Llanelli are the main areas for development in South-West Wales.



We need more development in the city centre and waterfront areas.





We need to improve some areas to meet the needs of the community.



We need to understand what the future growth of the population and **economy** will be so that we can provide enough houses and jobs.



We need better jobs in Swansea to bring more money into the area.



Some areas that could bring more money to Swansea by creating jobs are:



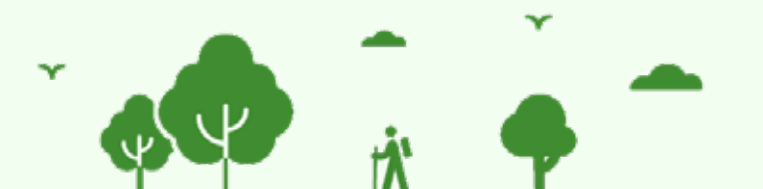
- **Tourism** – people visiting the area.



- **Leisure** – social or fun activities.



- **Culture and events** – things like music, theatre and arts.





We need to build more homes to meet our present and future needs.



We need to understand how a new public transport system, called the **Swansea Bay and West Wales Metro**, will affect the area.



## Environmental Issues



We want a **net zero** society by 2050.

**Net zero** means reducing the amount of harmful gases we put into the air.



Some areas of nature are protected by law, but we need to improve nature across Swansea.



We need to think about the supply and quality of the water in the area. We also need to think about flooding.



More cycling and public transport are important to make Swansea cleaner and greener.





We have goals to meet for managing waste.



There are many ways we can develop **clean energy**.

**Clean energy** is power from things that do not damage the environment. Like from the sun, wind, or water.



There are things we can do to make the air cleaner and improve the environment.



## Social Issues



House prices vary a lot across the area. Lots of people need **affordable housing** and different types of homes. For example, homes for older people.



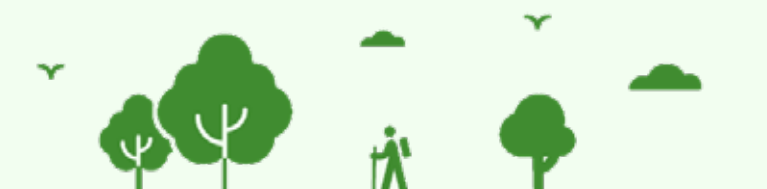
**Affordable housing** are homes that are cheaper to buy or rent than homes that are on the open market which can be too expensive.



More older people are living in Swansea, and they will need somewhere to live and to be looked after.



We want to reduce poverty and make life better for people. We also want to reduce crime and make sure everyone is treated fairly.







We want to improve health for everyone and make health more equal for all people. This can include sport and leisure activities.



We want to make sure the right schools are located in the right places.



## Cultural Issues



We want more people to use the Welsh language. There is a target to achieve a million Welsh speakers in Wales by 2050.



The student population is very important to the area.



We have chances to grow tourism in Swansea.



Growing the Arts and creative industries will be good for the area. Creative industries are things like music venues.



# Our Vision

We have a long-term Vision for how we want Swansea to look in 2038. **By the year 2038:**



‘Abertawe’ will be a busy city area by the coast. People will have a high quality of life.



We will think about the environment in all our development. We will create places that are good for health and well-being.



The city centre and the waterfront will have many opportunities and spaces for people. Local areas will have good services and jobs.



We will grow Swansea in ways that help us move towards **net zero**.

# Main goals



1. Make changes through **regeneration**.

**Regeneration** means to improve, update or replace something. For example, improving the waterfront.



2. Make centres the main focus for relaxing, shopping, working, healthcare and learning.



3. Support development that will lead to **sustainable economic growth**.



4. Improve tourism services and make them **sustainable**.





5. Prevent climate change and look after nature.



6. Protect the natural environment.



7. Improve the supply of green energy.



8. Try and use land that has been developed before, like **brownfield land** and avoid developing environmentally important land.

**Brownfield land** is land that was used before, like for factories. It can be used again after cleaning.





9. Manage waste **sustainably**.



10. Use **minerals** carefully and **sustainably**.

**Minerals** are natural substances found in the ground. We need them to build homes and roads.



11. Build homes for many different needs.



12. Think about the Placemaking Wales Charter when developing places.



13. Support cycling, walking and public transport.





**14. Make sure residents and visitors have the services they need, including good internet access.**



**15. Look after our rich culture and history.**



**16. Support the Welsh language.**



**17. Support well-being and equality.**



**18. Make sure local services are easy to use. For example, access to health services and learning.**



# Growth in Swansea



We have looked at different ideas for how much Swansea should grow.



We thought about things like population, housing, jobs and the **economy**.



We also thought about where growth might happen. For example, where new homes should be.







We thought about the good and bad of building:

- inside the city areas
- on **brownfield land**
- on the edges of towns
- in rural areas.



We think the best way ahead is a mix of all of the above ideas.



# Placemaking Strategy for Abertawe (Swansea) 2038



**Placemaking** means making places that are nice, safe, and useful for people. It is about how people use spaces. And how the spaces look and feel.

It means we will:



- Involve the community in our plans.
- Choose **sustainable** places for new development.



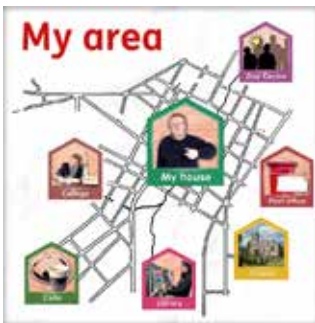
- Make walking, cycling and public transport more important cars.



- Make streets and public spaces safe.
- Look after the places we already have.



**Our plan is based on a number of parts. For example:**



Swansea has different areas with good services. We will improve what we already have and make it easier to get to.



If needed, we will make new neighbourhoods.



We will focus on developing the city centre and waterfront first.



New places will have a mix of uses.



We will make sure each area keeps its own identity. Communities are important.



People need public spaces where they can meet and come together.



We will plan for new housing and jobs. This will include building on **brownfield land** and green areas.



We also want to make shopping centres better.



We will need to build around 10 thousand new homes by 2038. A large amount of these will need to be **affordable homes**.





There will also be homes to meet people's needs. For example, for disabled people and older people.



These homes will be where people need them. They will also be close to services, shops and public transport.



We will consider the need of Gypsy and Traveller communities.



Some of the places where large numbers of new homes may be built are:

- Pontarddulais
- Waunarlwydd/Fforestfach
- City Waterfront
- Llangyfelach



Swansea will need over 10 thousand new jobs.



We also want to make Swansea Central and City Waterfront better. These areas will be important for work and leisure.



We want to make nature better across Swansea including improving our green spaces.



There will be developments in **clean energy**.



# Ideas



We based our plans for Swansea on some ideas in our **Strategic Policies**. They give more detail about what we want to do.

We will talk about some of these ideas here.



- We need around 10 thousand new homes.



- We need to create over 10 thousand new jobs.

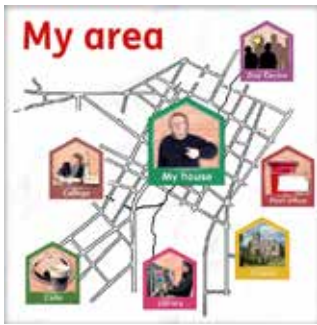


- We need to provide for new employment on 25 hectares of land. This is around the size of 62 football pitches!





- We will think carefully about where development will be.



- New homes can involve creating new neighbourhoods and services.



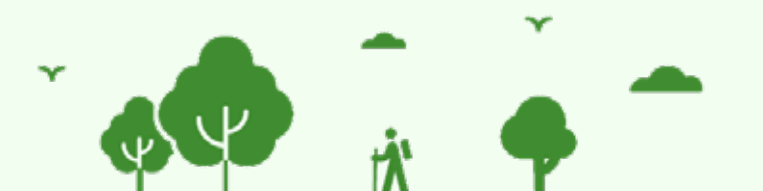
All development plans must think about the Welsh language. They must not harm it.



We want visitors to have a great time when they visit Swansea.



We want it to be a place people want to visit at all times of the year. We also want tourism to be good for local people.







We want Swansea to be known as a great place for leisure and events.



We also want people to visit our countryside. But we want to protect these areas. Any development must think about nature.



The Port and Docks areas are good places to develop green industries.



We will think about other types of industry too, if they match with our plans. But all development must not harm the natural area.





All development must think about the health and wellbeing of the people of Swansea.



Places must be easy to use and access for everyone, including disabled people.



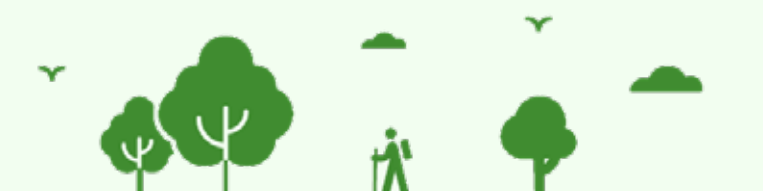
We need to improve public transport and reduce the need for cars.



It must be easier for people to travel by bus, train, walking and cycling.



We need more places to charge electric cars.





We need to make sure new developments are good for the environment.



Developments must not harm the natural beauty of the area. They also need to think about the history of the area.



Waste must be managed well across the area. New development must think about:

- Re-using things, including buildings.
- Recycling things.
- How things are made.
- People's health and wellbeing.





Most things should be kept and reused, not thrown away.



Natural **minerals** should only be used when following strict rules.



# Have your say



Please go to this website to give us your views:  
<https://swansea.oc2.uk/>



All comments must be received by **18 April 2025**.



If you have any issues please email us at: [LDP@Swansea.gov.uk](mailto:LDP@Swansea.gov.uk).



We will be happy to help you.

# Hard words

## Affordable housing

Affordable housing are homes that are cheaper to buy or rent than most other homes.

## Brownfield land

Brownfield land is land that was used before, like for factories. It can be used again after cleaning.

## Clean energy

Clean energy is power from things that do not damage the environment. Like from the sun, wind, or water.

## Economy

The economy means how much money an area has.

## Minerals

Minerals are natural substances found in the ground.

## Net zero

Net zero means reducing the amount of harmful gases we put into the air.

## Placemaking

Through good design creating quality places where people want to live, work and play.

## Regeneration

Regeneration means to improve, update or replace something. For example, improving the waterfront.

## Sustainable

Sustainable means something that will last for a long time. It is about planning for the future in a way that is good for people and the planet.